

## **Proposed Rezoning – Kensington Neighbourhood – Nightingale Terrace – From R1A, R1B and R2 Districts to R1A and R2 Districts**

### **APPLICATION SUMMARY**

Saskatoon Land submitted an application to rezone land adjacent to Nightingale Terrace in the central portion of the Kensington neighbourhood. The subject lands are currently zoned R1A – One-Unit Residential District, R1B – Small-Lot One-Unit Residential District, and R2 – One and Two-Unit Residential District and are proposed to be rezoned to R1A – One-Unit Residential District and R2 – One and Two-Unit Residential District. The proposed rezoning will provide for the subdivision and development of the subject area.

### **RECOMMENDATION**

That City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009 to rezone land adjacent to Nightingale Terrace in the Kensington Neighbourhood, from R1A, R1B, and R2 Districts to R1A and R2 Districts, as outlined in this report, be approved.

### **BACKGROUND**

The Kensington Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in April 2012. Since 2012, amendments have been approved to the Concept Plan to facilitate minor changes in land uses and parcel layout.

The lands subject to the rezoning are identified as Single Family Detached Dwellings on the Concept Plan (see Appendix 1). The land is currently undeveloped and zoned a mix of R1A – One-Unit Residential District, R1B – Small-Lot One-Unit Residential District, and R2 – One and Two-Unit Residential District (see Appendix 2).

### **DISCUSSION**

Saskatoon Land is proposing to rezone the subject land to R1A – One-Unit Residential District and R2 – One and Two-Unit Residential District (see Appendix 3). The purpose of the R1A District is to provide for residential development in the form of one-unit dwellings as well as related community uses and the R2 District is to provide for residential development in the form of one and two-unit dwellings, as well as related community uses. The proposed zoning will provide for the future development of the subject area in alignment with the approved Concept Plan (see Appendix 3).

### Policy Review

The proposed zoning is consistent with relevant sections of the [Bylaw No. 9700 The Official Community Plan Bylaw, 2020](#), and the Residential land use designation on the [Official Community Plan Land Use Map](#).

The proposed zoning is consistent with the approved Concept Plan and accommodates residential development in the form of one and two-unit dwellings.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

**COMMUNICATIONS AND ENGAGEMENT**

In November 2023, a notice was sent to registered property owners within approximately 150 metres of the subject sites, the Ward Councillor and the Community Consultant. Due to minor revisions to the application, an updated notice was sent in March 2024 to registered property owners within approximately 150 metres of the subject sites, the Ward Councillor and the Community Consultant. The content of this notice was also posted on the Engage Page of the City of Saskatoon’s website.

At the time of writing this report, one comment from the public has been received indicating general support of the application.

**PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice Policy.

A notice was placed in The StarPhoenix on April 6, 2024, two weeks prior to the public hearing, in accordance with the Public Notice Policy.

**APPENDICES**

1. Kensington Neighbourhood Concept Plan and Amendment Area
2. Fact Summary Sheet
3. Proposed Rezoning Location Plan – Nightingale Terrace

**REPORT APPROVAL**

Written by: Nicole Levine, Planner  
Reviewed by: Darryl Dawson, Development Review Manager  
Lesley Anderson, Director of Planning and Development  
Approved by: Lynne Lacroix, General Manager, Community Services