

Proposed Rezoning – Rosewood Neighbourhood

APPLICATION SUMMARY

North Ridge Development Corporation has applied to rezone lands south of Rosewood Drive and west of Fernets Crescent in the Rosewood neighbourhood. The subject lands are currently zoned RMTN – Townhouse Residential District and proposed to be rezoned to RMTN1 – Medium Density Townhouse Residential District 1.

RECOMMENDATION

That City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009 to rezone lands south of Rosewood Drive and west of Fernets Crescent in the Rosewood Neighbourhood, from RMTN to the RMTN1 District, as outlined in this report, be approved.

BACKGROUND

The Rosewood Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2008 and was subsequently amended in 2014 to include the commercial area east of Zimmerman Road. Since 2014, other amendments have been approved to facilitate minor changes in land uses and parcel layout with the most recent amendment being approved in July 2023.

The lands subject to the rezoning are identified as Multi Family land use on the Concept Plan (see Appendix 1). The land is currently undeveloped and zoned RMTN – Townhouse Residential District (see Appendix 2).

DISCUSSION

North Ridge Development Corporation is proposing to rezone the subject land from RMTN – Townhouse Residential District to RMTN1 – Medium Density Townhouse Residential District 1. The purpose of the RMTN district is to provide for comprehensively planned low to medium density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, as well as related community uses. The purpose of the RMTN1 District is provide for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, as well as related community uses (see Appendix 3).

The subject lands are designed for a dwelling group as shown on the Concept Plan and comprise approximately 4 hectares (9.9 acres). The primary difference in the zoning regulations for dwelling groups in the RMTN and RMTN1 District is the building height and site coverage. [Bylaw No. 8770, Zoning Bylaw, 2009](#) provides for a maximum building height of 10 metres and a site coverage of 40% for dwelling groups in the RMTN District compared to a maximum building height of 12 metres and a site coverage of 45% in the RMTN1 District. The additional building height and site coverage does result in the RMTN1 District accommodating a slightly higher density of development. The rezoning to RMTN1 District may provide for approximately 60 more

dwelling units. Actual number of dwelling units would be dependent on building form and size of dwelling units.

Policy Review

Based on the proposed lot layout of the abutting sites and the minor increase in density, the proposed rezoning to RMTN1 would provide for a compatible gradation within the neighbourhood as identified in the policy for neighbourhood design contained in Section G3.1 of [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#).

The proposed amendment is consistent with the residential land use designation on the [Official Community Plan Land Use Map](#) and with the approved Concept Plan.

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 May 2024, a notice was sent 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, no comments from the public have been received regarding this application.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice Policy.

A notice was placed in [The StarPhoenix](#) two weeks prior to the public hearing, in accordance with the Public Notice Policy.

APPENDICES

1. Rosewood Land Use Concept Plan and Amendment Area
2. Fact Summary Sheet
3. Rezoning Location Map

REPORT APPROVAL

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Approved by: Lynne Lacroix, General Manager, Community Services