

LAND USE APPLICATION

Proposed OCP Land Use Map Amendment, Rosewood Concept Plan Amendment and Rezoning - Zimmerman Road (Northern Portion)

APPLICATION SUMMARY

Arbutus Properties applied to amend [Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map](#) (OCP Land Use Map), the Rosewood Neighbourhood Concept Plan and rezone lands located west of Zimmerman Road and north of Rosewood Boulevard East. The proposed amendments would accommodate future subdivision and medium density residential development in the Rosewood Neighbourhood.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, the Official Community Plan Bylaw, 2020, Land Use Map, the Rosewood Neighbourhood Concept Plan and rezoning of lands located west of Zimmerman Road and north of Rosewood Boulevard East, 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.

The subject land is identified as Multi Family, Mixed Use and Commercial on the Concept Plan. The land is currently undeveloped and zoned FUD – Future Urban Development District and B2 - District Commercial District (see Appendix 1).

DISCUSSION

Arbutus Properties applied to amend [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#) (OCP), OCP Land Use Map, the Concept Plan, and rezone land west of Zimmerman Road and north of Rosewood Boulevard East. The proposed amendments would accommodate further medium density residential development in the Rosewood neighbourhood.

The subject lands are identified on the Concept Plan as Multi Family, Mixed Use and Commercial. Sites identified as Multi Family on the Concept Plan are envisioned to provide low to medium density residential uses. The Mixed Use sites adjacent to Zimmerman Road are to provide a combination of institutional, commercial, and residential uses while the Commercial site located at the corner of Meadows Parkway and Zimmerman Road is to provide everyday services for residents.

Proposed OCP Land Use Map Amendment, Rosewood Concept Plan Amendment and Rezoning - Zimmerman Road (Northern Portion)

Arbutus Properties has noted there are sufficient commercial lands designated in the Rosewood neighbourhood to provide services and the proposed amendments will not detrimentally impact the mix of land uses. Reasons provided for the proposed amendment include:

- Providing additional land for affordable rental units and additional density to support transit;
- Create a better transition of land use to the existing single family residential uses to the west;
- Sites are well situated for additional density as they are located adjacent to a major roadway with direct connection to Highway 16; and
- Will maintain the residential nature of the Rosewood neighbourhood west of Zimmerman with commercial land located to the east of the road.

The amendments to facilitate the proposed development are as follows:

1. OCP Land Use Map amendment to redesignate lands located at the intersection of Meadows Parkway and Zimmerman Road from 'Neighbourhood Node' to 'Residential' (see Appendix 2). Land designated as 'Neighbourhood Node' have the potential for a mix of low density residential, commercial, institutional and community uses that are compatible within a neighbourhood setting. The proposal provides for the land to be re-designated as 'Residential', which has the potential for residential development and community uses compatible within a neighbourhood setting.
2. Amend the Concept Plan Land Use Map from 'Mixed Use' to 'Multi-Family Residential' and from 'Multi-Family Residential' and 'Commercial' to 'Multi-Family (Medium Density) Residential' (see Appendix 3 and Appendix 4). This amendment would provide for a variety of medium density residential development on the subject land.
3. Rezone the subject land from FUD – Future Urban Development District to RMTN1 – Medium Density Townhouse Residential District 1; and from FUD – Future Urban Development District and B2 – District Commercial District to RM4 – Medium/High Density Multiple-Unit Dwelling District (see Appendix 5). The RMTN1 District provides for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling group and other building forms, as well as related community uses. The RM4 District provides for a variety of residential developments in a medium to high density form, as well as related community uses.

Policy Review

The proposed amendments align with the policies contained in the OCP for Neighbourhood Design and Development. Specifically, the proposed amendments would provide for medium density residential uses and compatible gradation of development as identified in the policies for neighbourhood design contained in Section G3.1 of the OCP.

Proposed OCP Land Use Map Amendment, Rosewood Concept Plan Amendment and Rezoning - Zimmerman Road (Northern Portion)

The proposed amendments would increase the population of the neighbourhood by approximately 507 people and approximately 355 dwelling units. The commercial space in the area would decrease by 2.17 ha (5.36 acres); however, existing commercial lands in the Rosewood neighbourhood have been identified as sufficient to meet future demands.

Comments from other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In May 2024, a notice detailing the proposed amendments was mailed out to 140 property owners located approximately 150 metres from the subject land, as well as the Ward Councillor and the Rosewood Community Association. The content of the notice was also posted to the Engage Page of the City of Saskatoon website. At the time of writing this report, Development Review has received no comments in response to the Public Notice.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice and a date for a public hearing will be set. A notice will be placed in the StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Fact Summary Sheet
2. Proposed OCP Amendment Location Map
3. Rosewood Concept Plan with Amendment
4. Concept Plan Amendment Location Map
5. Rezoning Location Map

REPORT APPROVAL

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