

LAND USE APPLICATION

Rezoning – Aspen Ridge Yuel Crescent – From FUD District to R2 and RMTN District

APPLICATION SUMMARY

Saskatoon Land submitted an application to rezone land north of Henry Dayday Road in the northern portion of the Aspen Ridge neighbourhood. The subject lands are currently zoned FUD – Future Urban Development District and are proposed to be rezoned to a mix of R2 – One- and Two-Unit Residential District, and RMTN – Townhouse 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 in the northern portion of the Aspen Ridge Neighbourhood from FUD District to R2 and RMTN Districts, as outlined in this report, be approved.

BACKGROUND

The Aspen Ridge Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in June 2014. Lands subject to the rezoning application are identified as Low-Density Residential and Low-Density Multi-Unit Residential on the Concept Plan (see Appendix 1).

The land is currently undeveloped and zoned FUD – Future Urban Development District, which is an interim zoning district that is applied to sites pending future urban development (see Appendix 2).

DISCUSSION

Saskatoon Land is proposing to rezone the subject land to a mix of R2 – One and Two-Unit Residential District and RMTN – Townhouse Residential District. The purpose of 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 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, other building forms, as well as related community uses. The proposed zoning will provide for the subdivision and development of the subject lands in alignment with the approved Concept Plan (see Appendix 3).

Policy Review

The proposed zoning is consistent with relevant sections of the [Official Community Plan](#) 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 low density and low to medium density multi-unit residential development.

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 March 2024, a notice was sent to registered property owners within approximately 150 metres of 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 website.

At the time of writing this report no comments from the public have been received.

PUBLIC NOTICE

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

A notice was placed in The StarPhoenix on June 8, 2024, two weeks prior to the public hearing, in accordance with the Public Notice Policy.

APPENDICES

1. Aspen Ridge Land Use Concept Plan with Proposed Rezoning Area
2. Fact Summary Sheet – Aspen Ridge Yuel Crescent
3. Rezoning Location Map

REPORT APPROVAL

Written by: Sarah Adair, Planner
Reviewed by: Darryl Dawson, Development Review Manager
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Approved by: Lynne Lacroix, General Manager, Community Services