

### **Proposed Rosewood Concept Plan Amendment and Rezoning - Zimmerman Road (Southern Portion)**

#### **APPLICATION SUMMARY**

Arbutus Properties applied to amend the Rosewood Neighbourhood Concept Plan and rezone lands located west of Zimmerman Road and south 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 the Rosewood Neighbourhood Concept Plan and rezoning of lands located west of Zimmerman Road and south 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 Mixed Use on the Concept Plan. The land is currently undeveloped and zoned FUD – Future Urban Development District (see Appendix 1).

#### **DISCUSSION**

Arbutus Properties applied to amend the Rosewood Concept Plan, and rezone land west of Zimmerman Road and south 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 Mixed Use. The Mixed Use land use provides a combination of institutional, commercial, and residential uses.

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;
- Creating a better transition of land use to the existing single family residential uses to the west;

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- Sites are well situated for additional density as they are located adjacent to a major roadway with direct connection to Highway 16; and
- The change 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. Amend the Concept Plan Land Use Map from 'Mixed Use' to 'Multi-Family Residential' (see Appendix 2 and 3). This amendment would provide for a variety of medium density residential development on the subject land; and
2. Rezone the subject land from FUD – Future Urban Development District to RMTN1 – Medium Density Townhouse Residential District 1 (see Appendix 4). The RMTN1 District provides 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.

### Policy Review

The proposed amendments align with the policies contained in [Bylaw No. 9700, The Official Community Plan Bylaw](#) (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.

### 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 No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice Policy, 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. Rosewood Concept Plan with Amendment
3. Concept Plan Amendment Location Map
4. Rezoning Location Map

**REPORT APPROVAL**

Written by: Sarah Adair, Planner

Reviewed by: Robyn Rechenmacher, Acting Development Review Manager  
Tyson McShane, Acting Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services

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