

Proposed Rezoning – Aspen Ridge – Stehwien Street

APPLICATION SUMMARY

Victory Majors submitted an application to rezone land in the eastern portion of the Aspen Ridge Neighbourhood, adjacent to Henry Dayday Road, Stehwien Street and Barnsley Crescent. The subject area is currently zoned FUD – Future Urban Development District and is proposed to be rezoned to R2 – Low Density Residential District 2. The proposed rezoning will provide for future subdivision and development of the subject area in alignment with the Aspen Ridge Neighbourhood Concept Plan.

RECOMMENDATION

That City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 9990, Zoning Bylaw, 2024, to rezone land adjacent to Henry Dayday Road, Stehwien Street and Barnsley Crescent in the Aspen Ridge Neighbourhood from FUD District to R2 District, as outlined in this report from Community Services Division, dated June 25, 2025, 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 on the Concept Plan (see Appendix 1).

The subject 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

Victory Majors is proposing to rezone the subject land to R2 - Low Density Residential District 2. The purpose of the R2 District is to provide for residential development in the form of one- to four-unit dwellings as well as related community uses. The proposed zoning will provide for 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 [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 rezoning is consistent with the Concept Plan and accommodates low density 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 2025, a notice was sent to registered property owners within approximately 150 metres of the subject land, the Ward Councillor and the Community Association. 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.

PUBLIC NOTICE

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

A notice was placed in The StarPhoenix on June 7, 2025, two weeks prior to the public hearing.

APPENDICES

1. Aspen Ridge Land Use Concept Plan with Proposed Rezoning Area
2. Fact Summary Sheet – Stehwien Street
3. Location Plan – Proposed Rezoning – Stehwien Street

REPORT APPROVAL

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

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