



PUBLIC OPEN HOUSE

Amendment to the Rosewood Neighbourhood Concept Plan Amendment to the Zoning Bylaw

Monday, September 15, 2014

7:00 PM – 9:00 PM (Come-and-Go)

Location: Lakeridge School (Library) – 305 Waterbury Road

An open house will be held regarding the following applications received by Rosewood Land Inc.:

- Proposed Neighbourhood Concept Plan Amendment – From Multi-Family (Townhouse) Residential to Single Family (Detached) Residential
- Proposed Rezoning from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District

Rosewood Land Inc. is requesting to amend the Rosewood Neighbourhood Concept Plan to re-designate the parcel of land shown on the map provided from Multi-Family (Townhouse) Residential to Single Family (Detached) Residential. A change to the configuration of local streets will provide access to the single family lots. A portion of these lots are proposed to be zoned R1B – Small Lot One-Unit Residential District, while the balance will remain under the current zoning designation of R1A – One-Unit Residential District.

Please see Page 2 for maps showing the current and proposed layout and land use of the area, as well as the corresponding zoning change.

This concept plan amendment is required because of restraints on sanitary sewer capacity in the area. In 2012, City Council approved a Rosewood Neighbourhood Concept Plan Amendment from Multi-Family (Townhouse) to Multi-Family (Medium Density) for 110 Phelps Way in the southwest corner of Rosewood. Because that amendment allowed for higher density residential development on that property, the developer agreed that density of development would be reduced on other lands within Rosewood to ensure sanitary sewer capacity. This amendment provides for that required reduction in density.

The open house will provide an opportunity to ask questions and further discuss the proposal.

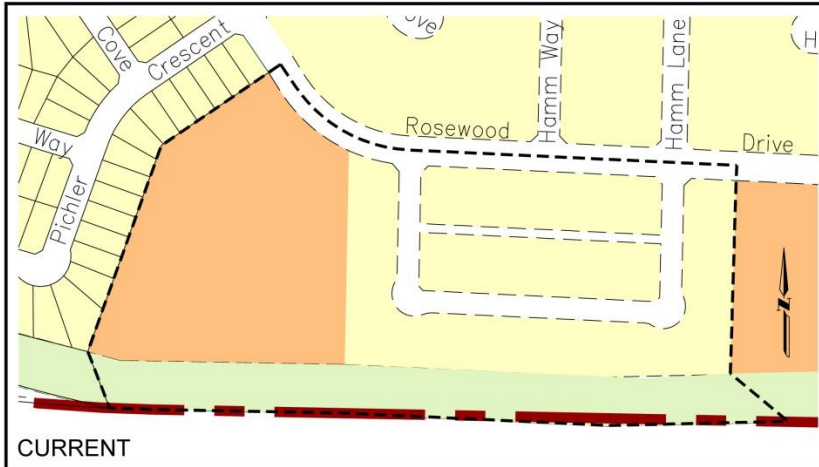
For more information, please contact:

Brent McAdam, Planner

Planning & Development Division, Community Services Department, City of Saskatoon

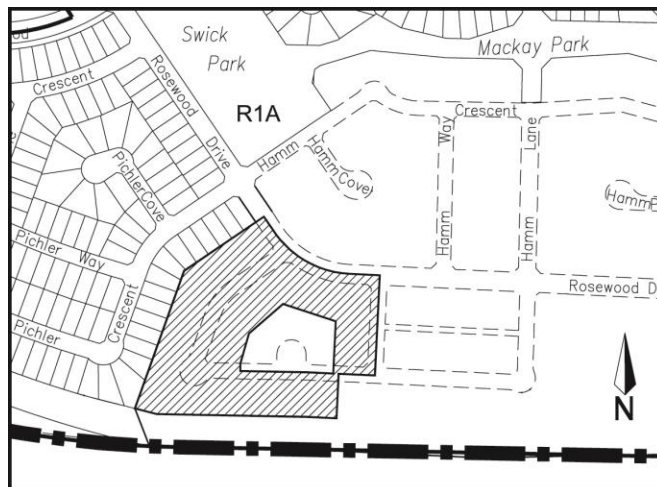
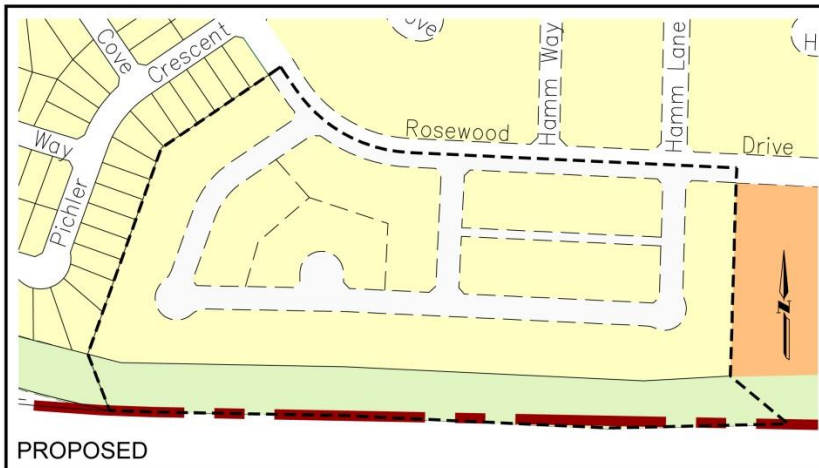
222-3rd Avenue North Saskatoon, S7K 0J5

Email: brent.mcadam@saskatoon.ca PH: (306) 986-0902 Fax: (306) 975-7712



PROPOSED ROSEWOOD CONCEPT PLAN AMENDMENT

- AMENDMENT BOUNDARY
- SINGLE FAMILY
- MULTI-FAMILY
- BUFFER STRIP
- CITY LIMITS



From R1A to R1B