

Proposed Rezoning – Removal and Application of Holding Symbol (H) – Meadows Parkway

APPLICATION SUMMARY

Arbutus Properties submitted an application to remove the Holding Symbol (H) on Proposed Parcel H and apply the Holding Symbol to a portion of Proposed Parcel J. The subject parcels are located to the east of Meadows Parkway and north of Zimmerman Road, in the Rosewood neighbourhood.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to adjust the Holding Symbol on sites adjacent to Meadows Parkway, as outlined in this report, be approved.

BACKGROUND

The Rosewood Neighbourhood 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. In conjunction with the Concept Plan amendment in 2014, the Holding Symbol was applied to certain lands in the neighbourhood to recognize that particular conditions for development to proceed are not yet in place. The Holding Symbol will be removed based on the following criteria:

- a) Adequate sewer, water and servicing capacity, to the satisfaction of the General Manager of Utilities and Environment;
- b) Adequate transportation infrastructure designed to accommodate the expected traffic generated from new development, to the satisfaction of the General Manager of Transportation and Construction;
- c) For the lands designated Regional Commercial, a retail market analysis which demonstrates the need for more regional commercial land at this location; and,
- d) Agreement between the City of Saskatoon (City) and the Developer for payment of Development Charges and Levies.

In June 2019, City Council approved minor amendments to the Concept Plan to provide for medium density residential development on land located on the eastern edge of the neighbourhood. Amendments were also approved at that time to rezone the subject land to RM4 – Medium/High Density Multiple-Unit Dwelling District and adjust areas that are subject to the Holding Symbol.

DISCUSSION

Amendment to Bylaw No. 8770, the Zoning Bylaw

The Holding Symbol is currently applied to the Proposed Parcel H, located east of Meadows Parkway. The purpose of the Holding Symbol is to prevent development from occurring until all conditions for development are met, including the provision to increase sanitary sewer capacity to service the demand that would exist once full build-out of the neighbourhood is complete.

To facilitate development of Proposed Parcel H, Arbutus Properties submitted an application to remove the Holding Symbol from that site and apply the Holding Symbol to a portion of Proposed Parcel J, which is located immediately to the south. The amendment areas are shown on Appendix 1.

Proposed Parcel H is zoned RM4 – Medium/High Density Multiple-Unit Dwelling District. Removal of the Holding Symbol from this site would provide for future development of multiple-unit dwellings.

Technical Analysis/Comments from Other Divisions

As the proposal by Arbutus Properties involves a request to remove the Holding Symbol to create one site for immediate development to the east of Meadows Parkway (Proposed Parcel H), further analysis of the sanitary sewer capacity was required by the Utilities and Environment Department. From this analysis, it was concluded that to provide the sanitary sewer capacity needed for the proposed development site, limitations on development and demand for sanitary sewer capacity would have to be applied to the adjacent site (Proposed Parcel J). Limitations on development and demand for sanitary sewer capacity of Proposed Parcel J can be accommodated by applying the Holding Symbol to a portion of that parcel.

No concerns were noted that would preclude this application from proceeding to a public hearing. Technical requirements related to site development will be considered as conditions of approval for subdivision of the proposed development site and during the development and building permit application.

COMMUNICATIONS AND ENGAGEMENT

In October 2019, notice detailing this application was sent to the Rosewood Community Association and Ward Councillor. No comments have been received to date.

PUBLIC NOTICE

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with 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. Location Plan - Proposed Zoning Amendment – Meadows Parkway

REPORT APPROVAL

Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Section Manager of Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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