

LAND USE APPLICATION

Proposed Rezoning – Hampton Village Business Park – From FUD to R1A, IB and IB(H) Districts

APPLICATION SUMMARY

Dream Development submitted an application to rezone lands located in the western portion of the Hampton Village Business Park adjacent to Gallagher Street and McClocklin Road. The land is currently undeveloped and is zoned FUD – Future Urban Development District and is proposed to be rezoned to R1A – One-Unit Residential District, IB – Industrial Business District and IB District subject to the Holding Symbol (H).

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009 to rezone land in the western portion of the Hampton Village Business Park adjacent to Gallagher Street and McClocklin Road be rezoned from FUD to R1A, IB and IB(H), as outlined in this report, be approved.

BACKGROUND

The Hampton Village Business Park Concept Plan (Concept Plan) was originally approved by City Council in July 2017 and was recently amended on February 22, 2021. The subject sites of this rezoning application are designated as Business Park and Buffer Strip on the Concept Plan (see Appendix 1).

DISCUSSION

The subject sites are located adjacent to Gallagher Street and McClocklin Road and are currently zoned Future Urban Development District (FUD), an interim zoning district which is applied to sites pending future urban development (see Appendix 2). Dream Development is proposing to rezone the subject sites from FUD District to R1A, IB and IB(H) Districts (see Appendix 3).

The amendment would apply the R1A District to the buffer strip located between the business park and residential development in Hampton Village neighbourhood. The proposed zoning amendment to IB would provide for the subdivision and development of business and light industrial activities that seek high quality, comprehensively planned environments. A Discretionary Use application for a Car Wash on a proposed parcel in the IB District, at the southwest corner of Gallagher Street and McClocklin Road, is being processed concurrently with this rezoning application.

The remaining area is to be rezoned to IB District subject to the Holding Symbol (H). The Holding symbol (H) is being applied to ensure that storm water and sanitary sewer servicing capacity are provided for, prior to future development commencing.

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Policy Review

The proposed rezoning aligns with the Business Park Land Use designation within Bylaw No. 9700, Official Community Plan Bylaw, 2020 and with the buffer strip and business park land uses identified on the approved Concept Plan.

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

On November 23, 2021, notice was sent to registered property owners within approximately 150 metres of the subject sites, the Ward Councillor, and the Community Initiatives Manager. It was also posted to the application's Engage Page on the City of Saskatoon website. Two responses were received from residents of Hampton Village. One response was looking for clarification on the design of the berm between the business park and residential area. The second response sought clarification on the proposed R1A district and the use of the Holding Symbol. Information was provided and no further comments have been received at the time of writing this report.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of 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 Policy No. C01-021, Public Notice 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. Hampton Village Business Park Concept Plan and Amendment Area
2. Fact Summary Sheet
3. Zoning Amendment Map

REPORT APPROVAL

Written by: Nik Kinzel-Cadrin, Planner, Development Review
Reviewed by: Darryl Dawson, Manager of Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Kara Fagnou (Acting), General Manager, Community Services