

Proposed Stonebridge Neighbourhood Concept Plan Amendment and Rezoning – 250 Hunter Road

APPLICATION SUMMARY

Meridian Development Corp. applied to amend the [Stonebridge Neighbourhood Concept Plan](#) (Concept Plan) and [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw) at 250 Hunter Road. The proposed Concept Plan amendment would change the land use from Mixed Use 2 High Density to Medium Density Residential (65 units/ha±). The proposed Zoning Bylaw Amendment would rezone the eastern portion of the site to RM4 Medium/High Density Multiple-Unit Dwelling District.

RECOMMENDATION

1. That a copy of this report be forwarded to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendment to the Stonebridge Neighbourhood Concept Plan and rezoning as outlined in this report, be approved; and
2. That, upon completion of the subdivision process for the subject site, the City Solicitor's Office be requested to update the legal land description in the existing Zoning Agreement.

BACKGROUND

The Stonebridge Neighbourhood Concept Plan was approved by City Council in June 2005. The eastern portion of the subject site is currently undeveloped and identified as Mixed Use 2 - High Density as shown on the attached Stonebridge Neighbourhood Concept Plan Location map (see Appendix 1).

Surrounding land uses include multiple-unit residential to the west, one and two-unit residential to the south, townhouse residential to the east, and general institutional to the north (see Appendix 2).

DISCUSSION

Proposed Amendments

Amendment to the Stonebridge Neighbourhood Concept Plan

Meridian Development Corp. applied to amend the Stonebridge Neighbourhood Concept Plan map from Mixed Use 2 – High Density to Medium Density Residential (65 units/ha±) as shown on the attached Stonebridge Neighbourhood Concept Plan Amendment map (see Appendix 3).

Amendment to the Zoning Bylaw

A subdivision application has been submitted for the subject site that would result in the creation of two sites. The proposed Zoning Bylaw amendment would rezone the eastern portion of the subject site from M3 by Agreement to RM4 Medium/High Density Multiple-

Unit Dwelling District, as shown on the Rezoning Location map (see Appendix 4). The purpose of the RM4 District is to provide for a variety of residential developments in a medium to high density form as well as related community uses.

The amendment would enable the development of the site in accordance with the development standards outlined in the RM4 Medium/High Density Multiple-Unit Dwelling District.

Amendment to the Existing Zoning Agreement

Upon the completion of the subdivision process, there will be a new legal land description that will need to be reflected in the existing Zoning Agreement.

No other changes to the Agreement will be made.

Policy Review

The proposed amendments are consistent with the Residential Land Use designation on the Official Community Plan Land Use Map.

Comments from other Departments

As part of the application process, this application was circulated to civic departments to evaluate compliance with applicable policies and bylaws.

Saskatoon Water requested an engineering report on the fire flow protection for the building from adjacent hydrants. The applicant submitted the required report which has been reviewed and accepted by Saskatoon Water.

There were no other issues identified that preclude this application from proceeding to a Public Hearing.

COMMUNICATIONS AND ENGAGEMENT

Notification of the proposed Concept Plan amendment and rezoning was provided to area residents and the general public in the following ways:

1. A Public Notice, outlining the proposed Concept Plan and Zoning Bylaw amendments, was mailed to 58 property owners within 150m of the proposed development site on May 19, 2022;
2. An Engage Page for the application was placed on the City's website on May 20, 2022 with information on the proposed Concept Plan and Zoning Bylaw amendments, rezoning process and anticipated application timelines; and
3. Email notification was sent to the Ward Councillor, Community Development staff and the Stonebridge Community Association on May 18, 2022.

No comments or questions were received as a result of the public notification process.

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 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. Stonebridge Neighbourhood Concept Plan Location map
2. Fact Summary Sheet
3. Stonebridge Neighbourhood Concept Plan Amendment map
4. Rezoning Location map

REPORT APPROVAL

Written by: Jim Charlebois, Senior Planner, Development Review
Reviewed by: Darryl Dawson, Manager, Development Review
Brent McAdam, Acting Manager, Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services