

Rezoning – Hampton Village Business Park – From FUD to B2

APPLICATION SUMMARY

Dream Asset Management Corp. submitted an application to rezone land adjacent to Claypool Drive and McClocklin Road in the Hampton Village Business Park. The land is currently zoned FUD – Future Urban Development District and is proposed to be rezoned to B2 – District Commercial District, to allow for the subdivision and development of the subject land.

RECOMMENDATION

That City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone land adjacent to Claypool Drive and McClocklin Road, in the Hampton Village Business Park from FUD to B2, 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 last amended on February 22, 2021. Lands subject to the rezoning application are identified as Arterial Commercial on the Concept Plan (see Appendix 1).

The subject land is currently undeveloped and zoned FUD – Future Urban Development District under [Bylaw No. 8770, Zoning Bylaw, 2009](#), which is an interim zoning district applied to sites pending future urban development (see Appendix 2).

DISCUSSION

The applicant is proposing to rezone the subject land to B2 – District Commercial District (see Appendix 3). The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods. The proposed rezoning will provide for the subdivision and development of the subject area that aligns with the Concept Plan.

Policy Review

The proposed rezoning is consistent with the business park designation on the [Official Community Plan Land Use Map](#) and with the Concept Plan and will provide a range of commercial uses which will serve the Hampton Village and surrounding neighbourhoods such as Westview, Dundonald and the Airport Business Area.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from being considered at a Public Hearing.

Saskatoon Water and Transportation requested additional information to address technical comments coming out of the application referral. Additional information was prepared by the applicant and has been shared with Water and Transportation. Both departments have confirmed the additional information is satisfactory.

COMMUNICATIONS AND ENGAGEMENT

On October 4, 2023, a notice detailing the proposed amendment was mailed out to 75 property owners located approximately 150m from the subject site, as well as the Ward Councillor, Hampton Village Community Association and Community Consultant. The content of the notice was also posted on the Engage Page of the City of Saskatoon website.

No comments or questions from the public were received during the public engagement component of this application.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice Policy.

A notice was placed in The Star Phoenix on November 4, 2023, two weeks prior to the public hearing in accordance with Council Policy C01-021, Public Notice Policy.

APPENDICES

1. Hampton Village Business Park Concept Plan and Amendment Area
2. Fact Summary Sheet – Claypool Drive and McClocklin Road
3. Zoning Amendment Map – Claypool Drive and McClocklin Road

REPORT APPROVAL

Written by: Nik Kinzel-Cadrin, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/CS/Public Hearing/Rezoning – Hampton Village Business Park – From FUD to B2/sk