

Proposed OCP Land Use Map Amendment, Evergreen Concept Plan Amendment and Rezoning – 235 Horner Crescent

APPLICATION SUMMARY

North Prairie Developments Ltd. applied to amend [Bylaw No. 9700, the Official Community Plan Bylaw, 2020](#), Land Use Map, the Evergreen Neighbourhood Concept Plan and rezone the northern portion of 235 Horner Crescent. The proposed amendments would accommodate future commercial development to support the surrounding area.

RECOMMENDATION

That this report be submitted to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendations that the proposed amendments to the northern portion of 235 Horner Crescent, to Bylaw No. 9700, the Official Community Plan Bylaw, 2020, Land Use Map; Evergreen Neighbourhood Concept Plan and rezoning, as outlined in this report, be approved.

BACKGROUND

The Evergreen Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in 2009, with minor amendments approved in 2013 and 2014.

The undeveloped site at 235 Horner Crescent in the Evergreen Neighbourhood is 5.318 hectares (13.142 acres) (see Appendix 1). The site is owned by the City of Saskatoon and North Prairie Developments Ltd. has an agreement to purchase the site with Saskatoon Land.

DISCUSSION

North Prairie Developments Ltd. applied to amend Bylaw No. 9700, the Official Community Plan Bylaw, 2020 (OCP), Land Use Map, the Concept Plan and rezone the northern 2.02 ha (5.0 acres) portion of 235 Horner Crescent. The proposed amendments would accommodate future commercial development to support the surrounding area. The proposed amendments are as follows:

1. OCP Land Use Map amendment to redesignate the subject land from 'Residential' to 'District Village' (See Appendix 2). Land designated as 'Residential' has the potential for residential development and community uses compatible within a neighbourhood setting. The proposal provides for the land to be re-designated as 'District Village' which has the potential for a mix of low to medium density residential, commercial, institutional and community uses. District Villages serve the basic needs of the surrounding two to five neighbourhoods, providing focal points of transit-oriented commercial development.
2. Amend the Concept Plan Land Use Map from 'Low/Medium Density Multi-Unit' to 'Mixed Use (Commercial/Residential/Institutional)' (see Appendix 3). This amendment would provide for mixed-use development, potentially including residential, commercial and institutional uses on the northern portion of the subject land.

3. Rezone the subject land from RMTN1 – Medium Density Townhouse Residential District 1 to B4A – Special Suburban Centre and Arterial Commercial District (see Appendix 4). The RMTN1 District provides for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwellings groups and other building forms, as well as related community uses. The B4A District is to facilitate suburban centre and arterial commercial development, including mixed-use commercial and multiple-unit residential development, where appropriate.

Policy Review

The proposed amendments are consistent with the intent of the approved University Heights Sector Plan, as well as the land use objectives and policies for District Villages contained in Section F2.2(3) of the OCP.

Cumulative impacts on projected neighbourhood population and density resulting from the proposed amendments are minimal. The population is projected to decrease slightly from approximately 12,643 to approximately 12,528 people. Commercial space will increase by approximately 5,050 sq m (54,358 sq ft).

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

In August 2023, a notice detailing the proposed amendments was mailed out to 116 property owners located approximately 150m from the subject site, as well as the Ward Councillor and the Evergreen/Aspen Ridge Community Association. The content of the notice was also posted to the Engage Page of the City of Saskatoon website. At the time of writing this report, Development Review received comments from nine stakeholders presenting comments in support and opposition of the proposed amendments. An engagement summary was prepared and shared with the applicant (see Appendix 5).

In response to comments received during engagement, the applicant provided a commercial market review from ICR Commercial Real Estate (see Appendix 6), prepared by a qualified industry professional, outlining rationale and support for the proposed amendments creating the opportunity for more mid-sized commercial retail unit spaces to support the high-density residential developments, and future planned residential growth in the Aspen Ridge and Evergreen Neighbourhoods.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy 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. Fact Summary Sheet
2. Proposed Official Community Plan Land Use Map Amendment
3. Evergreen Concept Plan Amendment
4. Proposed Zoning Amendment
5. 235 Horner Crescent - Engagement Summary
6. ICR Commercial Market Review

REPORT APPROVAL

Written by: Robyn Rechenmacher, Senior Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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