Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning – Holmwood Sector and University Heights Sector

Recommendation
That a copy of this report be forwarded to City Council recommending:

1. That at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendments to Official Community Plan Bylaw No. 8769 Land Use Map, to redesignate land in the Holmwood Sector and the University Heights Sector from “Corman Park – Saskatoon Planning District” to “Urban Holding Area” and “Special Use Area,” as outlined in this report, be approved; and

2. That at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendments to Zoning Bylaw No. 8770, to rezone land in the Holmwood Sector and the University Heights Sector from “Corman Park – Saskatoon Planning District” to “AG – Agricultural District” and “FUD – Future Urban Development District,” as outlined in this report, be approved.

Topic and Purpose
The purpose of this report is to consider amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, relating to lands located in the Holmwood Sector and the University Heights Sector. These lands were brought into the City of Saskatoon by boundary alterations and are currently designated under the Corman Park - Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights
1. The proposed amendments to Official Community Plan Bylaw No. 8769 (OCP) Land Use Map and Zoning Bylaw No. 8770 (Zoning Bylaw) are required, as lands annexed into the City of Saskatoon (City) remain designated under the Corman Park - Saskatoon Planning District Official Community Plan and Zoning Bylaw.

2. The proposed amendments to the OCP Land Use Map and Zoning Bylaw are consistent with the Growth Plan to Half a Million, the Holmwood Sector Plan, and the University Heights Sector Plan.

Strategic Goal
This report supports the City’s Strategic Goal of Sustainable Growth by ensuring orderly and sustainable growth.
Background
The subject lands are located in the Holmwood Sector and the University Heights Sector. These lands were formerly located in the Rural Municipality (RM) of Corman Park and became part of the City with the boundary alteration that was approved by the Minister of Municipal Affairs in 2010. While the ministerial approval altered the corporate limits of the City and removed these lands from the RM of Corman Park, the boundary alteration did not change the land use controls for these lands. As such, the land use controls for these lands remain designated under the Corman Park – Saskatoon Planning District Official Community Plan and Zoning Bylaw.

The approved Holmwood and University Heights Sector Plans provide a broad framework for future urban development, including the location and size of future neighbourhoods, employment areas, parks, and significant natural areas; and identify servicing components that will need to be addressed for future development. The proposed amendments will apply the appropriate land use designation and zoning under the City’s bylaws to provide for interim land uses for these future development areas.

Currently, the area of the Holmwood Sector, for which the proposed amendments apply, contains agricultural lands, residences, and a small commercial node at the intersection of Highways 5 and 41.

The University of Saskatchewan owns approximately 647 hectares in the Holmwood Sector. The College of Agriculture and Bioresources operates the Kernan Crop Research Farm, and the Institute of Space and Atmospheric Studies operates the Super Dual Auroral Radar Network radar station, which is part of an international radar network for studying the upper atmosphere and ionosphere. The remainder of the University land is used for agricultural research purposes.

The subject lands in the University Heights Sector contain agricultural uses, residences, and the Northeast Swale. This area also includes the McOrmond Drive connection to the North Commuter Parkway Bridge and the proposed alignment for the Saskatoon Freeway.

Report
OCP Land Use Map Amendment
Amendments to the OCP Land Use Map are required as shown on Attachment 1.

Amendments to the OCP Land Use Map are required to:

a) redesignate the areas identified in the Holmwood Sector and the University Heights Sector from “Corman Park – Saskatoon Planning District” to “Urban Holding Area.” The Urban Holding Area is used to identify areas within the City limits where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand; and
b) redesignate University of Saskatchewan lands to “Special Use Area.” The purpose of a Special Use Area is to accommodate major institutions, facilities, and public utility installations with a city-wide and regional focus. The proposed Special Use Area land use designation and rezoning to an AG District is consistent with other University of Saskatchewan lands within the city, including the University Campus.

Proposed Zoning Bylaw Amendments
Rezoning of the subject lands is required to put land use controls in place that are consistent with the Urban Holding and Special Use designations. As such, there are two zoning districts proposed for this area (see Attachment 2):

1. FUD – Future Urban Development District – the purpose of the FUD District is to provide for interim land uses where the future use of land or timing of development is uncertain due to issues of servicing, transitional use, or market demand. This is being applied to the majority of the area.

2. AG – Agricultural District - the purpose of the AG District is to provide for certain large-scale specialized land uses, as well as certain rural-oriented uses on the periphery of the city. The AG District will be applied to lands owned by the University of Saskatchewan, which uses the land for agricultural research.

Comments from Other Divisions
No comments or concerns were received through the administrative referral process.

Options to the Recommendation
City Council could choose to deny the proposed amendments. This option is not recommended as the amendments will apply land use controls under the City’s bylaws.

Public and/or Stakeholder Involvement
Prior to the boundary alteration, extensive consultation occurred with affected land owners.

In regard to the land use and zoning changes, notices were sent to all property owners in the area, and an open house was held on June 7, 2016. There were questions regarding the implications of the land use and zoning, the long-term development plans, and the timing of development. Concerns over municipal services were also expressed; see Attachment 3 for a summary.

Property owners were notified in March 2017 that proposed amendments to the OCP Land Use Map and Zoning Bylaw were proceeding to the Municipal Planning Commission and City Council.

Other Considerations/Implications
There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion
No follow-up is required.

**Public Notice**
Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for the public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. The Planning and Development Division will notify all affected property owners of the public hearing date by letter.

**Attachments**
1. Location Plan – OCP Land Use Map Amendment
2. Location Plan – Zoning Bylaw Amendment
2. Community Engagement Summary

**Report Approval**
Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department