
Proposed Amendments to the Holmwood Sector Plan

Recommendation

That the information be received.

Topic and Purpose

The purpose of this report is to provide background on proposed amendments to the Holmwood Sector Plan.

Report Highlights

1. The proposed amendments will provide increased connectivity between the Holmwood Sector and the balance of the City of Saskatoon (City). Neighbourhood areas and the Suburban Centre are also being reconfigured.
2. The amendments are in response to recent changes to major roadways surrounding the Holmwood Sector.

Strategic Goals

This report supports the City's Strategic Goals of Sustainable Growth, Moving Around, and Quality of Life by ensuring the development of "complete communities" in new areas that are characterized by multi-modal connectivity, a mix of land uses and housing types, and accessible recreational facilities.

Background

Sector plans serve as a development framework for future growth and are based on the policies contained in Official Community Plan Bylaw No. 8769. Sector Plans are considered to be a Concept Plan under *The Planning and Development Act, 2007*, which requires that Concept Plans and any amendments be approved by City Council.

At its April 16, 2012 meeting, City Council approved the Holmwood Sector Plan. Development in the Holmwood Sector started in 2014, and planning is underway for the Suburban Centre and Business Park areas.

At its March 23, 2015 meeting, City Council approved a modified classification of College Drive, between the Canadian Pacific railway tracks and the city limits, to an Urban Expressway, while also amending the Holmwood Sector Plan to reflect this modification. This change allows for increased connectivity via additional access points to neighbourhoods within the Holmwood Sector.

In 2016, development of the commercial area in the southeast corner of the Rosewood neighbourhood resulted in the opening of a large retailer, with the expectation of further commercial development to follow. This has resulted in a need for improved connectivity between the Holmwood Sector and the Rosewood neighbourhood.

Report

Rationale for Amendments to the Holmwood Sector Plan

Highlights of the amendments include reconfigured arterial roadways and additional access/egress points, as well as a refined Suburban Centre area, which is intended to include a new residential area and redesigned commercial and employment areas. These changes more clearly define each area, while being more reflective of the commercial, employment, and transportation needs of the area, and the city as a whole.

1. Access Changes

Access points into the Holmwood Sector have been added to increase connectivity and options for moving around. Proposed changes include additional access points from College Drive into the Brighton neighbourhood, the Suburban Centre, and Neighbourhoods 5 and 6.

2. Road Realignment

Road realignments are necessary due to changes to major roadways adjacent to the Holmwood Sector and to increase connectivity between the Holmwood Sector and adjacent areas. Realignment of the Saskatoon Freeway necessitates realignment of three major roadways in the southern portion of the Holmwood Sector. The proposed realignments are detailed in Attachment 1 and shown on Attachment 2.

3. Neighbourhood Reconfiguration

Neighbourhood 3 (formerly Neighbourhood 2) has been reconfigured to a size and shape that better aligns with typical Saskatoon neighbourhoods. A small portion adjacent to Neighbourhood 3 has been identified as future residential and the area will be studied further once the Saskatoon Freeway alignment has been set and the Saskatoon North Partnership for Growth Regional Plan has been adopted. The proposed amendments are detailed in Attachment 1 and illustrated in Attachment 3.

4. Suburban Centre and Business Park Reconfiguration

The size of the Suburban Centre and Business Park have been reconfigured to better reflect the intent of the area and ensure the area achieves the vision laid out in the existing Holmwood Sector Plan. This has resulted in the Business Park and Suburban Centre areas being more clearly focused around major roadways (College Drive, 8th Street, McOrmond Drive, and Zimmerman Road). These amendments provide for a defined area of residential development in the Suburban Centre area. The result is a unique, higher-density (10 units per acre) neighbourhood development area that is expected to be a mix of multi-unit dwellings and single-family homes. Defining this area helps ensure a seamless transition to surrounding neighbourhood development areas, while also reducing the potential for land use conflicts between residential development and the higher-intensity (commercial, office, and institutional) uses that will be within the Suburban Centre. Layout is illustrated in Attachment 3.

5. District Village

A District Village area, located on land shared between Neighbourhood Development Areas 5 and 6, has been added. The District Village will include a commercial area integrated with medium- and high-density residential uses. The commercial uses will provide access to services for area residents living further from the Suburban Centre commercial area (see Section 9, Attachment 1).

6. Phasing Plan

The Phasing Plan maintains the same general plan as in the existing Holmwood Sector Plan, but the proposed amendments better reflect the new configuration of neighbourhoods (see Attachment 4).

Public and/or Stakeholder Involvement

A public open house was held April 27, 2017, as advertised in The StarPhoenix and Bridges magazine. As well, letters were sent to stakeholders and property owners. Positive comments were received from those in attendance, including residents, developers, and land owners.

Communication Plan

Information regarding amendments to the Holmwood Sector Plan, as well as any new information as development progresses, will be made available on the City's website.

Other Considerations/Implications

There are no options, policy, financial, environmental, privacy, or CPTED considerations or implications.

Due Date for Follow-up and/or Project Completion

This item will be considered by City Council at an upcoming public hearing.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021 is required, in advance of a public hearing.

Attachments

1. Holmwood Sector Plan
2. Roadway Amendments
3. Land Use Amendments
4. Phasing Plan Amendments

Report Approval

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