



**PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION**

**Tuesday, January 27, 2015, 11:30 a.m.
Committee Room "E", City Hall**

Ms. J. Braden, Chair
Mr. K. Martens, Vice-Chair
Councillor E. Olauson
Mr. S. Betker
Ms. C. Christensen
Mr. A. Douma
Mr. J. Jackson
Mr. S. Laba
Mr. J. McAuliffe
Ms. S. Smith
Ms. K. Weber
Mr. J. Yachyshen
Mr. A. Yuen

- 1. CALL TO ORDER**
- 2. CONFIRMATION OF AGENDA**
- 3. ADOPTION OF MINUTES**
 - 3.1 Minutes of Regular Meeting of the Municipal Planning Commission held on January 6, 2015.**
- 4. UNFINISHED BUSINESS**
 - 4.1 Update on the Saskatchewan Professional Planners Institute Conference from Attendees [File No. CK. 175-16]**

Recommendation

That the information be received.

5. COMMUNICATIONS

5.1 Discretionary Use Application – Private School (Kumon Learning Centre) – 1025 Boychuk Drive [File No. CK. 4355-015-001]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the application submitted by Calvin and Laurie Fehr requesting permission to operate a private school (Kumon Learning Centre) at 1025 Boychuk Drive be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses, including a building permit for the conversion of Bay No. 1 to a private school; and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6. REPORTS FROM ADMINISTRATION

6.1 Proposed Rosewood Neighbourhood Concept Plan Amendment and Proposed Rezoning from FUD to R1A – Glen H. Penner Park and Neighbourhood School Sites [Files CK. 4351-015-001, CK 4110-40 and PL 4350-Z35-14]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed Rosewood Neighbourhood Concept Plan amendment be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770, to rezone land from FUD – Future Urban Development District to R1A – One-Unit Residential District, be approved.

7. REPORTS FROM COMMISSION

7.1 Update of Items Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, January 26, 2015. [File No. CK. 175-16]

Recommendation

That the information be received.

8. ADJOURNMENT

Discretionary Use Application – Private School (Kumon Learning Centre) – 1025 Boychuk Drive

Recommendation

That a report be forwarded to City Council at the time of the public hearing, recommending that the application submitted by Calvin and Laurie Fehr requesting permission to operate a private school (Kumon Learning Centre) at 1025 Boychuk Drive be approved, subject to the following conditions:

- 1) That the applicant obtain a Development Permit and all other relevant permits and licenses, including a building permit for the conversion of Bay No. 1 to a private school; and
- 2) That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from Calvin and Laurie Fehr to operate a private school (Kumon Learning Centre) at 1025 Boychuk Drive.

Report Highlights

1. A private school is proposed at 1025 Boychuk Drive to accommodate up to 25 students at a time.
2. This proposal meets all relevant Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
3. The proposed expansion is not anticipated to impact the surrounding land uses.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Quality of Life as the proposal supports extended educational opportunities in a neighbourhood setting.

Background

The subject property at 1025 Boychuk Drive is located in the East College Park neighbourhood and is zoned B2 District By Agreement under the Zoning Bylaw (see Attachment 1). A rezoning agreement from B1 District to B2 District By Agreement was made for this property on August 15, 2005, in part to allow for a medical clinic as part of the shopping centre. A private school is considered a discretionary use as part of this agreement. Calvin and Laurie Fehr have submitted an application requesting City Council's approval to operate a private school in Bay No. 1 at this location. They are currently operating at the Lakewood Civic Centre, where a private school is a permitted use.

Report

Zoning Bylaw Requirements

A “private school” means a facility which meets provincial requirements for elementary, secondary, post-secondary, or other forms of education or training, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools, and other similar schools.

Kumon Learning is an academic program focused on math, reading, and active learning. A Kumon Learning Centre is used by children of all ages to improve their academic skills through short individualized assignments. A typical session is 30 minutes, attended twice a week at the centre.

The parking requirement for a private school is 1.2 spaces per classroom, plus one space per four students at design capacity. The applicant has indicated that one classroom will be used with approximately 25 students at a time, resulting in an on-site parking requirement of seven spaces. In conjunction with the shopping centre, the total on-site parking required is 27 spaces. Plans submitted by the applicant indicate that a total of 45 parking spaces are provided, resulting in a balance of 18 additional spaces (see Attachment 2).

This proposal meets all relevant Zoning Bylaw requirements.

Comments from Other Divisions

No concerns were noted by other divisions with respect to this proposal. Refer to Attachment 3 for the full remarks.

Conclusion

The proposed private school meets all relevant Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

Options to the Recommendation

City Council could deny this Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the bylaw.

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site were mailed out in November 2014 to solicit feedback on the proposal. The East College Park Community Association was also advised. The East College Park Community Association responded to the correspondence and was supportive of the development.

A public information meeting was held on December 17, 2014, and was attended by the Ward Councillor and one resident. Calvin and Laurie Fehr described the type of private school they would be operating and outlined the expected operating times and number

of students. The resident in attendance asked general questions about the proposed school and was satisfied with the responses provided (see Attachment 4).

Communication Plan

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

Other Considerations/Implications

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

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(b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice by ordinary mail to assessed property owners within 75 metres of the subject site and to the East College Park Community Association. Notification posters will also be placed on the subject site.

Attachments

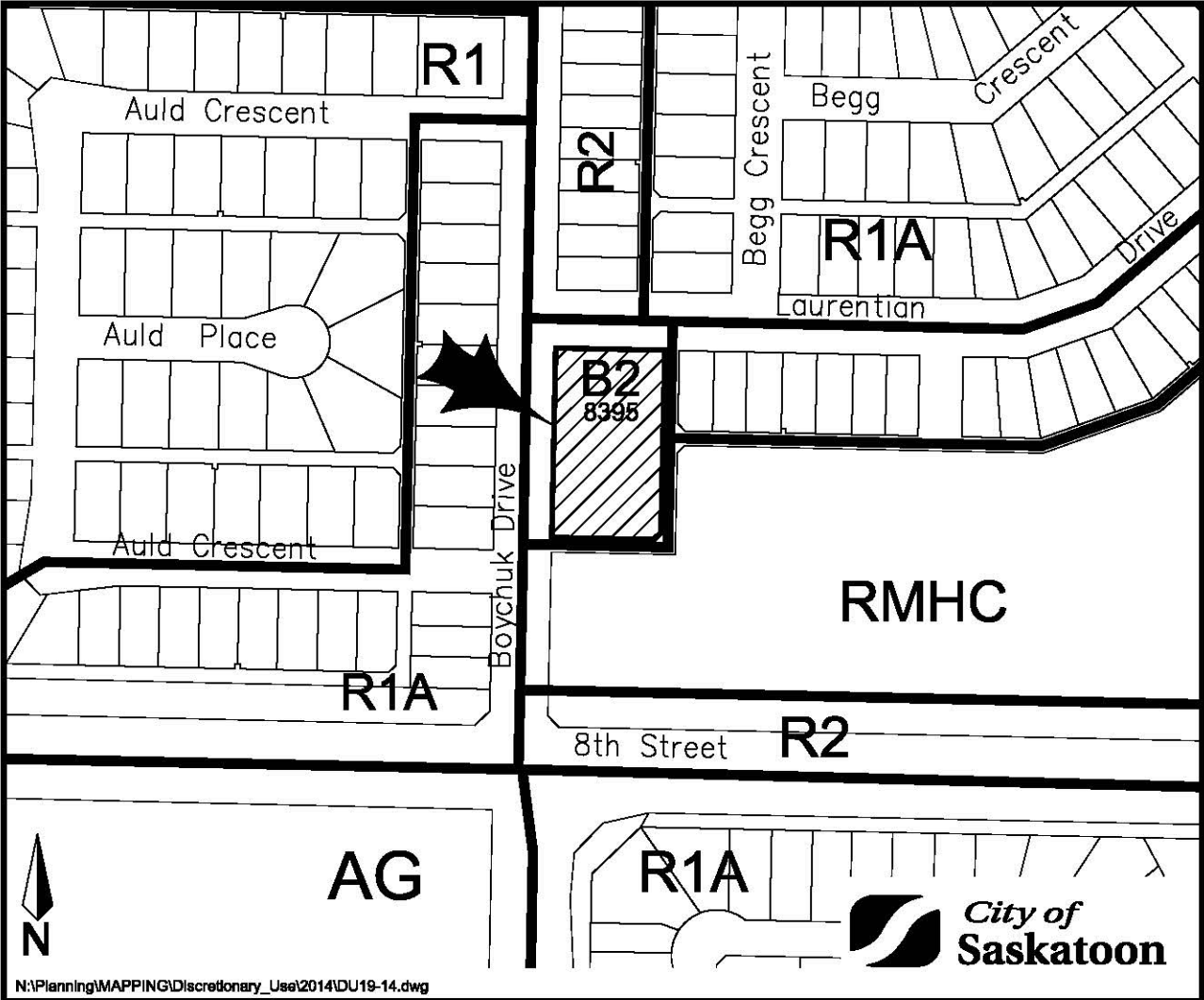
1. Location Plan – 1025 Boychuk Drive
2. Site Plan – 1025 Boychuk Drive
3. Comments From Other Divisions
4. Community Engagement Summary

Report Approval

Written by: Daniel McLaren, Planner, Planning and Development
Reviewed by: Alan Wallace, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/MPC – Disc. Use App. – Private School (Kumon Learning Centre) – 1025 Boychuk Drive/ks

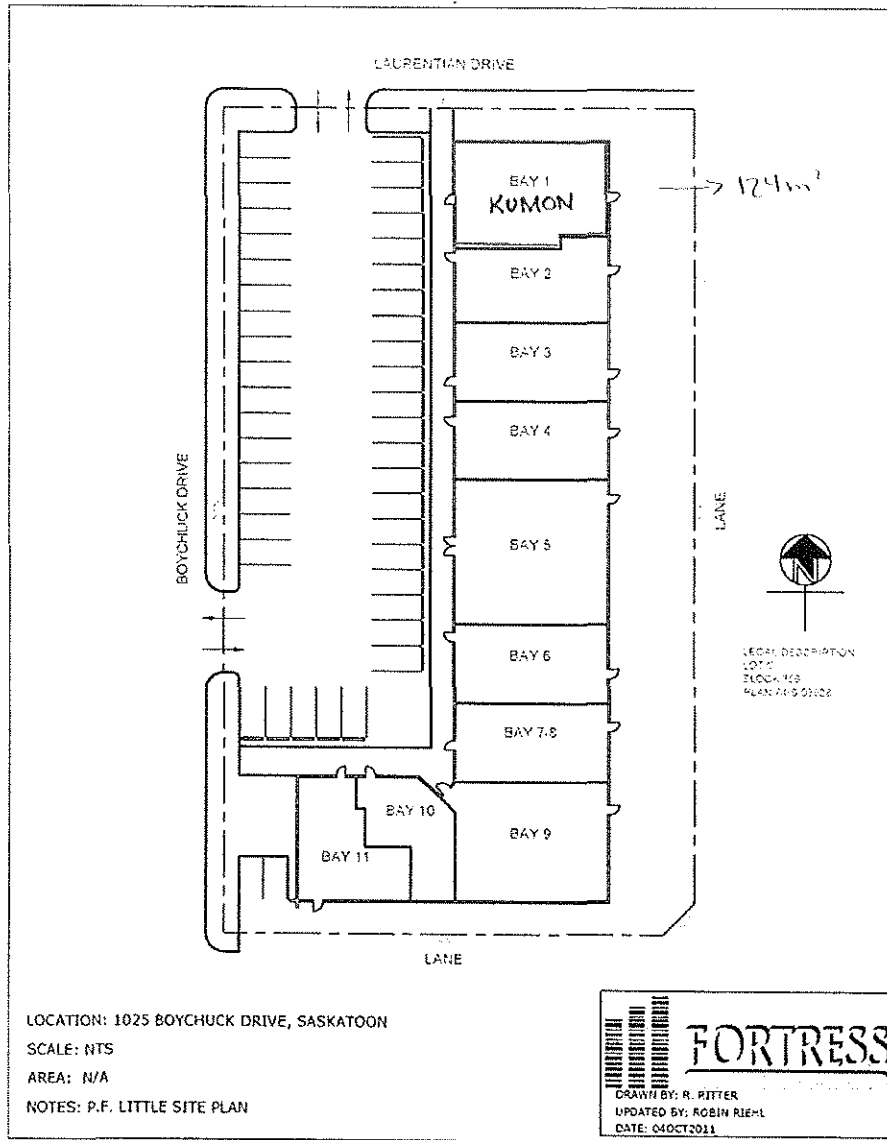
Location Plan - 1025 Boychuk Drive



Site Plan - 1025 Boychuk Drive

- 18 -

SCHEDULE II (Site Plan)



LANDLORD	TENANT
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Comments From Other Divisions

1. Transportation and Utilities Department Comments
The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.

2. Saskatoon Transit Division, Transportation and Utilities Department, Comments
The closest stop to this location is at Laurentian Drive and Boychuk Drive and is serviced by the Route 3 – College Park/Hudson Bay Park. The other option is the stop on the corner of 8th Street and Boychuk Drive which is serviced by the Route 5 – Briarwood/McCormack.
Saskatoon Transit has no concerns with this Discretionary Use Application.

3. Building Standards Division, Community Services Department, Comments
The Building Standards Division of the Community Services Department has no objection to the proposed Discretionary Use Application provided that:
 - a) A building permit is obtained for the conversion of Bay No. 1 to a private school.



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Community Engagement Summary Public Information Meeting for Proposed Discretionary Use 1025 Boychuk Drive Bay No. 1 to be Used for a Private School (Applicants: Calvin and Laurie Fehr for Kumon Learning)

Project Description

A public information meeting was held regarding a proposed Private School located at 1025 Boychuk Drive. The meeting provided residents of East College Park, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the discretionary use process and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at Roland Michener School on December 17, 2014, at 7 p.m.

Community Engagement Strategy

Notice to residents within a 75 metre radius of the subject site were sent out on November 3, 2014. Letters, along with the public meeting notice, were also sent to the Community Association, Ward Councillor, and Community Consultant.

The purpose of the meeting was to inform and consult with the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration. Questions and comments were received for consideration by both the proponent and municipal staff regarding the impact of this proposal.

The public information meeting provided an opportunity to listen to an informal presentation by the applicant and create a dialogue between the applicant and nearby residents. City staff were also available to answer questions regarding the discretionary use process and general zoning regulations.

Summary of Community Engagement Feedback

Two representatives of the applicant organization, two city staff, one nearby property owner, and the ward councillor attended the public information meeting.

The applicants and resident engaged in a conversation about expectations and the type of private school being proposed. The applicants outlined the operation of the school:

- Would likely operate twice a week for 4 hours at a time, after school or in the early evening, in half-hour time blocks for the students.
- They expect about 25 students per half hour time slot.
- Approximately 6 to 8 staff per evening.
- The school would never operate in the morning or early afternoon and never late at night.
- The age of the students would be K to 12, mostly elementary students.

The resident expressed no concerns, noting that he had never seen the parking lot full, and the street parking in front of the shopping centre was rarely used. He had no concerns regarding the hours of operation.



Next Steps

Feedback from the meeting will be summarized and presented as part of the report to the Municipal Planning Commission and City Council.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and notices will be sent by ordinary mail to property owners within 75 metres of the subject site and to the East College Park Community Association. Notification posters will also be placed on the subject site. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	January 27, 2015
Public Notice - Community Consultant, Ward Councillor, as well as all participants that attended the public information meeting will be provided with direct notice of the Public Hearing, as well as all residents who were notified previously. A notification poster sign will be placed on site.	February 9 to 23, 2015
Public Hearing – Public Hearing conducted by City Council, with opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received by City Council.	February 23, 2015
Council Decision - may approve or deny proposal.	February 23, 2015

Prepared by:
Daniel McLaren, Planner
Planning and Development
January 2, 2015

Proposed Rosewood Neighbourhood Concept Plan Amendment and Proposed Rezoning from FUD to R1A – Glen H. Penner Park and Neighbourhood School Sites

Recommendation

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed Rosewood Neighbourhood Concept Plan amendment be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770, to rezone land from FUD – Future Urban Development District to R1A – One-Unit Residential District, be approved.

Topic and Purpose

An application has been submitted by Boychuk Investments Ltd. requesting to amend the Rosewood Neighbourhood Concept Plan (Concept Plan) and rezone land, as shown in Attachment 1, from FUD – Future Urban Development District to R1A – One-Unit Residential District, which partially comprises the proposed Glen H. Penner Park and site of the neighbourhood schools. The Concept Plan amendment and rezoning will facilitate development of the joint-use elementary schools and neighbourhood core park.

Report Highlights

1. An amendment to the Concept Plan is required to reflect a change to the configuration of the neighbourhood school site in order to accommodate the joint-use facility.
2. A zoning designation of R1A – One-Unit Residential District will facilitate development of the neighbourhood core park and joint-use elementary schools.

Strategic Goal

Under the City of Saskatoon's (City) Strategic Goal of Sustainable Growth, this application supports the creation of "complete community" neighbourhoods.

Background

The Concept Plan was originally approved by City Council in May 2008. In 2013, the Government of Saskatchewan announced that joint-use elementary schools would be constructed in the Rosewood neighbourhood.

Report

Concept Plan Amendment

The configuration of the neighbourhood school site is proposed to be amended on the Concept Plan because the new joint-use elementary schools require a standard rectangular-shaped site. As part of this reconfiguration, the neighbourhood school site

Proposed Rosewood Neighbourhood Concept Plan Amendment and Proposed Rezoning from FUD to R1A – Glen H. Penner Park and Neighbourhood School Sites

is proposed to be increased to 7.18 acres from 7.0 acres. Attachment 1 illustrates this proposed change.

Zoning Bylaw No. 8770 Amendment

A rezoning from FUD – Future Urban Development District to R1A – One-Unit Residential District will accommodate the proposed schools and neighbourhood core park. Elementary schools and neighbourhood parks are permitted uses in the R1A District. Attachment 2 illustrates the proposed rezoning.

Comments from Other Divisions

No concerns were identified through the administrative referral process.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as it would not permit the construction of the schools and neighbourhood park to proceed.

Public and/or Stakeholder Involvement

As part of a public engagement event held on May 6, 2014, for a major amendment to the Concept Plan involving changes to the eastern part of the Rosewood neighbourhood, including a new commercial and employment area east of Zimmerman Road, information regarding the proposed change to the neighbourhood school site was displayed. Attendees of the meeting had the opportunity to view the proposed site configuration, in conjunction with the other changes to the neighbourhood that were displayed and discussed. The Rosewood Community Association has been advised of the amendments proposed in this report. No comments or concerns regarding the school site configuration have been received by our office to date.

Communication Plan

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing detailed below.

Safety/Crime Prevention Through Environmental Design (CPTED)

A CPTED review was completed as part of the administrative review process of the Concept Plan amendment. No issues related to the school site configuration were identified through this review.

Other Considerations/Implications

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

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.

Proposed Rosewood Neighbourhood Concept Plan Amendment and Proposed Rezoning from FUD to R1A – Glen H. Penner Park and Neighbourhood School Sites

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 a public hearing will be set. The Planning and Development Division will notify all property owners within a 75 metre (246 feet) buffer of the proposed site of the public hearing date by letter. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Attachments

1. Concept Plan Amendment
2. Zoning Amendment

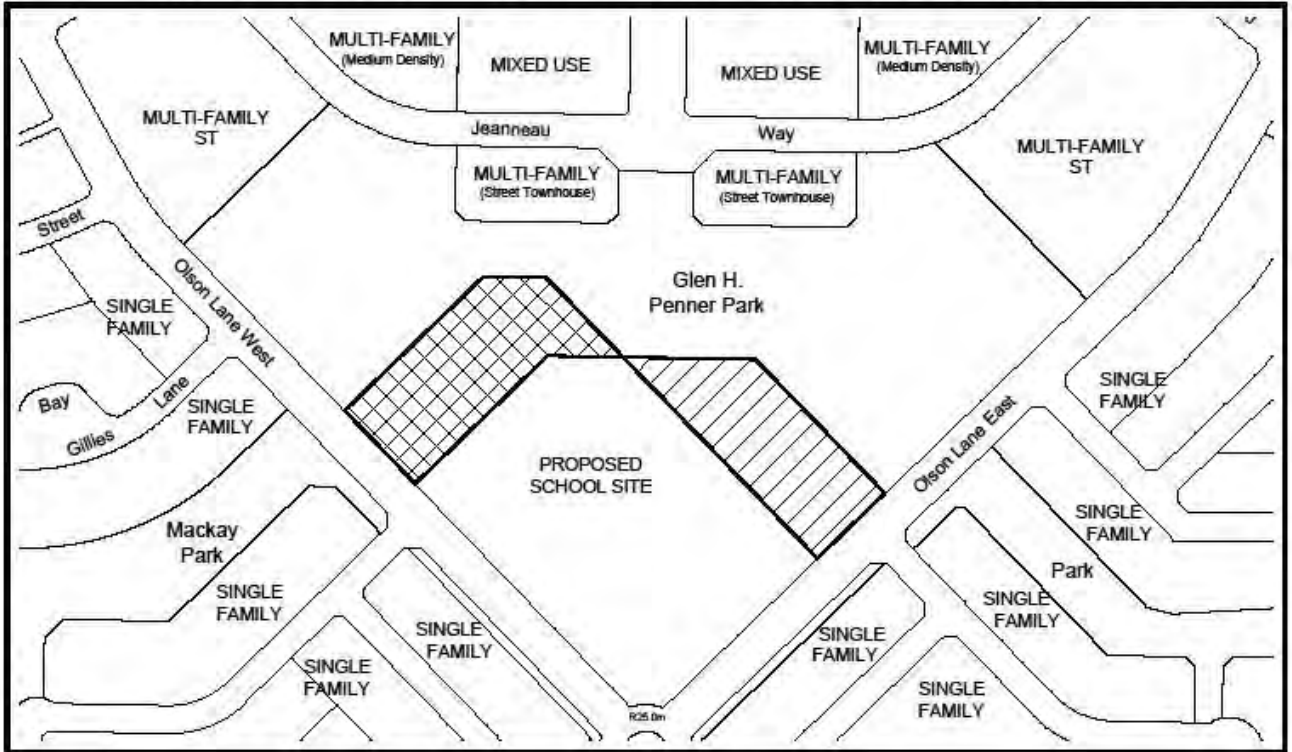
Report Approval

Written by: Brent McAdam, Planner, Planning and Development Division
Reviewed by: Alan Wallace, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

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Concept Plan Amendment

PROPOSED CONCEPT PLAN AMENDMENT - ROSEWOOD SCHOOL SITE

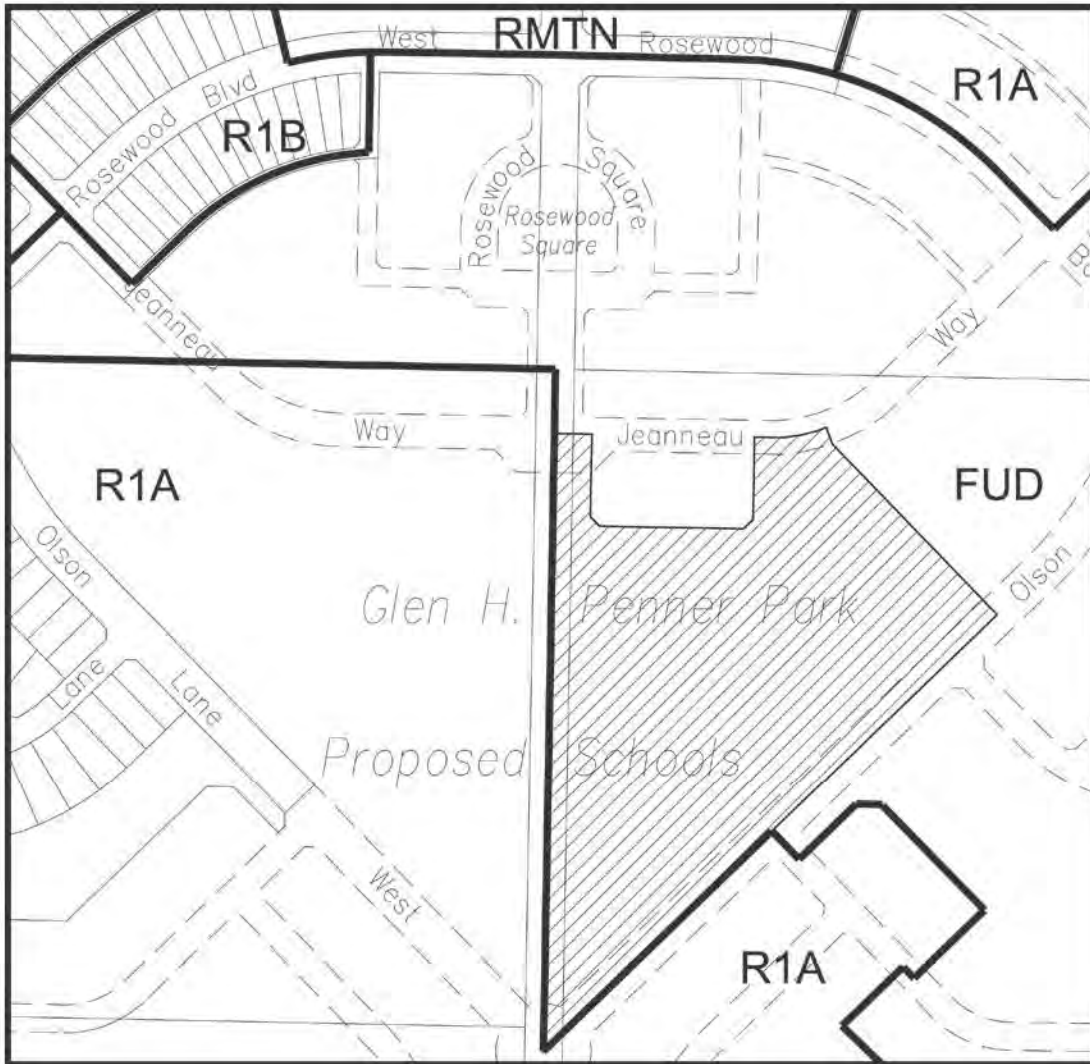


From Municipal Reserve to School




From School to Municipal Reserve

Zoning Amendment



ZONING AMENDMENT

 From FUD to R1A



7.1 UPDATE ON REPORTS TO COUNCIL

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on Monday, January 26, 2015:

- a. Proposed Kensington Neighbourhood Concept Plan Amendment and Proposed Rezoning from R1A to RMTN
Kensington Boulevard and Nightingale Road
Applicant: Saskatoon Land
- b. Discretionary Use Application – Child Care Centre Expansion
1529 Preston Avenue South
Applicant: Preston Early Learning Centre
- c. Discretionary Use Application – Residential Care Home
(Maximum Nine Residents) 705/707 Avenue L North
Applicant: Central Urban Metis Federation Inc.
- d. Discretionary Use Application – Bed and Breakfast Home
526 Guelph Crescent
Applicant: Patti Kidd
- e. Proposed Rezoning by Agreement – RM3
Medium-Density Multiple-Unit Dwelling District
530 to 538 Avenue F South
Applicant: Shift Development Inc.
- f. Proposed Official Community Plan Amendment
and Proposed Rezoning from B1 to M3
840 Idylwyld Drive North
Applicant: NORR Architects Planners
- g. Proposed Official Community Plan Amendment
and Proposed Rezoning from M3 to B5
410 5th Avenue North
Applicant: Saskatoon Land
- h. Proposed Zoning Bylaw No. 8770 Amendment
Joint-Use Elementary School Site Regulations
Applicant: Community Services Department