



**PUBLIC AGENDA  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, October 27, 2015, 11:30 a.m.  
Committee Room E, Ground Floor, City Hall  
Members:**

**Ms. J. Braden, Chair  
Mr. K. Martens, Vice-Chair  
Councillor E. Olauson  
Mr. S. Betker  
Dr. 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**

**Pages**

**1. CALL TO ORDER**

**2. CONFIRMATION OF AGENDA**

**Recommendation**

That the agenda be approved as presented.

**3. DECLARATION OF PECUNIARY INTEREST**

**4. ADOPTION OF MINUTES**

**Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on October 9, 2015 be adopted.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

## **7. REPORTS FROM ADMINISTRATION**

- 7.1 Amendments to Zoning Bylaw No. 8770 to Permit Restaurants with Outdoor Seating in the M4 Zoning District - City Centre Plan Implementation [File No. CK 4350-015-005, xCK 4130-1 and PL 4130-22-8]** 4 - 8

### **Recommendation**

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Zoning Bylaw No. 8770, as outlined in this report, be approved.

- 7.2 Zoning Bylaw Text Amendment – B4MX Integrated Commercial Mixed-Use District [File No. CK 4350-015-006 and PL 4330-Z19/13]** 9 - 17

### **Recommendation**

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to add the B4MX Integrated Commercial Mixed-Use District and the associated development standards and definitions, as outlined in this report.

- 7.3 Land Use Applications Received by the Community Services Department For the Period Between August 21, 2015, to September 16, 2015 [File No. CK 4000-5, PL 4350-1, PL 4355-D, PL 4350, and PL 4300]** 18 - 24

### **Recommendation**

That the information be received.

## **8. REPORTS FROM COMMISSION**

- 8.1 Update of the Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, October 26, 2015** 25 - 25

### **Recommendation**

That the information be received.

## **9. 2016 MEETING DATES [File No. CK 175-6]**

The following is a proposed schedule of meetings for 2016.

- Tuesday, January 26, 2016
- Tuesday, February 23, 2016
- Tuesday, March 29, 2016
- Tuesday, April 26, 2016
- Tuesday, May 31, 2016
- Tuesday, June 28, 2016
- Tuesday, July 26, 2016
- Tuesday, August 30, 2016
- Tuesday, September 27, 2016
- Tuesday, October 25, 2016
- Tuesday, November 29, 2016
- Tuesday, December 20, 2016

### **Recommendation**

That the meeting dates for the Municipal Planning Commission for 2016 be approved.

## **10. ADJOURNMENT**

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# **Amendments to Zoning Bylaw No. 8770 to Permit Restaurants with Outdoor Seating in the M4 Zoning District - City Centre Plan Implementation**

## **Recommendation**

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Zoning Bylaw No. 8770, as outlined in this report, be approved.

## **Topic and Purpose**

The purpose of this report is to amend Zoning Bylaw No. 8770 (Zoning Bylaw) to provide for restaurants with outdoor seating areas in the M4 Zoning District.

## **Report Highlights**

1. The proposed amendment was presented to City Council on August 21, 2014, as part of the City Centre Plan's Implementation items.
2. The Administration recommends amendments that will provide opportunities for additional restaurants and outdoor patios in the M4 Zoning District.
3. The Administration recommends changes to the Sign Regulations to ensure signage related to restaurants does not have a negative impact along Spadina Crescent.
4. The Administration recommends that lounges be treated the same as restaurants in the M4 Zoning District, and that nightclubs not associated with a hotel continue to be a prohibited use.

## **Strategic Goal**

This initiative supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth by helping to establish the City Centre as a cultural and entertainment district.

## **Background**

During its August 21, 2014 meeting, City Council received a report that presented the Implementation and Priority Strategy for the City Centre Plan. One of the Near-Term projects was to amend the M4 District in the Zoning Bylaw to provide for restaurants and outdoor seating areas along Spadina Crescent. The Administration is requesting advertising approval to bring forward this amendment.

## **Report**

The purpose of the M4 – Core Area Institutional Service District is to “facilitate a wide range of institutional, office, and community activities, as well as high-density residential uses within and near the Downtown Area.” The majority of lands Zoned M4 in the Zoning Bylaw are located along Spadina Crescent between 4<sup>th</sup> Avenue South and

## **Amendments to Zoning Bylaw No. 8770 to Permit Restaurants with Outdoor Seating in the M4 Zoning District – City Centre Plan Implementation**

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25<sup>th</sup> Street East adjacent to the riverbank, as well as parts of 5<sup>th</sup> and 6<sup>th</sup> Avenue North (see Attachment 1). One small site also exists at the corner of Idylwyld Drive and 25<sup>th</sup> Street, which is occupied by a hotel.

### Restaurants and Outdoor Patios in the M4 Zoning District

Within the M4 Zoning District, restaurants are only permitted in hotels, motels, office buildings, and medical clinics, and access to the restaurant must be from within the interior of the building. Although patios associated with restaurants are permitted, the M4 Zoning District requires that properties fronting Spadina Crescent must maintain a 6 m setback, which limits the opportunity for patios in this area. The City Centre Plan recommended that the M4 Zoning District be amended to remove these restrictions on restaurants as a means to encourage outdoor dining along Spadina Crescent. The purpose of the proposed amendment is to enhance the outdoor experience in this part of Downtown, and to take advantage of the riverbank views afforded from this area.

The Administration proposes that restaurants, and lounges within restaurants, continue to be permitted in hotels, motels, office buildings, and medical clinics in the M4 Zoning District, and to become permitted in galleries and museums, subject to the following amendments being implemented:

- a) remove the requirement that access to the restaurant must be from within the interior of the building;
- b) remove the requirement that the hotel or motel must have a minimum of 100 guest rooms;
- c) drive-thru's associated with restaurants or other uses are not permitted;
- d) the outdoor seating area is limited to 93 m<sup>2</sup>; and
- e) for properties fronting Spadina Crescent, the minimum front yard setback shall be reduced to 3 m, provided:
  - i) the space is occupied by a patio associated with a restaurant within the building; and
  - ii) the remaining 3 m is landscaped.

### Proposed Amendments to Zoning Bylaw No. 8770 – Appendix A: Sign Regulations

The Administration also recommends a minor change to the Sign Regulations - Appendix A to the Zoning Bylaw, to ensure there is no proliferation of signage along Spadina Crescent due to the proposed Zoning Bylaw amendment. The M4 Zoning District within Sign Group No. 3 permits Wall Signs as well as Primary and Secondary Freestanding Signs, subject to separation distances. The Administration recommends that Secondary Freestanding Signs be prohibited from identifying restaurants, lounges, and outdoor patios along Spadina Crescent. The purpose of Secondary Freestanding Signs is to provide for changeable copy so businesses can advertise specials and other information. The proposed restriction is to protect the Spadina Crescent promenade from additional signage, and help preserve the natural views along this streetscape.

## **Amendments to Zoning Bylaw No. 8770 to Permit Restaurants with Outdoor Seating in the M4 Zoning District – City Centre Plan Implementation**

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### Nightclubs

There are no amendments being proposed for nightclubs at this time. Nightclubs will continue to be prohibited in the M4 Zoning District, except in hotels and motels where nightclubs are a discretionary use.

### **Options to the Recommendation**

City Council has the option to:

- 1) deny the advertising request for amendments to the Zoning Bylaw; or
- 2) request revisions to the proposed amendments, prior to a public hearing.

### **Public and/or Stakeholder Involvement**

This initiative relates to the implementation of the City Centre Plan, which included public consultation efforts and a public open house where this concept was presented. Letters to affected property owners will be mailed out advising of the proposed amendments and the date of the public hearing.

The proposed amendments will be presented to the Meewasin Valley Authority (MVA), as a portion of the M4 Zoning District is located within the MVA buffer zone.

### **Communication Plan**

If the proposal is approved by City Council, the Downtown Partnership Business Improvement District, as well as property and business owners in the M4 Zoning District, will be advised in writing of the amendment.

### **Policy Implications**

Amendments to the Zoning Bylaw, including the Sign Regulations - Appendix A, are outlined in this report.

### **Other Considerations/Implications**

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

### **Due Date for Follow-up and/or Project Completion**

Although the City Centre Plan Implementation item will be complete upon the public hearing, the Administration will work with the MVA to consider additional policy changes that will help attract people to the riverbank area. It is anticipated that an additional report will be presented to City Council in 2016.

### **Public Notice**

The proposed amendments will be advertised in accordance with Public Notice Policy No. C01-021, 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.

### **Attachment**

1. Lands Within M4 Zoning District

## **Amendments to Zoning Bylaw No. 8770 to Permit Restaurants with Outdoor Seating in the M4 Zoning District – City Centre Plan Implementation**

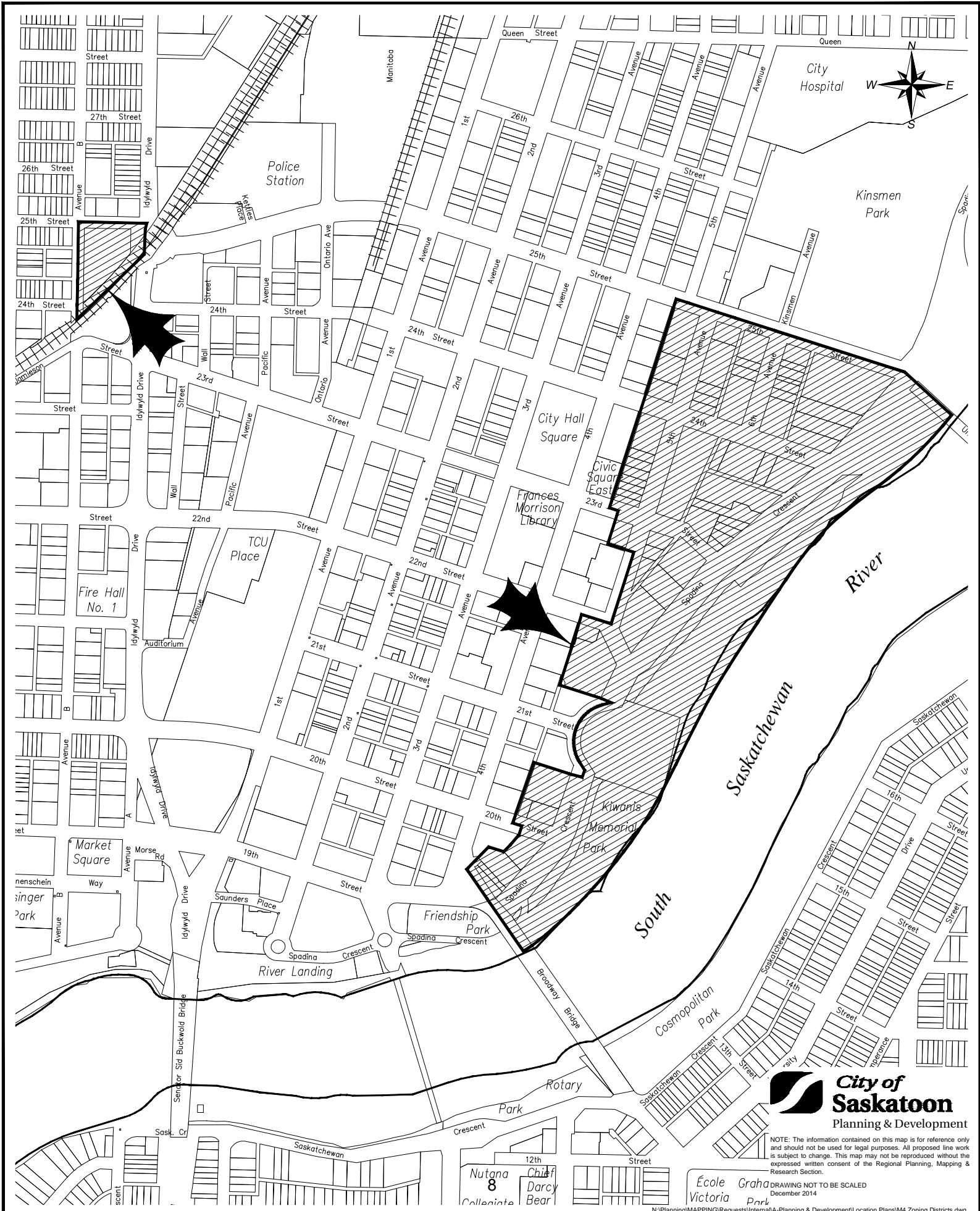
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### **Report Approval**

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

S/Reports/CP/2015/MPC – Amendments to Zoning Bylaw No. 8770 to Permit Restaurants with Outdoor Seating in the M4 Zoning District – City Centre Plan Implementation

# Lands Within M4 Zoning District



NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Regional Planning, Mapping & Research Section.



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# Zoning Bylaw Text Amendment – B4MX Integrated Commercial Mixed-Use District

## Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to add the B4MX Integrated Commercial Mixed-Use District and the associated development standards and definitions, as outlined in this report.

## Topic and Purpose

The purpose of this report is to consider amendments to Zoning Bylaw No. 8770 (Zoning Bylaw), to add the B4MX Integrated Commercial Mixed-Use District (B4MX Zoning District) and associated development standards, and a definition for active building frontage.

## Report Highlights

1. The Administration is recommending amendments to the Zoning Bylaw to add a new mixed-use commercial zoning district that will allow for commercial, institutional, and residential uses to be integrated both horizontally and vertically on a site. The district promotes a compact pedestrian-oriented built form that supports transportation options, street-oriented buildings, and active uses at grade level.

## Strategic Goals

Under the Strategic Goal of Sustainable Growth, this proposal supports the long-term strategy of providing an integrated approach to growth, related to transportation, servicing, transit, and land use.

## Background

The Growth Plan to Half a Million contains a strategy to build integrated communities that are complete and self-sustaining within the City of Saskatoon (City). New neighbourhoods are designed to incorporate complete streets, transit-oriented development, facilities that support all modes of transportation, and increased connectivity to the rest of the city.

The Official Community Plan Bylaw No. 8769 (Official Community Plan) provides policy for the development of District Commercial Areas, which is intended to provide services and a range of commercial uses that can serve the needs of two to five neighbourhoods. The Official Community Plan provides further direction for the development of District Village Commercial Areas. District Village Commercial Areas may include development standards that are more flexible than traditional commercial areas. These areas should encourage development adjacent to the sidewalk for an attractive pedestrian environment and to encourage alternative transportation forms.

Planning and Development has developed a new commercial mixed-use zoning district to be included in the Zoning Bylaw. The B4MX Zoning District is intended to be applied along arterial roadways in District Village Commercial Areas of new neighbourhoods and implements the Official Community Plan Policy for District Village Commercial Areas. In the future, this district may also be applied to existing arterial streets as they are redeveloped into complete streets.

## **Report**

### Proposed Zoning Bylaw Amendment

The proposed B4MX Zoning District will facilitate mixed-use development on principal streets, allows for medium- to high-density residential uses as well as commercial and institutional uses in a manner that encourages retail and service-based uses at grade. The B4MX Zoning District promotes a compact pedestrian-oriented built form that supports transportation options, street-oriented buildings, and active uses at grade level. The provisions of the district are included as Attachment 1.

The proposed B4MX Zoning District:

- a) Provides for commercial, office/ institutional, and medium-/high-density residential uses to be vertically and horizontally integrated on a site;
- b) Includes provisions for retail and convenience uses to be located at grade along front streets;
- c) Requires a maximum front yard setback of 3.0 metres to ensure that buildings are located close to the street to create a “main-street” feel that is attractive and comfortable for pedestrians;
- d) Requires that buildings have active building frontage elements to eliminate blank walls along sidewalks; and
- e) Requires enhanced landscaping and pedestrian linkages in parking areas.

The zoning bylaw amendments include the addition of the B4MX Zoning District and associated development standards, a definition for “active building frontage”, and a general provision to allow for more than one principal building per site in this district.

## **Options to the Recommendation**

City Council has the option of not approving the bylaw amendments. In this case, further direction to the Administration would be required.

## **Public and/or Stakeholder Involvement**

A group consisting of professional planners and architects was established to assist civic administration in the development of the B4MX Zoning District. This group provided feedback on appropriate uses, site development standards, and building orientation regulations within the proposed B4MX District. Further consultation was undertaken with local Land Developers, consulting firms, the Developers Liaison Committee, and commercial realtors. Comments were received regarding the integration of multiple-unit dwellings in conjunction with other uses, parking

requirements, and site setbacks. The commercial realtors provided information regarding potential tenants that could be accommodated in the B4MX Zoning District.

**Communication Plan**

Upon approval of the district, Planning and Development will provide notices to developers.

**Other Considerations/Implications**

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

**Due Date for Follow-up and/or Project Completion**

As the B4MX Zoning District is implemented, changes may be brought forward, as necessary, to ensure the regulations meet the goals outlined in the Official Community Plan for District Villages.

**Public Notice**

The Zoning Bylaw amendment will be advertised in accordance with Public Notice Policy No. C01-021, 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.

**Attachment**

1. Draft B4MX Integrated Commercial Mixed-Use District

**Report Approval**

Written by: Paula Kotasek-Toth, Senior 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 – Zoning Bylaw Text Amendment – B4MX Integrated Commercial Mixed-Use District/lc

## Draft B4MX Integrated Commercial Mixed-Use District

### 10.7A.1 Purpose

The purpose of the B4MX District is to facilitate mixed-use development on principal streets in this district. The B4MX District provides for a range of medium- to high-density residential uses, and commercial and institutional uses in a manner that encourages retail and service-based uses at grade level. The B4MX District promotes a compact, pedestrian-oriented built form that supports transportation options, street orientated buildings and active uses at grade level.

### 10.7A.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in the B4MX District are set out in the following chart:

B4MX District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (Max.)	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.7A.2 Permitted Uses</b>							
(1) Bakeries	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(2) Boarding apartments	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(3) Catering halls, banquet halls and community kitchens	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(4) Child care centres	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(5) Commercial recreation uses	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(6) Community centres	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(7) Financial institutions	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(8) Hotels	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(9) Indoor commercial recreation uses	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(10) Medical clinics	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(11) Medical, dental and optical laboratories	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(12) Multiple-unit dwellings <sub>4</sub>	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	5
(13) Offices, office buildings and office complexes	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(14) Personal service trades and health clubs	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(15) Pre-schools	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(16) Private schools	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(17) Public libraries	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(18) Residential care homes – Type III	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(19) Restaurants and lounges	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(20) Retail stores	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(21) Shopping centres	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(22) Small animal grooming	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(23) Veterinary clinics	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>	-
(24) Accessory buildings <sub>3</sub> and uses	Refer to General Provisions Section 5.7						

**10.7A.3 Discretionary Uses**

The Discretionary Uses and Minimum Development Standards in a B4MX District are set out in the following chart:

B4MX District		Minimum Development Standards (in Metres)					
		Site	Site	Front	Side	Rear	Building
		Width	Area (m <sup>2</sup> )	Yard (max)	Yard	Yard	Height (Max.)
<b>10.7A.3 Discretionary Uses</b>							
(1)	Car wash	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(2)	Nightclubs and taverns	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(3)	Gas bars	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(4)	Service stations	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(5)	Special care homes	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>
(6)	Special needs housing	15	450	3 <sub>1</sub>	0 <sub>2</sub>	7.5	22 <sub>5</sub>

**10.7A.4 Notes to Development Standards**

- 1 For sites containing one or more principal buildings, the 3.0 metre maximum front yard setback shall apply to at least one of the principal buildings. A site plan shall be provided showing potential future phases of development. The site plan is intended to illustrate how future intensification and build out of the site may be accommodated to meet the purpose of the District.
- 2 Where a B4MX District abuts an R District without the intervention of a street or lane, or on a corner site along a flanking street, a side yard shall be provided of a width not less than 3.0 metres for the side yard abutting the R District or flanking street.
- 3 Accessory buildings must be located 15.0 metres from the front property line or 1.2 metres behind the rear property line of a principal building and shall not be located within a required landscaping strip.
- 4 Dwelling units shall not be located at grade when located in the portion of a principal building adjacent to an arterial street.
- 5 Where the maximum building height is at least 15.0 metres, the building shall contain both a building base and a building cap as follows:
  - (a) *Building Base Height:* shall be a minimum of 10.0 metres and a maximum of 12.0 metres.
  - (b) *Building Cap:* the building cap shall be set back a minimum of 2.0 metres from the front façade of the building base.

### **10.7A.5 Signs**

The regulations governing signs in the B4MX District are contained in **Appendix A – Sign Regulations.**

### **10.7A.6 Parking**

- (1) The regulations governing parking and loading spaces in the B4MX District are contained in Section 6.0.
- (2) The number of parking spaces required in the B4MX District may be reduced by the number of parking spaces provided on the street, which will primarily serve the subject property. The determination of the number of on-street parking spaces to be credited on the subject property shall be at the discretion of the Development Officer.
- (3) The number of parking spaces may be reduced in the B4MX District by 0.25 spaces per dwelling unit when a multiple-unit dwelling is located above non-residential uses within the same building.
- (4) **Bicycle Parking**
  - (a) A minimum of one bicycle parking space shall be provided for every 250 square metres of gross floor area devoted to non-residential uses.
  - (b) Bicycle parking spaces shall be provided in locations that are readily visible, well lit, and in close proximity to building entrances.

### **10.7A.7 Gross Floor Space Ratio**

- (1) Except as provided in clause (2), the gross floor space ratio shall not exceed 3:1
- (2) The gross floor space ratio for sites containing residential uses shall not exceed 5:1.

### **10.7A.8 Landscaping**

- (1) A landscaping strip of not less than 4.5 metres in depth throughout, lying parallel to and abutting the front site line, shall be provided on every site for that portion of the site not covered by a building and shall be used for no purpose except landscaping, or necessary driveway access. Outdoor patios or public seating areas shall be permitted in the required landscaping strip.

- (2) Where a B4MX site abuts an R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres throughout, which shall not be used for any purpose except landscaping.
- (3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped and shall be used for no purpose except landscaping, necessary driveway access, and outdoor patios or public seating areas.
- (4) Curbed landscaped islands at the flanking end of every parking row shall be provided, for at grade parking areas.
- (5) Interior sidewalks within the parking area shall be provided to link buildings.
- (6) Parking areas shall be adequately screened from the front site line to a height of 1.0 metres by landscaping or fencing.

#### **10.7A.9 Outdoor Storage**

- (1) No goods, commodities, or other form of materials shall be stored outdoors.
- (2) An outdoor sales area is permitted when accessory to a retail store or shopping centre provided that the outdoor sales area is fenced or partially enclosed or both.

#### **10.7A.10 Building Orientation and Building Setback**

- (1) Buildings located adjacent to a street shall contain elements of an active building frontage, which shall create a functional pedestrian-oriented relationship between the building and the street. Elements of an active building frontage may include, but are not limited to:
  - (a) frequent door and window openings;
  - (b) building façades along the street frontage with architectural features to provide visual interest;
  - (c) building façades that vary along the block face;
  - (d) building façades may be articulated or contain projections, including but not limited to, bays and porches to provide visual interest;
  - (e) outdoor seating and transit facilities; and

- (f) internal uses should be visible from the sidewalk, or may continue onto the sidewalk.
- (2) For corner sites, all street facing façades shall incorporate elements of an active building frontage.
- (3) Buildings fronting a street shall incorporate architectural features that provide visual interest along the streetscape and reduce the perceived massing of the building.

**Add new definition in Section 2.0 of the Zoning Bylaw (Definitions) for “active building frontage” that incorporates the following:**

A continuous building façade that faces a street and contains several of the following elements: frequent door and window openings, building projections, including bays and porches, and the incorporation of architectural elements that provide variation and visual interest. The incorporation of outdoor seating, transit facilities, or other features that provide visual interest to the streetscape, may also be considered elements of an active building frontage.

**Amend Section 5.6 Number of Buildings on a Site** to include a provision to allow for more than one principal building on a site in the B4MX Zoning District.

**Amend Sign Regulations - Appendix A to Zoning Bylaw No. 8770** to include the B4MX Zoning District in Section 3.4 Signage Group No. 4.

**Amend Parking and Loading Requirements in Section 6.3 Parking and Loading Requirements in Commercial District to include the provision for the B4MX District**

- (1) Required parking and loading spaces shall be a minimum of 7.0 metres back from the front property line.
- (2) Each non-residential principal building with a building floor area greater than 2,000 square metres in area shall provide one loading space.
- (3) All required parking and loading spaces shall be located at least 3.0 metres from any part of a residential building entrance or the outer edge of a balcony or window, and for all other uses, at least 1.0 metres from the building.
- (4) The minimum off-street parking standards for the B4MX Zoning District are set out in the following chart:



Uses	B4MX District
Bakeries	1 space per 30 m <sup>2</sup> of gross floor area
Boarding Apartments	1 space plus 1 space for each 4 units or beds, whichever is greater
Child Care Centres and Pre-Schools	1 space plus 1 space per 10 persons enrolled in the facility
Community Centres	1 space per 50 m <sup>2</sup> of building floor area
Financial Institutions	1 space per 30 m <sup>2</sup> of gross floor area
Hotels	1 space per guest room, plus one space per 14 m <sup>2</sup> of gross floor area devoted to public assembly, plus the applicable number or parking space for any other use contained on the site.
Indoor Commercial Recreation Uses	1 space per 30 m <sup>2</sup> of gross floor area
Medical Clinics	1 space per 30 m <sup>2</sup> of gross floor area
Medical, Dental and Optical Laboratories	1 space per 30 m <sup>2</sup> of gross floor area
Multiple-Unit Dwellings	1.25 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit
Offices, Office Buildings and Office Complexes	1 space per 50 m <sup>2</sup> of gross floor area
Personal Service Trades and Health Clubs	1 space per 30 m <sup>2</sup> of gross floor area
Private Clubs	1 space per 30 m <sup>2</sup> of gross floor area
Private Schools	1.2 spaces per classroom plus 1 space per 2 students at design capacity
Public Halls, Catering Halls, and Assembly Halls	1 space per 30 m <sup>2</sup> of gross floor area
Public Libraries	1 space per 30 m <sup>2</sup> of gross floor area
Residential Care Homes	0.75 spaces per staff member plus 1 space per 5 persons enrolled in the facility
Restaurants, Lounges, Nightclubs, and Taverns	1 space per 30 m <sup>2</sup> of gross leasable floor area
Retail Stores and Shopping Centres	1 space per 30 m <sup>2</sup> of gross leasable floor area
Service Stations	1 space per 50 m <sup>2</sup> of building floor area
Small Animal Grooming	1 space per 30 m <sup>2</sup> of gross floor area
Special Care Homes	1 space per 3 beds plus 1 space per 4 employees
Special Needs Housing	1 space per 2 dwelling units, plus 0.1 visitor spaces per dwelling unit
Veterinary Clinics	1 space per 30 m <sup>2</sup> of gross floor area

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# Land Use Applications Received by the Community Services Department For the Period Between August 21, 2015, to September 16, 2015

## Recommendation

That the information be received.

## Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department from the period between August 21, 2015, to September 16, 2015.

## Report

Each month, land use applications within the city of Saskatoon are received and processed by the Community Services Department. See Attachment 1 for a detailed description of these applications.

## Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-02, is not required.

## Attachment

1. Land Use Applications

## Report Approval

Reviewed by: Alan Wallace, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/PDCS – Land Use Apps – October 5, 2015/ks

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## Land Use Applications Received by the Community Services Department For the Period Between August 21, 2015, to September 16, 2015

The following applications have been received and are being processed:

### Discretionary Use

- Application No. D9/15: 3134 Caen Street  
Applicant: Jeff Nattress for Laneway Suites  
Legal Description: Lot 9, Block 1, Plan No. G792 and G652  
Current Zoning: R2  
Proposed Use: Garage Suite  
Neighbourhood: Montgomery Place  
Date Received: August 7, 2015
  
- Application No. D10/15: 1706 Jackson Avenue  
Applicant: Cody Lang  
Legal Description: Lot 15 except 15 feet, Lots 16 and 17, Block 15A,  
Plan No. H1416  
Current Zoning: R2  
Proposed Use: Garage Suite  
Neighbourhood: Holliston  
Date Received: September 10, 2015

### Rezoning

- Application No. Z27/15: Meadows Boulevard  
Applicant: Casablanca Holdings and Arbutus Properties  
Legal Description: Lots 1 to 22, Block 54,  
Part of NW ¼ 17-36-4 W3M  
Current Zoning: FUD  
Proposed Zoning: R1A and R1B  
Neighbourhood: Rosewood  
Date Received: September 15, 2015

### Subdivision

- Application No. 51/15: 314 110<sup>th</sup> Street West  
Applicant: Larson Surveys for Bellevue Const. Inc.  
Legal Description: Part of Lot 8, Block 11, Plan No. G8  
Current Zoning: R2  
Neighbourhood: Sutherland  
Date Received: August 21, 2015

Subdivision

- Application No. 52/15: Preston Avenue/Cornish Road/Lewin Crescent  
Applicant: Webb Surveys for Pinnacle Developments  
Legal Description: Parcel A, Plan No. 62S15086;  
Parcels A and B, Plan No. 102097009;  
Parcel C, Plan No. 66S07349;  
Parcel XX, Plan No. 102191712; and  
Part NE 1/4 10-36-5 W3M  
  
Current Zoning: R1A  
Neighbourhood: Stonebridge  
Date Received: August 24, 2015
- Application No. 53/15: 208 Cruise Street  
Applicant: Webb Surveys for 101202078 Sask. Ltd.  
c/o Custom Foundations  
Legal Description: Lot 12, Block 12, Plan No. G171  
Current Zoning: R2  
Neighbourhood: Forest Grove  
Date Received: August 28, 2015
- Application No. 54/15: 1616 Alexandra Avenue  
Applicant: Webster Surveys for Michael Bugg  
Legal Description: Lot 4, Block 9, Plan No. I196  
Current Zoning: R2  
Neighbourhood: North Park  
Date Received: August 31, 2015
- Application No. 55/15: 720 Avenue M South  
Applicant: Altus Geomatics for Daniel and Jena Wiebe  
Legal Description: Lots 11 to 13, Block 1, Plan No. H771  
Current Zoning: R2  
Neighbourhood: King George  
Date Received: September 2, 2015
- Application No. 56/15: Along CNR Row Parallel to Warman Road –  
North of 33<sup>rd</sup> Street  
Applicant: Meridian Surveys Ltd. for CNR  
Legal Description: Part of Plan No. CS2640, SE ¼ 4-37-5 W3M  
Current Zoning: IL1 and R2  
Neighbourhood: Kelsey-Woodlawn  
Date Received: September 8, 2015

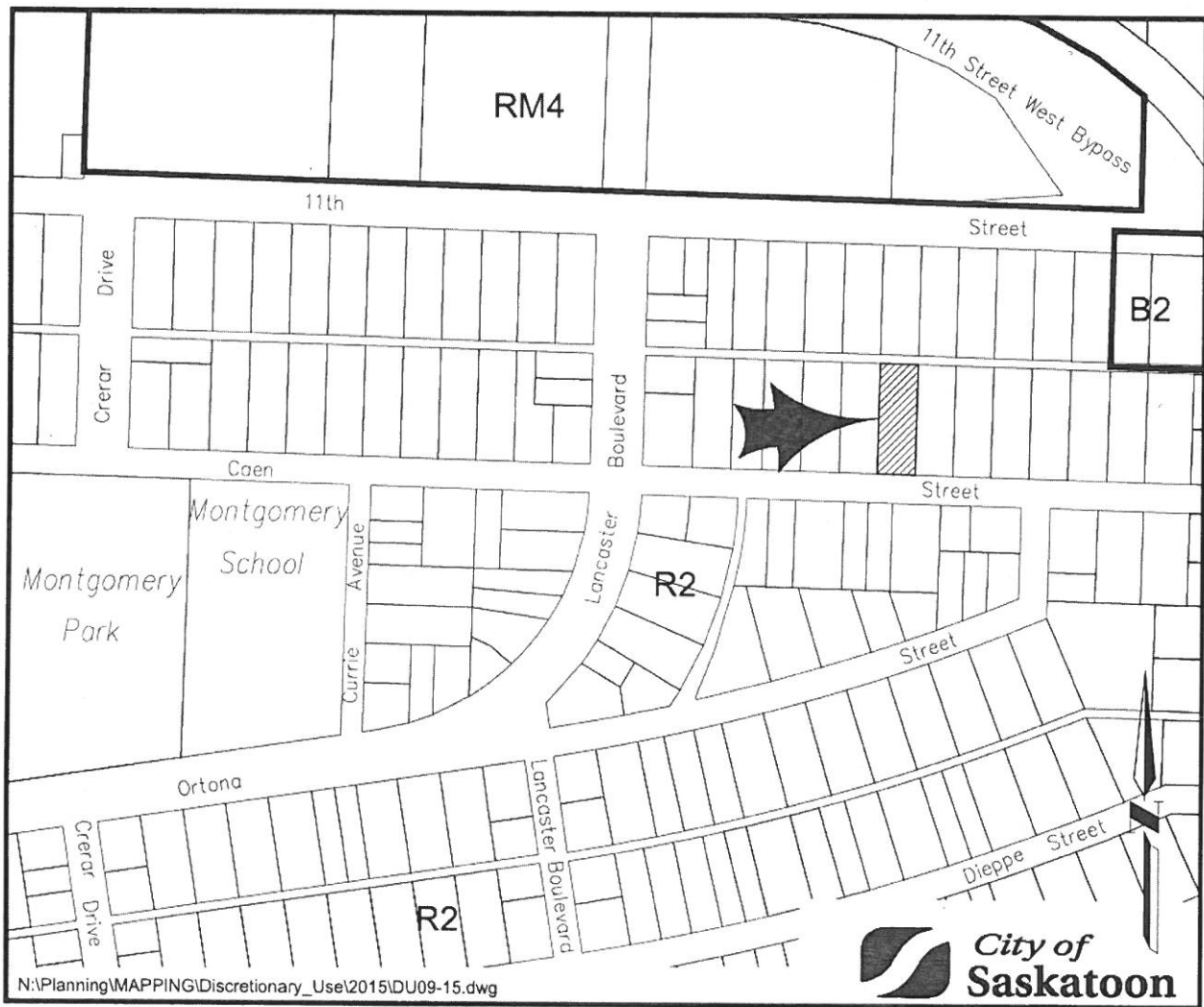
## Subdivision

- Application No. 57/15: Rosewood Boulevard West/Olson Lane West  
Applicant: Webster Surveys for Boychuk Investments Ltd.  
Legal Description: Parcel M, Plan No. Pending, E ½ 18-36-4 W3M  
Current Zoning: FUD and R1A  
Neighbourhood: Rosewood  
Date Received: September 9, 2015
- Application No. 58/15: 701 2<sup>nd</sup> Street East  
Applicant: Webster Surveys for Annamae Perry  
Legal Description: Lots 39 and 40, Block 8, Plan No. G186  
Current Zoning: R2  
Neighbourhood: Haultain  
Date Received: September 10, 2015

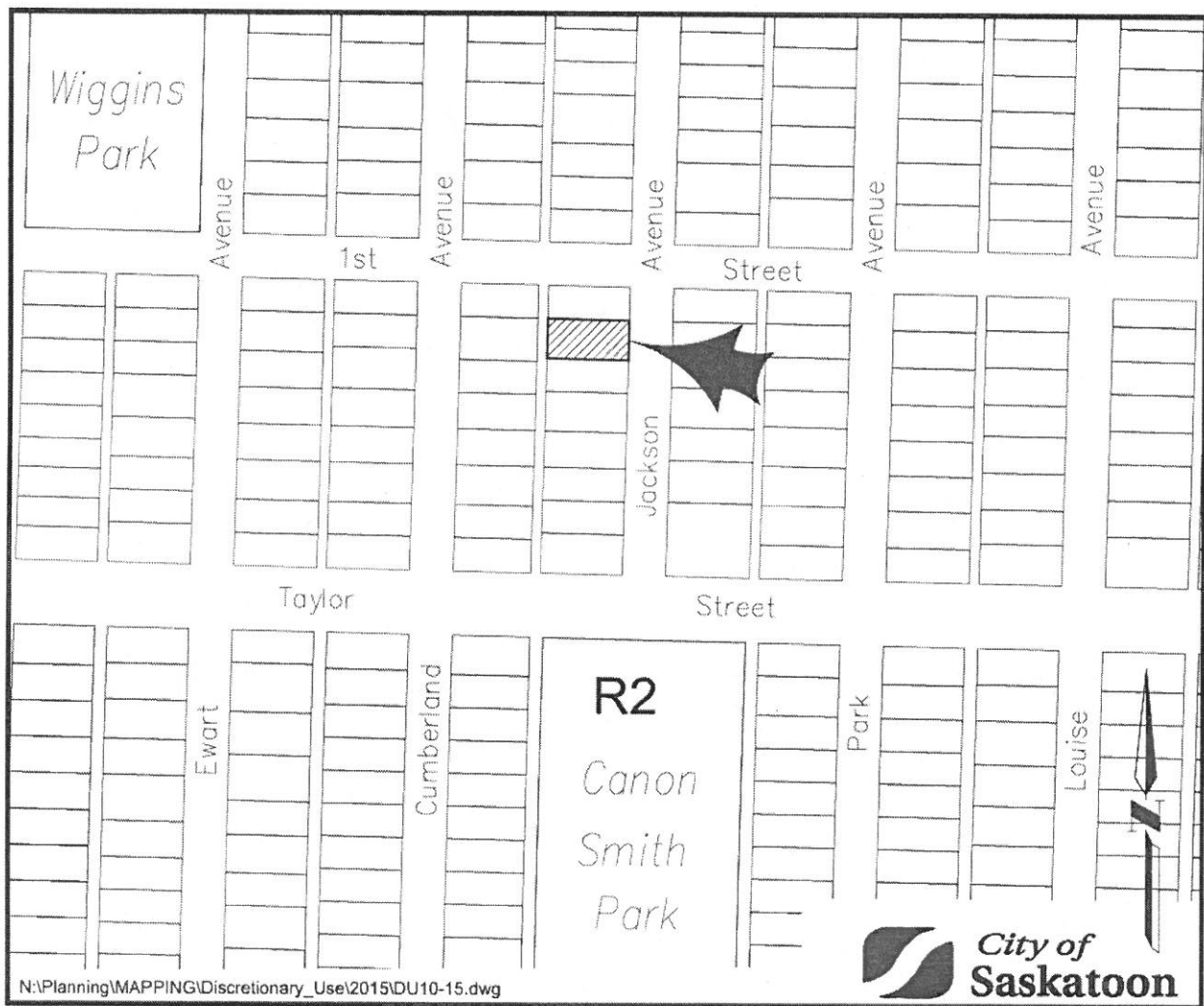
## Attachments

1. Plan of Proposed Discretionary Use No. D9/15
2. Plan of Proposed Discretionary Use No. D10/15
3. Plan of Proposed Rezoning No. Z27/15
4. Plan of Proposed Subdivision No. 51/15
5. Plan of Proposed Subdivision No. 52/15
6. Plan of Proposed Subdivision No. 53/15
7. Plan of Proposed Subdivision No. 54/15
8. Plan of Proposed Subdivision No. 55/15
9. Plan of Proposed Subdivision No. 56/15
10. Plan of Proposed Subdivision No. 57/15
11. Plan of Proposed Subdivision No. 58/15

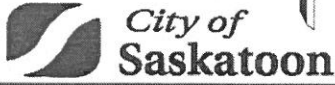
Plan of Proposed Discretionary Use No. D9/15

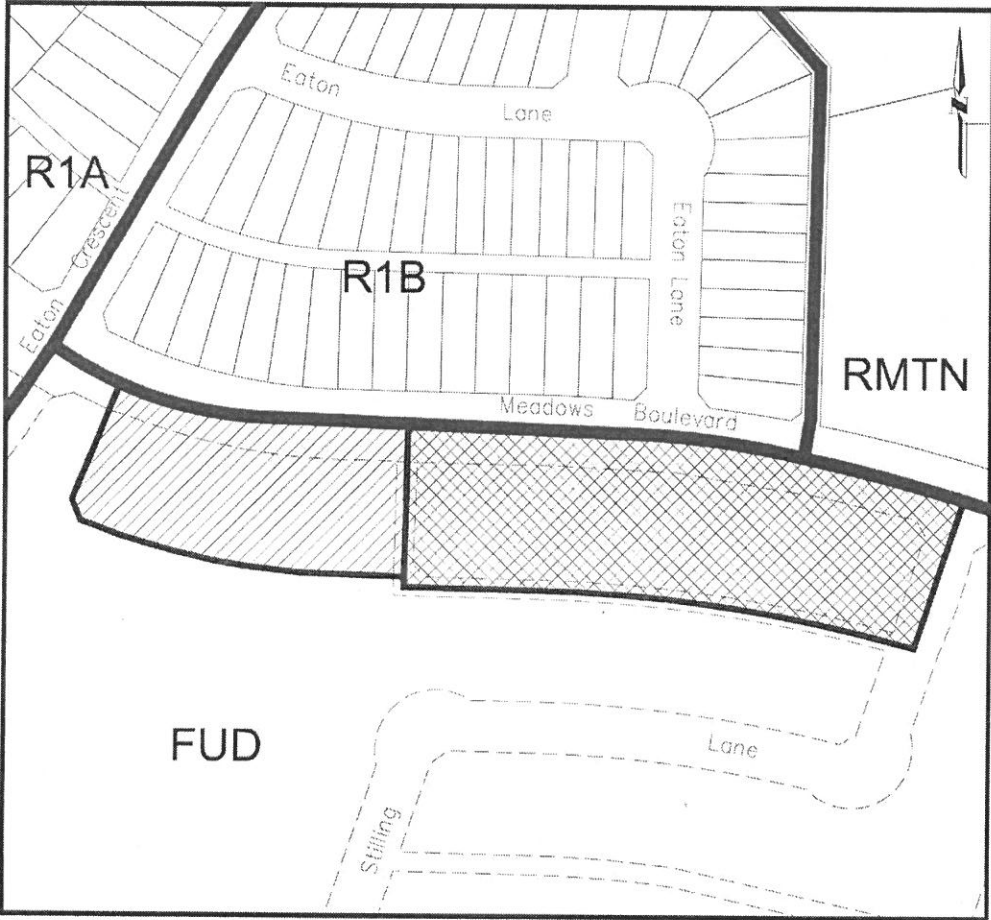


Plan of Proposed Discretionary Use No. D10/15





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### ZONING AMENDMENT

-  From FUD to R1A
-  From FUD to R1B

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## **8.1 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, October 26, 2015:

- a) Discretionary Use Application - Residential Care Home  
(Maximum Ten Residents) - 134 Avenue O South  
Applicant: Sanctum Care Group
- b) Proposed Rezoning by Agreement - From R1A to B1B by Agreement  
and M2 by Agreement - 3200 Preston Avenue South  
Applicant: Pinnacle Development Inc.
  - i) Proposed Bylaw No. 9315, The Zoning Amendment Bylaw,  
2015 (No. 27)
- c) Proposed Rezoning by Agreement - From B2 to B12 by Agreement  
418 Cumberland Avenue North - Varsity View  
Applicant: Slade Properties
  - i) Proposed Bylaw No. 9316, The Zoning Amendment Bylaw,  
2015 (No. 28)
- d) Proposed Rezoning from R1A to R1B and RM3  
Lewin Crescent and Stonebridge Common – Stonebridge  
Applicant: Dream Development
  - i) Proposed Bylaw No. 9317, The Zoning Amendment Bylaw,  
2015 (No. 29)