



**PUBLIC AGENDA  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, August 25, 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. ADOPTION OF MINUTES**

**Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on July 28, 2015 be adopted.

**4. UNFINISHED BUSINESS**

**5. COMMUNICATIONS**

**6. REPORTS FROM ADMINISTRATION**

**6.1 Proposed Official Community Plan Amendment and Rezoning from M3 to B4 - 109 Cree Crescent [Files CK. 4351-015-014, PL. 4350-Z15/15, PL. 4115-OCP 16/15]**

4 - 8

**Recommendation**

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

1. That the proposed amendment to the Official Community Plan – Land Use Map to redesignate the portion of 125 Cree Crescent proposed to be subdivided and consolidated with 109 Cree Crescent from “Suburban Centre” to “Suburban Centre Commercial,” as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone the portion of 125 Cree Crescent proposed to be subdivided and consolidated with 109 Cree Crescent from “M3 – General Institutional Service District” to “B4 – Arterial and Suburban Commercial District,” as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved.

**6.2 Proposed Kensington Neighbourhood Concept Plan Amendment, Official Community Plan Amendment and Rezoning by Agreement - Parcels A and C, Kensington Boulevard [Files CK. 4351-015-013, x 4110-44, PL. 4350-Z2/15 and PL. 4350-Z3/15]**

9 - 21

**Recommendation**

The Municipal Planning Commission recommend to City Council at the time of the public hearing the following recommendations of the Administration:

1. That the proposed Kensington Neighbourhood Concept Plan amendment, as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved;
2. That the proposed Official Community Plan – Land Use Map amendment, as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved; and
3. That the proposed amendment to Zoning Bylaw No. 8770 amendment, as outlined in the report of the General Manager, Community Services Department dated August 25, 2015, be approved.

- 6.3 Land Use Applications Received by the Community Services Department For the Period Between July 3, 2015 to July 29, 2015 [Files CK. 4000-5, PL. 4350-1, PL. 4132, PL. 4115, PL. 4350 and PL. 4300] 22 - 35

**Recommendation**

That the information be received.

**7. REPORTS FROM COMMISSION**

- 7.1 Update of Items Previously Considered by the Commission and Considered by City Council at its meeting on Thursday, August 20, 2015 [File No. CK. 175-16] 36 - 36

**Recommendation**

That the information be received.

**8. ADJOURNMENT**

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## Proposed Official Community Plan Amendment and Rezoning from M3 to B4 – 109 Cree Crescent

### 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 amendment to the Official Community Plan – Land Use Map to redesignate the portion of 125 Cree Crescent proposed to be subdivided and consolidated with 109 Cree Crescent from "Suburban Centre" to "Suburban Centre Commercial," 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 amendment to Zoning Bylaw No. 8770 to rezone the portion of 125 Cree Crescent proposed to be subdivided and consolidated with 109 Cree Crescent from "M3 – General Institutional Service District" to "B4 – Arterial and Suburban Commercial District," as outlined in this report, be approved.

### Topic and Purpose

An application has been submitted by Lawson Auto Centre (109 Cree Crescent) requesting that a portion of neighbouring 125 Cree Crescent be redesignated on the Official Community Plan – Land Use Map from "Suburban Centre" to "Suburban Centre Commercial" and be rezoned from "M3 – General Institutional Service District" to "B4 – Arterial and Suburban Commercial District" (see Attachment 1). The proposed redesignation and rezoning will facilitate the subdivision and consolidation of a small portion of 125 Cree Crescent with 109 Cree Crescent.

### Report Highlights

1. Lawson Auto Centre is proposing to purchase a portion of 125 Cree Crescent to subdivide and consolidate it with its existing site at 109 Cree Crescent.
2. In order for the proposed subdivision to proceed, the land use and zoning designation of the subject land must be brought in line with that of 109 Cree Crescent.
3. No further development or change of use of 109 Cree Crescent is proposed.

### Strategic Goal

This rezoning supports the Strategic Goal of Sustainable Growth by ensuring a responsible and rational division of land that follows the boundaries of land use and zoning designations.

## **Proposed Official Community Plan Amendment and Rezoning from M3 to B4 – 109 Cree Crescent**

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### **Background**

The property, 109 Cree Crescent, is currently zoned B4 District and is developed as a public garage and car wash (Lawson Auto Centre), while 125 Cree Crescent is zoned M3 District and is the St. Angela Merici Residence. Both properties were subdivided in 1982 and are located within the Lawson Heights Suburban Centre.

### **Report**

Lawson Auto Centre is proposing to purchase a 1.52 metre (4.98 feet) wide strip of land from neighbouring 125 Cree Crescent that runs parallel to the current property line with 109 Cree Crescent. Through the subdivision process, the portion of land will be consolidated with 109 Cree Crescent.

The purchase and consolidation is proposed by the applicant to formally incorporate the land into their site. Informally, the strip of land in question has functioned as part of 109 Cree Crescent, with hard surfacing from 109 Cree Crescent extending on to 125 Cree Crescent, and an existing hedge line, suggesting the property line to be further west than it is in reality (see Attachment 2). The history or reasons for this discrepancy are unknown.

### Official Community Plan Amendment

In order for the subdivision of land to proceed as proposed, an amendment to the Official Community Plan – Land Use Map to redesignate the portion of land in question from “Suburban Centre” to “Suburban Centre Commercial,” in line with that of 109 Cree Crescent, is required.

### Zoning Bylaw Amendment

In conjunction with the above amendment, a rezoning of this portion of land from M3 – General Institutional Service District to B4 – Arterial and Suburban Commercial District is required to bring the zoning in line with that of 109 Cree Crescent. This ensures that a situation of a split-zoned site (a site with more than one zoning designation) is not created through the subdivision of land.

No further development or change of use of 109 Cree Crescent is proposed at this time. Future development of each site must continue to comply with the provisions of the B4 and M3 Districts, respectively.

### Comments from Other Divisions

No comments or concerns were identified through the administrative referral process.

### **Options to the Recommendation**

City Council could choose to deny this application. This option will maintain the current land use and zoning designation for the land in question, and will prevent the subdivision application from proceeding.

## **Proposed Official Community Plan Amendment and Rezoning from M3 to B4 – 109 Cree Crescent**

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

The proposed amendments are minor in nature and are not related to a proposed redevelopment or change of use on Cree Crescent. As such, public engagement was not conducted.

### **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 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**

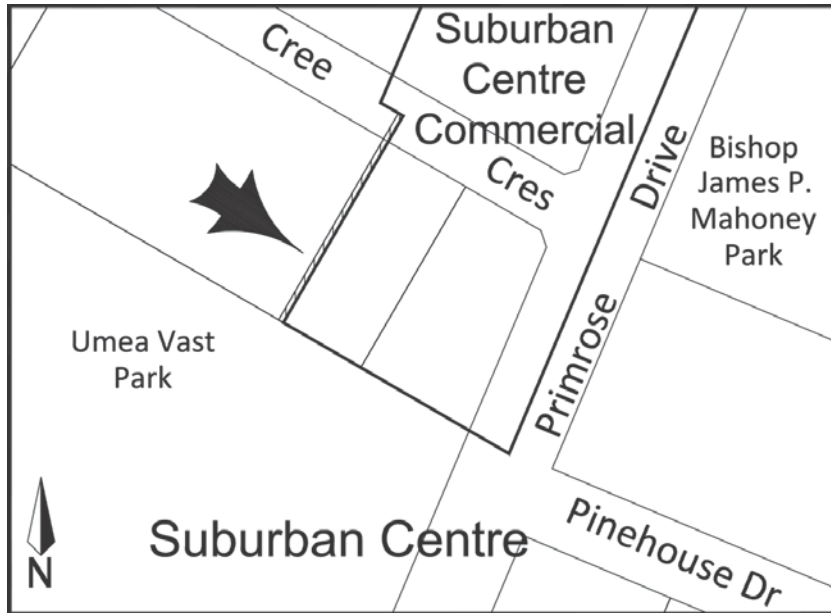
1. Location Maps
2. Aerial Image of 109 and 125 Cree Crescent

### **Report Approval**

Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Don Cook, Acting Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S:\Reports\DS\2015\MPC – Proposed Official Community Plan Amendment and Rezoning from M3 to B4 – 109 Cree Crescent\ks

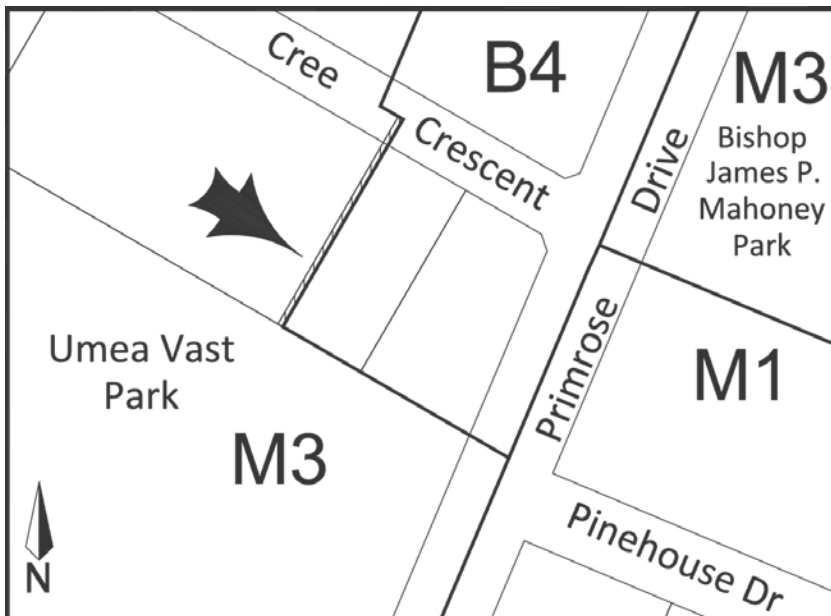
Location Maps




PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT  
LAND USE MAP

 From Suburban Centre to Suburban Centre Commercial

File No. OCP16-2015



PROPOSED ZONING AMENDMENT

 From M3 to B4

File No. RZ15-2015

Aerial Image of 109 and 125 Cree Crescent



Aerial Image of 109 and 125 Cree Crescent



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## **Proposed Kensington Neighbourhood Concept Plan Amendment, Official Community Plan Amendment, and Rezoning by Agreement – Parcels A and C, Kensington Boulevard**

### **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 following recommendations of the Administration:

1. That the proposed Kensington Neighbourhood Concept Plan amendment, as outlined in this report, be approved;
2. That the proposed Official Community Plan – Land Use Map amendment, as outlined in this report, be approved; and
3. That the proposed amendment to Zoning Bylaw No. 8770 amendment, as outlined in this report, be approved.

### **Topic and Purpose**

Applications have been submitted by Dream Asset Management Corporation (Dream) requesting the following amendments to proposed Parcels A and C, located adjacent to Kensington Boulevard and 22<sup>nd</sup> Street West:

- i. Amend the Kensington Neighbourhood Concept Plan (Concept Plan) to redesignate the parcels from “Mixed-Use” and “Buffer Strip” to “Commercial”;
- ii. Redesignate the parcels from “Residential” to “District Commercial” on the Official Community Plan – Land Use Map; and
- iii. Rezone the parcels from B1B – Neighbourhood Commercial – Mixed-Use District to B2 – District Commercial District, subject to Rezoning Agreements.

The purpose of these amendments is to provide for larger format retail development in conjunction with the existing neighbourhood commercial mixed-use sites to create a vibrant community-oriented commercial node at the Kensington neighbourhood gateway.

### **Report Highlights**

1. Dream is proposing a commercial development in the southern portion of Kensington on land currently zoned B1B District.
2. As part of this development, two retail stores are proposed that exceed the maximum gross floor area (GFA) of 325 m<sup>2</sup> for retail stores in the B1B District.
3. Amendments to the Concept Plan, Official Community Plan, and a rezoning to B2 District, subject to Rezoning Agreements, are required to accommodate the larger format stores.
4. Commercial development of a district scale is appropriate at this location.

## **Proposed Kensington Neighbourhood Concept Plan Amendment, Official Community Plan Amendment, and Rezoning by Agreement – Parcels A and C, Kensington Boulevard**

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5. Municipal buffer strips are proposed to be transferred to Dream to accommodate the proposed development.

### **Strategic Goal**

This report supports the Strategic Goal of Sustainable Growth by supporting the creation of “complete community” neighbourhoods, which includes access to commercial services that provide convenience and amenity to residents.

### **Background**

The Concept Plan was originally approved by City Council in April 2012 (see Attachment 1). The Concept Plan identified the subject sites as part of an area located adjacent to Kensington Boulevard, at the 22<sup>nd</sup> Street West entrance to Kensington, to be developed as commercial and institutional mixed use. A designation of “Residential” on the Official Community Plan – Land Use Map and zoning designation of B1B – Neighbourhood Commercial – Mixed-Use District were subsequently applied, consistent with the approved Concept Plan.

### **Report**

#### Proposed Development of Parcels A and C

Dream is proposing a commercial development known as The Shops of South Kensington, comprising a land area totalling 3.339 hectares (8.25 acres) and including approximately 8,825 m<sup>2</sup> (95,000 square feet) of commercial space, intended to serve Kensington and adjacent existing and future residential neighbourhoods. This community-oriented commercial development is to be located at the 22<sup>nd</sup> Street West entry into the Kensington neighbourhood.

As part of this development, Dream is proposing two retail stores with GFAs of approximately 1,580 m<sup>2</sup> (17,000 square feet) and 3,450 m<sup>2</sup> (37,000 square feet) that would be developed in conjunction with the existing neighbourhood commercial mixed-use sites zoned B1B District. Regulations for the B1B District limit the size of retail stores and restaurants to a maximum of 325 m<sup>2</sup> (3,498 square feet).

The amendments discussed in this report are required to accommodate the two retail stores larger than 325 m<sup>2</sup> proposed on Parcel A and Parcel C. See Attachment 2 for a site plan and Attachments 3 and 4 for building elevations of the proposed development of these parcels.

#### Concept Plan Amendment

An amendment to the Concept Plan is required to redesignate Parcels A and C from “Mixed-Use” and “Buffer Strip” to “Commercial” (see Attachment 5). The 2012 Concept Plan envisioned the south mixed-use area in Kensington as accommodating residential, institutional, and retail uses. The proposed “Commercial” designation will support retail use at a larger scale on the southerly portion of these parcels, totalling 1.681 hectares (4.15 acres), with the remainder of “Mixed-Use” land remaining at 2.449 hectares (6.052 acres).

## **Proposed Kensington Neighbourhood Concept Plan Amendment, Official Community Plan Amendment, and Rezoning by Agreement – Parcels A and C, Kensington Boulevard**

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The Concept Plan identified municipal buffer strips on each side of Kensington Boulevard, extending approximately 30 metres north from the 22<sup>nd</sup> Street right-of-way. The buffer strips were provided as part of a landscaped entrance that would include neighbourhood identification signage. The buffer strips also served to restrict driveway access to Kensington Boulevard from adjacent sites. Dream has requested to close these buffer strips and consolidate the land with the adjacent sites, as discussed later in this report, in order to accommodate alternative site development. Appropriate space to provide a landscaped neighbourhood entrance and signage still exists within the 22<sup>nd</sup> Street and Kensington Boulevard right-of-ways.

### Official Community Plan Amendment

An amendment to the Official Community Plan – Land Use Map is required to redesignate the subject parcels from “Residential” to “District Commercial” (see Attachment 5). While the “Residential” designation supports the original commercial and institutional mixed-use intent for these parcels, a “District Commercial” designation is required to reflect the scale of commercial development proposed on Parcels A and C. The proposed amendments do not change the intent of the area identified in the Concept Plan, which is to provide retail needs and services to Kensington and other neighbourhoods in the area.

### Provisions of Rezoning Agreement

A rezoning from B1B – Neighbourhood Commercial – Mixed-Use District to B2 – District Commercial District, subject to Rezoning Agreements, is required for each of these parcels (see Attachment 5). The Rezoning Agreements will control building form, interaction with the street, and site layout to ensure the development contributes to Kensington Boulevard’s prominence as a neighbourhood gateway and is of a suitable scale for this commercial node. Proposed terms of the Agreements are outlined in Attachment 6.

### Compatibility of Proposal with Surrounding Land Uses

The proposal is believed to be compatible with surrounding land uses for the following reasons:

- i. The parcels abut 22<sup>nd</sup> Street West, classified as an expressway, with a wide right of way and high traffic volumes. Across 22<sup>nd</sup> Street is the Blairmore Suburban Centre’s regional commercial area, which includes large format retail;
- ii. B1B-zoned land to the north along Kensington Boulevard will provide an appropriate transition from large to smaller scale commercial- and mixed-use as you proceed north into the residential portion of the neighbourhood;
- iii. Through Rezoning Agreements, the building form of the retail stores will be controlled to ensure that they contribute to Kensington Boulevard’s prominence as a neighbourhood gateway, including the use of architectural features, differentiated materials, texture, colour, and glazing to provide visual interest and interaction with the street;

## **Proposed Kensington Neighbourhood Concept Plan Amendment, Official Community Plan Amendment, and Rezoning by Agreement – Parcels A and C, Kensington Boulevard**

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- iv. Landscaping along 22<sup>nd</sup> Street West, Kensington Boulevard, and boundaries with adjacent sites will provide visual appeal and buffer from adjacent multi-family residential uses; and
- v. The parcels extend further south towards 22<sup>nd</sup> Street than adjacent residential development due to a 30 metre buffer between residential areas and the roadway. The placement of the buildings within this southern extension of the parcels will further separate them from adjacent land uses.

### Closure of Municipal Buffer Strips

As the proposed development is being designed to contribute to Kensington Boulevard's prominence as a neighbourhood gateway and to provide for more efficient sites for development, Dream has applied to have the municipal buffer strips adjacent to Kensington Boulevard closed and consolidated with proposed Parcels A and C. To accommodate this, the Administration is proposing to transfer municipal buffer strip MB3B and MB2B to Dream to be consolidated with proposed Parcels A and C in exchange for dedication of other land required for future roads in the area. This item will be dealt with in a separate report from the Transportation and Utilities Department.

### Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing. Please refer to Attachment 7 for complete comments.

### **Options to the Recommendation**

City Council could choose to deny this application. This decision would not permit Parcels A and C to be developed as proposed.

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

Kensington is in the early stages of development and there is neither a community association nor well-established resident population for which a public information meeting could be held. However, letters were mailed to property owners within approximately 75 metres of the subject sites to solicit feedback. To date, one call has been received by a member of the public asking for clarification on permitted uses in the B2 District. No concerns have been received by our office.

### **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**

A corresponding report from the Transportation and Utilities Department regarding the closure and transfer of municipal buffer strips will be considered by City Council at the same meeting as this report.

## **Proposed Kensington Neighbourhood Concept Plan Amendment, Official Community Plan Amendment, and Rezoning by Agreement – Parcels A and C, Kensington Boulevard**

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### **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 a public hearing will be set. The Planning and Development Division will notify all property owners within 75 metres of the subject site of the public hearing date, by letter. A notice will be placed in The StarPhoenix two weeks prior. Notice boards will be placed on the site.

### **Attachments**

1. Kensington Neighbourhood Concept Plan
2. Proposed Site Plan
3. Proposed Building Elevations – Parcel A
4. Proposed Building Elevations – Parcel C
5. Location Maps
6. Provisions of Rezoning Agreements
7. Comments from Other Divisions

### **Report Approval**

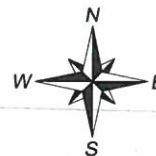
Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Don Cook, Acting Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/MPC – Proposed Kensington Neighbourhood Concept Plan Amendment, OCP Amendment, and Rezoning by Agreement – Parcels A and C, Kensington Boulevard/ks

# KENSINGTON CONCEPT PLAN

AMENDED JANUARY 26, 2015

ORIGINAL KENSINGTON  
CONCEPT PLAN  
APPROVED APRIL 2012



- SINGLE FAMILY DETACHED
- SINGLE FAMILY DETACHED (RESIDENTIAL CARE HOME)
- ST MULTI UNIT (STREET TOWNHOUSE)
- MULTI UNIT (GROUP TOWNHOUSE)
- MULTI UNIT (STACKED GROUP TOWNHOUSE)
- MULTI UNIT MEDIUM DENSITY (APARTMENT STYLE)
- MIXED USE (COMM/RES/INST.)
- POTENTIAL SCHOOL SITE
- MUNICIPAL RESERVE
- STORM WATER PARCEL
- BUFFER STRIP
- STORM POND
- CONCEPT PLAN BOUNDARY
- CITY LIMITS

HWY 14

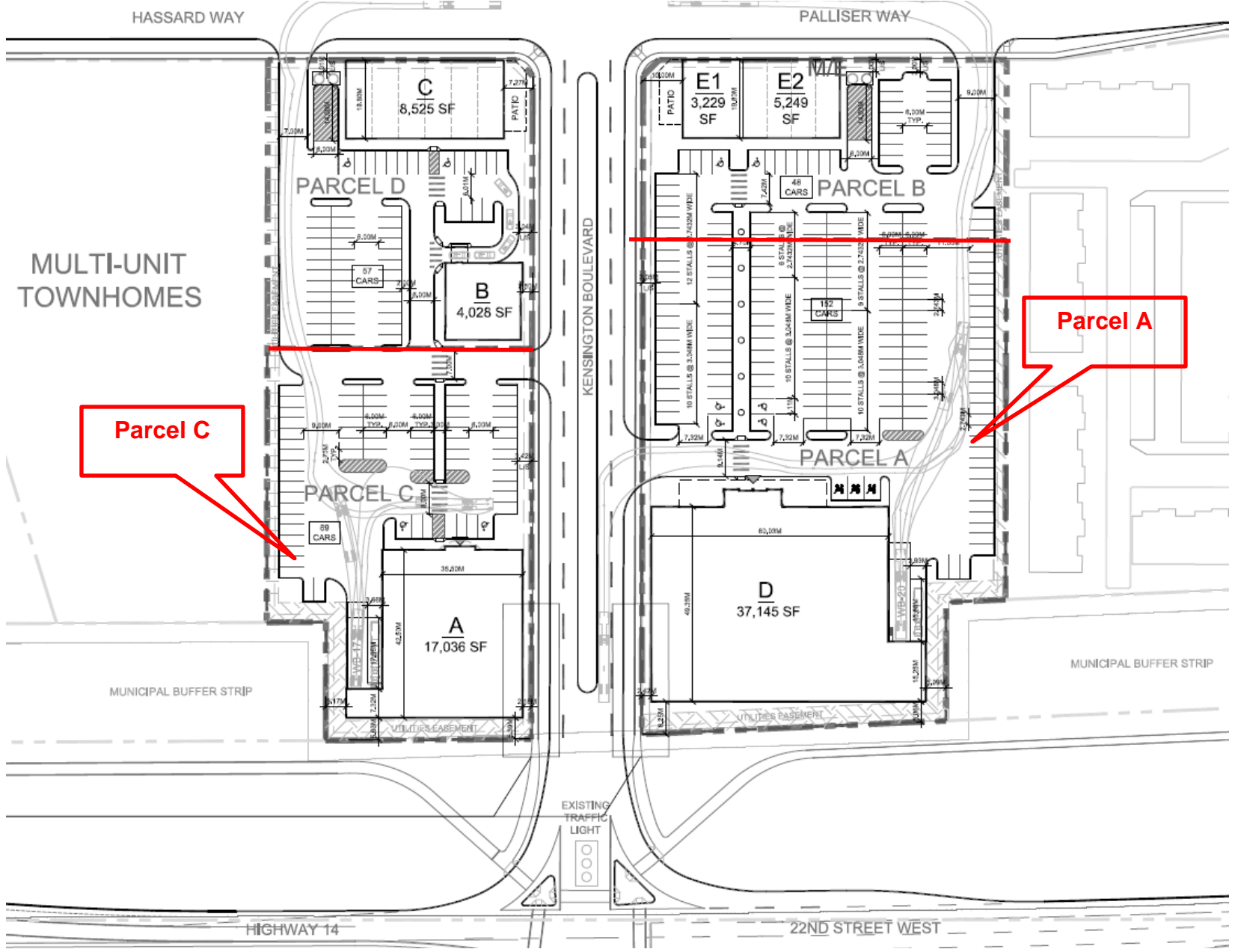
22nd Street



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.  
DRAWING NOT TO BE SCALED  
February 9, 2015



**Proposed Site Plan – The Shops of South Kensington**



**Parcel C**

**Parcel A**

Proposed Site Plan

ATTACHMENT 2

**Proposed Building Elevations – Parcel A**



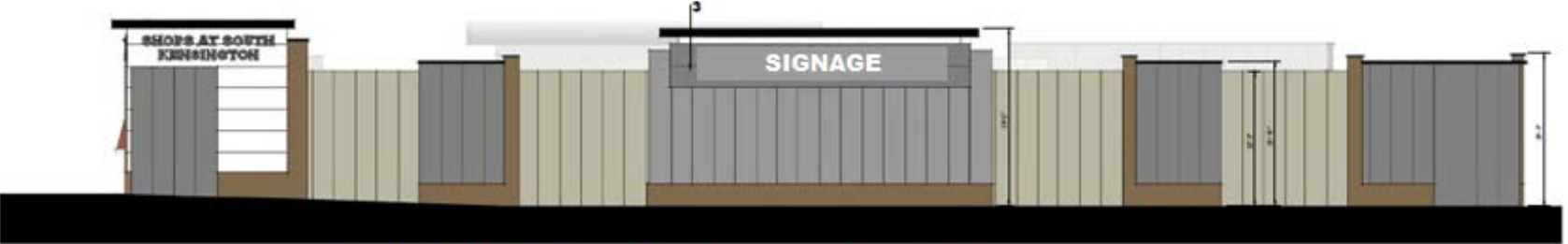
**South Elevation**



**West Elevation**



**East Elevation (View from Kensington Boulevard)**



**North Elevation (View from 22nd Street West)**

- 1. DRIFTWOOD
- 2. DOVE GREY
- 3. WEATHERED ZINC
- 4. COLONIAL RED
- 5. IXL BRONZESTONE MATTE
- 6. CLEAR GLASS/ CLEAR ANODIZED ALUMINUM
- 7. CEDAR
- 8. BLACK FLASHING
- 9. WHITE

Proposed Building Elevations – Parcel A

ATTACHMENT 3



Proposed Building Elevations – Parcel C

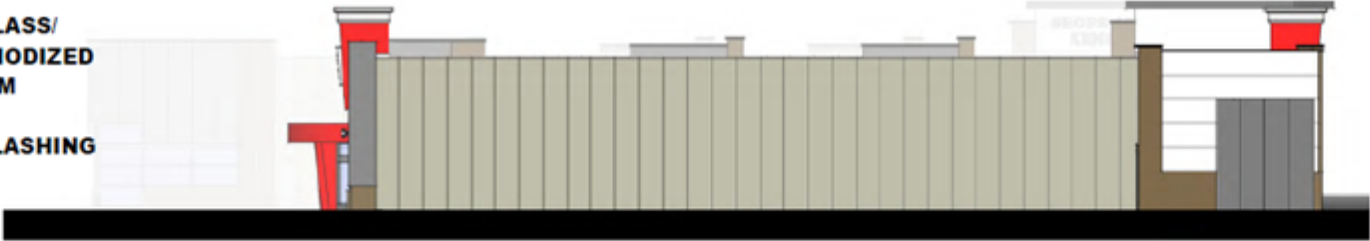


**South Elevation**

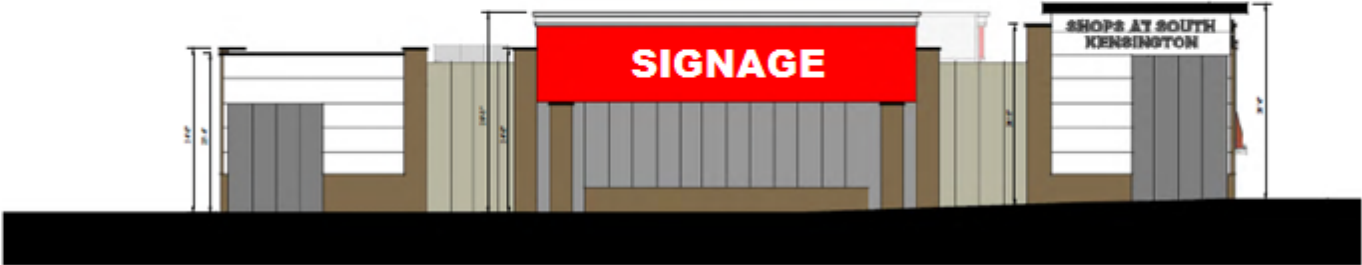
- 1. DRIFTWOOD
- 2. DOVE GREY
- 3. WEATHERED ZINC
- 4. COLONIAL RED
- 5. IXL BRONEZESTONE MATTE
- 6. CLEAR GLASS/  
CLEAR ANODIZED ALUMINUM
- 7. CEDAR
- 8. BLACK FLASHING



**West Elevation (View from Kensington Boulevard)**



**East Elevation**

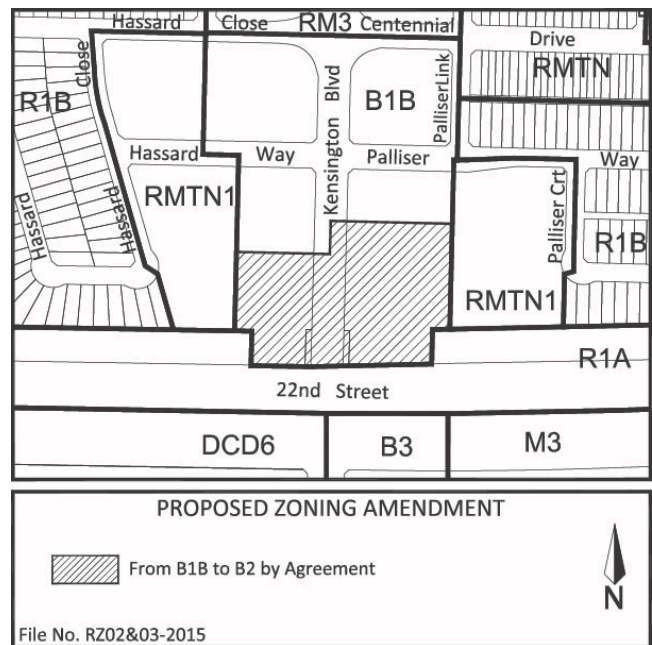
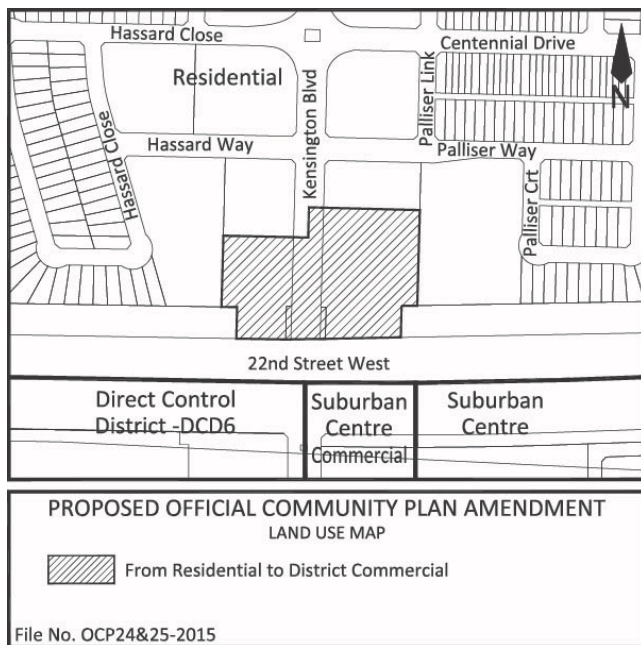
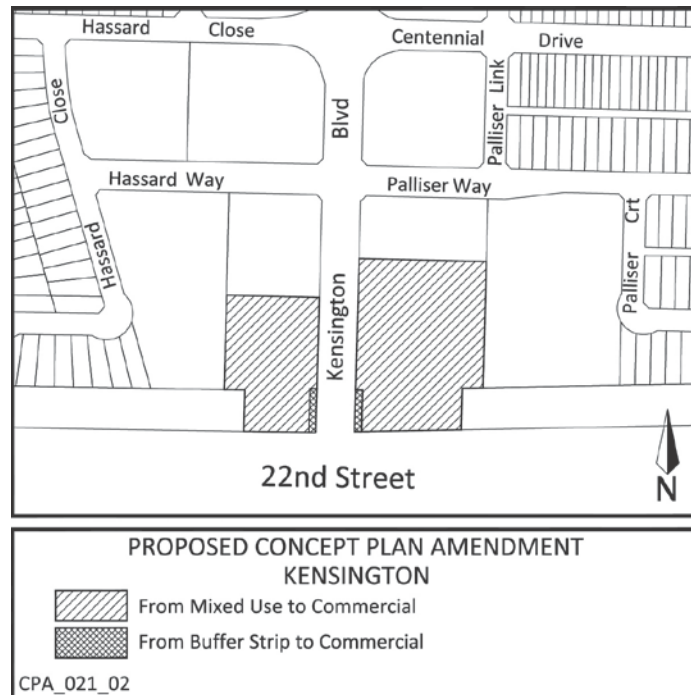


**North Elevation (View from 22nd Street West)**

Proposed Building Elevations – Parcel C

ATTACHMENT 4

**Location Maps**



## Provisions of Rezoning Agreements

### Parcel A

1. **Use of Land:** Those uses permitted in the B2 District.
2. **Front Yard Setback:** Minimum 2.0 m.
3. **Rear Yard Setback:** Minimum 5.09 m.
4. **Building Height:** Maximum of 9.5 m.
5. **Landscaping:** In addition to the landscaping requirements contained in the B2 District:
  - a. Landscaping shall be provided in general conformance with the landscape plan attached to this agreement; and
  - b. Landscaping shall be provided, where possible, within any traffic islands located within the interior of the site unless used as part of the pedestrian walkway.
6. **Pedestrian Walkway:** A hard-surfaced pedestrian walkway shall be provided through the parking area on the site which provides safe and convenient access to principal building entrances. Where the walkway crosses a driving aisle, an appropriately marked crosswalk shall be provided.
7. **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with adjacent residential land uses.
8. **Street Interface:** For portions of any building adjacent to Kensington Boulevard and 22<sup>nd</sup> Street West, the façade shall be articulated in a manner that provides visual interest from the street including, but not limited to, use of architectural features; and changes in texture, colour, and building materials. In addition, glazing shall be provided, where possible, along the Kensington Boulevard elevation.

All other provisions of the B2 District not otherwise mentioned above shall apply. The site plan and building elevations shall be attached as appendices to the Agreement to ensure that final development is in substantial conformance with them.

### Parcel C

1. **Use of Land:** Those uses permitted in the B2 District.
2. **Front Yard Setback:** Minimum 2.0 m.
3. **Rear Yard Setback:** Minimum 5.17 m.
4. **Building Height:** Maximum of 9.5 m.
5. **Landscaping:** In addition to the landscaping requirements contained in the B2 District:
  - a. Landscaping shall be provided in general conformance with the landscape plan attached to this agreement; and

- b. Landscaping shall be provided, where possible, within any traffic islands located within the interior of the site unless used as part of the pedestrian walkway.
- 6. **Pedestrian Walkway:** A hard-surfaced pedestrian walkway shall be provided through the parking area on the site which provides safe and convenient access to principal building entrances. Where the walkway crosses a driving aisle, an appropriately marked crosswalk shall be provided.
- 7. **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with adjacent residential land uses.
- 8. **Street Interface:** For portions of any building adjacent to Kensington Boulevard and 22<sup>nd</sup> Street West, the façade shall be articulated in a manner that provides visual interest from the street including, but not limited to, use of architectural features; and changes in texture, colour, and building materials. In addition, glazing shall be provided, where possible, along the Kensington Boulevard elevation.

All other provisions of the B2 District not otherwise mentioned above shall apply. The site plan and building elevations shall be attached as appendices to the Agreement to ensure that final development is in substantial conformance with them.

**Comments From Other Divisions**

Transportation and Utilities Department

The proposed amendments, as noted in the report, are acceptable to the Transportation and Utilities Department, with the following comments:

1. The adjacent sanitary sewer capacity appears to be sufficient for this development.
2. Regarding the storm sewer system adjacent to the proposed development, direct connection to the intersection of Kensington Boulevard/Palliser Way, or the 450 mm storm pipe in Kensington Boulevard, is preferred. Flows need to be controlled via orifices as shown in the servicing report submitted by the Developer.

**Planning and Development Comment:** The Applicant acknowledges and accepts this requirement and will address it in the detailed design stage prior to the issuance of a Building Permit.

3. The internal water main sizes should be increased from 150 mm to 200 mm.

**Planning and Development Comment:** The Applicant acknowledges and accepts this requirement and will address it in the detailed design stage prior to the issuance of a Building Permit.

4. The development accesses, as proposed, are approved subject to the City of Saskatoon Private Driveway Crossing Guidelines.
5. The intersection at Hassard/Palliser Way and Kensington Boulevard will not be signalized as the distance between the roundabout at Hassard Close/Centennial Drive and signals at 22<sup>nd</sup> Street is insufficient.

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# Land Use Applications Received by the Community Services Department For the Period Between July 3, 2015, to July 29, 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 July 3, 2015, to July 29, 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 – August 17, 2015/ks

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## Land Use Applications Received by the Community Services Department For the Period Between July 3, 2015, to July 29, 2015

The following applications have been received and are being processed:

### Condominium

- Application No. 14/15: 119 Avenue S South (4 New Units)  
Applicant: Webb Surveys for Habitat for Humanity Saskatoon  
Legal Description: Lots 16 to18, Block 16, Plan No. G3978  
Current Zoning: RM1  
Neighbourhood: Pleasant Hill  
Date Received: July 9, 2015

### Official Community Plan

- Amendment No. OCP 24/15: Kensington Boulevard  
Applicant: Dream Asset Management Corp.  
Legal Description: Parcel HH, Plan No. 102164475  
Current Land Use Designation: Residential  
Proposed Land Use Designation: District Commercial  
Neighbourhood: Kensington  
Date Received: July 10, 2015
- Amendment No. OCP 25/15: Kensington Boulevard  
Applicant: Dream Asset Management Corp.  
Legal Description: Parcel JJ, Plan No. 102164475  
Current Land Use Designation: Residential  
Proposed Land Use Designation: District Commercial  
Neighbourhood: Kensington  
Date Received: July 10, 2015

### Rezoning

- Application No. Z26/15: Lewin Crescent and Gordon Road  
Applicant: Dream Asset Management Corp.  
Legal Description: Part of SE 10-36-5-3; and Part of Parcel A,  
Plan No. 62S15086; Part of Parcel C,  
Plan No. 66S07349; and Part of Parcel XX,  
Plan No. 102191712  
Current Zoning: R1A  
Proposed Zoning: R1B and RM3  
Neighbourhood: Stonebridge  
Date Received: July 13, 2015

Subdivision

- Application No. 37/15: 1227 15<sup>th</sup> Street East  
Applicant: Webb Surveys for Etera Developments Ltd.  
Legal Description: Lot 43, Block 20, Plan No. 102176063  
Current Zoning: R2  
Neighbourhood: Varsity View  
Date Received: July 9, 2015
- Application No. 38/15: Kensington Boulevard/22<sup>nd</sup> Street West  
Applicant: Webster Surveys for  
Dream Asset Management Corp.  
Legal Description: Parts of Parcels HH and JJ, all of MB2A and  
MB3A, Plan No. 102164475  
Current Zoning: B1B  
Neighbourhood: Kensington  
Date Received: July 9, 2015
- Application No. 39/15: Parts of Parcels A and E, Plan No. 60S13285, Part  
Applicant: of NE ¼ Sec 18-36-5-W3M and Surface  
Legal Description: Consolidation of Part of Parcel E with Parcel A,  
Plan No. 60S13285  
Current Zoning: AG  
Neighbourhood: Gordie Howe Management Area  
Date Received: July 14, 2015
- Application No. 40/15: 1310 10<sup>th</sup> Street East  
Applicant: Webb Surveys for Dr.V. Cattell,  
c/o Tuscany Homes Inc.  
Legal Description: Lots 20 and 21, Block 8, Plan No. G123 and  
Lot 34, Block 8, Plan No. 101410861  
Current Zoning: R2  
Neighbourhood: Varsity View  
Date Received: July 21, 2015
- Application No. 41/15: 1001 Kolynchuk Crescent  
Applicant: Webb Surveys for Ehrenburg Homes Ltd.  
Legal Description: Lot B, Block 203, Plan No. 102173093  
Current Zoning: RMTN  
Neighbourhood: Stonebridge  
Date Received: July 21, 2015



Subdivision

- Application No. 42/15: 103 Poplar Crescent
- Applicant: Webb Surveys for Brandon and Raychel Moore
- Legal Description: Lots 4 and 5, Block 4, Plan No. G4228
- Current Zoning: R2
- Neighbourhood: Nutana
- Date Received: July 23, 2015

**Attachments**

1. Plan of Proposed Condominium No. 14/15
2. Plan of Proposed Official Community Plan Amendment No. OCP 24/15
3. Plan of Proposed Official Community Plan Amendment No. OCP 25/15
4. Plan of Proposed Rezoning No. Z26/15
5. Plan of Proposed Subdivision No. 37/15
6. Plan of Proposed Subdivision No. 38/15
7. Plan of Proposed Subdivision No. 39/15
8. Plan of Proposed Subdivision No. 40/15
9. Plan of Proposed Subdivision No. 41/15
10. Plan of Proposed Subdivision No. 42/15

SHEET NUMBER 1 OF 2  
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR LOTS 16 - 18, BLOCK 16 REG'D PLAN NO. G3978 N.E. 1/4 OF SEC. 30 TWP. 36, RGE. 5, W. 3rd MER. SASKATOON, SASKATCHEWAN BY: T.R. WEBB, S.L.S. DATE: MAY 2015 SCALE: AS SHOWN

**LEGEND**

1. Measurements are in metres and decimale thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Residential unit numbers are shown as 1, 2, 3, etc. on sheet 2.
4. Regular residential unit boundaries are shown on Sheet 2 by a heavy solid line and are defined as follows:
  - the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
  - the doors and windows form part of the regular residential unit.
5. The doors and windows form part of the regular residential unit.
6. All exterior surfaces are common property.
7. The owner of each regular residential unit shall have exclusive use of that balcony that unit has sole access.
8. Parking spaces are in accordance with Section 11(1)(c) of The Condominium Property Act.
9. Parking spaces shown on Sheet 1 are designated P1, P2, P3, etc.
10. Visitor parking space shown on Sheet 1 is designated as V1.
11. All areas not designated with a unit number are common property.
12. Area to be approved is outlined by a heavy dashed line.
13. The parcel within the line of approval has an Extension 0.
14. Standard iron posts found are shown thus:  $\bigcirc$  RP1  $\bigcirc$  RP2  $\blacklozenge$
15. Reference Points are shown thus:  $\bigcirc$  RP1  $\bigcirc$  RP2
16. The Datum used: NAD83 (CSRS88)
17. The Projection used: UTM Zone13N extended
18. Geo-referenced points were derived from GNSS and post processed from the Precise Positioning Service from Natural Resources Canada
19. RP Coordinates are derived as of May 12, 2015
20. RP Coordinates are derived as of May 12, 2015



REG'D PLAN NO. 520 C

64503165

65520267

SITE PLAN SCALE 1:500

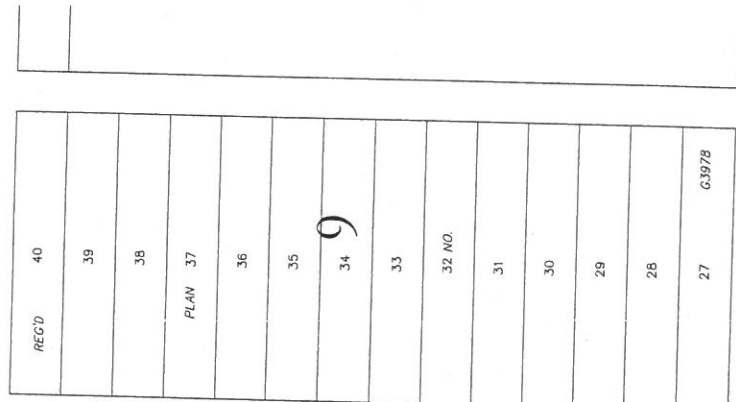
REG'D PLAN NO. 521

64503165

CONDOMINIUM PLAN 101956226 (REG'D PLAN NO. G3978)

PLAN NO. 4

PLAN NO. 5



A V E N U E S

2 1 s t S T R E E T

A V E N U E S

REG'D PLAN NO. 15

64503165

65520267

SITE PLAN SCALE 1:500

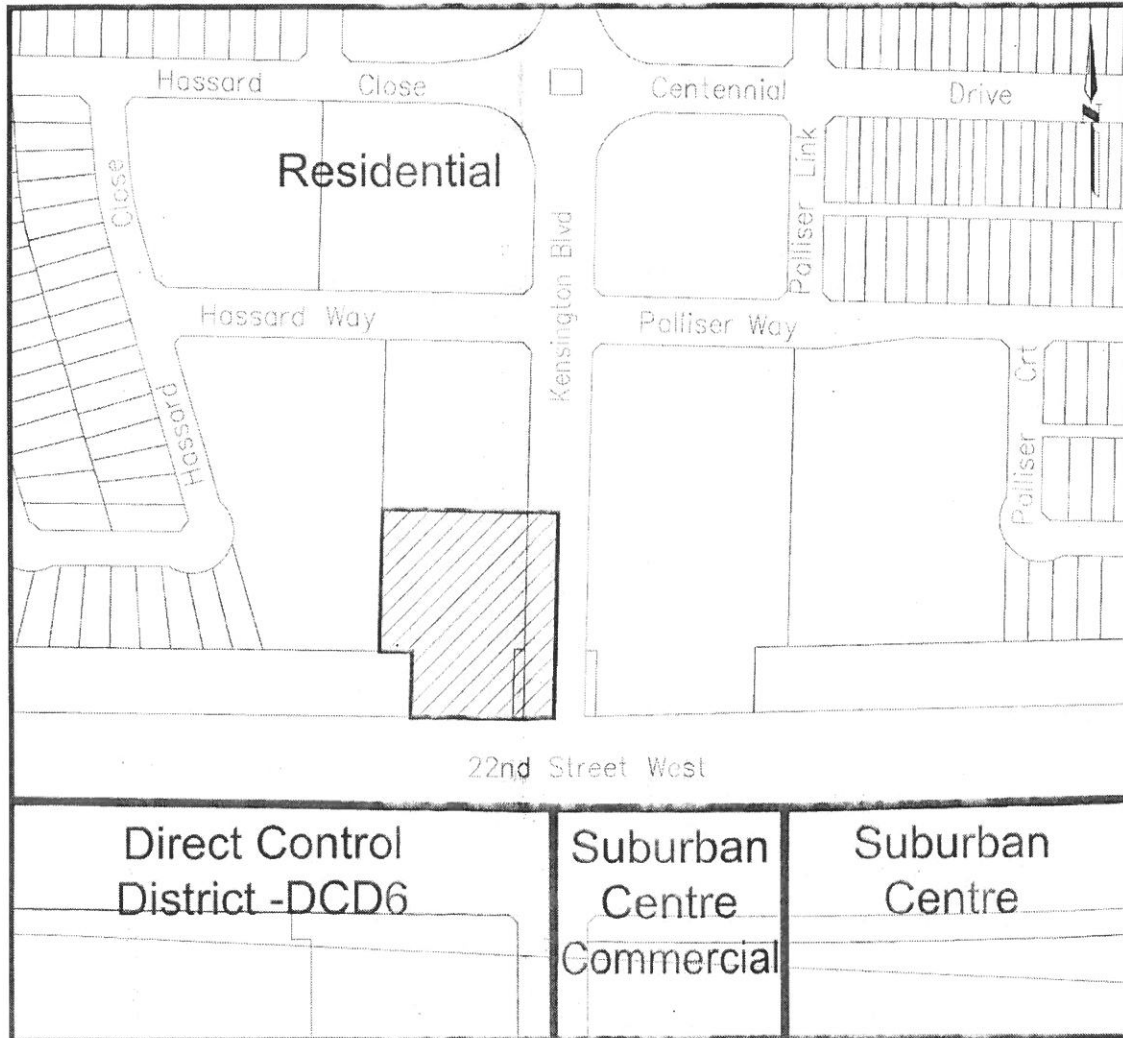
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65520267

SITE PLAN SCALE 1:500

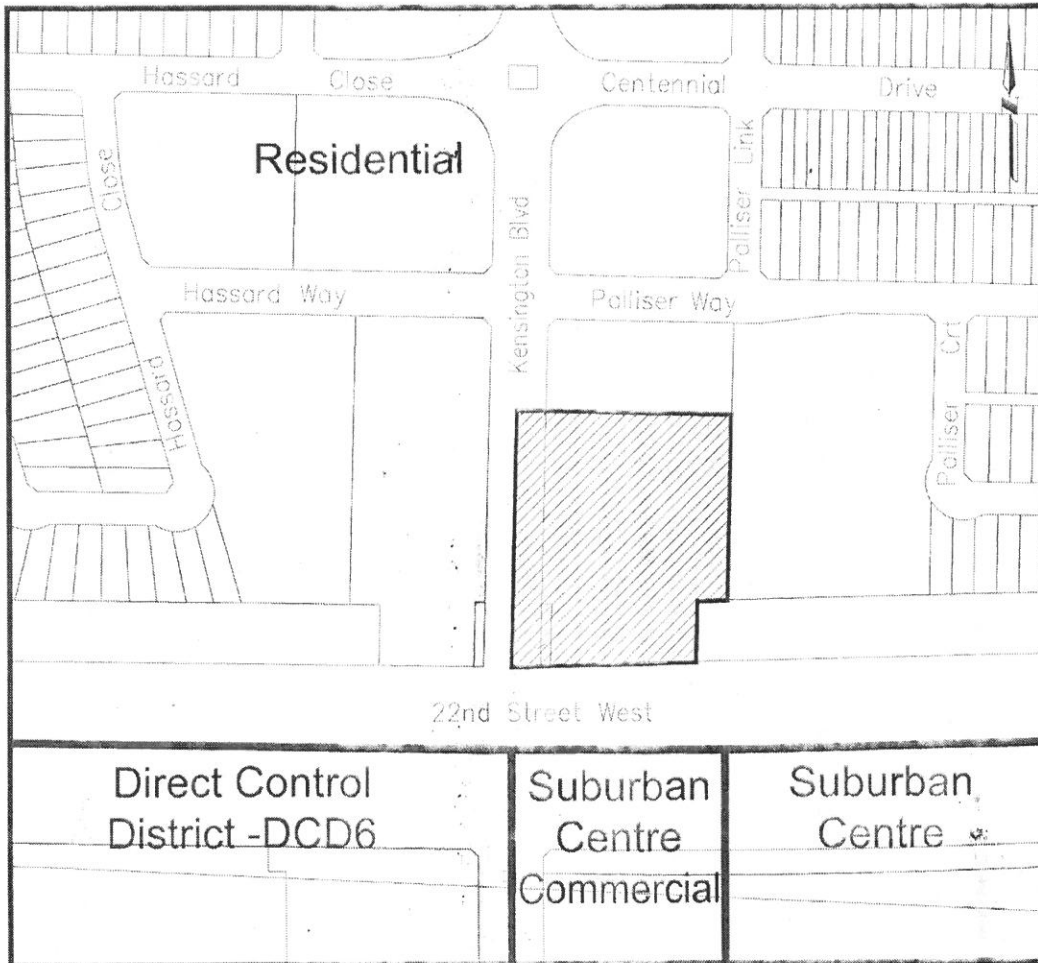
Plan of Proposed Official Community Plan Amendment No. OCP 24/15



OFFICIAL COMMUNITY PLAN AMENDMENT  
LAND USE MAP

 From Residential to District Commercial

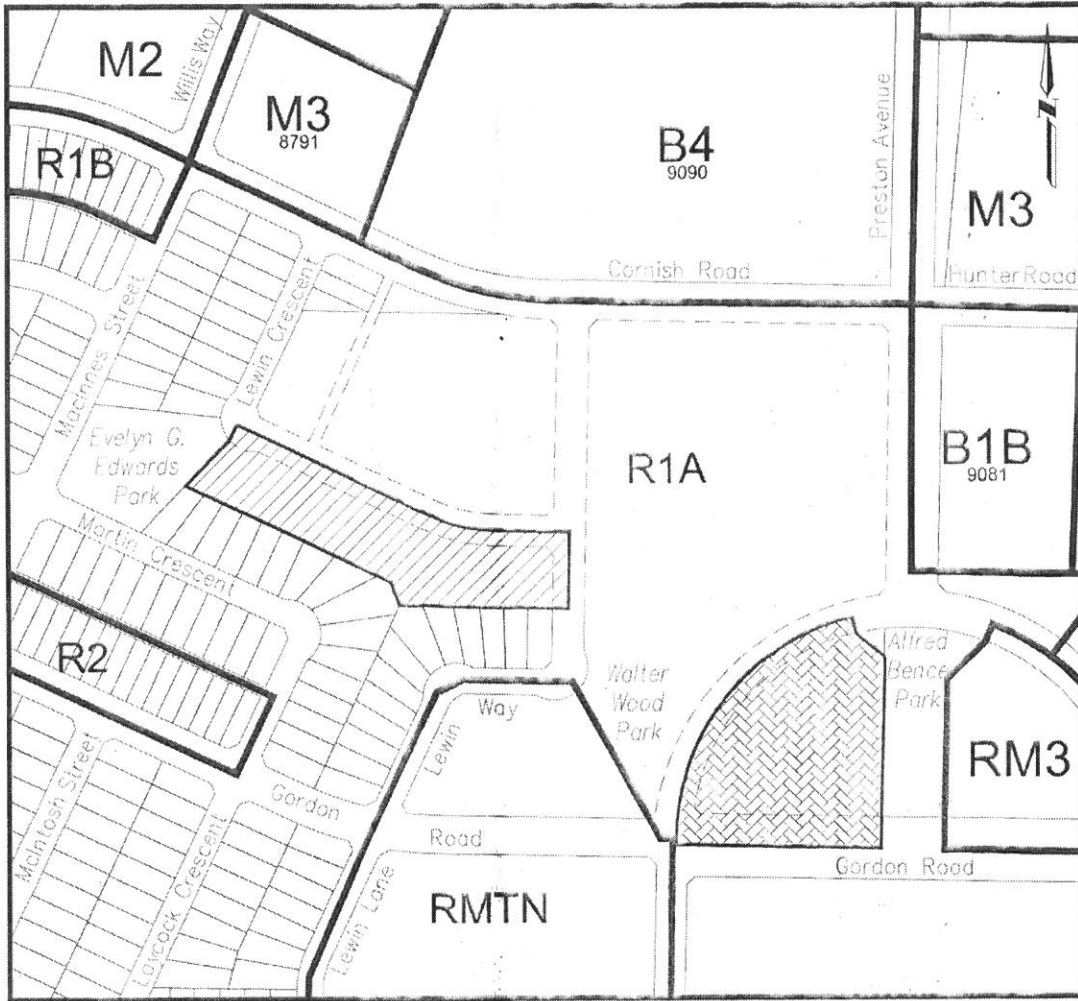
Plan of Proposed Official Community Plan Amendment No. OCP 25/15



OFFICIAL COMMUNITY PLAN AMENDMENT  
LAND USE MAP

 From Residential to District Commercial



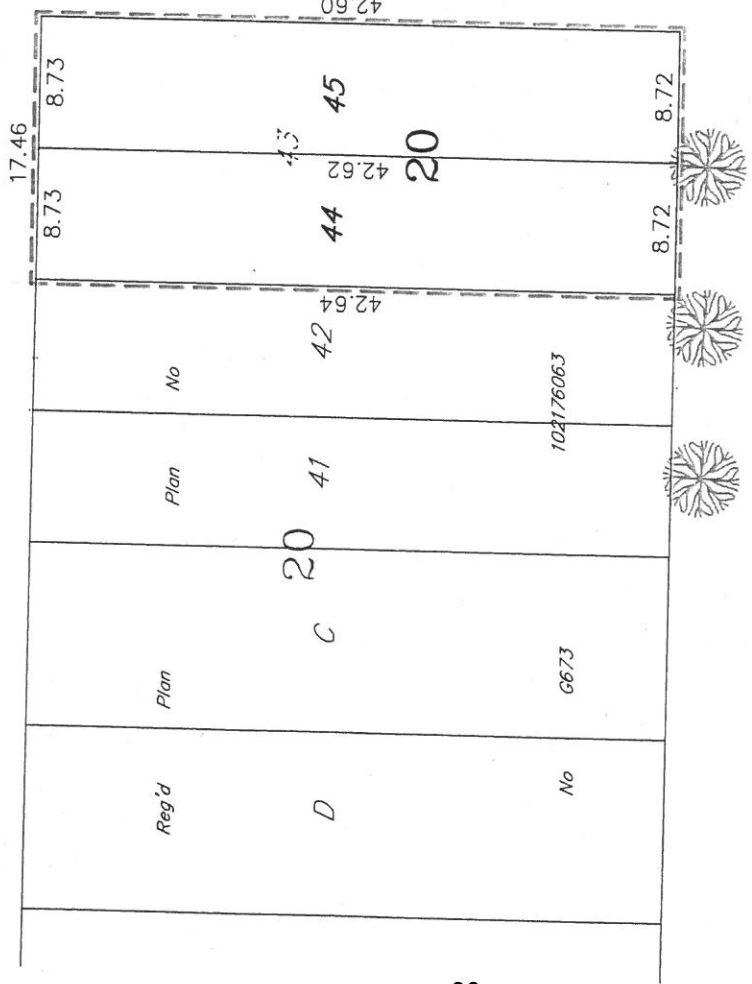


### ZONING AMENDMENT

 From R1A to R1B

 From R1A to RM3

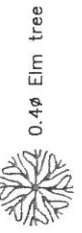
33	Reg'd	34	35	36	37	38	39	40
			Plan		No	F5527		



PLAN OF PROPOSED  
SUBDIVISION OF  
LOT 43, BLOCK 20  
PLAN NO 102176063  
NW 1/4 SEC 27-36-5-3  
1227 15th STREET EAST  
SASKATOON, SASKATCHEWAN  
SCALE 1:500

*[Signature]*  
I.R. Webb April 30<sup>th</sup>, 2015  
Saskatchewan Land Surveyor

Dimensions shown are in metres and decimals thereof.  
Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 0.07± ha (0.18± ac.).  
Dimensions shown are approximate and may differ from the final plan of survey by 0.05± metres.



Approved under the provisions of  
Bylaw No. 6537 of the  
City of Saskatoon

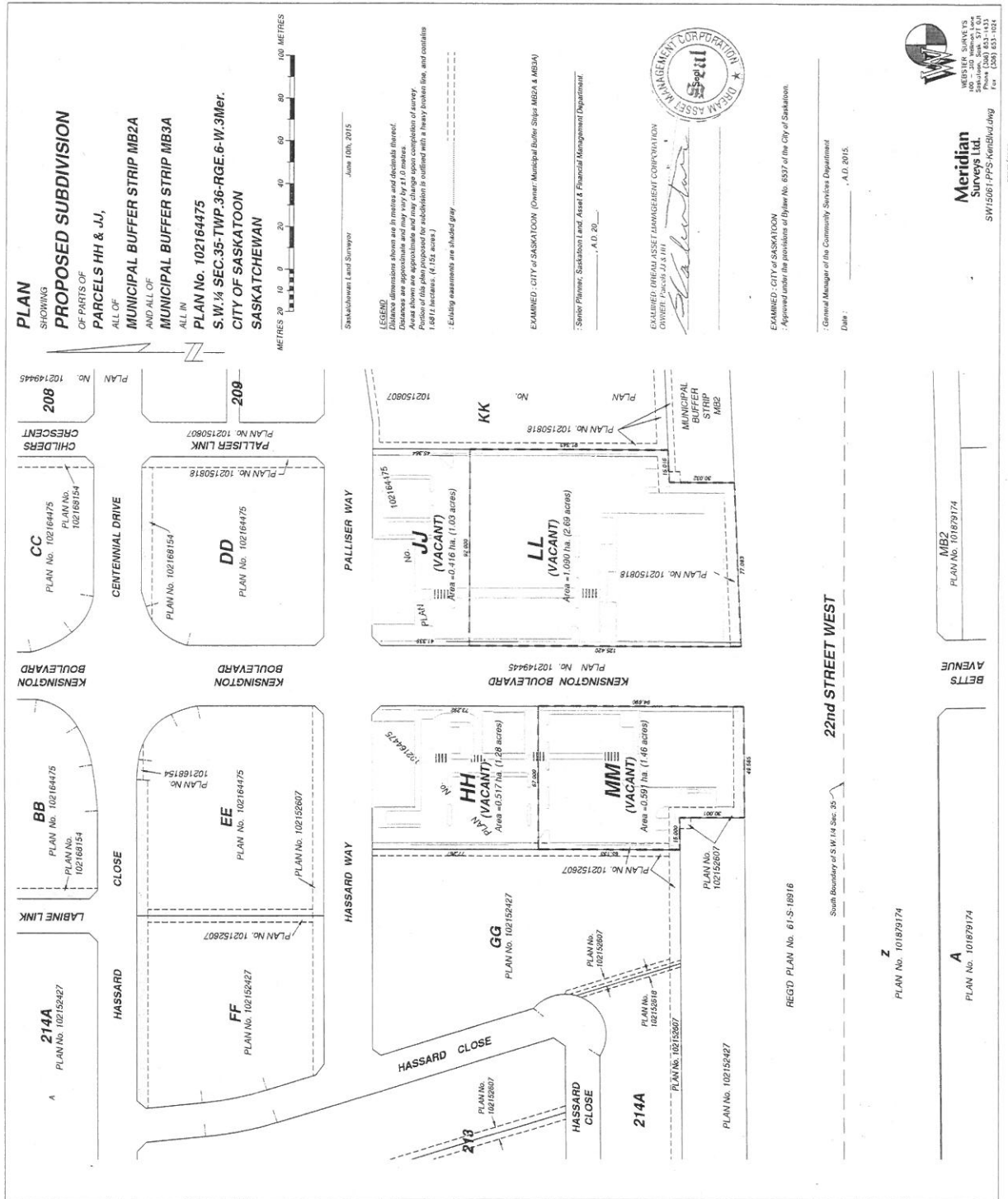
Date \_\_\_\_\_  
Director of Planning and Development  
Division

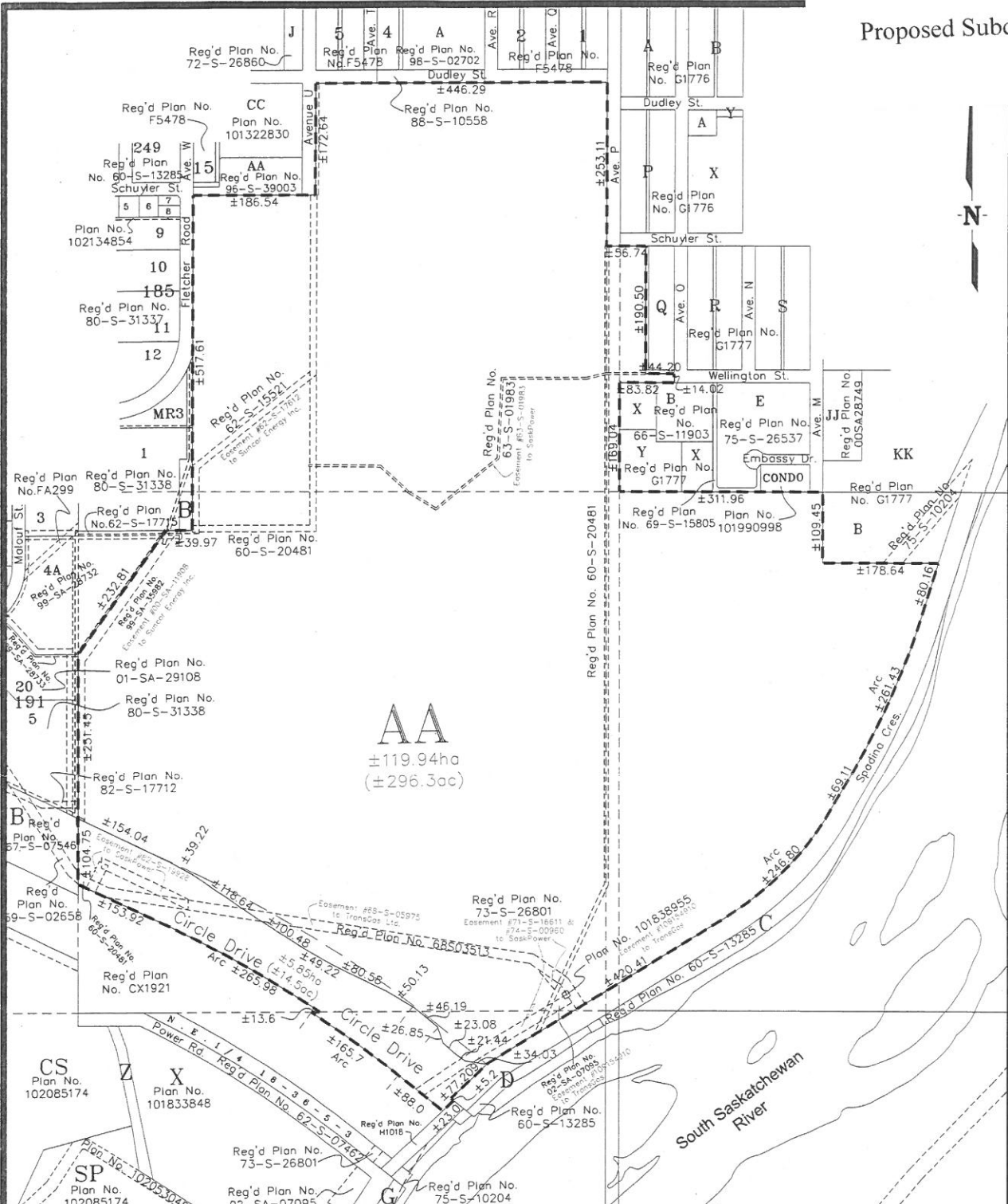
WIGGINS AVENUE

1227 15th STREET EAST

Prepared by  
**Cobb Surveys**  
14-2836se CAS

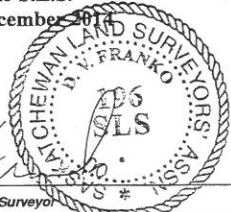
Reg'd	8	Plan	No	9	6705	10
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**Plan Showing Proposed Surface Subdivision of part of Parcels A & E, Reg'd Plan No. 60S13285, part of N.E. 1/4 Sec.18 Twp. 36 Rge. 5 W3rd Mer. and Surface Consolidation of part of Parcel E with Parcel A, Reg'd Plan No. 60S13285, all in N.E. 1/4 Sec.18, E.1/2 Sec.19 & S.W. 1/4 Sec.20 Twp. 36 Rge. 5 W3rd Mer. Saskatoon, Saskatchewan**

By: D.V. Franko S.L.S.  
 June 2009 - December 2014  
 Scale: 1:6000



> Measurements are in meters and decimals thereof.  
 > Area to be subdivided is outlined in a bold dashed line and contains ±125.79 ha. (±310.8 acres)

**City of Saskatoon**  
 Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

Seal

**George, Nicholson, Franko & Associates Ltd.**  
 Legal Land Surveyors, Global Positioning Systems

drawing no. 1308-102-CDSWESTPHASEPP			
date	12/05/2014	no.	revision date
drawn by	JKE	R1	APR17/2015
checked by	DVF	R2	APR27/2015
file no.	1308-102	R3	REV3DATE
sheet	1 of 1	R4	REV4DATE



PLAN OF PROPOSED  
SUBDIVISION OF  
LOTS 20 & 21, BLOCK 8,  
REG'D PLAN NO. G123 &  
LOT 34, BLOCK 8,  
PLAN NO. 101410861  
1310 10TH STREET EAST  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
SCALE 1:500

Dimensions shown are in metres and decimals thereof.  
Portion of this plan to be approved is outlined  
with a bold, dashed line and contains 0.08± ha  
(0.19± ac.).  
Distances shown are approximate and may vary  
From the final plan of survey by ± 0.25 m

T.R. Webb July 17, 2015  
Saskatchewan Land Surveyor

Seal

Prepared by  
*T.R. Webb*  
© 2015  
15-2835st NLI



10th		Street		East	
Reg'd	Plan	Reg'd	Plan	Reg'd	Plan
17	33	19	23	25	27
101410850	101410850	101410861	101410861	101410883	101410883
No.	No.	No.	No.	No.	No.
8	8	8	8	8	8
42.67	42.67	42.67	42.67	42.67	42.67
9.14	9.14	9.14	9.14	9.14	9.14
18.28	18.28	18.28	18.28	18.28	18.28
Tree Clump					
18.28 Lane					

Reg'd	Plan	No.	Plan	No.	Plan	No.	Plan	No.
16	15	14	13	12	11	10	9	8
101410850	101410850	101410850	101410850	101410850	101410850	101410850	101410850	101410850
No.	No.	No.	No.	No.	No.	No.	No.	No.
8	8	8	8	8	8	8	8	8
42.67	42.67	42.67	42.67	42.67	42.67	42.67	42.67	42.67
9.14	9.14	9.14	9.14	9.14	9.14	9.14	9.14	9.14
18.28	18.28	18.28	18.28	18.28	18.28	18.28	18.28	18.28

Approved under the provisions of  
Bylaw No. 6537 of the  
City of Saskatoon

Director of Planning & Development Division

Date

South

Avenue

Wiggins

**PLAN OF PROPOSED SURFACE  
BARE LAND CONDOMINIUM FOR  
LOT B, BLOCK 203  
PLAN NO. 102173093  
S. 1/2 SEC. 11  
TWP. 36, RGE. 5, W. 3RD MER.  
1001 KOLYNCHUK CRESCENT  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
SCALE 1:500**

Dimensions shown are in metres and decimals thereof.  
Portion of this plan to be approved is outlined  
with a bold, dashed line and contains 0.58± ha  
(1.43± ac.).

Distances shown are approximate and may vary  
From the final plan of survey by ± 0.5 m

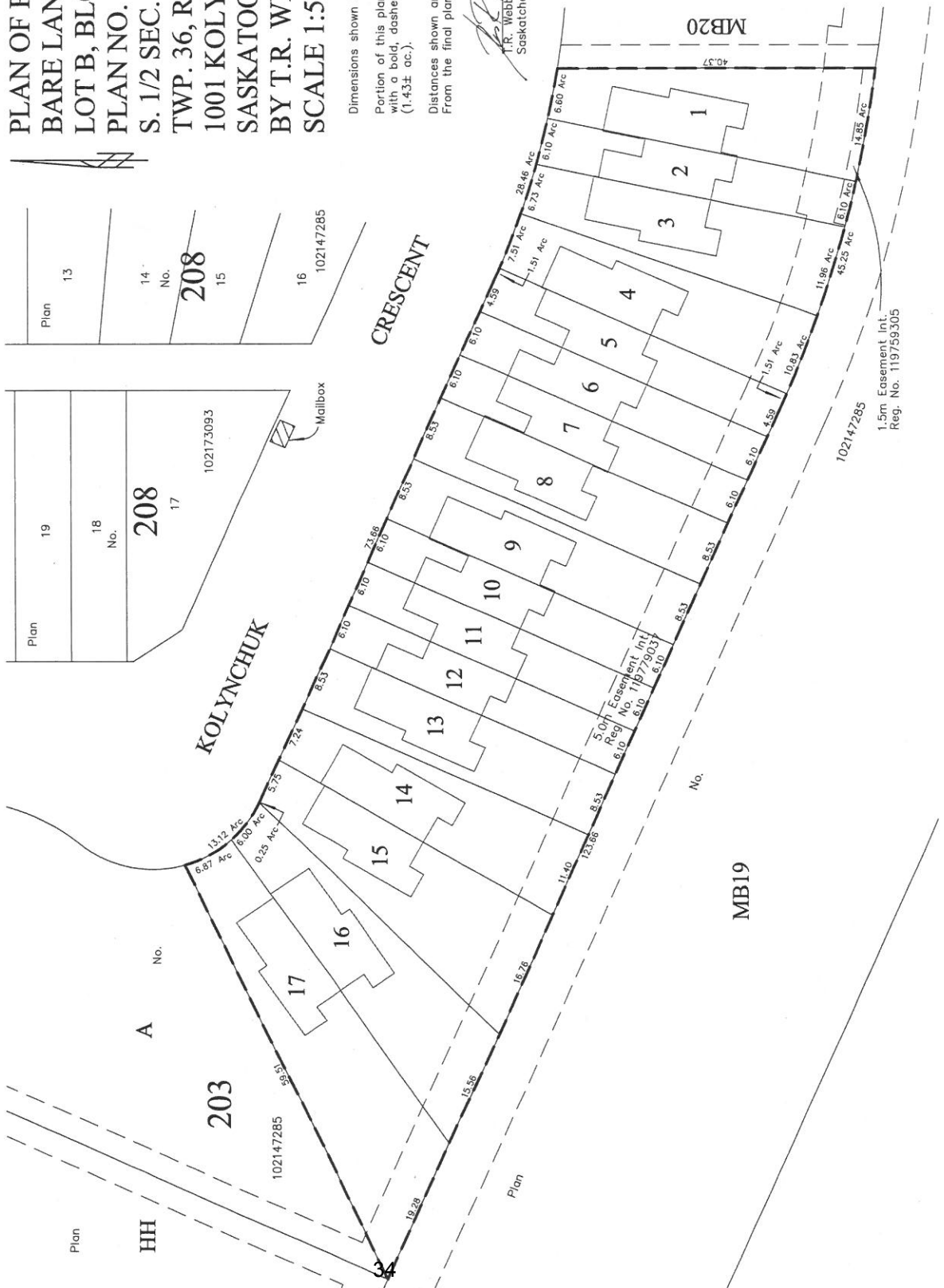
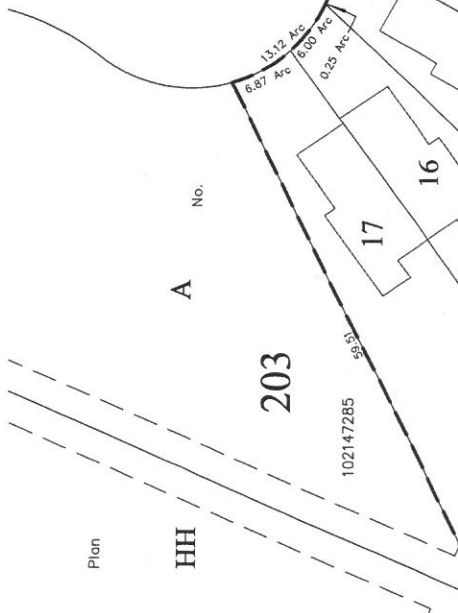
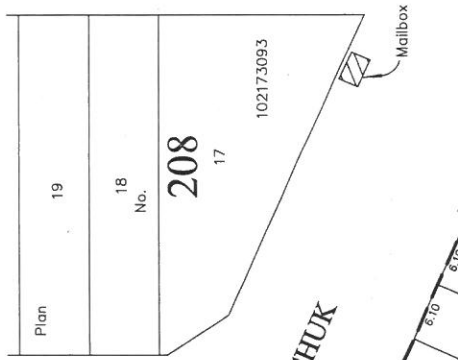
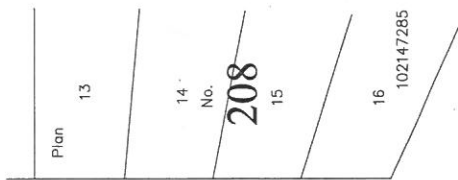
T.R. Webb July 27<sup>th</sup> 2015  
Saskatchewan Land Surveyor

Seal

Proposed Subdivision No. 41/15

Approved under the pr  
Bylaw No. 6537 of the  
City of Saskatoon

Director of Planning & Dev.



1.5m Easement Int.  
Reg. No. 119759305

102147285

MB19

MB20

**PLAN OF PROPOSED  
SUBDIVISION OF  
LOTS 4 & 5, BLOCK 4  
REG'D PLAN NO. G4228  
103 POPLAR CRESCENT  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
SCALE 1:500**



Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.10± ha (0.25± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 1.0 m

Legend:



Tree

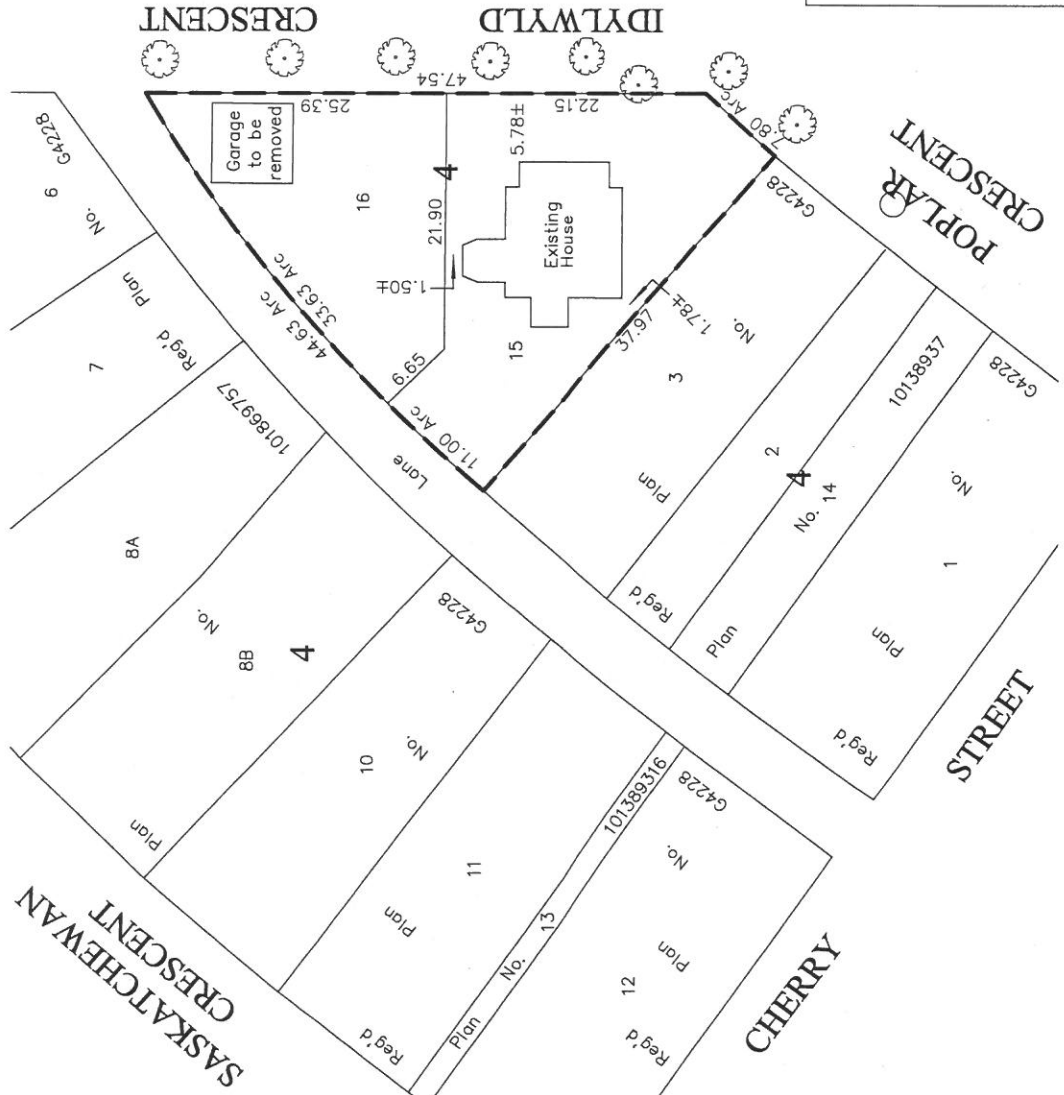
*T.R. Webb*  
T.R. Webb July 22nd, 2015  
Saskatchewan Land Surveyor

S

Prepared by  
*T.R. Webb*  
© 2015  
15-2792sm

Approved under the provisions of  
Bylaw No. 6537 of the  
City of Saskatoon

Date \_\_\_\_\_  
Director of Planning & Development Division



## **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 Thursday, August 20, 2015:

- a. Proposed Rezoning – Aspen Ridge Neighbourhood – Phase 1  
Applicant: Saskatoon Land
- b. Proposed Amendment to Rezoning Agreement – RM3 by Agreement –  
530, 532 and 534 Avenue F South and 524 17<sup>th</sup> Street West  
Applicant: Shift Developments Inc.
- c. Proposed Zoning Bylaw Text Amendment Ambulance Stations in IL2, IL3,  
IB and IH2 Districts  
Applicant: Community Services Department