



PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION

**Tuesday, January 26, 2016, 12:00 p.m.
Committee Room E, Ground Floor, City Hall
Members:**

**Councillor E. Olauson
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Ms. J. Braden (Public)
Dr. C. Christensen (Public)
Mr. A. Douma (Public)
Ms. D. Fracchia (Public)
Mr. J. Jackson (Public)
Mr. K. Martens (Public)
Ms. S. Smith (Public)
Mr. G. White (Public)
Mr. S. Laba (Saskatoon Public Schools)
Mr. J. McAuliffe (Saskatoon Catholic Schools)**

Pages

1. CALL TO ORDER

1.1 Appointments and Reappointments to Municipal Planning Commission [File No. CK. 175-16]

At its Regular Business meeting held on November 23, 2015, City Council adopted a recommendation of its Executive Committee that the following be appointed and reappointed to the Municipal Planning Commission for the terms indicated:

For 2016:

Councillor E. Olauson

To the end of 2017:

Ms. Diane Bentley, Public
Ms. Donna Fracchia, Public
Mr. Greg White, Public
Ms. Janice Braden, Public
Ms. Sydney Smith, Public
Mr. Shaun Betker, Public

Mr. Stan Laba, Board of Education for Saskatoon Public Schools

Recommendation

That the information be received.

1.2 Appointment of Chair

The Commission is requested to appoint a Chair for 2016. Ms. Janice Braden was Chair for 2015.

1.3 Appointment of Vice-Chair

The Commission is requested to appoint a Vice-Chair for 2016. Mr. Karl Martens was Vice-Chair for 2015.

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of Regular Meeting of the Municipal Planning Commission held on December 15, 2015 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Proposed Rezoning – From FUD to R1A, R1B, and RMTN – Rosewood Neighbourhood [File No. CK. 4351-016-001 and PL. 4350-Z28/15]

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 amendment to Zoning Bylaw No. 8770 respecting land in the Rosewood neighbourhood, as outlined in this report, be approved.

7.2 Proposed Amendment to Kensington Neighbourhood Concept Plan – Village Centre [File No. CK. 4110-44 and PL. 4131-36-1]

9 - 15

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 Kensington Neighbourhood Concept Plan amendment be approved.

- 7.3 Land Use Applications Received by the Community Services Department For the Period Between November 13, 2015, to December 15, 2015 [File No. CK. 4000-5, PL. 4350-1, PL. 4132, PL. 4355-D, PL 4350, PL. 4300] 16 - 37**

Recommendation

That the information be received.

8. REPORTS FROM COMMISSION

- 8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, January 25, 2016 [File No. CK. 175-16] 38 - 38**

Recommendation

That the information be received.

9. ADJOURNMENT

Proposed Rezoning – From FUD to R1A, R1B, and RMTN – Rosewood Neighbourhood

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 amendment to Zoning Bylaw No. 8770 respecting land in the Rosewood neighbourhood, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Arbutus Properties proposing to amend the zoning designation of land in the Rosewood neighbourhood from FUD – Future Urban Development District (FUD) to R1A – One-Unit Residential District (R1A), R1B – Small Lot One-Unit Residential District (R1B), and RMTN – Townhouse Residential District (RMTN).

This application applies zoning that is necessary to implement the Rosewood Neighbourhood Concept Plan (Concept Plan) for the area outlined in this report.

Report Highlights

1. The zoning amendment will accommodate development of single-unit and townhouse-style multiple-unit residential.
2. The proposed zoning designations are consistent with the approved Concept Plan.

Strategic Goal

This zoning amendment supports the Strategic Goal of Sustainable Growth. Rosewood was designed as a “complete community” neighbourhood that accommodates a variety of land uses and housing styles.

Background

The Concept Plan was originally approved by City Council in May 2008. A subsequent major amendment was approved in June 2014, which included the addition of a regional commercial area east of Zimmerman Road, as well as changes to the layout of the eastern portion of the neighbourhood, which included the subject area of this rezoning.

The current zoning designation of FUD was applied to the subject lands in advance of urban development commencing in the area that is consistent with the approved Concept Plan.

Proposed Rezoning – From FUD to R1A, R1B, and RMTN – Rosewood Neighbourhood

Report

Concept Plan

The Concept Plan identifies this area for development as single-unit and multi-family (street townhouse) residential (see Attachment 1).

Official Community Plan Bylaw No. 8769

This area is designated as “Residential” on the Official Community Plan Bylaw No. 8769 – Land Use Map.

Zoning Bylaw Amendment

The zoning designations of the subject lands are proposed to be amended from FUD to R1A, R1B, and RMTN. See Attachment 2 for a map showing the proposed application of these zoning districts.

A total of 36 R1A lots, 87 R1B lots, and 4 RMTN parcels are proposed through a related subdivision application. Rear lanes will service the R1B and RMTN lots providing for parking access from the rear yard only. Front yard parking access will be permitted for the R1A lots as no rear lanes are provided as per the approved Concept Plan.

All proposed lots are located along local streets except for the RMTN sites fronting Rosewood Boulevard East, which is classified as a collector roadway. Consequently, front yard parking access is restricted along this segment of the roadway.

The proposed zoning designations are consistent with the land use identified by the Concept Plan, as well as the Official Community Plan Bylaw No. 8769 – Land Use Map.

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 is not recommended as this application is consistent with the Concept Plan.

Public and/or Stakeholder Involvement

Extensive public consultation was undertaken during the development of the Concept Plan and subsequent major amendment. As this application is consistent with the Concept Plan, no further consultation was 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.

Proposed Rezoning – From FUD to R1A, R1B, and RMTN – Rosewood Neighbourhood

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. Rosewood Concept Plan
2. Location Map

Report Approval

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

S/Reports/2016/PD/MPC – Proposed Rezoning – From FUD to R1A, R1B, and RMTN – Rosewood Neighbourhood/ks

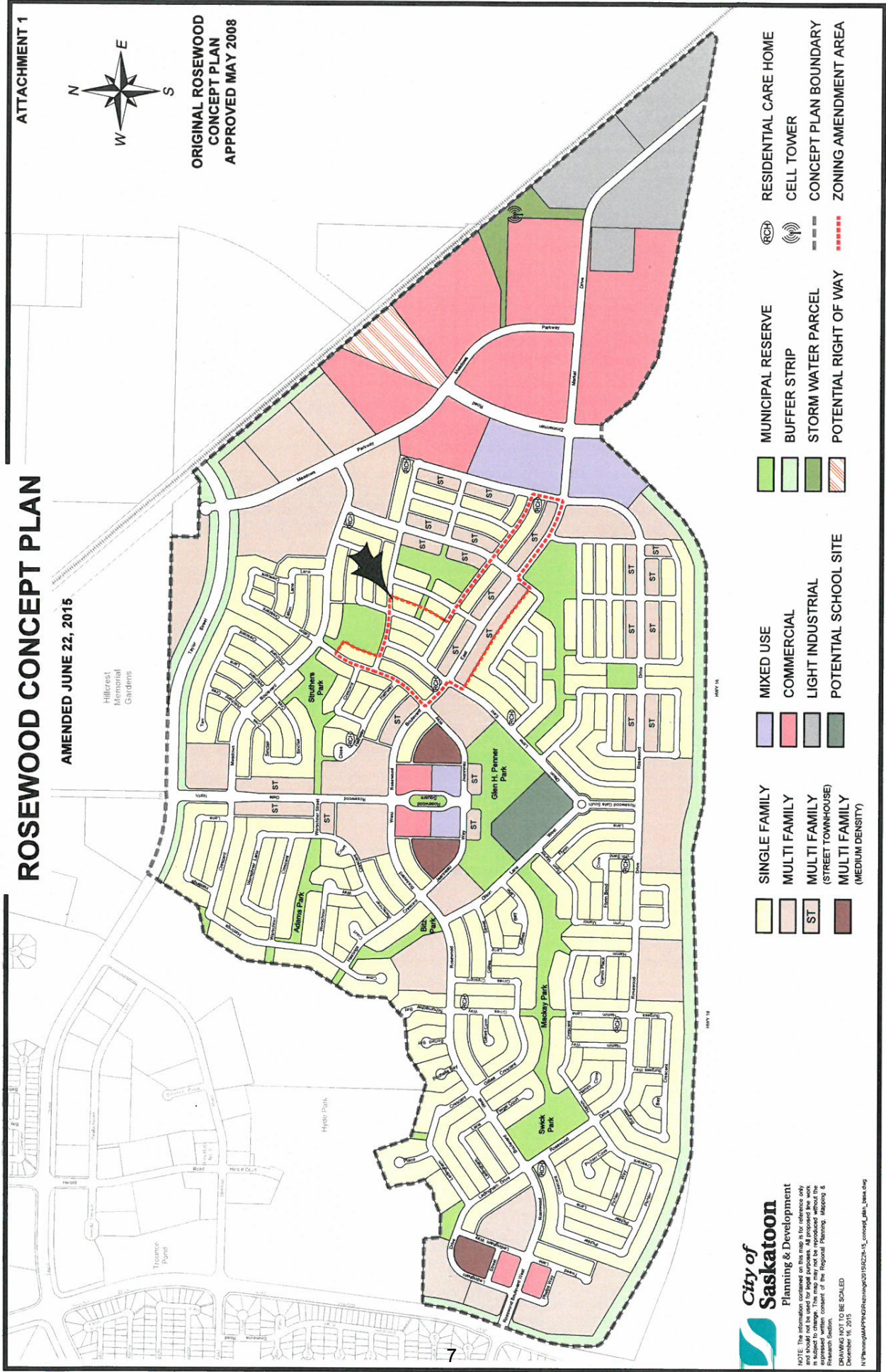
ATTACHMENT 1

ROSEWOOD CONCEPT PLAN

AMENDED JUNE 22, 2015



ORIGINAL ROSEWOOD
CONCEPT PLAN
APPROVED MAY 2008



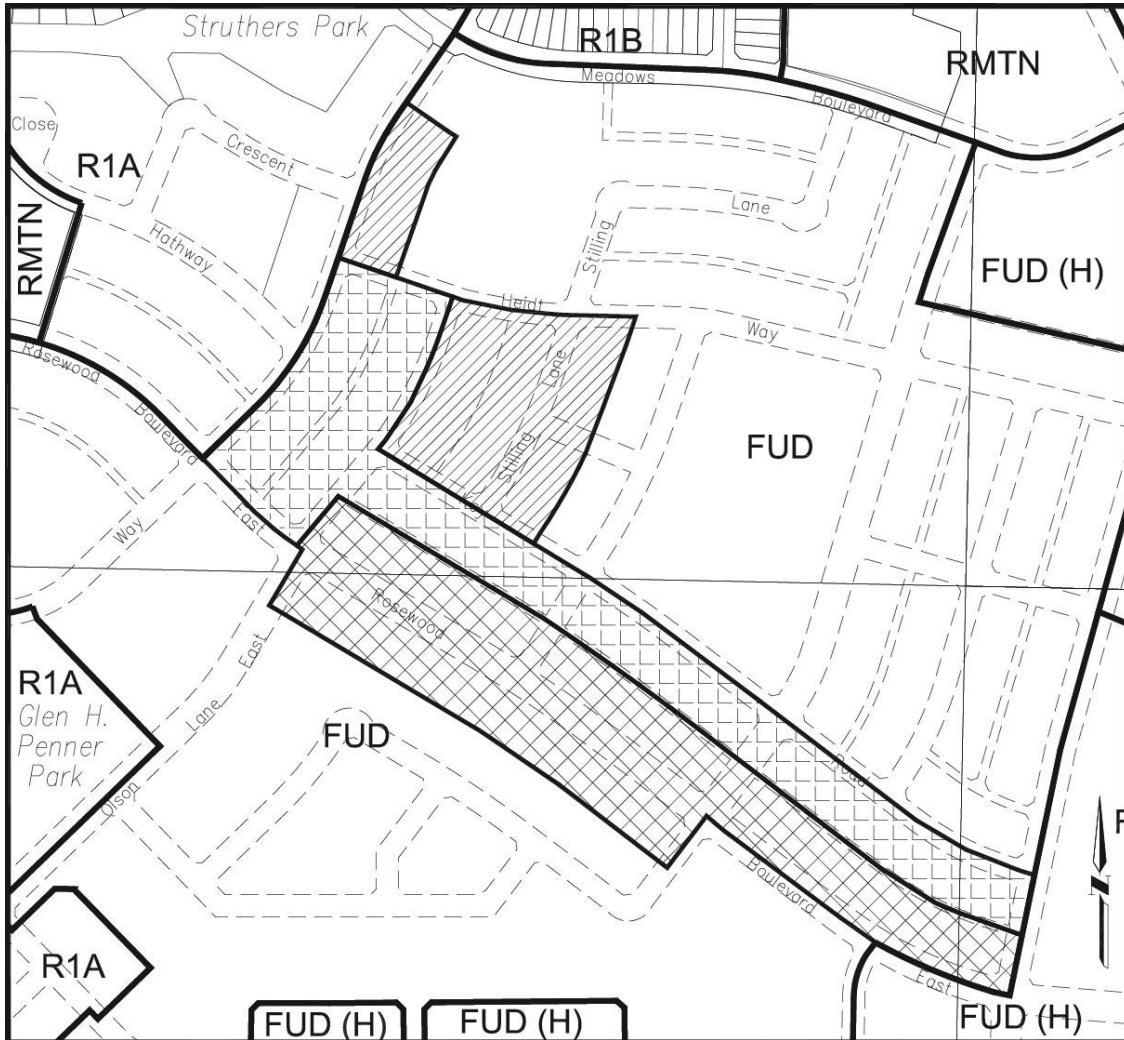
- SINGLE FAMILY
- MULTI FAMILY
- MULTI FAMILY (STREET TOWNHOUSE)
- MULTI FAMILY (MEDIUM DENSITY)
- MIXED USE
- COMMERCIAL
- LIGHT INDUSTRIAL
- POTENTIAL SCHOOL SITE
- MUNICIPAL RESERVE
- BUFFER STRIP
- STORM WATER PARCEL
- POTENTIAL RIGHT OF WAY
- RESIDENTIAL CARE HOME
- CELL TOWER
- CONCEPT PLAN BOUNDARY
- ZONING AMENDMENT AREA

**City of
Saskatoon**
Planning & Development

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

DRAWING NOT TO BE SCALED
December 16, 2015
N:\Projects\MapInfo\Rosewood\01516228-15_concept_plan_base.dwg

Location Map



ZONING AMENDMENT

-  From FUD to R1A
-  From FUD to R1B
-  From FUD to RMTN

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Proposed Amendment to Kensington Neighbourhood Concept Plan – Village Centre

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 Kensington Neighbourhood Concept Plan amendment be approved.

Topic and Purpose

An application has been submitted by Saskatoon Land requesting an amendment to the Kensington Neighbourhood Concept Plan related to two design elements of the Village Centre.

Report Highlights

1. The Village Centre is proposed to be a mixed-use, pedestrian-oriented focal point for Kensington.
2. Two changes to the design of the Village Centre are proposed:
 - i) reducing the right-of-way (ROW) width of Kensington Link; and
 - ii) removal of two lanes.
3. These changes require an amendment to the Kensington Neighbourhood Concept Plan (Concept Plan).

Strategic Goal

Under the Strategic Goal of Sustainable Growth, this report supports Kensington's proposed Village Centre as a viable development area and an attractive, pedestrian-friendly focal point for the neighbourhood.

Background

The Concept Plan was originally approved by City Council in 2012. It identifies an area known as the Village Centre, proposed to combine neighbourhood convenience shopping and medium-density multiple-unit residential with pedestrian-oriented urban streetscapes and a Village Square (see Attachment 1).

The proposed land uses, future landscaping and design treatments, and the proximity to the neighbourhood school sites and core park are intended to position the Village Centre as a focal point and gathering place for the Kensington neighbourhood.

Parcels S and U, fronting Kensington Union, are designated for mixed-use development on the Concept Plan, and are intended to accommodate commercial, residential, and institutional uses. These parcels are currently zoned B1B – Neighbourhood Commercial – Mixed-Use District for this purpose.

Parcels T and V, located to the east of the mixed-use parcels across an adjacent lane and fronting Kensington Boulevard, are designated for medium-density apartment-style residential, and are zoned RM3 – Medium-Density Multiple-Unit Dwelling District.

Report

Proposed Changes to Village Centre

Saskatoon Land has proposed changes to two design elements of the Village Centre area (see Attachment 2):

1. Reduce the ROW width of Kensington Link from 41 metres to 28 metres.

Kensington Link spans one block between Kensington Union and Kensington Boulevard, and provides a pedestrian-oriented link between the Village Square and the proposed school sites. The Concept Plan identifies a 41 metre ROW width for Kensington Link, which would accommodate nose-in parking, one traffic lane in each direction, and a centre median.

Saskatoon Land is proposing to reduce the ROW of Kensington Link to 28 metres. The reduced width would necessitate the removal of the median, but the roadway function and inclusion of nose-in parking would remain. The intended cross-section would be similar to 21st Street East, which is approximately 30 metres wide.

A narrowed roadway will improve pedestrian safety and comfort by providing shorter crossing distances between opposite sides of the street. It also provides a more intimate scale between building interface, the sidewalk, and the street, enhancing its pedestrian-friendly nature.

2. Remove the lane between the mixed-use and multi-family parcels to the north and south of Kensington Link.

As noted, the Concept Plan identifies intervening lanes between the mixed-use and medium-density residential parcels on both sides of Kensington Link that run in a predominantly north-south fashion.

Saskatoon Land is proposing to remove the two lanes that run between these parcels. The intent of this change is to provide greater flexibility for a future developer to design within the triangular shape of the blocks created on each side of Kensington Link and not be constrained by the presence of the public lanes. It is recognized that the shape and depth of the mixed-use parcels could be problematic to designing a viable development. The removal of the lanes provides opportunities for total site development that meet the mixed-use, pedestrian-oriented objectives of the area.

Saskatoon Land intends to tender these parcels through a Request for Proposals (RFP) process that would ensure the mixed-use, pedestrian-oriented vision for

the area is complied with by the development proposal of the successful proponent(s).

Other Impacts

The removal of the lanes and reduction of ROW results in an additional 0.239 hectares (0.59 acres) of net developable land. Any additional density that may result from this increase can be accommodated by the sanitary sewer system. Cost savings are expected for the City of Saskatoon in terms of future maintenance of public ROW that will no longer be required.

Concept Plan Amendment Required

The proposed changes to design elements of the Village Centre require an amendment to the Concept Plan.

The Planning and Development Division supports the amendments as proposed, as they are expected to assist the Village Centre to successfully develop as a mixed-use, pedestrian-oriented focal point for the neighbourhood.

Comments from Stakeholders

No comments or concerns from internal and external stakeholders were identified that would preclude this application from proceeding to a public hearing. Comments of note are outlined in Attachment 3.

Options to the Recommendation

City Council could choose to deny this application. This option would maintain the current ROW width of Kensington Link and the existing lanes.

Public and/or Stakeholder Involvement

Kensington is in the early stages of development, and the proposed Village Centre is not in close proximity to existing development. There is neither a community association nor well-established resident population for a public information meeting.

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, a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. As the City of Saskatoon is the sole owner of land in this area, there are no additional property owners to notify.

Attachments

1. Kensington Concept Plan
2. Current and Proposed New Design of Village Centre
3. Comments from Stakeholders

Report Approval

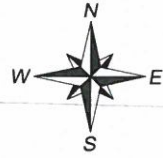
Written by: Brent McAdam, Planner, Planning and Development
Reviewed by: Alan Wallace, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports//2016/PD/MPC – Proposed Amendment to Kensington Neighbourhood Concept Plan – Village Centre/ks

KENSINGTON CONCEPT PLAN

AMENDED SEPTEMBER 28, 2015

ORIGINAL KENSINGTON
CONCEPT PLAN
APPROVED APRIL 2012



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



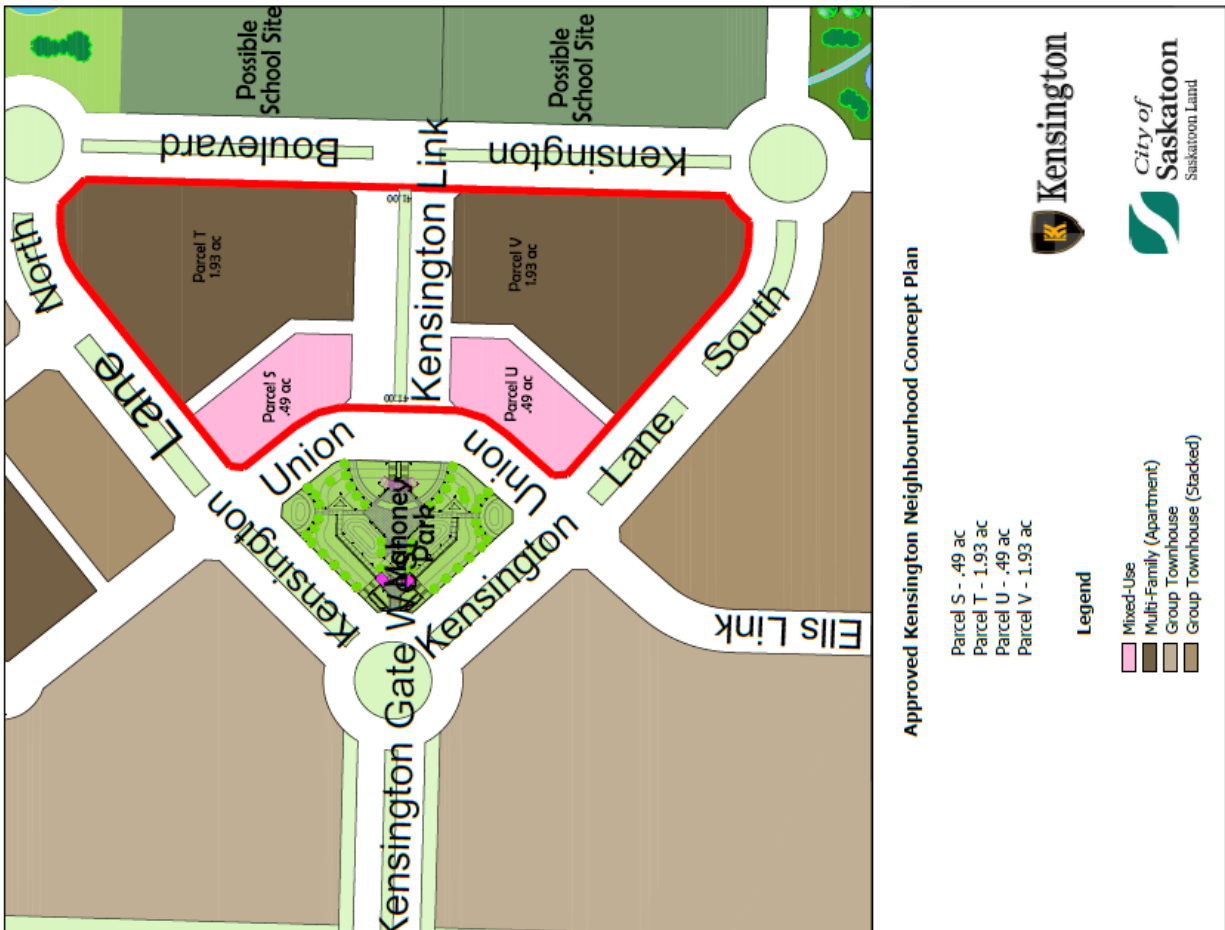
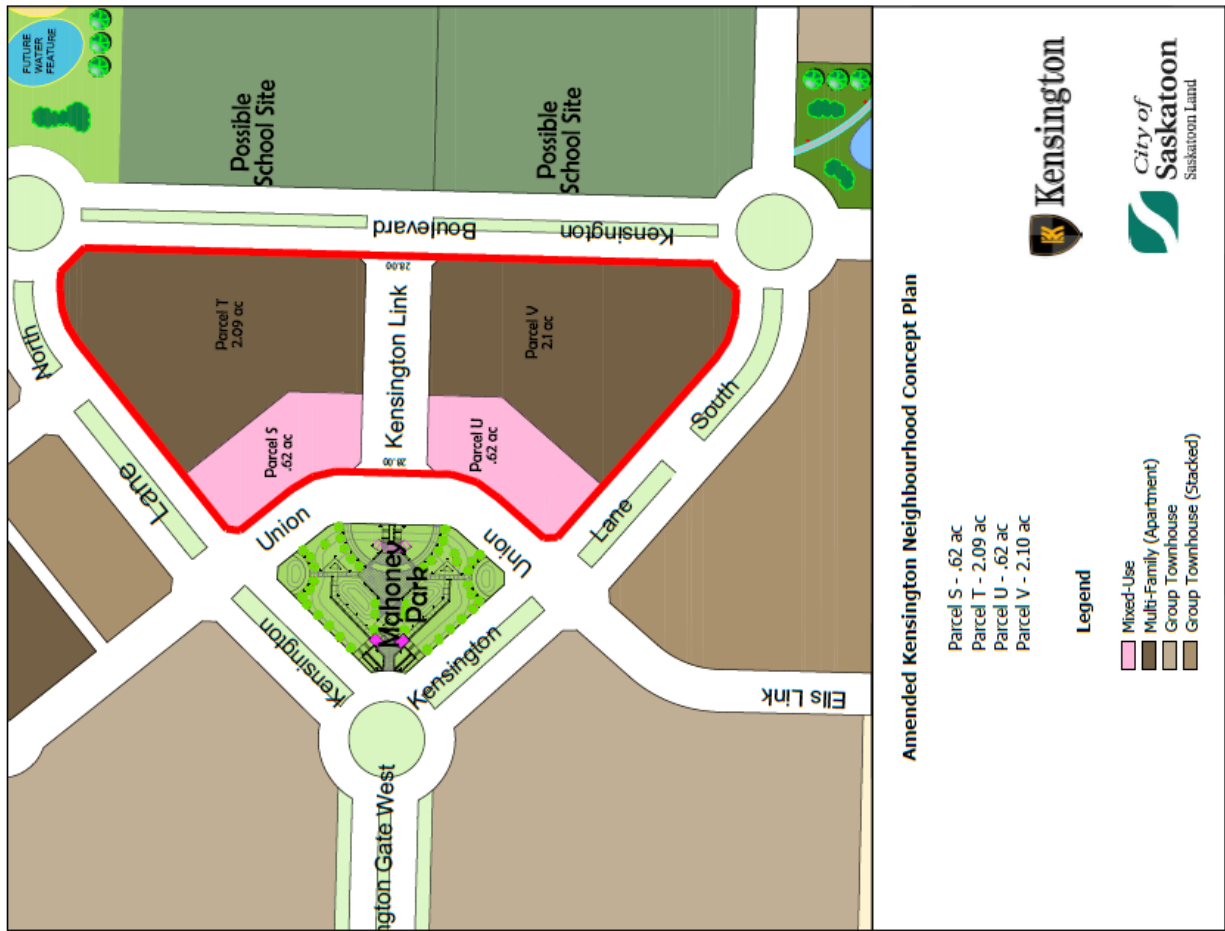
NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Regional Planning, Mapping & Research Section.

DRAWING NOT TO BE SCALED
November 18, 2015

HWY 14

22nd Street

Current and Proposed New Design of Village Centre



Comments From Stakeholders

Transportation and Utilities Department

The proposed Concept Plan amendment is acceptable to the Transportation and Utilities Department, with the following comments related to the narrowing of Kensington Link:

1. All three water and sewer services now cross through the traffic calming bulbs on the east and west sides of Kensington Link. Special consideration will be required for future repairs as it will involve the removal and replacement of concrete sidewalks and/or sidewalk ramps. However, the change is expected to be cost neutral.
2. There are two valves located in the traffic calming bulbs. Construction in and around these valves must be done with caution to ensure that the valves are not damaged and/or covered during construction operations.

Planning and Development Comment: Saskatoon Land acknowledges this comment and will pass this information along to Construction and Design to ensure that caution is taken at the time of construction.

3. There are two hydrants now situated within parcel boundaries. At the cost of the developer, these two hydrants and hydrant leads must either be shortened to relocate them within the Kensington Link right-of-way, or a utility easement must be added in Parcels S and T.

Planning and Development Comment: Saskatoon Land agrees to grant utility easements for the fire hydrants through a related subdivision application. The westerly hydrant is shown to be straddling the property line of Parcel S, and the easterly hydrant is approximately 0.6 metres (2.0 feet) inside the property line of Parcel T.

Land Use Applications Received by the Community Services Department For the Period Between November 13, 2015, to December 15, 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 November 13, 2015, to December 15, 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: Lynne Lacroix, Acting General Manager, Community Services Department

S/Reports/DS/2016/Land Use Apps/PDCS – Land Use Apps – Jan 4, 2016/ks

**Land Use Applications Received by the
Community Services Department For the Period
Between November 13, 2015, to December 15, 2015**

The following applications have been received and are being processed:

Condominium

- Application No. 20/15: 412 Willowgrove Square
Applicant: Altus Geomatics for Zhang Bros. Development Corp.
Legal Description: Units 1 and 5, Condominium Plan No. 102167805
Proposed Use: 4 Commercial Units
Current Zoning: B1B
Neighbourhood: Willowgrove
Date Received: November 17, 2015

Discretionary Use

- Application No. D15/15: 1003 Victoria Avenue
Applicant: Dean Heidt
Legal Description: Lot 9, Block 58, Plan No. B1858
Proposed Use: 3-Unit Dwelling
Current Zoning: R2A
Neighbourhood: Nutana
Date Received: November 16, 2015
- Application No. D16/15: 229 20th Street West
Applicant: 9 Mile Legacy Brewing
Legal Description: Lot 22, Block 18, Plan No. E5618, Ext. 0
Proposed Use: Brew Pub
Current Zoning: B5C
Neighbourhood: Riversdale
Date Received: November 16, 2015
- Application No. D17/15: 96 33rd Street East
Applicant: Nathan Windels
Legal Description: Lots 15, Block 3, Plan No. G27
Proposed Use: Private School
Current Zoning: B2
Neighbourhood: Kelsey Woodlawn
Date Received: November 17, 2015

Discretionary Use

- Application No. D18/15: 325 21st Street West
Applicant: Crystal Bueckert
Legal Description: Lot 63, Block 14, Plan No. 120285930
Proposed Use: Dwelling Unit in Conjunction with, and Adjacent to, a Public Hall

Current Zoning: MX1
Neighbourhood: Riversdale
Date Received: December 8, 2015

Rezoning

- Application No. Z35/15: Baltzan Boulevard/Horner Crescent
Applicant: Saskatoon Land
Legal Description: Parcel UU, Plan to be Registered
Proposed Use: Commercial Mixed-Use Development
Current Zoning: B1B
Proposed Zoning: B4MX
Neighbourhood: Evergreen
Date Received: November 6, 2015

Subdivision

- Application No. 70/15: 3035 Preston Avenue
Applicant: George, Nicholson, Franko & Associates Ltd.;
Surveyors for City of Saskatoon and Circle Park
Alliance Church

Legal Description: Parcels E and F, Plan No. 78S27733
Proposed Use: Exchange for Circle Drive Widening
Current Zoning: R1A
Neighbourhood: Stonebridge
Date Received: November 16, 2015
- Application No. 71/15: 250 Akhtar Bend
Applicant: Webb Surveys for Innovative Residential Inc.
Legal Description: Parcel NN, Plan No. 102137633
Proposed Use: Multi-Unit Residential Subdivision
Current Zoning: RMTN
Neighbourhood: Evergreen
Date Received: November 16, 2015
- Application No. 72/15: 610 and 614 Central Avenue
Applicant: George, Nicholson, Franko & Associates Ltd.;
Surveyors for Vern Selinger Contracting Ltd.

Legal Description: Lots 1 and 1, Block 3, Plan No. G122
Proposed Use: Split Title to Duplex
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: November 17, 2015

Subdivision

- Application No. 73/15: Jeanneau Way/Eaton Way
Applicant: Webster Surveys for Arbutus Park Properties
Legal Description: Part NW ¼ 17-36-4 W3M
Proposed Use: Subdivision for Future Development
Current Zoning: FUD
Neighbourhood: Rosewood
Date Received: November 19, 2015
- Application No. 74/15: 305 – 109th Street West
Applicant: Webster Surveys for Morley Miller
Legal Description: Lot 18, Block 9, Plan No. G8
Proposed Use: Split Title to Duplex
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: November 20, 2015
- Application No. 75/15: 1615 and 1509 Richardson Road
Applicant: Webster Surveys for Vantage Developments Corp.
Legal Description: Parcels BB and CC, Plan No. 102108046
Proposed Use: Residential Bare Land Condominium
Current Zoning: RMTN
Neighbourhood: Hampton Village
Date Received: November 20, 2015
- Application No. 76/15: 107 Betts Avenue
Applicant: Webb Surveys for Saskatoon West Shopping Center
Legal Description: Part of Parcel A, Plan No. 101879174
Proposed Use: Long-Term Lease
Current Zoning: DCD6
Neighbourhood: Blairmore Suburban Centre
Date Received: November 20, 2015
- Application No. 77/15: 1545 Spadina Crescent East
Applicant: Meridian Surveys for Danmar Developments Ltd.
Legal Description: Lot 20, Block 4, Plan No. G4947
Proposed Use: Subdivision to Create Two Development Sites
Current Zoning: R2
Neighbourhood: North Park
Date Received: November 30, 2015

Subdivision

- Application No. 78/15: Kensington Phase 4
Applicant: Compass Geomatics Ltd. for City of Saskatoon
Legal Description: Part N ½ 35-36-6 W3M and
Part S ½ 2-37-6 W3M
Proposed Use: Residential Lots and Parcels
Current Zoning: FUD
Neighbourhood: Kensington
Date Received: December 3, 2015
- Application No. 79/15: Aspen Ridge Phase 2
Applicant: Compass Geomatics Ltd. for City of Saskatoon
Legal Description: Part of E ½ 17-37-4 W3M and
Part of SW ¼ 17-37-4 W3M
Proposed Use: Residential Lots and Parcels
Current Zoning: FUD
Neighbourhood: Aspen Ridge
Date Received: December 3, 2015
- Application No. 80/15: 2401 Preston Avenue
Applicant: Webster Surveys for Patrick Wolfe
Legal Description: Lots 1 to 3 and Part of Lane L12, Block 543,
Plan No. 64S15314
Proposed Use: Commercial Development
Current Zoning: B4
Neighbourhood: Eastview
Date Received: December 11, 2015

Attachments

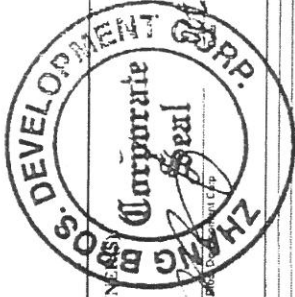
1. Plan of Proposed Condominium No. 20/15
2. Plan of Proposed Discretionary Use No. D15/15
3. Plan of Proposed Discretionary Use No. D16/15
4. Plan of Proposed Discretionary Use No. D17/15
5. Plan of Proposed Discretionary Use No. D18/15
6. Plan of Proposed Rezoning No. Z35/15
7. Plan of Proposed Subdivision No. 70/15
8. Plan of Proposed Subdivision No. 71/15
9. Plan of Proposed Subdivision No. 72/15
10. Plan of Proposed Subdivision No. 73/15
11. Plan of Proposed Subdivision No. 74/15
12. Plan of Proposed Subdivision No. 75/15
13. Plan of Proposed Subdivision No. 76/15
14. Plan of Proposed Subdivision No. 77/15
15. Plan of Proposed Subdivision No. 78/15
16. Plan of Proposed Subdivision No. 79/15
17. Plan of Proposed Subdivision No. 80/15

**GATEWAY PLAZA
PROPOSED PLAN SHOWING
RE-DIVISION OF**

**Surface Building Condominium
Units 1 & 5, Plan 102167805
In Accordance with Section 25 of the
Condominium Property Act, 1993
Into
Surface Building Condominium Units
197, 198, 199 & 200
S.E.1/4 Sec.6 - Twp.37 - Rge.4 - W.3Mer.
Saskatoon, Saskatchewan
2015
Scale 1:200**

LEGEND:

1. Measurements are in metres and decimals thereof
2. Unit numbers are shown as 197, 198, 199 etc.
3. Heavy lines denote unit boundaries.
4. Measurements refer to unit boundaries.
5. The boundary of a Commercial or Residential unit is outlined with a bold line and is defined as:
 - a. The exterior of the interior finishing material unit forms the surface of any exterior wall
 - b. The top of the slab/loor
 - c. The bottom of the floor joists or roof trusses
6. Areas not designated by a unit number are common property



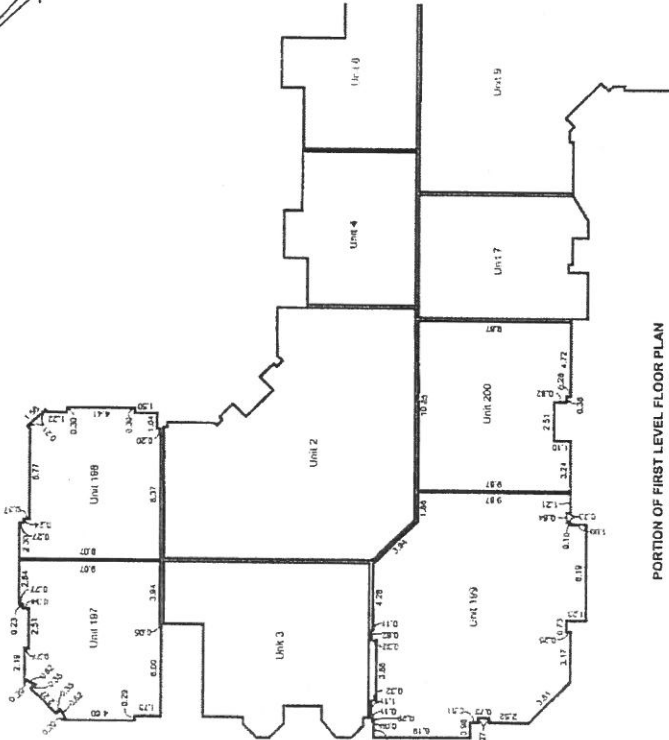
| NO. | REVISION | DATE | BY |
|-----|----------|------|----|
| 1 | | | |
| 2 | | | |
| 3 | | | |

Examiner: City of Saskatoon
Approved under the provisions of By-Law No. 6
of the City of Saskatoon.

General Manager of the Community
Services Department
Date: _____ A.D. 2

| |
|---------------------|
| FORM UMLP-02 |
| Scale: 1:200 |
| Drawn: 10/25/15 |
| Checked: 10/25/15 |
| Drawn No: 102167805 |

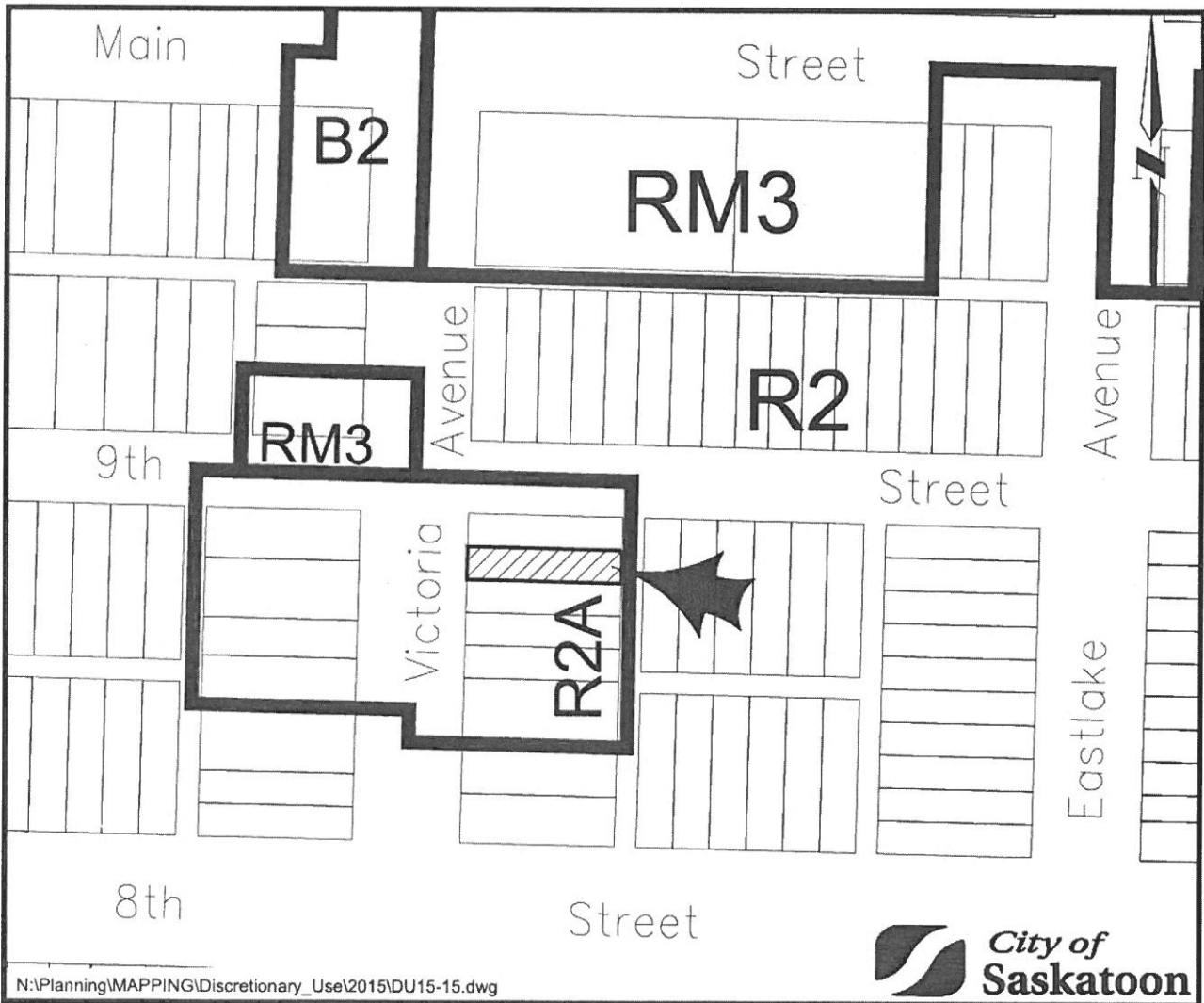
Altus Geomatics
Limited Partnership
2015-10-25



PORTION OF FIRST LEVEL FLOOR PLAN
Scale - 1:200

| Unit Number | Unit Type | Approx. Unit Area | Unit Factor |
|-------------|-----------|-------------------|-------------|
| 1 | Reg/Com | 189 | 211 |
| 5 | Reg/Com | 292 | 368 |

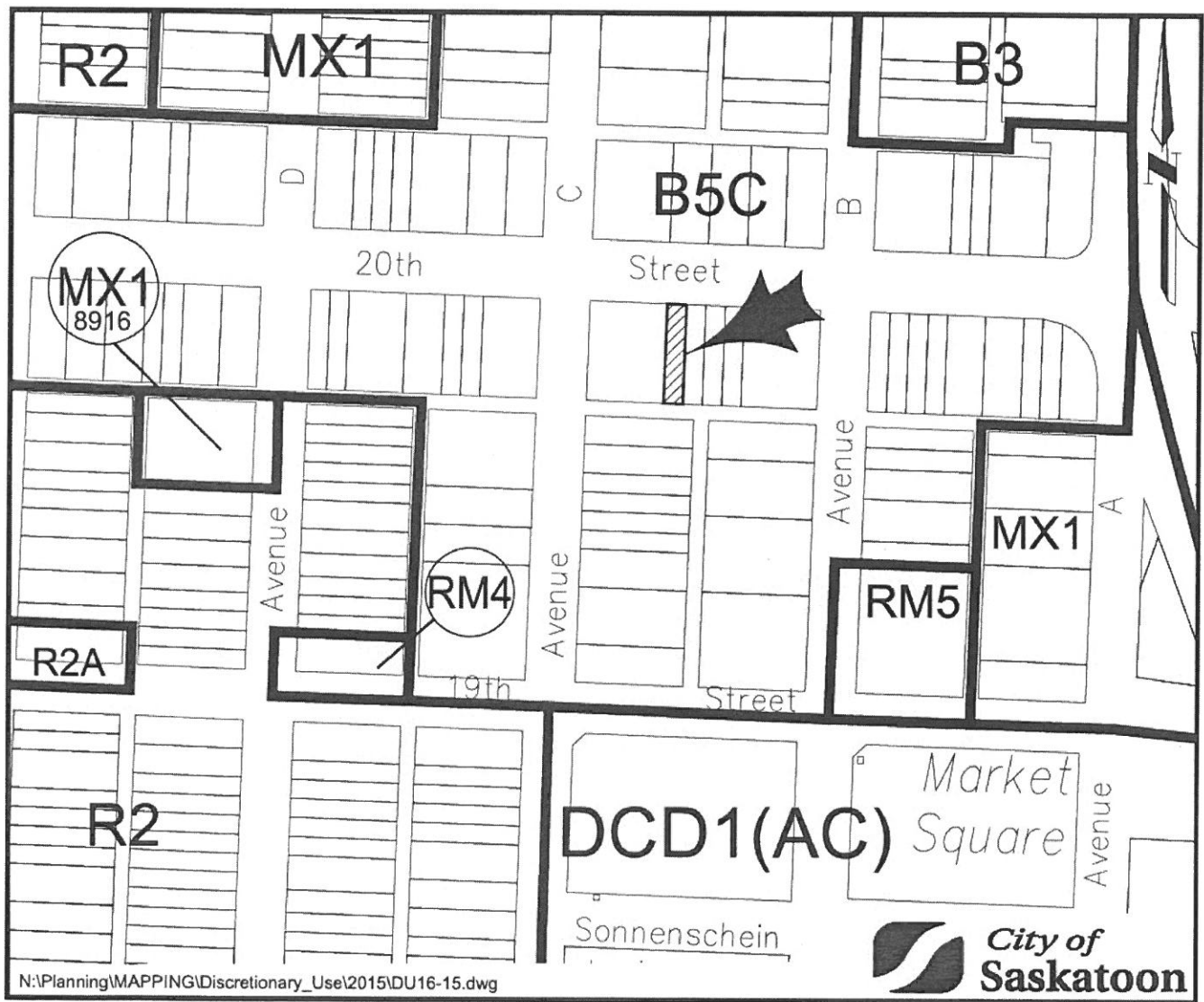
| Previous Unit Number | New Unit Number | New Unit Type | New Unit Approx. Area | New Unit Factor |
|----------------------|-----------------|---------------|-----------------------|--------------------|
| 1 | 197 | Reg/Com | 86 | 107 |
| 1 | 198 | Reg/Com | 83 | 104 |
| 5 | 199 | Reg/Com | 187 | 234 |
| 5 | 200 | Reg/Com | 165 | 171 |
| | | | | Total = 211 |
| | | | | Total = 368 |



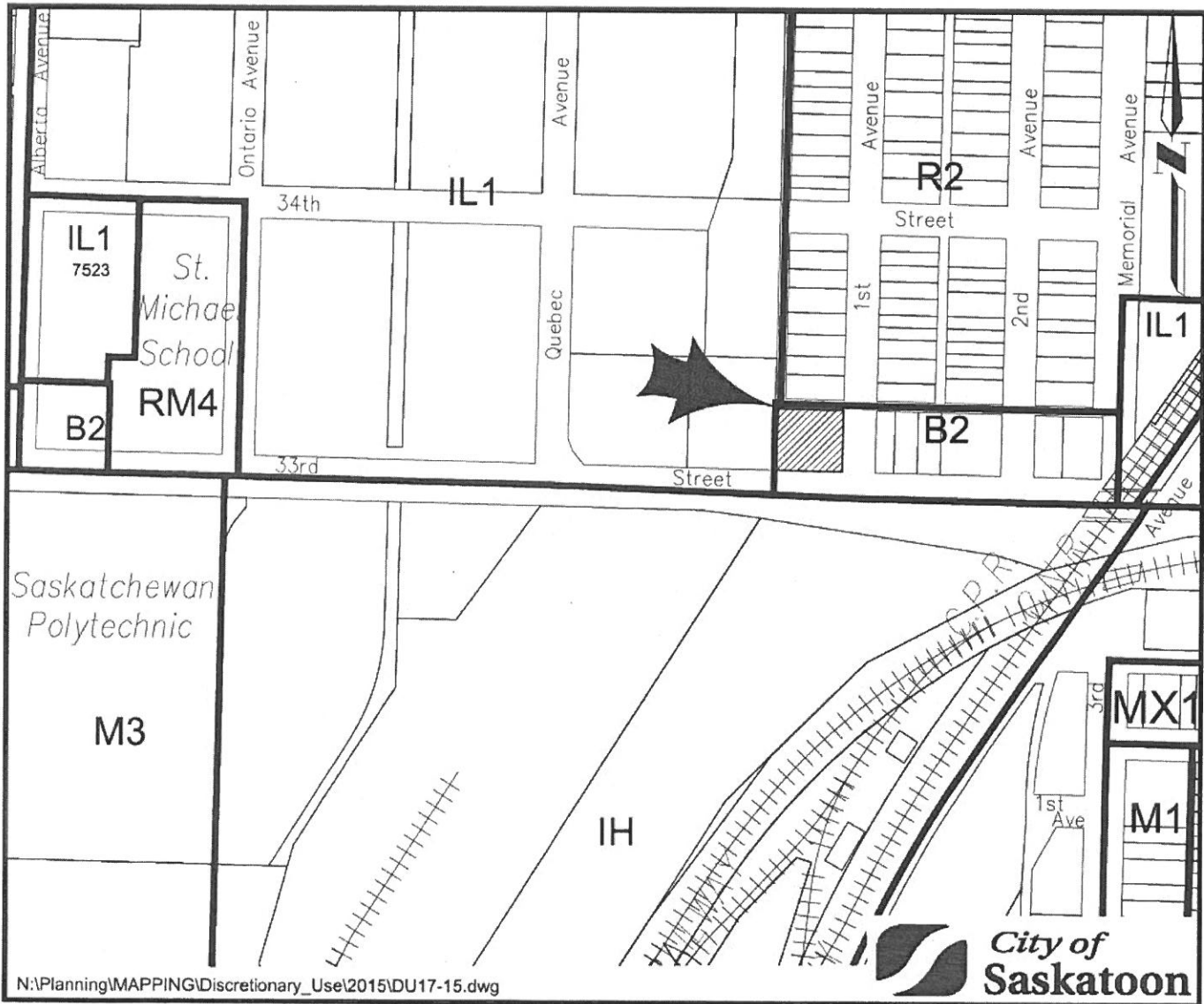
N:\Planning\MAPPING\Discretionary_Use\2015\DU15-15.dwg



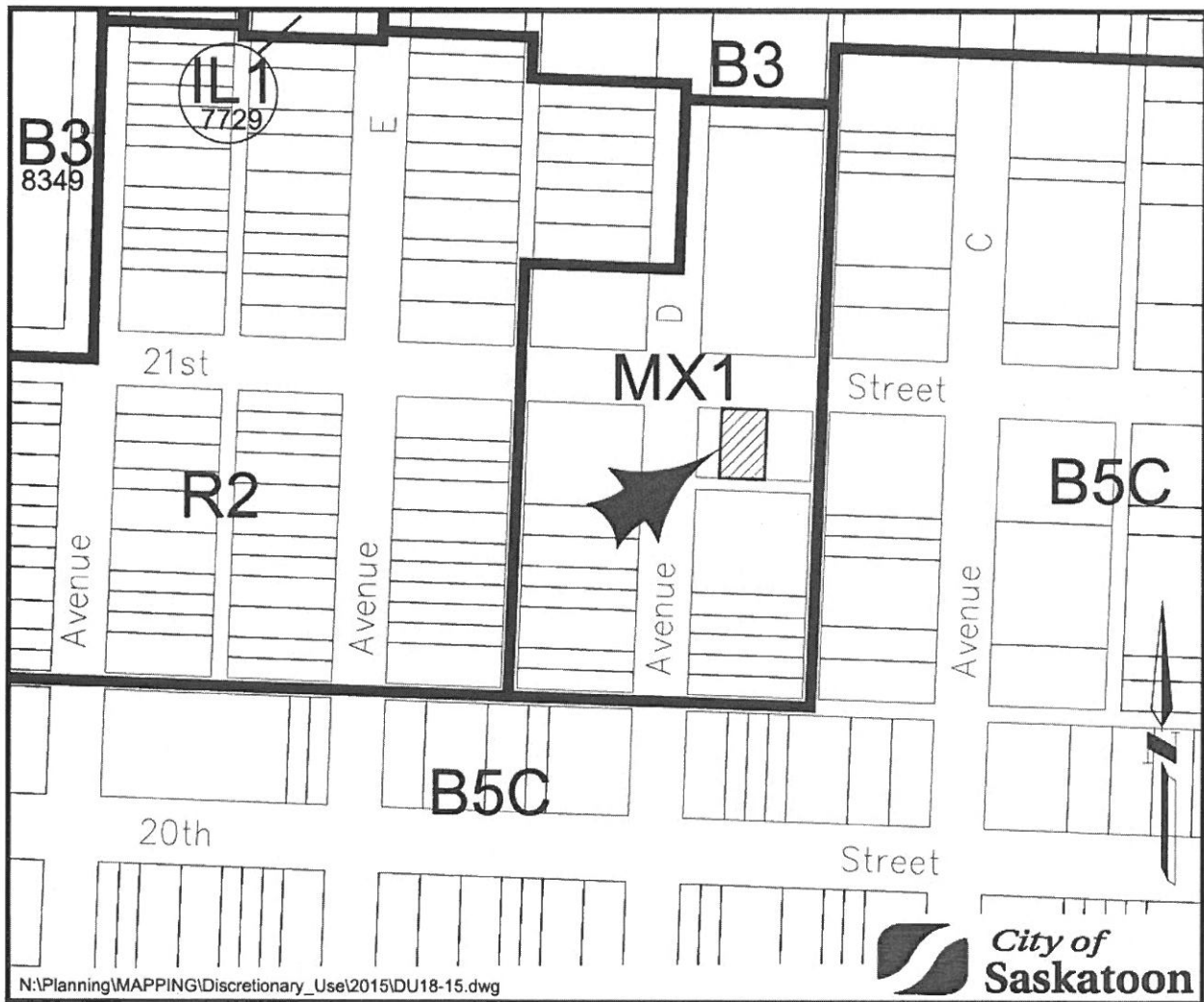
Proposed Discretionary Use No. D16/15

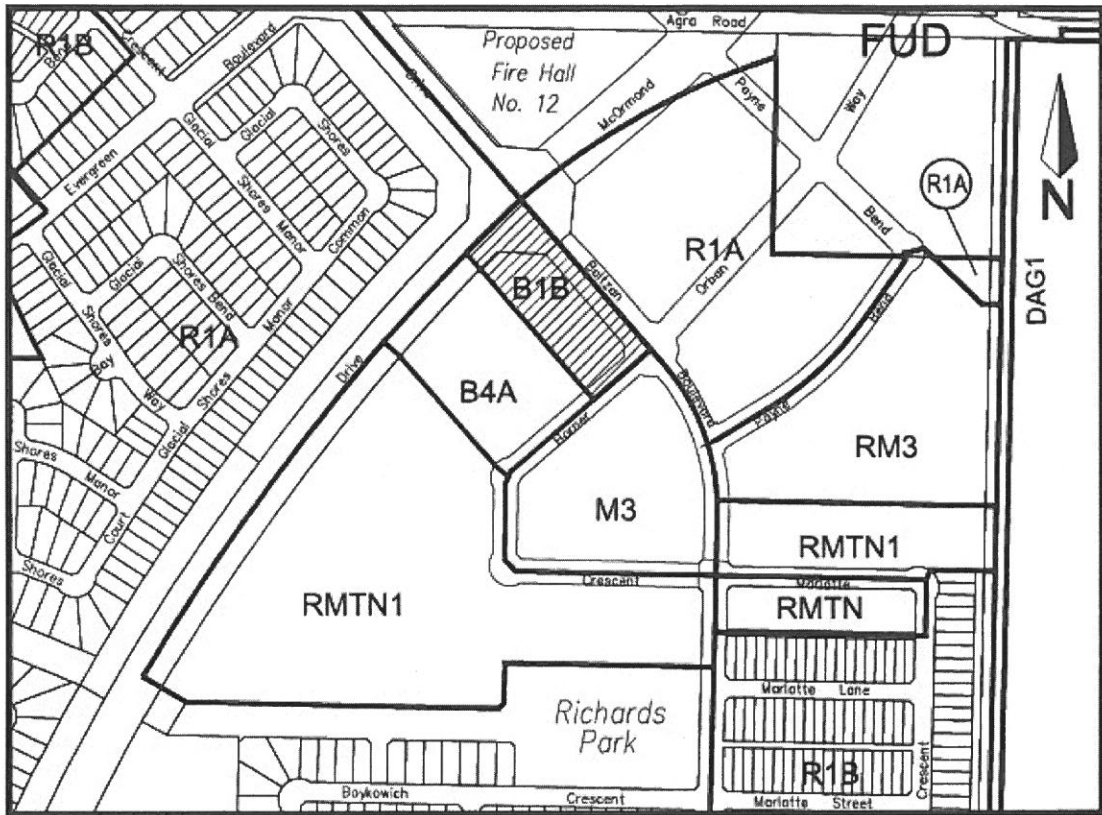


Proposed Discretionary Use No. D17/15



Proposed Discretionary Use No. D18/15





PROPOSED ZONING AMENDMENT

 From B1B to B4MX

File No. RZ35-2015

Base Map 10
Plan Showing Proposed
Surface Subdivision

of all of
Parcel E and Parcel F,
Reg'd Plan No. 78S27733
S.W. 1/4 Sec. 14
Twp. 36 Rge. 5 W3Mer.
Saskatoon
Saskatchewan

By: D. V. Franko S.L.S.
Date: July 2015
Scale: 1:2000

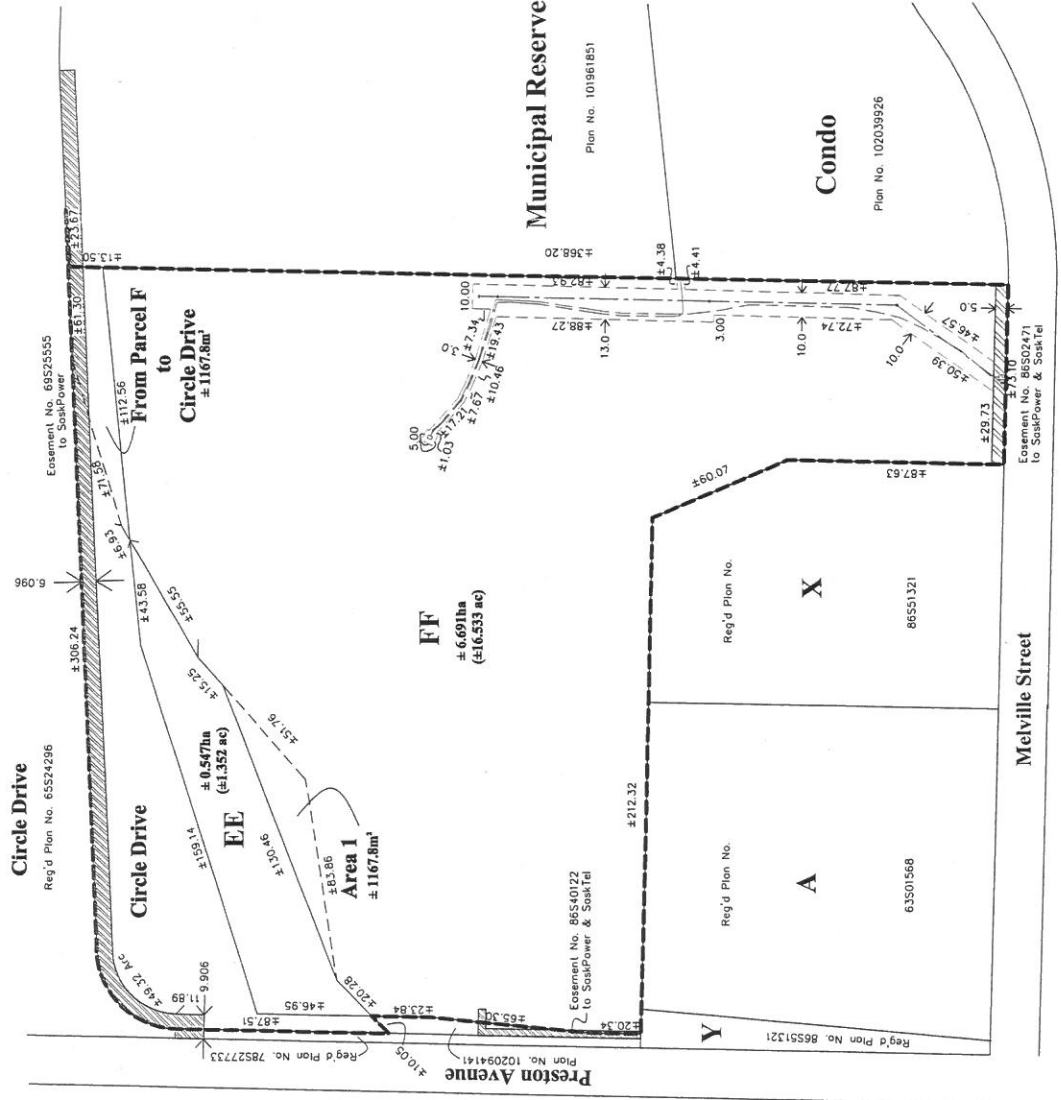
City of Saskatoon
 Approved under the provisions of Bylaw
 No. 6537 of the City of Saskatoon.

General Manager of Community Services
 or Designate.

- ▶ Measurements are in metres and decimals thereof.
- ▶ Area to be subdivided is outlined in a bold dashed line and contains 18.241 ha. (±20.364 acres)
- ▶ Date of preliminary survey April 23rd and 24th, 2015
- ▶ Distances may vary by ±5m



| | |
|---|------------------------------|
| George, Nicholson, Franko & Associates | |
| Legal Land Surveyors, Chartered | |
| DATE | 07/27/2015 |
| PROJECT | BASE MAP 10 - COLLECTIVE FEE |
| FILE NO. | 70/15 |
| PREPARED BY | D.V. FRANKO |
| CHECKED BY | D.V. FRANKO |
| DATE | 07/27/2015 |



**PLAN OF PROPOSED
SUBDIVISION OF
PARCEL NN,
PLAN NO. 102137633
SE 1/4 SEC 7,
TWP 37, RGÉ 4, W. 3 MER.
MARLATTE CRESCENT
SASKATOON, SASKATCHEWAN
BY B.J. LUEY, S.L.S.
SCALE 1:1000**

Dimensions shown are in metres and decimals thereof.
Portion of this plan to be approved is outlined
with a bold, dashed line and contains 1.42± ha
(3.51± ac.).

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

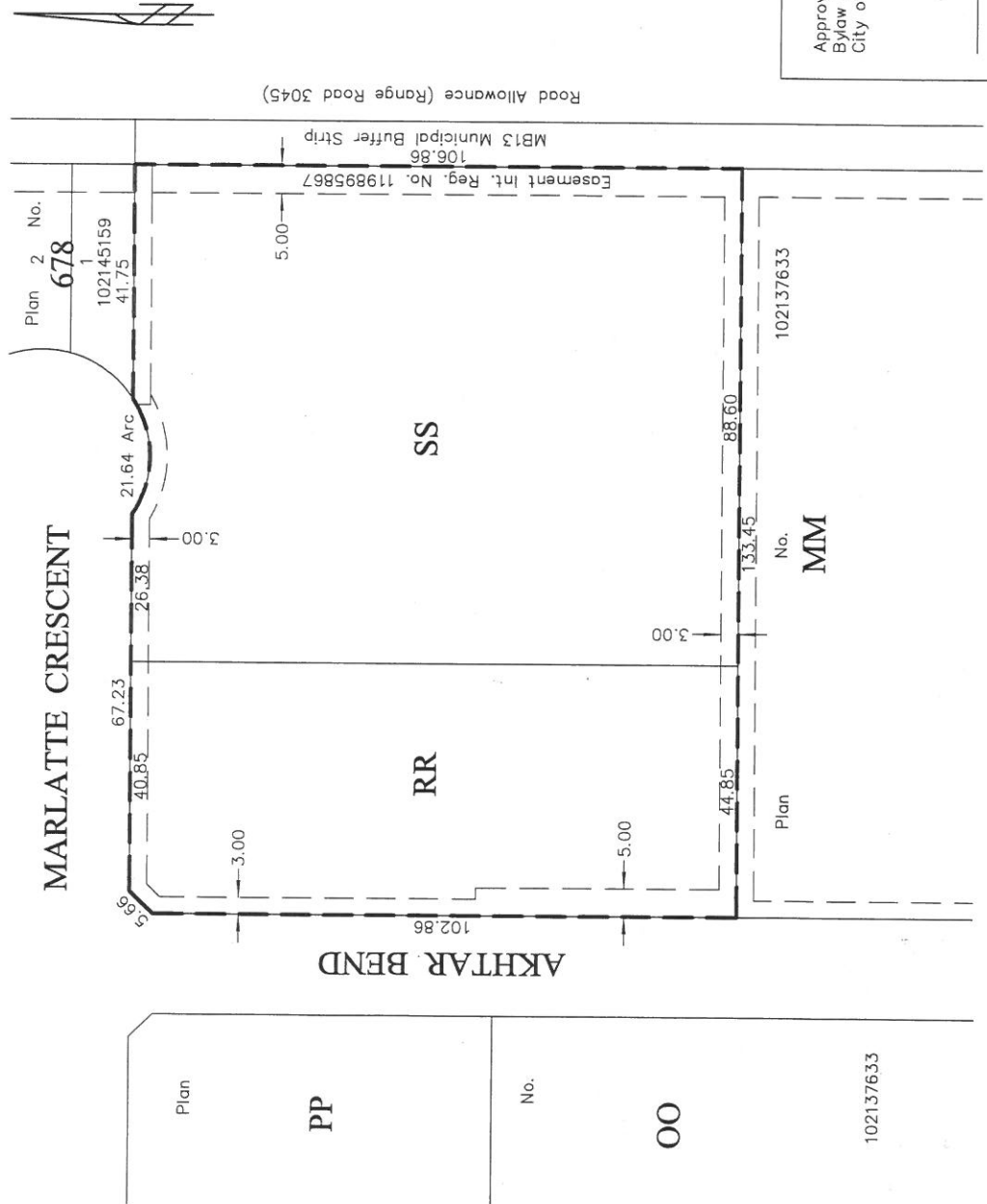
B.J. Luey
B.J. Luey, September 18th, 2015
Saskatchewan Land Surveyor

Si

Prepared by
Rebb OS
© 2015
15-2907si NL

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

Date _____
Director of Planning & Development Division



Road Allowance (Range Road 3045)



**PLAN SHOWING PROPOSED
SURFACE SUBDIVISION
of Lots 1 & 2, Block 3,
Reg'd Plan No. G-122
City of Saskatchewan
Saskatchewan**

Scale 1 : 200
All measurements are in metres and
decimals thereof.

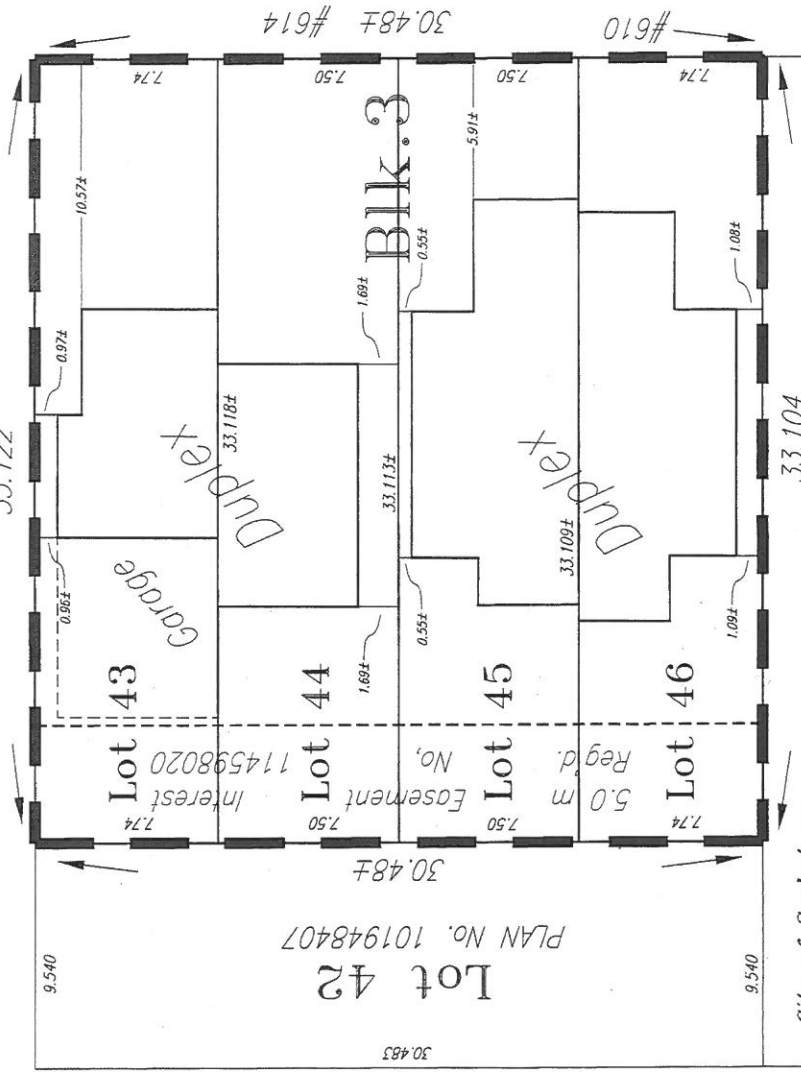
Distances may vary by ± 1.0 m.
Area to be subdivided is outlined in a
bold dashed line, and contains ± 0.101 ha (± 0.25 Ac.).
Date of preliminary survey: January 29th 2015

W.C. Franko
Saskatchewan Land Surveyor

SURVEYORS
LAND SURVEYORS
SINCE 1910
George, Nicholson
Franko, & Associates Ltd.
Land Surveyors - Global Positioning Systems
Celebrating 100 Years of service
to the Province of Saskatchewan
Drawn by: Art Mark - Jan. 29th, 2015
File No. 15CentralAve107SJan29.dwg
Plan revised: November 30th 2015

107th STREET

CENTRAL AVENUE



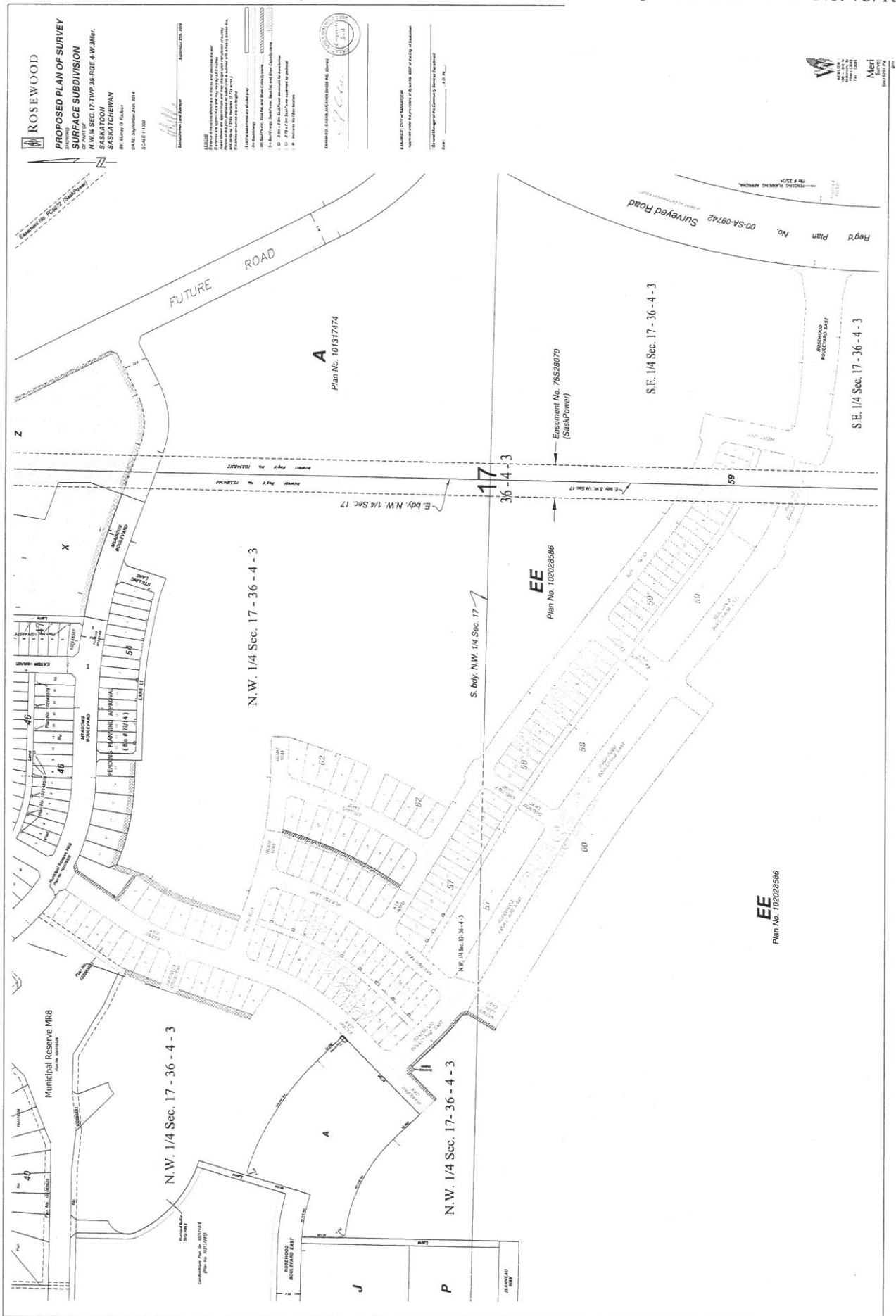
Lot 3
Block 3
Reg'd Plan No. G-122

City of Saskatchewan:
Approved under the provisions of Bylaw
No. 6537 of the City of Saskatchewan.
Dated this _____ day of _____ 2015

General Manager of
Community Services Department or Designate

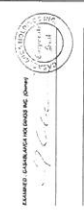
Lot 42
PLAN No. 101948407
30.487

Lane

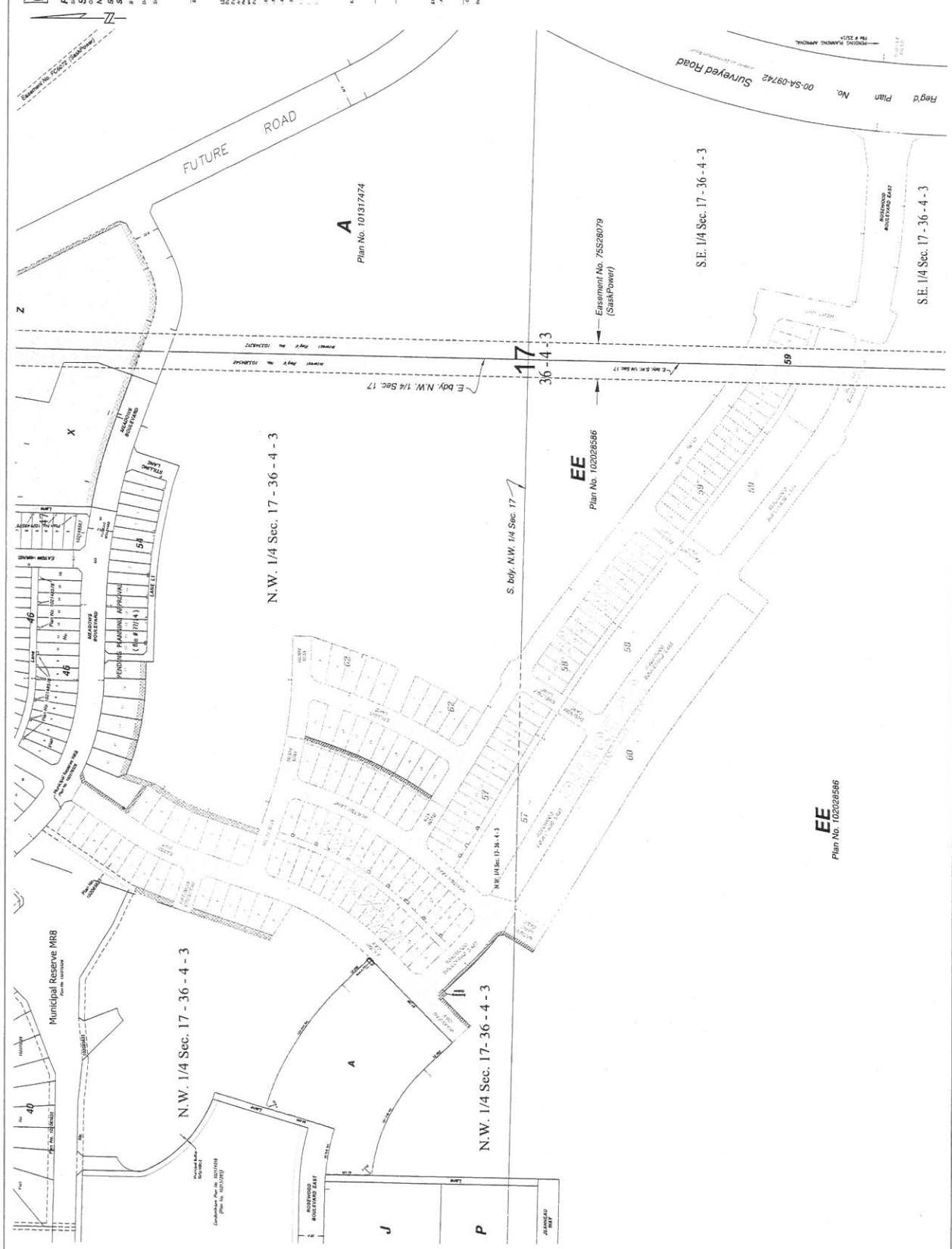


ROSEWOOD
PROPOSED PLAN OF SURVEY
 SURFACE SUBDIVISION
 SASKATCHEWAN
 N.W. 1/4 SEC. 17-36-RGE. 4-W. 2M86.
 SASKATCHEWAN
 DATE: September 2014
 SCALE: 1:1000

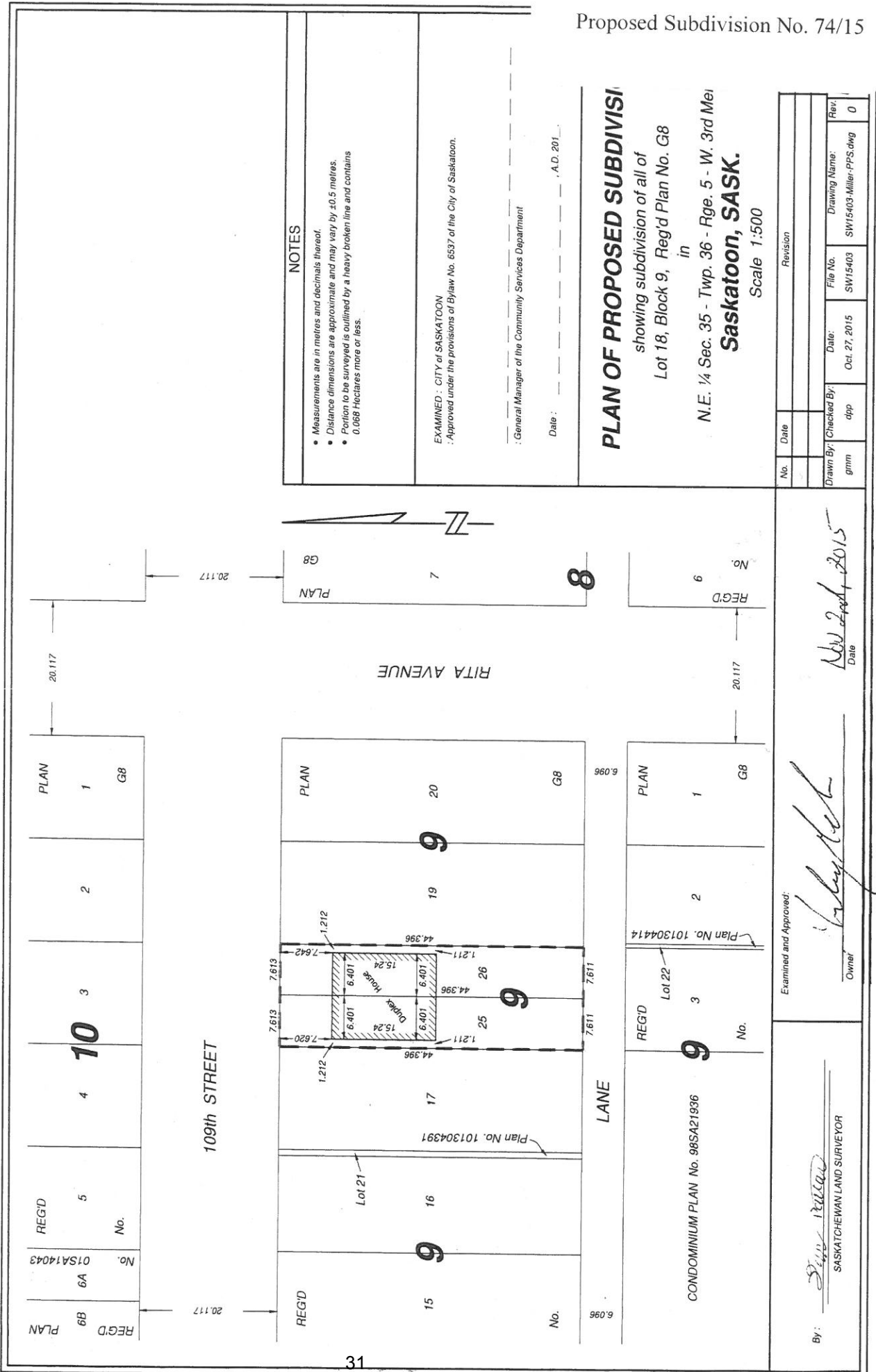
LEGEND
 ...
 ...
 ...



ABBREVIATIONS
 ...
 ...



Meri
 SURVEYOR
 REG. NO. 1201



NOTES

- Measurements are in metres and decimals thereof.
- Distance dimensions are approximate and may vary by ±0.5 metres.
- Portion to be surveyed is outlined by a heavy broken line and contains 0.088 Hectares more or less.

EXAMINED: CITY of SASKATOON
 : Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

: General Manager of the Community Services Department

Date: _____, A.D. 2015

PLAN OF PROPOSED SUBDIVISION
 showing subdivision of all of
 Lot 18, Block 9, Reg'd Plan No. G8
 in
 N.E. ¼ Sec. 35 - Twp. 36 - Rge. 5 - W. 3rd Mei
Saskatoon, SASK.
 Scale 1:500

| No. | Date | Revision |
|-----|------|----------|
| | | |
| | | |

Drawn By: gmm
 Checked By: dpp
 Date: Oct. 27, 2015
 File No. SW15403
 Drawing Name: SW15403-Miller-PFS.dwg
 Rev: 0

Examined and Approved: *[Signature]*
 Date: *Nov 2nd 2015*
 Owner: *[Signature]*

By: *[Signature]*
 SASKATCHEWAN LAND SURVEYOR

PROPOSED PLAN OF SURVEY
SHOWING
SURFACE BARE LAND
CONDOMINIUM

IN
PARCELS BB & CC, PLAN NO. 102108046
E. 1/2 SEC. 6-TWP. 37-RGE. 5-W. 3MER.
SASKATOON, SASKATCHEWAN

BY M.G. (INDIVIDUAL S.L.S.)
DATE: SEPTEMBER 2015
SCALE: 1:500
Date: *October 6* A.D. 2015.

LEGEND
Measurements are in metres and decimals thereof. Distances may vary by 0.5 metres.
Bare Land Unit numbers are shown thus: [] [] [] []
• Indicates proposed land use points.
The unique identifier of 5002 for this survey firm has been stamped on
all plans and drawings.
Unit corners are marked by 0.013 by 0.450 long, unadorned poles.
Area to be appraised is indicated by a heavy shaded line. Area = 3.043 ha (7.52 acres).
All areas shown on this plan are approximate and are based on a distance of 0
metres from the centre of the road.
Parking spaces are in accordance with Section 11 (2)(c) of
the Condominium Property Act.

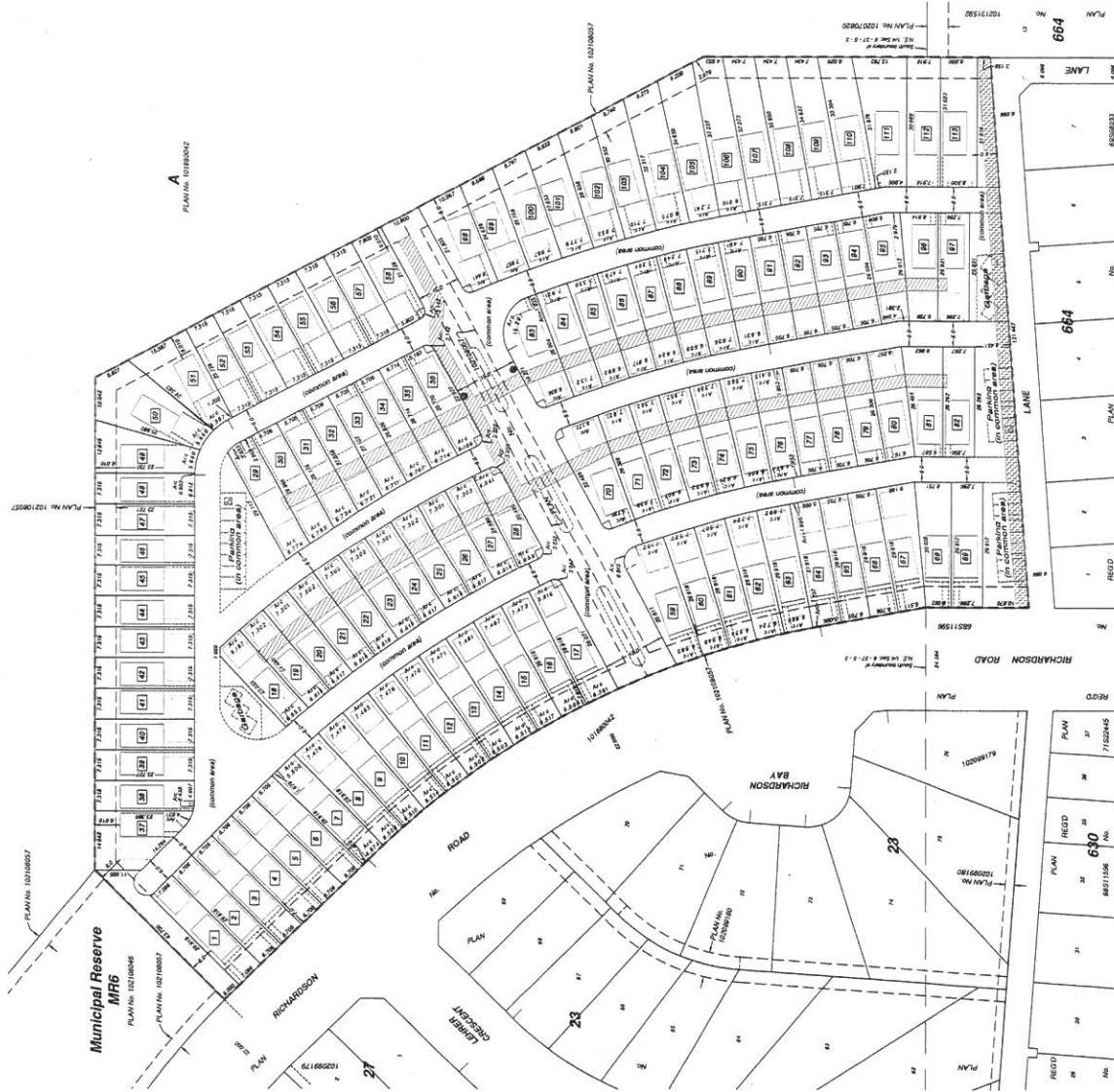
5m SoilEnergy, SoilPower, SoilXt, and Show CallSystems
3m SoilPower, SoilXt, and Show CallSystems
3m SoilEnergy
3m SoilEnergy, SoilPower, SoilXt, and Show CallSystems
Community Mail Box locations are shown thus: ●
Proposed dwellings are shown thus: □
Proposed garages are shown thus: □

EXAMINED: VANTAGE DEVELOPMENT CORPORATION (Owner/Developer)



EXAMINED: CITY OF SASKATOON
Approved under the provisions of Bylaw No. 6527 of the City of Sask.

Date: _____ A.D. 2015.
Checked/Manager of the Community Services Department



| UNIT FACTOR SCHEDULE | | UNIT FACTOR SCHEDULE | |
|----------------------|-----------|----------------------|-----------|
| UNIT NUMBER | UNIT TYPE | UNIT NUMBER | UNIT TYPE |
| 1 | Bare Land | 27 | Bare Land |
| 2 | Bare Land | 28 | Bare Land |
| 3 | Bare Land | 29 | Bare Land |
| 4 | Bare Land | 30 | Bare Land |
| 5 | Bare Land | 31 | Bare Land |
| 6 | Bare Land | 32 | Bare Land |
| 7 | Bare Land | 33 | Bare Land |
| 8 | Bare Land | 34 | Bare Land |
| 9 | Bare Land | 35 | Bare Land |
| 10 | Bare Land | 36 | Bare Land |
| 11 | Bare Land | 37 | Bare Land |
| 12 | Bare Land | 38 | Bare Land |
| 13 | Bare Land | 39 | Bare Land |
| 14 | Bare Land | 40 | Bare Land |
| 15 | Bare Land | 41 | Bare Land |
| 16 | Bare Land | 42 | Bare Land |
| 17 | Bare Land | 43 | Bare Land |
| 18 | Bare Land | 44 | Bare Land |
| 19 | Bare Land | 45 | Bare Land |
| 20 | Bare Land | 46 | Bare Land |
| 21 | Bare Land | 47 | Bare Land |
| 22 | Bare Land | 48 | Bare Land |
| 23 | Bare Land | 49 | Bare Land |
| 24 | Bare Land | 50 | Bare Land |
| 25 | Bare Land | 51 | Bare Land |
| 26 | Bare Land | 52 | Bare Land |
| 27 | Bare Land | 53 | Bare Land |
| 28 | Bare Land | 54 | Bare Land |
| 29 | Bare Land | 55 | Bare Land |
| 30 | Bare Land | 56 | Bare Land |
| 31 | Bare Land | 57 | Bare Land |
| 32 | Bare Land | | |
| 33 | Bare Land | | |
| 34 | Bare Land | | |
| 35 | Bare Land | | |
| 36 | Bare Land | | |
| 37 | Bare Land | | |
| 38 | Bare Land | | |
| 39 | Bare Land | | |
| 40 | Bare Land | | |
| 41 | Bare Land | | |
| 42 | Bare Land | | |
| 43 | Bare Land | | |
| 44 | Bare Land | | |
| 45 | Bare Land | | |
| 46 | Bare Land | | |
| 47 | Bare Land | | |
| 48 | Bare Land | | |
| 49 | Bare Land | | |
| 50 | Bare Land | | |
| 51 | Bare Land | | |
| 52 | Bare Land | | |
| 53 | Bare Land | | |
| 54 | Bare Land | | |
| 55 | Bare Land | | |
| 56 | Bare Land | | |
| 57 | Bare Land | | |

**PLAN OF PROPOSED
SURFACE LEASE OF PART OF
PARCEL A,
PLAN NO. 101879174
N.W. 1/4 SEC. 26
TWP. 36, RGE. 6, W. 3RD MER.
107 BETTS AVENUE
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:2500**



Dimensions shown are in metres and decimals thereof.
Portion of this plan to be approved is outlined with a bold, dashed line and contains 555± sq m (5976± sq ft.).
Distances shown are approximate and may vary from the final plan of survey by ± 0.25 m

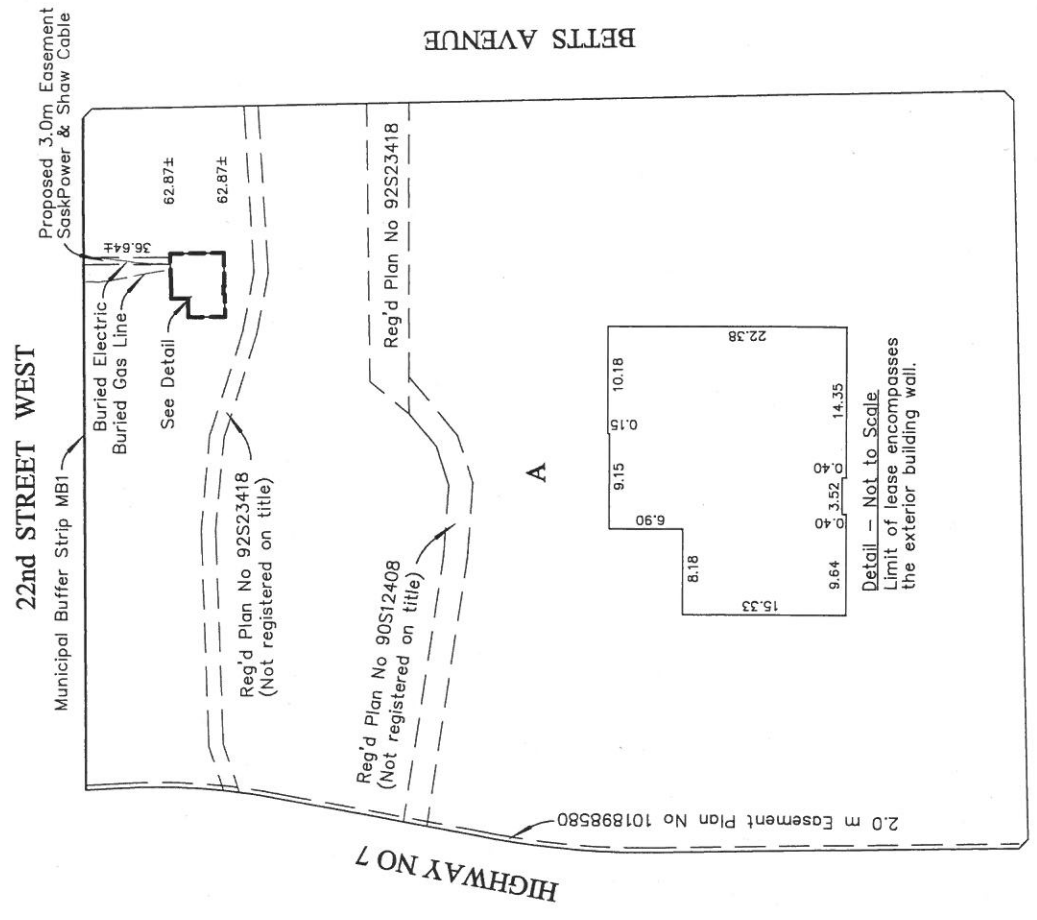
Proposed Subdivision No. 76/15

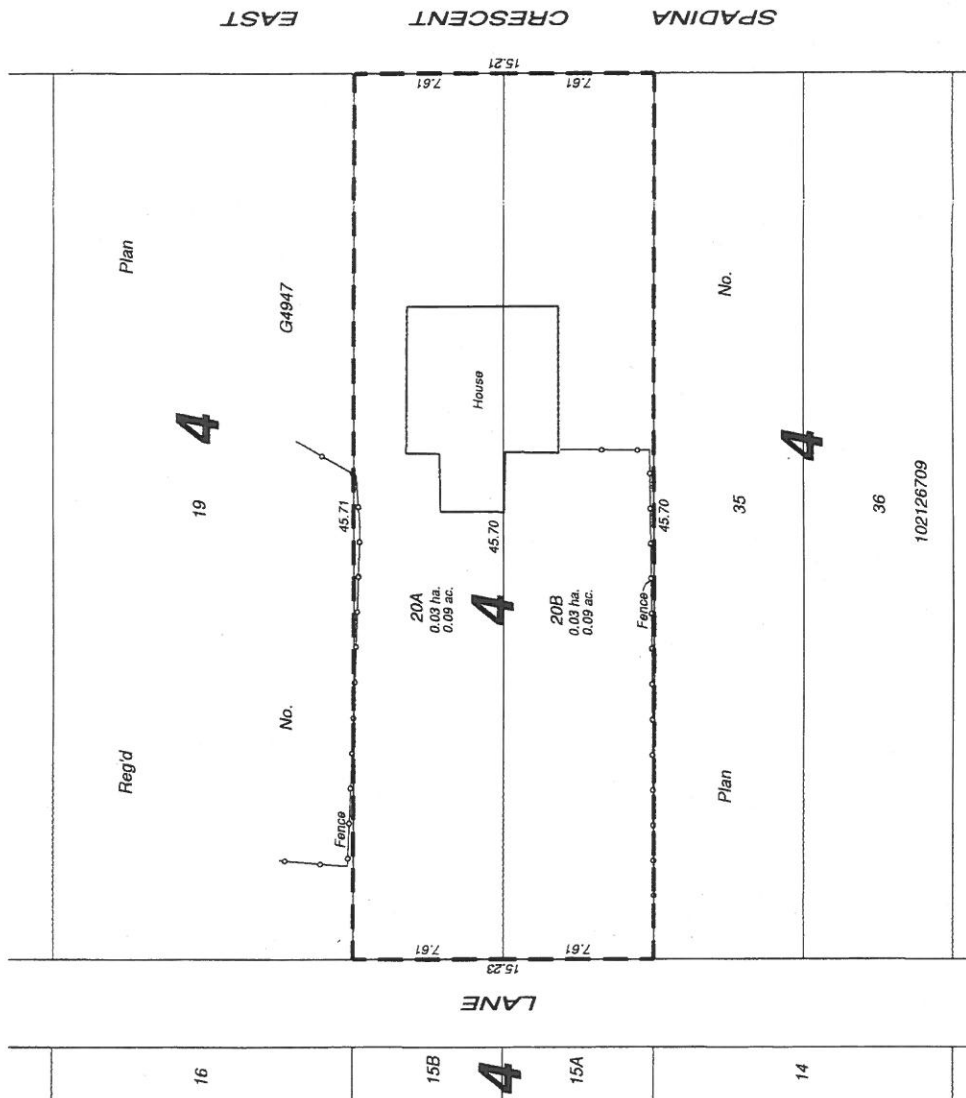
T.R. Webb November 19th, 2015
Saskatchewan Land Surveyor

Prepared by
T.R. Webb
© 2015
15-2883sm I

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

Date _____
Director of Planning & Development Division





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

General Manager of the Community Services Department _____ Date _____

NOTES

- Measurements are in metres and decimals thereof.
- Portion to be surveyed is outlined by a heavy broken line and contains 0.08 Hectares or thereabouts.
- Distances are approximate.

PLAN OF PROPOSED SUBDIVISION
 showing subdivision of all of
Lot 20 - Block 4 - Reg'd Plan No. G4947
SASKATOON
SASKATCHEWAN
 Scale 1:250

| No. | Date | Revision |
|-----|------|----------|
| | | |
| | | |

| | | | | | |
|----------------------|------------------------|-------------------------------|------------------------|------------------------------------|---------------|
| Drawn By: <i>dde</i> | Checked By: <i>mjr</i> | Date: <i>October 15, 2015</i> | File No: <i>S15279</i> | Drawing Name: <i>S15279Dev.dwg</i> | Rev: <i>0</i> |
|----------------------|------------------------|-------------------------------|------------------------|------------------------------------|---------------|

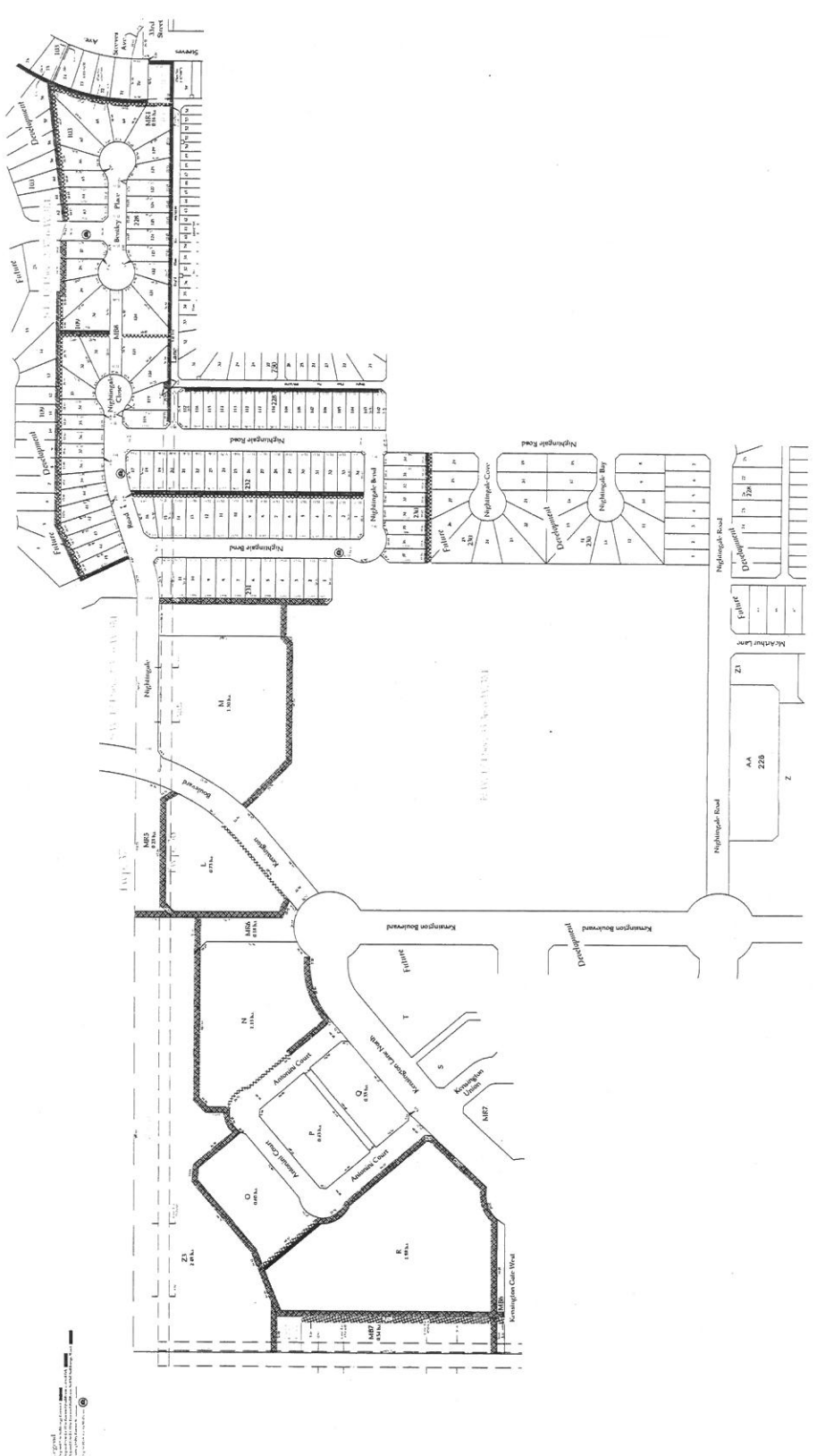
Examined and Approved: _____
Oct. 22, 2015
 Date

By: *D. Paulsen*
 SASKATCHEWAN LAND SURVEYOR

Beazley Developments Ltd.

Kensington Phase 4

Plan of PROPOSED SUBDIVISION
 of part of
 Parcel Z2, Plan No. 10218601
 N.W. 1/4 Sec. 35, Twp. 36, Rge. 6, W.3 Mer.
 Plan No. 101836076 in the S.E. 1/4 Sec. 2
 and part of LSD 3 in the S.W. 1/4 Sec. 2
 all in Twp. 37, Rge. 6, W.3 Mer.
 and PROPOSED CONSOLIDATION
 of Lots 1-9, Block 226, Plan No. 102183601
 and PROPOSED CLOSURE
 of part of Original Road Allowance
 81 and 82 in Twp. 37, Rge. 6, W.3 Mer.
 and of MB2, Plan No. 89554158
 and of MB2, Plan No. 101798971 in the
 N.E. 1/4 Sec. 35, Twp. 36, Rge. 6, W.3 Mer.
 City of Saskatoon
 Saskatchewan
 Blake Wahl, SLS
 Registered Professional Engineer
 Scale 1:1,000



35

| | |
|--------------|--|
| Prepared by: | |
| Checked by: | |
| Drawn by: | |
| Date: | |



Aspen Ridge Phase 2

PROPOSED SUBDIVISION

OF PART OF
SECTION 7, TOWNSHIP 48N, RANGE 105W,
SOUTH 44TH MERIDIAN,
COUNTY OF GARFIELD,
STATE OF UTAH

AS SHOWN ON THE PLAT
OF THE ORIGINAL SUBDIVISION
RECORDED IN THE OFFICE OF THE
COUNTY CLERK OF GARFIELD COUNTY,
UTAH, IN BOOK 11, PAGE 115.

THIS PLAT IS A RE-CONVEYANCE
OF THE UNDIVIDED INTEREST
OF THE ORIGINAL GRANTEE,
AND DOES NOT CONSTITUTE
A NEW SUBDIVISION.

THE ORIGINAL GRANTEE,
AS SHOWN ON THE PLAT OF THE
ORIGINAL SUBDIVISION,
RECORDED IN THE OFFICE OF THE
COUNTY CLERK OF GARFIELD COUNTY,
UTAH, IN BOOK 11, PAGE 115.

THIS PLAT IS A RE-CONVEYANCE
OF THE UNDIVIDED INTEREST
OF THE ORIGINAL GRANTEE,
AND DOES NOT CONSTITUTE
A NEW SUBDIVISION.

THE ORIGINAL GRANTEE,
AS SHOWN ON THE PLAT OF THE
ORIGINAL SUBDIVISION,
RECORDED IN THE OFFICE OF THE
COUNTY CLERK OF GARFIELD COUNTY,
UTAH, IN BOOK 11, PAGE 115.

THIS PLAT IS A RE-CONVEYANCE
OF THE UNDIVIDED INTEREST
OF THE ORIGINAL GRANTEE,
AND DOES NOT CONSTITUTE
A NEW SUBDIVISION.

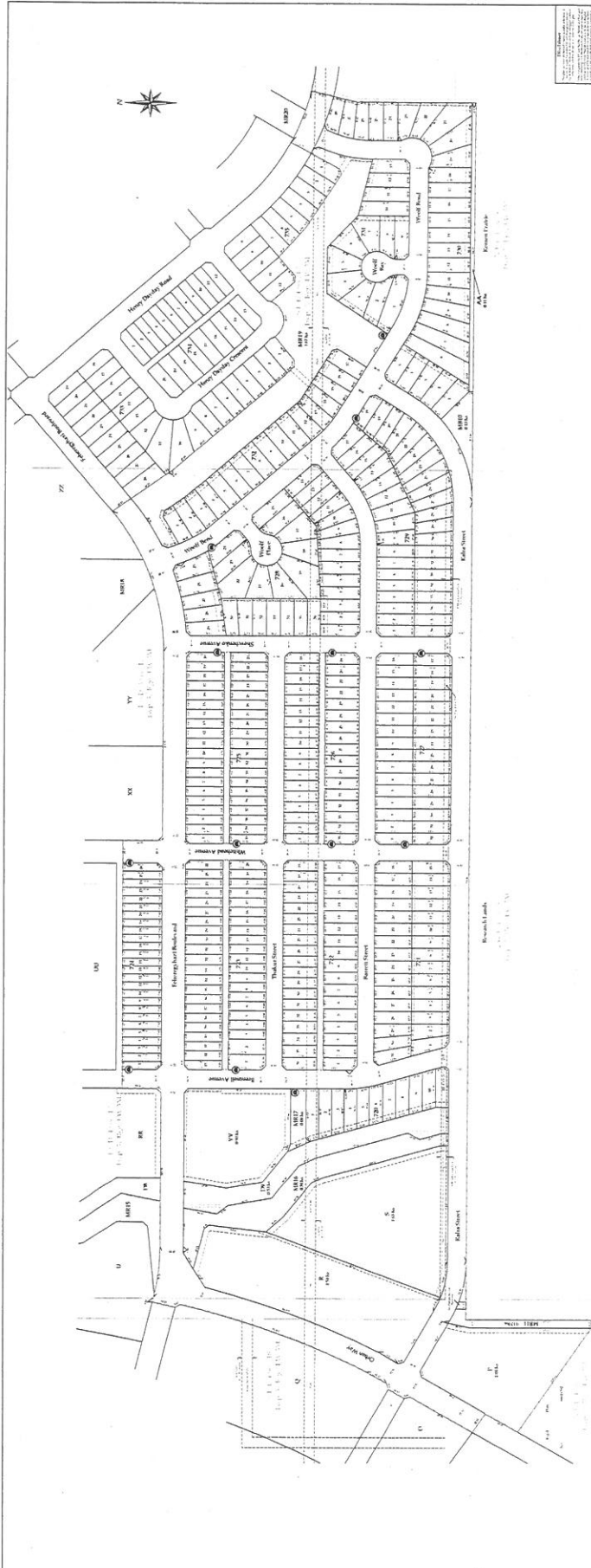
THE ORIGINAL GRANTEE,
AS SHOWN ON THE PLAT OF THE
ORIGINAL SUBDIVISION,
RECORDED IN THE OFFICE OF THE
COUNTY CLERK OF GARFIELD COUNTY,
UTAH, IN BOOK 11, PAGE 115.

THIS PLAT IS A RE-CONVEYANCE
OF THE UNDIVIDED INTEREST
OF THE ORIGINAL GRANTEE,
AND DOES NOT CONSTITUTE
A NEW SUBDIVISION.

THE ORIGINAL GRANTEE,
AS SHOWN ON THE PLAT OF THE
ORIGINAL SUBDIVISION,
RECORDED IN THE OFFICE OF THE
COUNTY CLERK OF GARFIELD COUNTY,
UTAH, IN BOOK 11, PAGE 115.

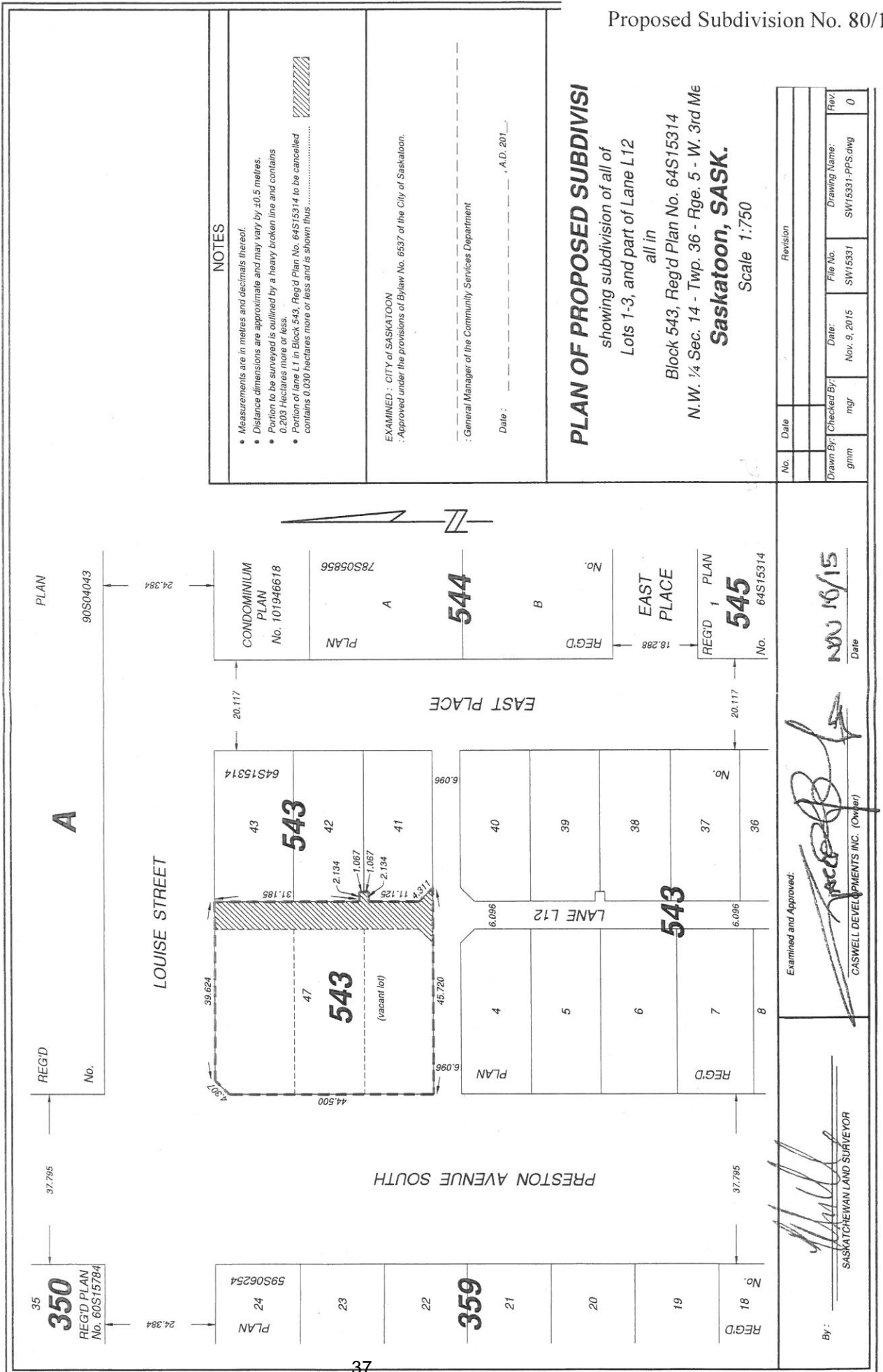
THIS PLAT IS A RE-CONVEYANCE
OF THE UNDIVIDED INTEREST
OF THE ORIGINAL GRANTEE,
AND DOES NOT CONSTITUTE
A NEW SUBDIVISION.

THE ORIGINAL GRANTEE,
AS SHOWN ON THE PLAT OF THE
ORIGINAL SUBDIVISION,
RECORDED IN THE OFFICE OF THE
COUNTY CLERK OF GARFIELD COUNTY,
UTAH, IN BOOK 11, PAGE 115.



| | |
|-------------------|--------------|
| DATE OF RECORDING | NO. OF PAGES |
| DATE OF RECORDING | NO. OF PAGES |
| DATE OF RECORDING | NO. OF PAGES |
| DATE OF RECORDING | NO. OF PAGES |
| DATE OF RECORDING | NO. OF PAGES |





NOTES

- Measurements are in metres and decimals thereof.
- Distance dimensions are approximate and may vary by ±0.5 metres.
- Portion to be surveyed is outlined by a heavy broken line and contains 0.203 hectares more or less.
- Portion of lane L1 in Block 543, Reg'd Plan No. 64S15314 to be cancelled contains 0.030 hectares more or less and is shown thus:

EXAMINED: CITY OF SASKATOON
 : Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

: General Manager of the Community Services Department

Date: _____, A.D. 201__

PLAN OF PROPOSED SUBDIVISION
 showing subdivision of all of
 Lots 1-3, and part of Lane L12
 all in
 Block 543, Reg'd Plan No. 64S15314
 N.W. ¼ Sec. 14 - Twp. 36 - Rge. 5 - W. 3rd Me
Saskatoon, SASK.
 Scale 1:750

| | | | |
|-----------|-------------|--------------|-----------------|
| No. | Date | Revision | |
| | | | |
| Drawn By: | Checked By: | File No. | Drawing Name: |
| gmm | mgr | SW15331 | SW15331-PPS.dwg |
| | | Date: | Rev: |
| | | Nov. 9, 2015 | 0 |

Examined and Approved:
 CASWELL DEVELOPMENTS INC. (owner)

Date: **NOV 16/15**

By:
 SASKATCHEWAN LAND SURVEYOR

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, January 25, 2016:

- a) Discretionary Use Application – Tavern – 109 – 810 Circle Drive East
- b) Discretionary Use Application – Bed and Breakfast Home – 838 3rd Street East
- c) Proposed Rezoning – From FUD to R1A and R1B – Meadows Boulevard – Bylaw No. 9344
- d) Zoning Bylaw No. 8770 Text Amendment – Fees for Development Permits and Other Development Applications – Bylaw No. 9348