



**PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION**

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

- Ms. J. Braden, Chair (Public)**
- Dr. C. Christensen, Vice-Chair (Public)**
- Councillor R. Donauer**
- Ms. D. Bentley (Public)**
- Mr. S. Betker (Public)**
- Mr. A. Douma (Public)**
- Ms. D. Fracchia (Public)**
- Mr. J. Jackson (Public)**
- Mr. S. Laba (Saskatoon Public Schools)**
- Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)**
- Mr. K. Martens (Public)**
- Ms. S. Smith (Public)**
- Mr. G. White (Public)**

Pages

1. CALL TO ORDER

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 May 31, 2016 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

- 7.1 **Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall) [File No. CK 4355-016-007 and PL 4355-D1/16]** 5 - 16

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Fishman Holdings North America Inc. requesting permission to develop multiple-unit dwellings, in conjunction with a shopping centre, at 2325 Preston Avenue South as outlined in this report, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

- 7.2 **Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall) [File No. CK. 4351-016-011 and PL 4350-Z2/16]** 17 - 25

Recommendation

That a 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 to rezone 2325 Preston Avenue South, as outlined in this report, be approved.

- 7.3 **Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson's Greenhouse and Garden Centre – Brighton Neighbourhood [File No. CK 4351-016-010 x 4110-46 and PL 4350-Z18/16]** 26 - 36

Recommendation

That a 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 amendment to the Official Community Plan Bylaw No. 8769 Land Use Map, as outlined in this report, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

- 7.4 **Proposed Hampton Village Neighbourhood Concept Plan Amendment, Official Community Plan Bylaw Amendment, and Rezoning – 2950 McClocklin Road [File No. 4351-016-009 x 4131-1 and PL 4350-Z3/16]** 37 - 42

Recommendation

That a 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 amendment to the Hampton Village Neighbourhood Concept Plan, as outlined in this report, be approved;
2. That the proposed amendment to the Official Community Plan Bylaw No. 8769 Land Use Map, as outlined in this report, be approved; and
3. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

- 7.5 Land Use Applications Received for the Period Between April 15, 2016, to May 12, 2016 [File No. CK 4000-5 and File No. PL 4350-1, PL 4132, PL 4355-D, and PL 4300]** 43 - 55

Recommendation

That the information be received.

- 7.6 Land Use Applications Received for the Period Between May 12, 2016, to June 28, 2016 [File No. CK 4000-5, PL 4350-1, PL 4132, PL 4355-D, PL 4115, PL 4350, and PL 4300]** 56 - 73

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, June 27, 2016 and July 21, 2016[File No. CK. 175-16]** 74 - 74

Recommendation

That the information be received.

9. PROPOSED BUDGET FOR 2017 [File No. CK. 1704-5]

The Commission is requested to put forward a proposed budget submission for consideration by the Standing Policy Committee on Planning, Development and Community Services for inclusion in the 2017 Operating Budget Review. The 2016 approved budget was \$5,000 for educational opportunities for Commission members, through attendance at local, provincial and national conferences and workshops.

Recommendation

That the direction of Committee issue.

10. ADJOURNMENT

Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Fishman Holdings North America Inc. requesting permission to develop multiple-unit dwellings, in conjunction with a shopping centre, at 2325 Preston Avenue South as outlined in this report, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from Fishman Holdings North America Inc. to develop multiple-unit dwellings on the site of the existing shopping centre (Market Mall) located at 2325 Preston Avenue South.

Report Highlights

1. Fishman Holdings North America Inc. is proposing a multiple-unit dwelling development, in conjunction with the shopping mall, at 2325 Preston Avenue South. The development consists of a multiple-unit residential development with approximately 440 dwelling units and four levels of underground structured parking in the northeast corner of the Market Mall site. The proposed development will include three linked primary buildings, consisting of 9 to 11 stories with a maximum building height of 37 metres (121.4 feet).
2. The Market Mall site is located in the Nutana Suburban Centre and is surrounded by a mix of low- to high-density residential development, along with community and institutional uses. The proposal is compatible with adjacent land uses.
3. The introduction of multiple-unit residential development at this location presents an opportunity to revitalize Market Mall and ensure that it remains a viable and prominent community anchor.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. The Growth Plan to Half a Million (Growth Plan) has identified key nodes and corridors, including the Nutana Suburban Centre, to support redevelopment and growth as Saskatoon grows to a population of 500,000 residents.

Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)

Background

Market Mall, located at 2325 Preston Avenue South, was initially constructed in the 1960s as Saskatoon's first enclosed shopping centre (see Attachment 1). It is located within the Nutana Suburban Centre, and is surrounded by a mix of low- to high-density residential development and community and institutional uses.

The proponent of this application, Fishman Holdings North America Inc., is applying concurrently to rezone this property from B4 – Arterial and Suburban Commercial District to B4A – Special Suburban Centre and Arterial Commercial District to allow for residential development as a discretionary use. The proponent is also requesting City Council's approval to develop multiple-unit dwellings, in conjunction with the existing Market Mall.

Report

Zoning Bylaw Requirements

Fishman Holdings North America Inc. is proposing to develop a multiple-unit residential development with approximately 440 dwelling units and four levels of underground structured parking in the northeast corner of the Market Mall site. The proposed development will include three linked primary buildings, consisting of nine, 10 and 11 storey structures with a maximum building height of 37 metres (121.4 feet). A site plan and rendering of the proposal is included as Attachment 2.

The site at 2325 Preston Avenue South, including the existing Market Mall, service station, and the proposed development, have been evaluated based on the proposed B4A Zoning District. The proposal meets the zoning requirements for that district, providing a total of 1,955 parking spaces, a surplus of 8 parking spaces above the requirement. The site is also the location of a transit terminal currently served by four Saskatoon Transit bus routes.

The proposal meets all applicable Zoning Bylaw requirements.

Compatibility with Adjacent Uses and Growth Plan to Half a Million (Growth Plan)

The Market Mall site is surrounded by a mix of low- to high-density residential development, along with community and institutional uses. Preston Avenue South, located along the western side of the site, is a major arterial roadway that provides connections to key points throughout the east side of Saskatoon.

The Growth Plan guides the future land use decisions and infrastructure investments as the city grows. The introduction of high-density residential development on the Market Mall site is appropriate and conducive to the objectives of the Growth Plan to accommodate a greater share of growth through infill and densification and to support a viable rapid transit system.

The Growth Plan identifies the Nutana Suburban Centre and adjacent Preston Avenue South as medium-priority corridors for future growth and transformation. While other corridors were identified as being higher priority, the Growth Plan does specifically identify the Market Mall site as offering the most significant redevelopment opportunity in the area.

Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)

Further, the Growth Plan proposes the introduction of a rapid transit system to support a revised approach to urban growth. A proposed north-south rapid transit corridor (the Lawson-Nutana “Blue Line”) will be anchored at its southern terminus by Market Mall and the Nutana Suburban Centre. In future, investments in this corridor are intended to improve the frequency, reliability, and efficiency of taking transit to and from Market Mall and other key community destinations.

Characteristics of the area that support the high-density residential development at this location include:

- i. Medium- and high-density residential uses are already present in close proximity;
- ii. Commercial and institutional services located in the mall and on nearby sites provide a range of services for the benefit of residents;
- iii. Nearby parks, educational institutions, and community facilities further enhance the amenity and quality of life of the area; and
- iv. The site is presently home to a transit hub, and introduction of rapid transit in the future is expected to further improve service in the area.

Comments from Other Divisions

No concerns were noted by other divisions that would preclude this application from proceeding; refer to Attachment 3 for the full remarks.

Conclusion

The proposed development at 2325 Preston Avenue South meets all applicable Zoning Bylaw provisions and is anticipated to be compatible with the surrounding land uses in the Nutana Suburban Centre for the present, and strategically aligning with the Growth Plan in the future. The introduction of multiple-unit residential development at this location presents an opportunity to revitalize Market Mall and ensure that it remains a viable and prominent community anchor where a range of services and amenities are provided for residents.

Options to the Recommendation

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

Public and/or Stakeholder Involvement

A public information meeting regarding the rezoning and Discretionary Use Applications was held on June 28, 2016, at Nutana Park Mennonite Church. Notice was provided to property owners within a 75 metre radius of the subject site (340 addresses), as well as to the Eastview and South Nutana Park Community Associations. The meeting was attended by approximately 80 people. The applicant made a short presentation and responded to questions. Discussion included questions about redevelopment possibilities of Market Mall, traffic concerns in the area, concerns about sanitary sewer capacity, and impact of construction on adjacent uses. Comments in support of the proposal and objections to the proposal were both expressed at the meeting.

Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)

Comments from the information meeting and the Administration response are included in the Community Engagement Summary (see Attachment 4).

Communication Plan

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

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice, by mail, to assessed property owners within 75 metres of the subject site, along with the associated Community Associations and all those who provided their mailing address at the public information meeting. Notification posters will also be placed on the subject site.

Attachments

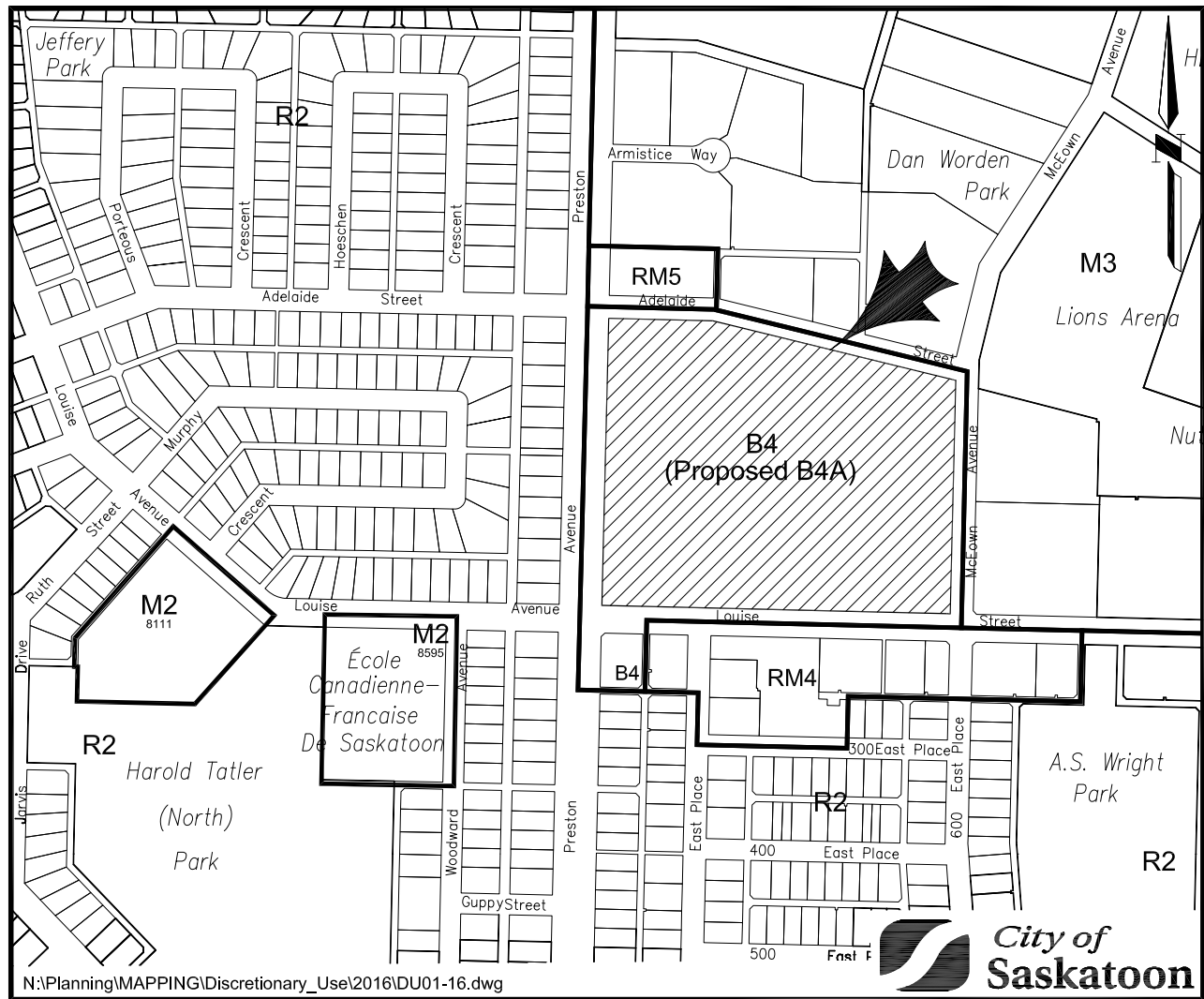
1. Location Plan – 2325 Preston Avenue South
2. Site Plan and Rendering – 2325 Preston Avenue South
3. Comments from Other Divisions
4. Community Engagement Summary

Report Approval

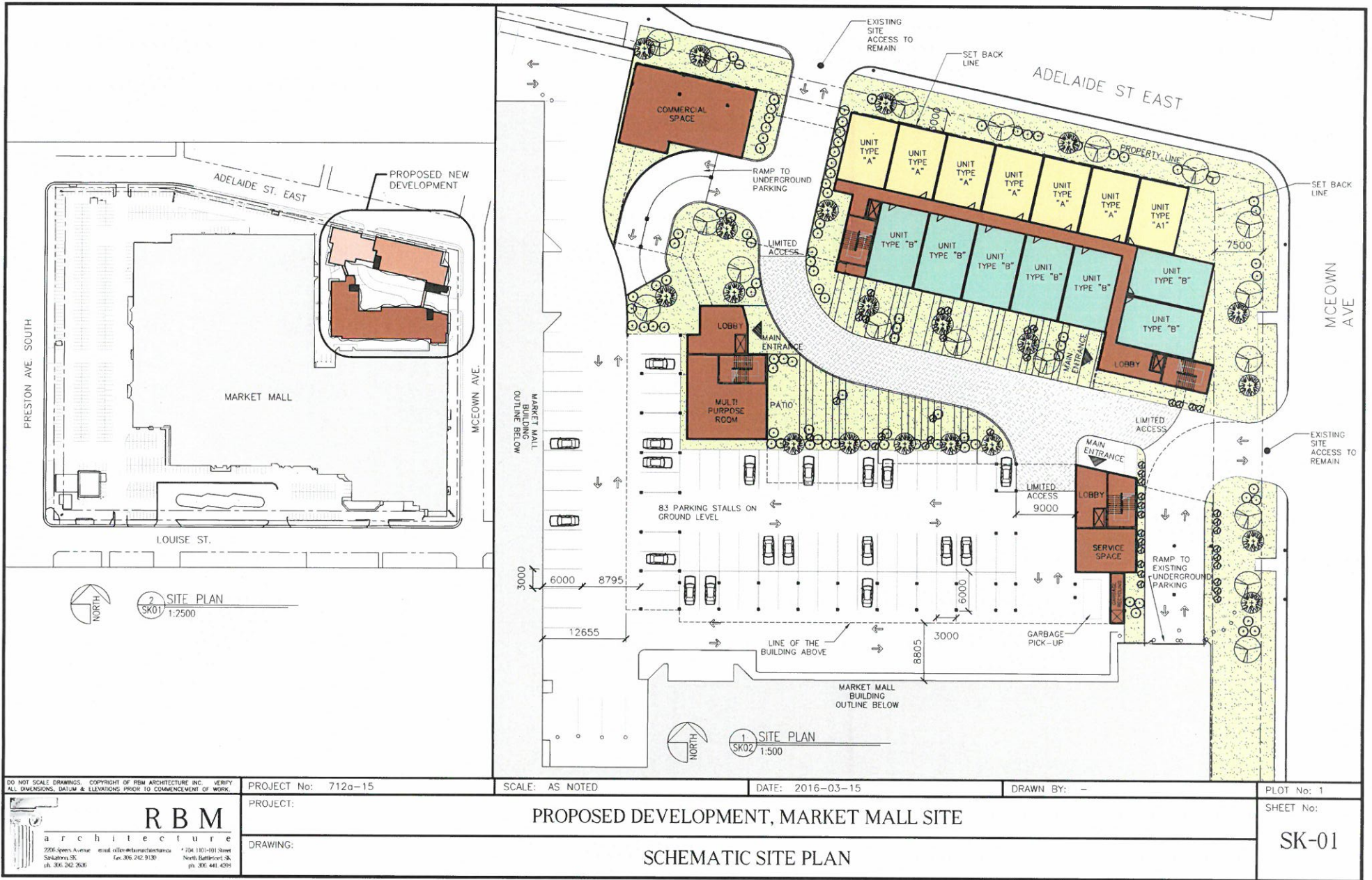
Written by: Daniel McLaren, Planner, Planning and Development
Reviewed by: Don Cook, Acting Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South/ks

Location Plan - 2325 Preston Avenue South



Site Plan and Rendering - 2325 Preston Avenue South



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PROJECT No: 712g-15

SCALE: AS NOTED

DATE: 2016-03-15

DRAWN BY: -

PLOT No: 1


R B M
 architecture
 2206 Speers Avenue, Suite 101, North, Baltimore, MD 21218
 Tel: 306.242.2626

PROJECT:
 DRAWING:

PROPOSED DEVELOPMENT, MARKET MALL SITE
 SCHEMATIC SITE PLAN

SHEET No:
 SK-01



DO NOT SCALE DRAWINGS. COPYRIGHT OF RBM ARCHITECTURE INC. VERIFY ALL DIMENSIONS, DATUM & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.		PROJECT No: 712a-15	SCALE: AS NOTED	DATE: 2016-03-15	DRAWN BY: -	PLOT No: 1
		PROJECT: PROPOSED DEVELOPMENT, MARKET MALL SITE				SHEET No:
2236 Queen Avenue East, Saskatoon, SK S4N 1Y1 Tel: 306.242.2636 Fax: 306.242.9130		DRAWING: SCHEMATIC NORTH ELEVATION				SK-05

Comments From Other Divisions

1. Transportation and Utilities Department Comments

The proposed Rezoning and Discretionary Use Application are acceptable to the Transportation and Utilities Department, subject to the following conditions and comments:

Requirements prior to approval:

It is required that the developer have traffic signals in place at the intersection of Preston Avenue South and Adelaide Street prior to the opening of this development. The developer shall be responsible for half of the costs of these signals.

Requirements after approval and prior to building permit approval:

The current storm water system is currently at capacity. The developer must look at reducing runoff or develop onsite storage.

Additional comments:

If a subdivision is proposed, offsite levies will apply.

Note: The applicant has been informed of, and agrees to, the above requirements.



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Community Engagement Summary

Public Information Meeting for Proposed Rezoning and Discretionary Use 2325 Preston Avenue South (Market Mall) – Proposed Multiple-Unit Dwellings

Project Description

A public information meeting was held regarding a proposed multiple-unit dwelling development, located at 2325 Preston Avenue South on the site of, and in conjunction with, the existing shopping centre (Market Mall). The meeting provided property owners in the surrounding area, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the concurrent rezoning and discretionary use processes, and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at the Nutana Park Mennonite Church on June 28, 2016, at 7 p.m.

Community Engagement Strategy

Notice of the public information meeting was sent out to property owners within a 75 metre radius of the subject site, along with the Eastview and South Nutana Park Community Associations on June 15 to 17, 2016. Notice was also provided to the Ward Councillor and the Community Consultant. Information on the proposal, including renderings, were set up inside Market Mall in the weeks proceeding the meeting that provided the contact information of the proponents.

The purpose of the meeting was to inform, and consult with, the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon (City) staff were also available to answer questions regarding the concurrent rezoning and discretionary use processes and development standards and requirements.

Summary of Community Engagement Feedback

The meeting was attended by about 80 people, including the Ward Councillor. Nancy Lackie, a third party facilitator, led the meeting. The applicant, Fishman Holdings North America Inc., provided two presentations; one by Betty Anne Fisher, General Manager of Market Mall, who provided an update on the shopping centre; and one by Paul Blaser, Principal Architect, RBM Architecture (RBM), who provided an overview of the proposal. Following the presentations, there were general questions and responses. The following is a summary of the questions and responses:

- Q:** Will the adjacent residential area ever be rezoned?
Can traffic lights be implemented on Preston and Adelaide?
Concerned about increased congestion with a new Multiple-Unit Dwelling.



- A:** No rezoning in the works right now, apart from the empty lots south of the mall. Traffic lights at Preston and Adelaide are a priority; however, they are currently unfunded. As a requirement of municipal approval, traffic lights will be required at this location prior to occupancy of the building.
- Q:** Lights on Adelaide and Preston should be up before construction to help manage traffic created by the construction itself.
Safeway expansion is a good thing.
Will there be safe access during construction? Especially for people with mobility issues/wheelchairs/walkers, etc?
Will there be enough parking spaces for condo residents?
- A:** Four floors of underground parking – amount calculated at a rate of more than 1/unit, including ample visitor parking.
Noted that lights prior to construction is a good idea and will be discussed further.
- Q:** Bike access throughout area is poor.
Women dislike underground parking for safety issues. Those with disabilities find underground parking inaccessible.
Wants to avoid the Jane Jacobs “concrete canyon” – new high rise blocks the view of other existing condo owners.
- A:** Crime Prevention Through Environmental Design (CPTED) concepts are considered for municipal-owned or controlled projects. Underground parking could be considered with this lens.
Zoning Bylaw mandates that barrier-free parking is located near major entrances/exits.
- Q:** Resident of Chalet gardens has had two sewage backups in recent months. Will the current infrastructure be updated to accommodate more usage from new condo?
- A:** Assessment shows that current infrastructure is adequate. Reason for sewage back-up may have been unrelated. Will look into it.
- Q:** Will traffic flow or access to street from underground parking be compromised during construction (especially at Adelaide and McEown)?
- A:** Access to underground parking will be guaranteed during construction.
- Q:** Proper Bus Rapid Transit (BRT) system has to be in place prior to development.
- A:** The Preston Avenue South secondary line for higher-frequency transit is a part of the Growth Plan. This may or may not be in place prior to development.



- Q:** Can McEown handle increased traffic from new development?
Area is too dense already. Too much condo-style housing. Another one will obstruct view and decrease his property value.
Construction will be loud.
Development shouldn't be built so close to property line.
- A:** City expects developers to respect neighbourhoods they're working in.
Property values have not been shown to decrease due to development in the vicinity; it might increase, if anything.
Zoning Bylaw requires a 7.5 metre rear yard setback along McEown Avenue, and a 3 metre side yard setback along Adelaide.
- Q:** Excited about the development. Market Mall is in a state of decay.
Infill is a positive. Contributes to a "cosmopolitan lifestyle."
- Q:** Which age demographic is the development targeting?
- A:** A variety of age groups, family structures, etc. No predetermined market. RBM states that the development looks to encourage a lifestyle without the use of a car – could be seniors or young people.
- Q:** City should pay for damage caused by past and potential future sewage backups.
- Q:** Congestion that exists, and that will worsen with new development, will hinder bus traffic. BRT should focus on Market Mall.

The Community Services Department provided contact information for the meeting attendees to provide further written comment preceding the meeting. There were nine responses provided. Below is a summary of common themes provided in the comments back, as well as provided informally at the meeting.

Summary of Common Themes:

- Lights at Adelaide and Preston are a priority for residents;
- Several traffic concerns (safety and congestion);
- Parking (safety, accessibility, number of stalls);
- Safety for vehicles/pedestrians during construction;
- Sewage infrastructure;
- BRT should be implemented sooner rather than later; and
- Project contributes to the revitalization of the area.

Next Steps

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



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

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	July 26, 2016
Public Notice - Community Consultant, Ward Councillor, and all participants that attended the public information meeting will be provided with direct notice of the Public Hearing, as well as all residents who were notified previously. A notification poster sign will be placed on site.	July 27 to August 18, 2016
Public Hearing – Public Hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered, together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received by City Council.	August 18, 2016
Council Decision - may approve or deny proposal.	August 18, 2016

Prepared by:
Daniel McLaren, Planner
Planning and Development
June 30, 2016

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

Recommendation

That a 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 to rezone 2325 Preston Avenue South, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Fishman Holdings North America Inc. proposing to rezone 2325 Preston Avenue South from B4 – Arterial and Suburban Commercial District to B4A – Special Suburban Centre and Arterial Commercial District. The rezoning would provide for the development of multiple-unit dwellings as a discretionary use, in conjunction with the established shopping centre at this location.

Report Highlights

1. The Nutana Suburban Centre was designed and developed as a mixed-use focal point that integrates a variety of land uses and densities, including suburban commercial uses, district park and medium- to high-density residential.
2. Market Mall was developed in the 1960s as Saskatoon's first enclosed shopping centre and serves as an important commercial node in the area.
3. The proposed zoning amendment provides for multiple-unit residential development in conjunction with the shopping centre as a discretionary use. A concurrent Discretionary Use Application for a specific development proposal has also been submitted for consideration.
4. The development proposal supports a revitalization of Market Mall, as well as key objectives of the Growth Plan to Half a Million (Growth Plan) to increase density in identified nodes and corridors, and to support the development of a rapid transit system.

Strategic Goal

This proposed rezoning supports the Strategic Goal of Sustainable Growth. The Growth Plan has identified key nodes and corridors, including the Nutana Suburban Centre, to support redevelopment and growth as Saskatoon grows to a population of 500,000 residents.

Background

Market Mall, located at 2325 Preston Avenue South, was constructed in the 1960s as Saskatoon's first enclosed shopping centre. It is located within the Nutana Suburban Centre, and is surrounded by a mix of low- to high-density residential development and community and institutional uses (see Attachment 1).

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

The Market Mall Transit Hub is located on the south end of the site, and is currently served by four Saskatoon Transit bus routes. Preston Avenue South, located along the western side of the site, is a major arterial roadway that provides connections to key points throughout the east side of Saskatoon.

Report

Nutana Suburban Centre as a Mixed-Use Focal Point

Official Community Plan Bylaw No. 8769 (OCP) identifies 2325 Preston Avenue South for “Suburban Centre Commercial” development. The site forms part of the Nutana Suburban Centre, bound by Preston Avenue South to the west, Taylor Street East to the north, Circle Drive to the east, and Louise Street to the south. The other properties within this area are accordingly identified for “Suburban Centre” development.

Policies contained in the OCP define a Suburban Centre as the primary mixed-use focal point of a Suburban Development Area, where a compatible integration of commercial, institutional, recreational, and medium- to high-density residential uses are found. The Nutana Suburban Centre is no different in this respect, as all these uses may be found within its boundaries.

Traditionally, the commercial component of a Suburban Centre has been centred on a single-use shopping centre. Nutana, Confederation, and Lawson Heights Suburban Centre’s are anchored by enclosed shopping centres, while more recently, commercial development in the Lakewood, University Heights, and Blairmore Suburban Centres have taken the form of open-air, large format (“big box”) shopping centres.

As enclosed shopping centres have aged and been faced with competing pressures from other forms of contemporary retail development, it has become necessary to rethink the role that these developments play as anchors in our community and to investigate new means by which they may remain vibrant and viable. Introducing mixed uses to these sites, including medium- to high-density residential, is a central part of a growing trend to redevelop and revitalize enclosed shopping centres.

Proposed Rezoning of Market Mall

In order to facilitate the introduction of residential uses to the Market Mall site, the applicant is proposing a rezoning of 2325 Preston Avenue South from B4 – Arterial and Suburban Commercial District (B4 District) to B4A – Special Suburban Centre and Arterial Commercial District (B4A District).

While the B4 District does not permit residential uses of any kind, the B4A District provides for multiple-unit dwellings as a discretionary use when developed in conjunction with any other permitted use.

Discretionary Use Application

A concurrent Discretionary Use Application for a multiple-unit residential development at this location is proposed in conjunction with this rezoning. The applicant is proposing to

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

construct a multiple-unit residential development with approximately 450 dwelling units and structured parking in the northeast corner of the Market Mall site.

Growth Plan to Half a Million

A central plank of the Growth Plan is to encourage and support growth and redevelopment along major corridors and in key nodes as Saskatoon grows to a population of 500,000 residents. The Growth Plan identifies such areas as being:

- i) in close proximity to frequent transit;
- ii) conducive to urban vibrancy and higher residential densities; and
- iii) connected to key community destinations.

The Growth Plan identifies the Nutana Suburban Centre and adjacent Preston Avenue South as medium-priority corridors for future growth and transformation. While other corridors were identified as being higher priority, the Growth Plan does specifically identify the Market Mall site as offering the most significant redevelopment opportunity in the area.

Further, the Growth Plan proposes the introduction of a rapid transit system to support a revised approach to urban growth. A proposed north-south rapid transit corridor (the Lawson-Nutana “Blue Line”) will be anchored at its southern terminus by Market Mall and the Nutana SC. In future, investments in this corridor are intended to improve the frequency, reliability, and efficiency of taking transit to and from Market Mall and other key community destinations.

Compatibility of Residential Development on the Market Mall Site

The introduction of high-density residential development on the Market Mall site is appropriate and conducive to the objectives of the Growth Plan to accommodate a greater share of growth through infill and densification and to support a viable rapid transit system.

Characteristics of the area that support the high-density residential development at this location include:

- i. Medium- and high-density residential uses are already present in close proximity;
- ii. Commercial and institutional services located in the mall and on nearby sites provide a range of services for the benefit of residents;
- iii. Nearby parks, educational institutions, and community facilities further enhance the amenity and quality of life of the area; and
- iv. The site is presently home to a transit hub, and introduction of rapid transit in the future is expected to further improve service in the area.

The introduction of multiple-unit residential development at this location presents an opportunity to revitalize Market Mall and ensure that it remains a viable and prominent community anchor where a range of services and amenities are provided for residents.

Comments from Other Divisions

No concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing.

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

Options to the Recommendation

City Council could choose to deny this application and maintain the current zoning designation that would not allow for residential use at this location. This option is not recommended as the Market Mall site provides a significant redevelopment opportunity to support the objectives of the Growth Plan.

Public and/or Stakeholder Involvement

A public information meeting regarding this rezoning and the related discretionary use proposal was held on June 28, 2016, at Nutana Park Mennonite Church. Notice was provided to property owners within a 75 metre radius of the subject site (340 addresses), as well as to the Eastview and South Nutana Park Community Associations. The meeting was attended by approximately 80 people. The applicant made a short presentation and responded to questions. Discussion included questions about redevelopment possibilities of Market Mall, traffic concerns in the area, concerns about sanitary sewer capacity, and impact of construction on adjacent uses. Comments in support of the proposal and objections to the proposal were both expressed at the meeting. See Attachment 2 for a full summary of the 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, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. Written notice of the public hearing will be provided to property owners within a 75 metre radius of the subject site, as well as to the Eastview and South Nutana Park Community Associations. Notice posters will be placed on-site.

Attachments

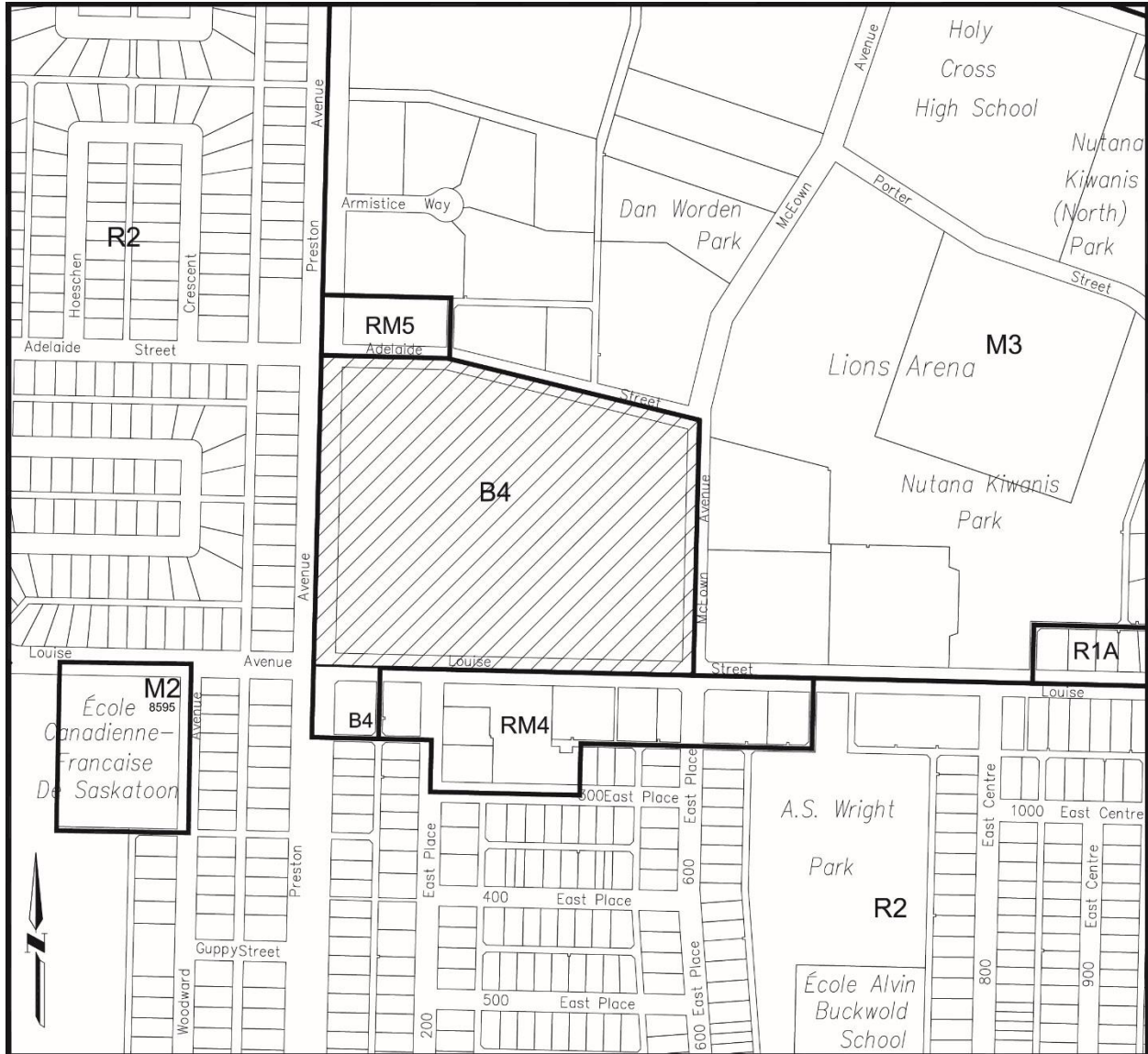
1. Location Map
2. Community Engagement Summary

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/2016/PD/MPC – Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)/ks

Location Map



ZONING AMENDMENT

 From B4 to B4A





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Community Engagement Summary

Public Information Meeting for Proposed Rezoning and Discretionary Use 2325 Preston Avenue South (Market Mall) – Proposed Multiple-Unit Dwellings

Project Description

A public information meeting was held regarding a proposed multiple-unit dwelling development, located at 2325 Preston Avenue South on the site of, and in conjunction with, the existing shopping centre (Market Mall). The meeting provided property owners in the surrounding area, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the concurrent rezoning and discretionary use processes, and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at the Nutana Park Mennonite Church on June 28, 2016, at 7 p.m.

Community Engagement Strategy

Notice of the public information meeting was sent out to property owners within a 75 metre radius of the subject site, along with the Eastview and South Nutana Park Community Associations on June 15 to 17, 2016. Notice was also provided to the Ward Councillor and the Community Consultant. Information on the proposal, including renderings, were set up inside Market Mall in the weeks proceeding the meeting that provided the contact information of the proponents.

The purpose of the meeting was to inform, and consult with, the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon (City) staff were also available to answer questions regarding the concurrent rezoning and discretionary use processes and development standards and requirements.

Summary of Community Engagement Feedback

The meeting was attended by about 80 people, including the Ward Councillor. Nancy Lackie, a third party facilitator, led the meeting. The applicant, Fishman Holdings North America Inc., provided two presentations; one by Betty Anne Fisher, General Manager of Market Mall, who provided an update on the shopping centre; and one by Paul Blaser, Principal Architect, RBM Architecture (RBM), who provided an overview of the proposal. Following the presentations, there were general questions and responses. The following is a summary of the questions and responses:

- Q:** Will the adjacent residential area ever be rezoned?
Can traffic lights be implemented on Preston and Adelaide?
Concerned about increased congestion with a new Multiple-Unit Dwelling.



- A:** No rezoning in the works right now, apart from the empty lots south of the mall. Traffic lights at Preston and Adelaide are a priority; however, they are currently unfunded. As a requirement of municipal approval, traffic lights will be required at this location prior to occupancy of the building.
- Q:** Lights on Adelaide and Preston should be up before construction to help manage traffic created by the construction itself.
Safeway expansion is a good thing.
Will there be safe access during construction? Especially for people with mobility issues/wheelchairs/walkers, etc?
Will there be enough parking spaces for condo residents?
- A:** Four floors of underground parking – amount calculated at a rate of more than 1/unit, including ample visitor parking.
Noted that lights prior to construction is a good idea and will be discussed further.
- Q:** Bike access throughout area is poor.
Women dislike underground parking for safety issues. Those with disabilities find underground parking inaccessible.
Wants to avoid the Jane Jacobs “concrete canyon” – new high rise blocks the view of other existing condo owners.
- A:** Crime Prevention Through Environmental Design (CPTED) concepts are considered for municipal-owned or controlled projects. Underground parking could be considered with this lens.
Zoning Bylaw mandates that barrier-free parking is located near major entrances/exits.
- Q:** Resident of Chalet gardens has had two sewage backups in recent months. Will the current infrastructure be updated to accommodate more usage from new condo?
- A:** Assessment shows that current infrastructure is adequate. Reason for sewage back-up may have been unrelated. Will look into it.
- Q:** Will traffic flow or access to street from underground parking be compromised during construction (especially at Adelaide and McEown)?
- A:** Access to underground parking will be guaranteed during construction.
- Q:** Proper Bus Rapid Transit (BRT) system has to be in place prior to development.
- A:** The Preston Avenue South secondary line for higher-frequency transit is a part of the Growth Plan. This may or may not be in place prior to development.



Q: Can McEown handle increased traffic from new development?

Area is too dense already. Too much condo-style housing. Another one will obstruct view and decrease his property value.

Construction will be loud.

Development shouldn't be built so close to property line.

A: City expects developers to respect neighbourhoods they're working in.

Property values have not been shown to decrease due to development in the vicinity; it might increase, if anything.

Zoning Bylaw requires a 7.5 metre rear yard setback along McEown Avenue, and a 3 metre side yard setback along Adelaide.

Q: Excited about the development. Market Mall is in a state of decay.

Infill is a positive. Contributes to a "cosmopolitan lifestyle."

Q: Which age demographic is the development targeting?

A: A variety of age groups, family structures, etc. No predetermined market. RBM states that the development looks to encourage a lifestyle without the use of a car – could be seniors or young people.

Q: City should pay for damage caused by past and potential future sewage backups.

Q: Congestion that exists, and that will worsen with new development, will hinder bus traffic. BRT should focus on Market Mall.

The Community Services Department provided contact information for the meeting attendees to provide further written comment preceding the meeting. There were nine responses provided. Below is a summary of common themes provided in the comments back, as well as provided informally at the meeting.

Summary of Common Themes:

- Lights at Adelaide and Preston are a priority for residents;
- Several traffic concerns (safety and congestion);
- Parking (safety, accessibility, number of stalls);
- Safety for vehicles/pedestrians during construction;
- Sewage infrastructure;
- BRT should be implemented sooner rather than later; and
- Project contributes to the revitalization of the area.

Next Steps

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



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

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	July 26, 2016
Public Notice - Community Consultant, Ward Councillor, and all participants that attended the public information meeting will be provided with direct notice of the Public Hearing, as well as all residents who were notified previously. A notification poster sign will be placed on site.	July 27 to August 18, 2016
Public Hearing – Public Hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered, together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received by City Council.	August 18, 2016
Council Decision - may approve or deny proposal.	August 18, 2016

Prepared by:
Daniel McLaren, Planner
Planning and Development
June 30, 2016

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood

Recommendation

That a 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 amendment to the Official Community Plan Bylaw No. 8769 Land Use Map, as outlined in this report, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Crosby Hanna and Associates, on behalf of Wilson’s Greenhouse and Garden Centre Ltd., proposing to rezone a parcel of land in the Brighton neighbourhood, subject to a Rezoning Agreement, to accommodate the relocation of their retail garden centre and production greenhouse.

Report Highlights

1. Wilson’s Greenhouse and Garden Centre (Wilson’s) is proposed to move to a new location within the Brighton neighbourhood.
2. The new location will house their retail garden centre and production greenhouse, as well as accessory uses to serve the neighbourhood.
3. To facilitate its development, an Official Community Plan Bylaw No. 8769 (OCP) amendment and Rezoning by Agreement are proposed.
4. The Rezoning Agreement contains provisions to ensure that the development is compatible with the adjacent residential neighbourhood and that the potential for land use conflicts are minimized.
5. This proposal is consistent with the Brighton Neighbourhood Concept Plan (Concept Plan).

Strategic Goal

This rezoning supports the City of Saskatoon’s (City) Strategic Goal of Sustainable Growth. Brighton was designed as a “complete community” neighbourhood that includes a variety of commercial services to serve residents.

Background

The Concept Plan was originally approved by City Council on May 20, 2015. A subsequent amendment to the Concept Plan was approved on May 24, 2016, relating to the following changes:

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood

- i) additional neighbourhood access from College Drive and corresponding changes to the street and block layout in the affected area;
- ii) reconfiguration and addition of rear lanes in select areas;
- iii) changes to the land use designation of certain parcels;
- iv) expansion of the neighbourhood school sites; and
- v) other revisions of a minor nature.

See Attachment 1 for the current approved version of the Concept Plan.

These changes included the redesignation of a parcel located in the northern corner of the neighbourhood, adjacent to College Drive (Highway 5) from “Mixed Use” to “Retail.” It was indicated at that time that the site would accommodate a neighbourhood garden centre.

This parcel is currently zoned RMTN (H) – Townhouse Residential District and, partly, B4 (H) – Arterial and Suburban Commercial District, with the Holding Symbol “H” applied as a placeholder to facilitate subdivision of land in the area prior to the intended zoning designations being applied, consistent with the Concept Plan. The Holding Symbol “H” was applied to restrict development until servicing and transportation requirements are satisfied for the area.

Wilson’s has been operating at a location near the southwest corner of the intersection of College Drive (Highway 5) and McOrmond Drive since the early 2000s. In 2010, their property was incorporated into the City limits as part of a boundary alteration. Since 2014, Wilson’s has been located inside what is now considered the Brighton neighbourhood.

Report

New Location for Wilson’s

Wilson’s is currently located and operating within the boundaries of a future parcel that will be developed as a shopping centre under the B4 – Arterial and Suburban Commercial District (B4) by Dream Development. Given this, Wilson’s is planning to move their operation to a parcel that will be immediately adjacent to the southwest of the future shopping centre.

The new location will include a four-season heated retail building, production greenhouses, and associated office, warehouse, storage, and loading areas. Planned accessory uses may include a restaurant, small animal grooming and veterinary clinic, and indoor commercial recreation uses. The proposed floor area of the building is 13,100 m² (141,007 square feet).

In order to facilitate this unique development, as well as to ensure that it is compatible with an adjacent residential neighbourhood, a zoning designation of B4, subject to a Rezoning Agreement, is being proposed.

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood

Concept Plan

The “Retail” designation of the subject parcel on the Concept Plan was approved by City Council in May 2016. The proposed zoning designation is consistent with this designation.

OCP Bylaw Amendment

An amendment to the OCP Land Use Map is required to redesignate the subject parcel from “Residential” to “District Commercial” (see Attachment 2) to align with the new “Retail” designation on the Concept Plan, as well as to accommodate the proposed zoning. District Commercial areas are intended to provide a range of commercial uses that serve the needs of two to five neighbourhoods.

Rezoning by Agreement

A rezoning to B4, subject to a Rezoning Agreement, is proposed (see Attachment 3). Terms of the Rezoning Agreement will dictate the manner in which the site may be developed and used, to ensure that the development is compatible with the adjacent residential development and that the potential for land use impacts are minimized.

Proposed terms of the Rezoning Agreement pertain to the following:

- i) the permitted uses of land;
- ii) maximum gross floor areas of permitted uses;
- iii) minimum parking and bicycle parking requirements;
- iv) landscaping requirements, including the requirement for a sound attenuation wall on the southwest property line to mitigate noise impacts on adjacent single-family residential;
- v) the location of outdoor storage areas;
- vi) the arrangement of exterior lighting on the site; and
- vii) provisions for signage on the site, including prohibiting electronic message centres and mobile signs.

See Attachment 4 for the proposed terms of the Rezoning Agreement, Attachment 5 for the proposed site plan, and Attachment 6 for the proposed building elevations.

Comments from Other Divisions

While there are no items that preclude this application from proceeding to a public hearing, review of further rezoning applications will be deferred until the Transportation and Utilities Department has completed reviews with the developer on the design and function of the road network in this area of Brighton. This ongoing work is necessary to ensure a safe and functional road network for this area of the Brighton neighbourhood.

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood

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. As this application is consistent with the Concept Plan, and given that there is no established population in Brighton at this time, 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.

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. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Attachments

1. Brighton Neighbourhood Concept Plan
2. Location Map – Official Community Plan Amendment
3. Location Map – Zoning Amendment
4. Proposed Terms of Rezoning Agreement
5. Proposed Site Plan
6. Proposed Building Elevations

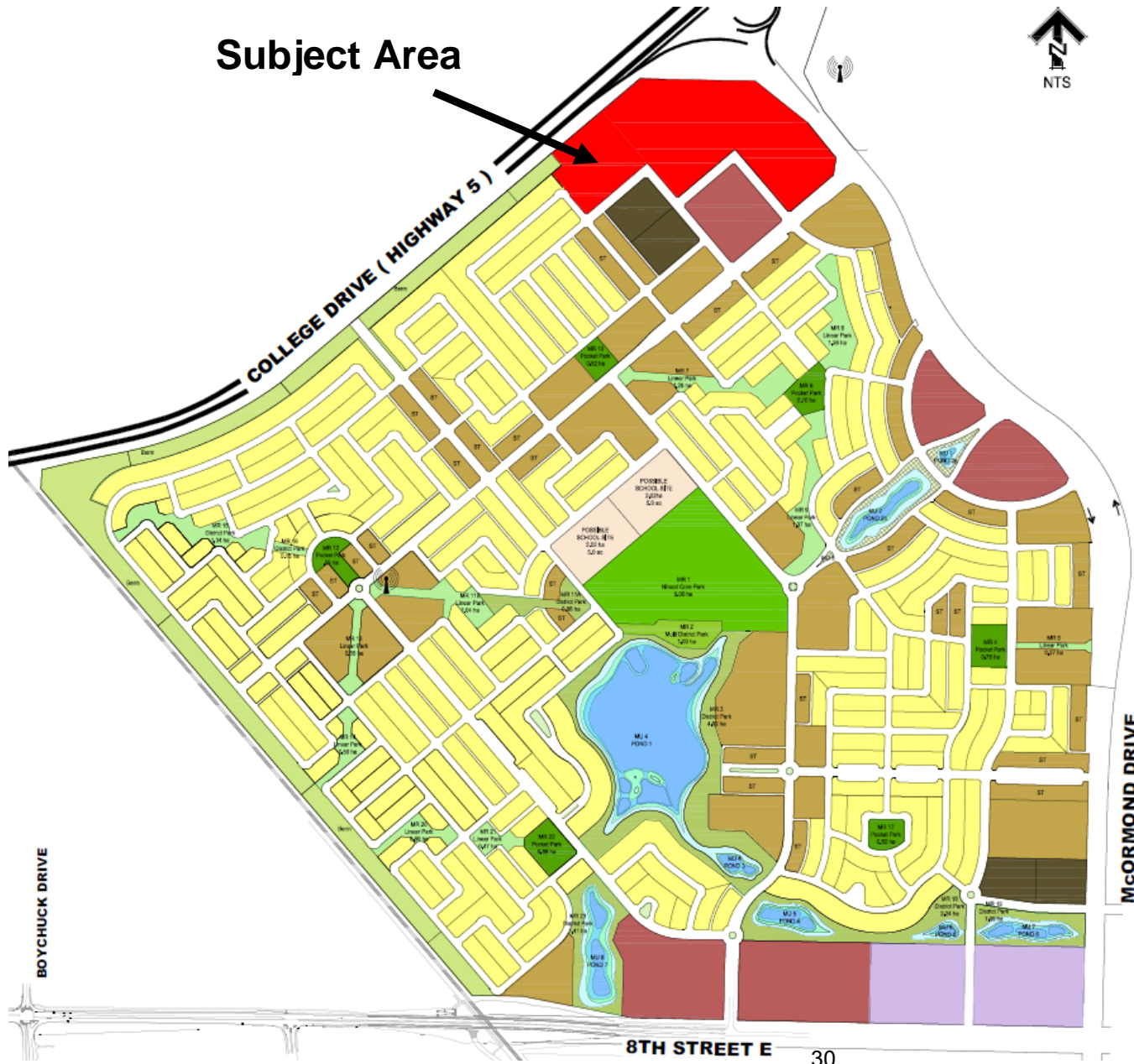
Report Approval

Written by: Brent McAdam, Planner, Planning and Development
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S/Reports/2016/PD/MPC - Proposed OCP Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood/lc

Brighton Neighbourhood Concept Plan

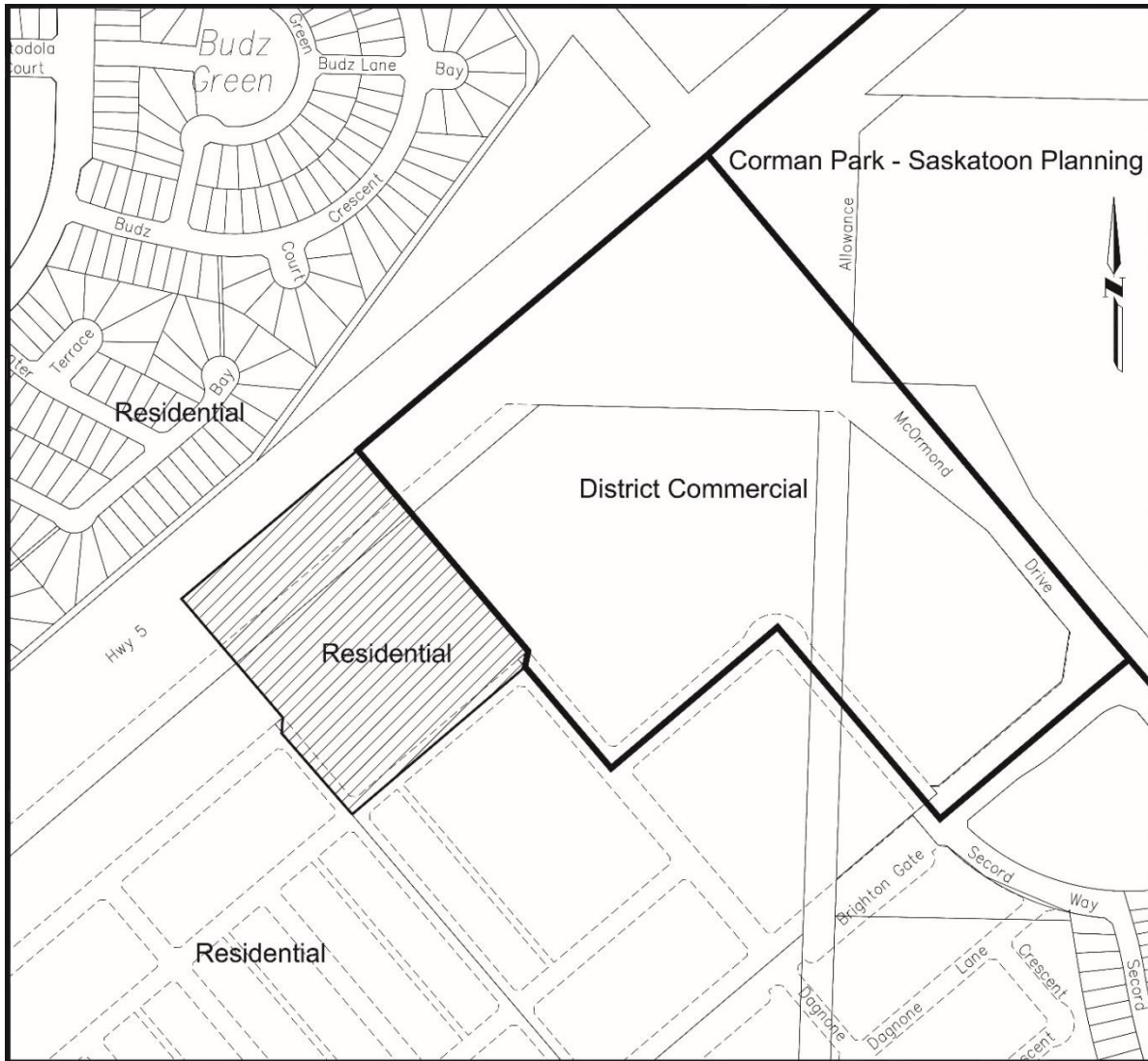
Subject Area



Legend:

- Single Unit/Semi Unit Detached Dwellings
- ST Low Density Street Townhousing Multi-Unit Dwellings
- Low Density Group Townhousing Multi-Unit Dwellings
- Medium Density Multi Unit Dwellings
- Mixed Use 1 - Residential/Retail/Institutional
- Neighbourhood Core Park
- Neighbourhood Pocket Parks
- Linear Parks
- District Park
- Multi District Park
- Buffer and Berms
- Municipal Utility
- Wetland Complex
- Schools
- Retail
- Mixed Use 2 - Office/Retail
- Ⓜ Approximate Cell Tower Location

Location Map – Official Community Plan Amendment



OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP

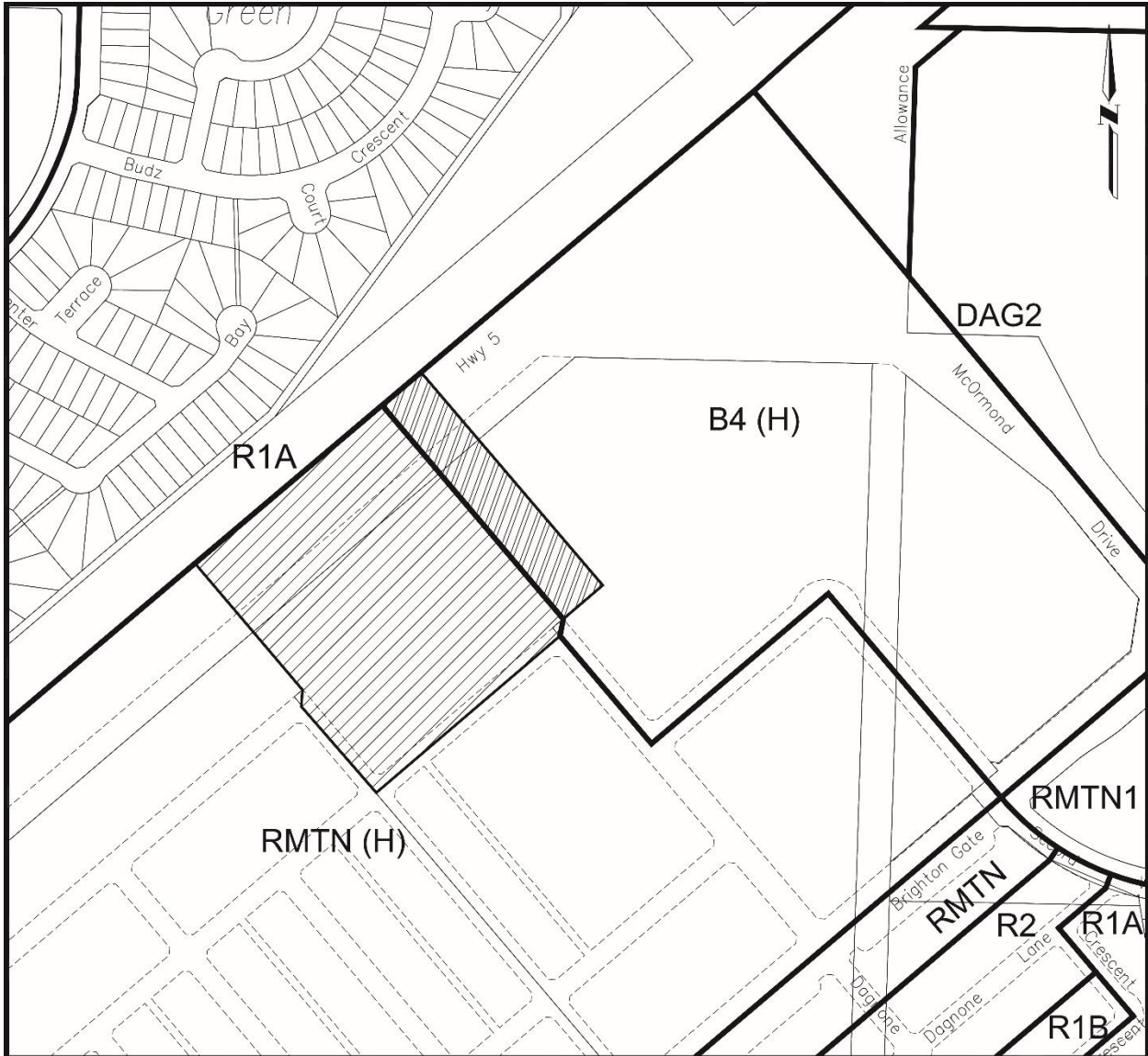


From Residential to District Commercial





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Location Map – Zoning Amendment



ZONING AMENDMENT

-  From RMTN(H) to B4 by Agreement
-  From B4(H) to B4 by Agreement

Proposed Terms of Rezoning Agreement

- **Use of Land:**
 - retail stores;
 - nurseries and greenhouses for horticultural production that will primarily be sold on the site;
 - restaurants;
 - accessory warehouse and storage;
 - small animal grooming;
 - small animal veterinary clinic;
 - indoor commercial recreation use; and
 - outdoor storage.

- **Development Standards:**
 - The total maximum gross floor area for area of buildings on the site shall not exceed 13,100 m² (141,007 square feet).
 - In no case shall the total maximum gross floor area for retail, restaurant, small animal grooming, and small animal veterinary clinic uses exceed 4,800 m² (51,666.7 square feet).
 - In no case shall the total maximum gross floor area for all nurseries, greenhouses, and accessory warehouse uses exceed 8,300 m² (89,340 square feet), and in no case shall the total maximum gross floor area for all accessory warehouse uses exceed 600 m² (6,458 square feet).
 - Indoor commercial recreation use may only be located in the area identified as “Seasonal Use Greenhouse” and “Seasonal Use Production Greenhouse” on the site plan attached to this agreement.
 - The site must be developed substantially in accordance with the site plan and elevations attached to this agreement.

- **Parking:**
 - A minimum of 325 parking spaces shall be provided; 7 of which shall be barrier-free.

- **Bicycle Parking:**
 - A minimum of one bicycle parking space shall be provided for every 300 m² of gross floor area devoted to retail, restaurant, small animal grooming, and small animal veterinary clinic uses.
 - Bicycle parking spaces shall be provided in locations that are readily visible, well-lit, and in close proximity to building entrances.

- **Landscaping:** In addition to landscaping requirements contained in the B4 District:
 - An intensive landscaping strip of not less than 3.0 m wide adjacent to and abutting the southwest site line shall be provided. Intensive landscaping shall be provided to the satisfaction of the Development Officer.
 - In addition to the intensive landscaping strip noted above, an additional 5.8 m landscape strip shall be provided adjacent to and abutting the intensive landscaping strip, from the front site line to the rear of the building, as shown on the site plan attached to, and forming part of, the agreement.
 - A sound attenuation fence/wall shall be developed and landscaped on the southwest side site line in substantial conformance with the attached plans and:
 - shall begin at a point 9.0 m from the front site line;
 - shall not exceed 2.0 m in height in the required front yard;
 - shall be a minimum of 2.44 m and a maximum of 2.74 m in height from the front of the building to the rear of the property; and
 - the City may request alterations to the location of the sound attenuation fence/wall, where necessary, to address vehicular and/or pedestrian safety.

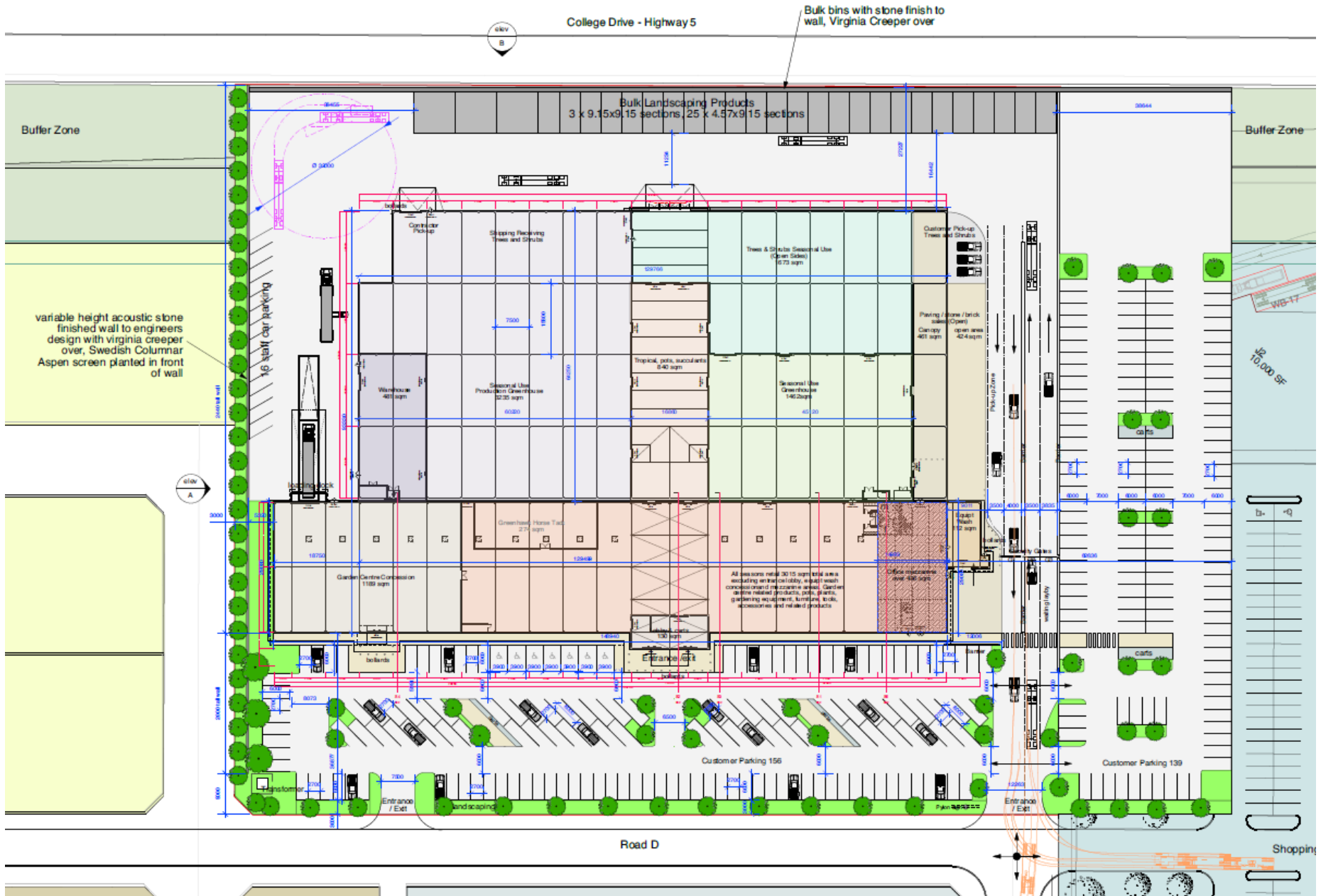
- **Outdoor Storage:**
 - Outdoor storage is not permitted in the front yard. Any storage in the side and rear yard shall be suitably screened to the satisfaction of the Development Officer.
 - The bulk material bins adjacent to College Drive shall be developed in substantial conformance with the elevation and landscaping plans attached to this agreement.

- **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent land uses or interfere with the safe operation of nearby roadways and traffic control devices.

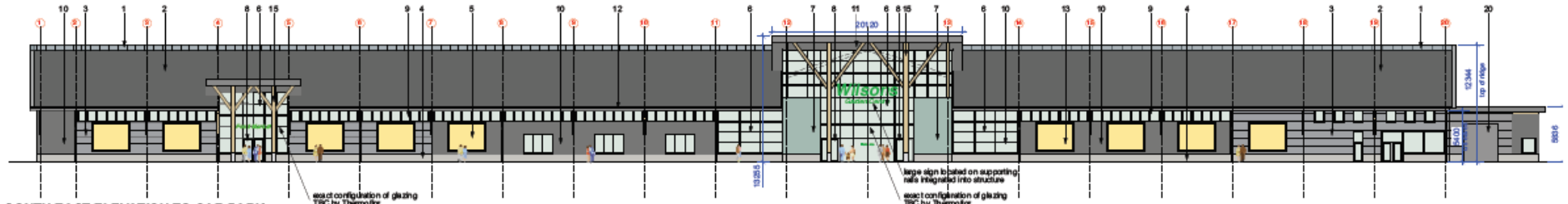
- **Signage:** Signage shall comply with Signage Group 4 of the Sign Regulations with the following provisions:
 - Electronic message centres and electronic message centres (mobile) are prohibited.
 - Portable signs are prohibited.
 - Lighting must be sensitive to neighbouring properties and shall only be illuminated during the hours of operation applicable to the particular permitted land use.

All other provisions of the B4 District shall apply.

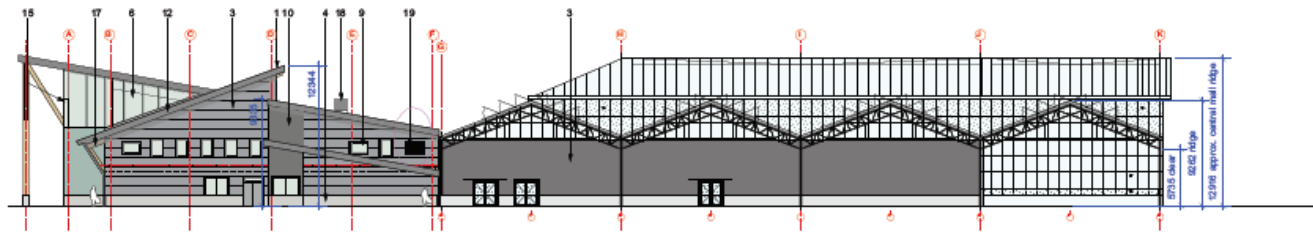
Proposed Site Plan



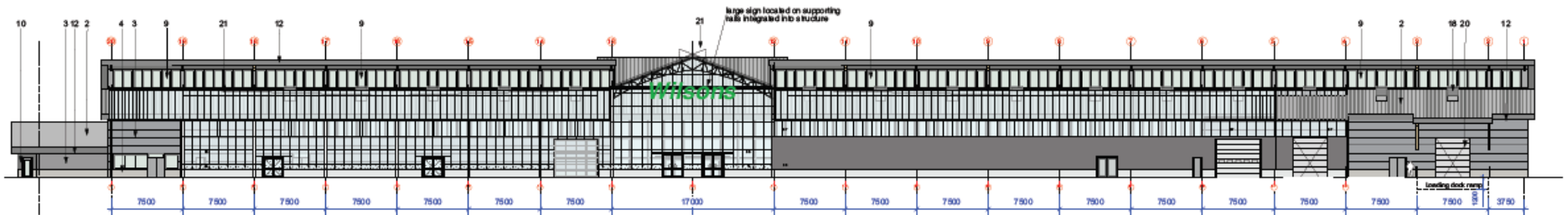
Proposed Building Elevations



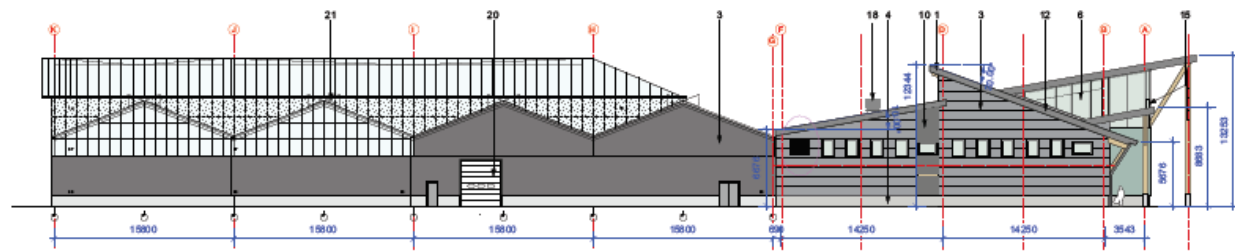
SOUTH EAST ELEVATION TO CAR PARK



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



MATERIALS KEY

- 1 PVT panels fixed to roof
- 2 Kingspan Kingsp standing seam roof
- 3 Horizontally laid smooth faced plaster coated metal cladding
- 4 Concrete upstand 900 high
- 5 Metal framed double glazed shopfront window
- 6 Metal framed double glazed curtain walling
- 7 Lining wall
- 8 3m high entrance door
- 9 Metal framed double glazed high level windows / operable
- 10 Horizontally laid oxide / synthetic cladding
- 11 White metal profiled cladding soffit to roof
- 12 Pressed metal fascia to gutter
- 13 Metal framed graphics banner
- 14 Kingspan Kingsp standing seam roof
- 15 Galvan / zinc plated column
- 16 Timber truss structure to central mall only
- 17 Glulam beam
- 18 Windows here - in abeyance and to be confirmed
- 19 Polymer powder coated metal busses with insect mesh
- 20 Roller shutter doors
- 21 Glazed opening vents

Proposed Hampton Village Neighbourhood Concept Plan Amendment, Official Community Plan Bylaw Amendment, and Rezoning – 2950 McClocklin Road

Recommendation

That a 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 amendment to the Hampton Village Neighbourhood Concept Plan, as outlined in this report, be approved;
2. That the proposed amendment to the Official Community Plan Bylaw No. 8769 Land Use Map, as outlined in this report, be approved; and
3. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

Topic and Purpose

Applications have been submitted from Saskatoon Land requesting the following amendments relating to 2950 McClocklin Road, located in the Hampton Village neighbourhood:

- i) amend the Hampton Village Neighbourhood Concept Plan to redesignate the property from “Multi-Family (Medium-Density)” to “Commercial”;
- ii) redesignate the property from “Residential” to “District Commercial” on the Official Community Plan Bylaw No. 8769 Land Use Map; and
- iii) amend Zoning Bylaw No. 8770 to change the property’s zoning designation from RM3 – Medium-Density Multiple-Unit Dwelling District to B2 – District Commercial District.

The purpose of these amendments is to provide for additional commercial development opportunities to serve Hampton Village and adjacent neighbourhoods.

Report Highlights

1. The subject site was previously identified as the location for a future fire station, although further analysis has concluded that it is no longer required for this purpose.
2. Hampton Village and adjacent neighbourhoods have a relative absence of commercial development opportunities.
3. Amendments to the Hampton Village Neighbourhood Concept Plan (Concept Plan), Official Community Plan Bylaw No. 8769 (OCP), and Zoning Bylaw No. 8770 (Zoning Bylaw) are proposed to accommodate commercial development at this location and to provide further commercial opportunities in the area.

Proposed Hampton Village Neighbourhood Concept Plan Amendment, Official Community Plan Bylaw Amendment, and Rezoning – 2950 McClocklin Road

Strategic Goal

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

Background

The Concept Plan was originally approved by City Council in 2004 (see Attachment 1). The Concept Plan identified 2950 McClocklin Road for development as multi-family (medium-density) residential. A designation of “Residential” on the OCP Land Use Map and zoning designation of RM3 – Medium-Density Multiple-Unit Dwelling District (RM3) were subsequently applied, consistent with the approved Concept Plan. This property was later retained as a location for a future fire station.

Report

Site No Longer Required for Fire Station

The subject property, 2950 McClocklin Road, was previously identified by the Saskatoon Fire Department (Fire Department) for a future fire station and the property was purchased for this purpose. The Zoning Bylaw includes a provision that allows for a fire station to be constructed within any zoning district provided that such a facility is generally compatible with properties in the vicinity in terms of height, setbacks, landscaping, and parking.

In 2015, the Fire Department conducted a reassessment of the deployment plan for current and future fire stations with the use of geographic information system technology. The results of the analysis identified that overlap of response zones for this area of the city would be reduced by relocating the fire station proposed for Hampton Village to a location in the future Elk Point neighbourhood at the corner of Claypool Drive and an extended Latrace Road. As a result, 2950 McClocklin Road is no longer required for Fire Department operations.

Need for Additional Commercial Opportunities

The northern part of the Confederation Suburban Development Area, including Hampton Village and adjacent neighbourhoods, has few opportunities for commercial development.

Hampton Village presently has 2.81 acres of commercially-zoned land split between two sites with approximately 3,160 m² (34,000 square feet) of developed commercial space. The acreage of commercially-zoned land in Dundonald and Westview is 0.95 acres and 0.79 acres, respectively. The nearest location of higher-order commercial services is in the Confederation Suburban Centre, which is approximately 3 km away from Hampton Village Square.

In more recently developed neighbourhoods, larger supplies of commercially-zoned land have been integrated into residential areas. This is part of an evolving effort to further mix land uses in neighbourhood design and to provide a wider array of services

Proposed Hampton Village Neighbourhood Concept Plan Amendment, Official Community Plan Bylaw Amendment, and Rezoning – 2950 McClocklin Road

and amenities within a neighbourhood that are available at walking or short driving distance.

Given this, and based on previous feedback from neighbourhood residents and stakeholders, Saskatoon Land decided to explore the opportunity for development of 2950 McClocklin Road for commercial purposes in an attempt to increase the supply of services and amenities available to Hampton Village and adjacent neighbourhoods. The subject site is approximately 1.13 acres in area.

Proposed Concept Plan Amendment

To facilitate commercial development on the subject site, an amendment to its designation in the Concept Plan from “Multi-Family (Medium-Density)” to “Commercial” is proposed (see Attachment 2).

Proposed OCP Bylaw Amendment

A corresponding amendment to the OCP Land Use Map from “Residential” to “District Commercial” is proposed. District Commercial areas are intended to accommodate commercial and mixed-use activities serving two to five neighbourhoods.

Proposed Rezoning

A rezoning of 2950 McClocklin Road from RM3 to B2 – District Commercial District (B2) is proposed. If approved, development of the site could proceed under the provisions of the B2 District.

Saskatoon Land intends to sell the site through a public process, whereby proposal submissions are evaluated on the basis of purchase price, building design, site layout, and the overall proposal’s ability to appropriately integrate with the surrounding area.

Suitability of Site for Commercial Development

It is felt that the subject site is appropriate for commercial development for the following reasons:

- i. The site is located between an existing commercial site (B2 by Agreement) to the west containing a Shoppers Drug Mart, and a place of worship and multiple-unit dwelling to the east zoned RM3.
- ii. The site does not directly abut any single-family residential.
- iii. The site is located between McClocklin Road and Hampton Circle, both major collector roadways carrying higher volumes of traffic.
- iv. The site is located near an entrance to the neighbourhood via Hampton Gate South/Junor Avenue, providing easy access via adjacent neighbourhoods.
- v. The site is located near Hampton Village Square, neighbourhood schools, and existing commercial development.

Proposed Hampton Village Neighbourhood Concept Plan Amendment, Official Community Plan Bylaw Amendment, and Rezoning – 2950 McClocklin Road

Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing.

Options to the Recommendation

City Council could choose to deny this application. The current zoning of the property would remain in place.

Public and/or Stakeholder Involvement

Adjacent property owners, as well as residents of the larger neighbourhood, had the opportunity to obtain information on the proposal, ask questions, and voice concerns at a public meeting held in conjunction with the Transportation Division's Neighbourhood Traffic Review for Hampton Village on June 14, 2016. Approximately 30 members of the general public were in attendance.

The proposal for commercial development at this location was well-accepted, with questions mostly related to possible uses and zoning requirements for site development. No written feedback specific to this matter has been received to date.

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 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

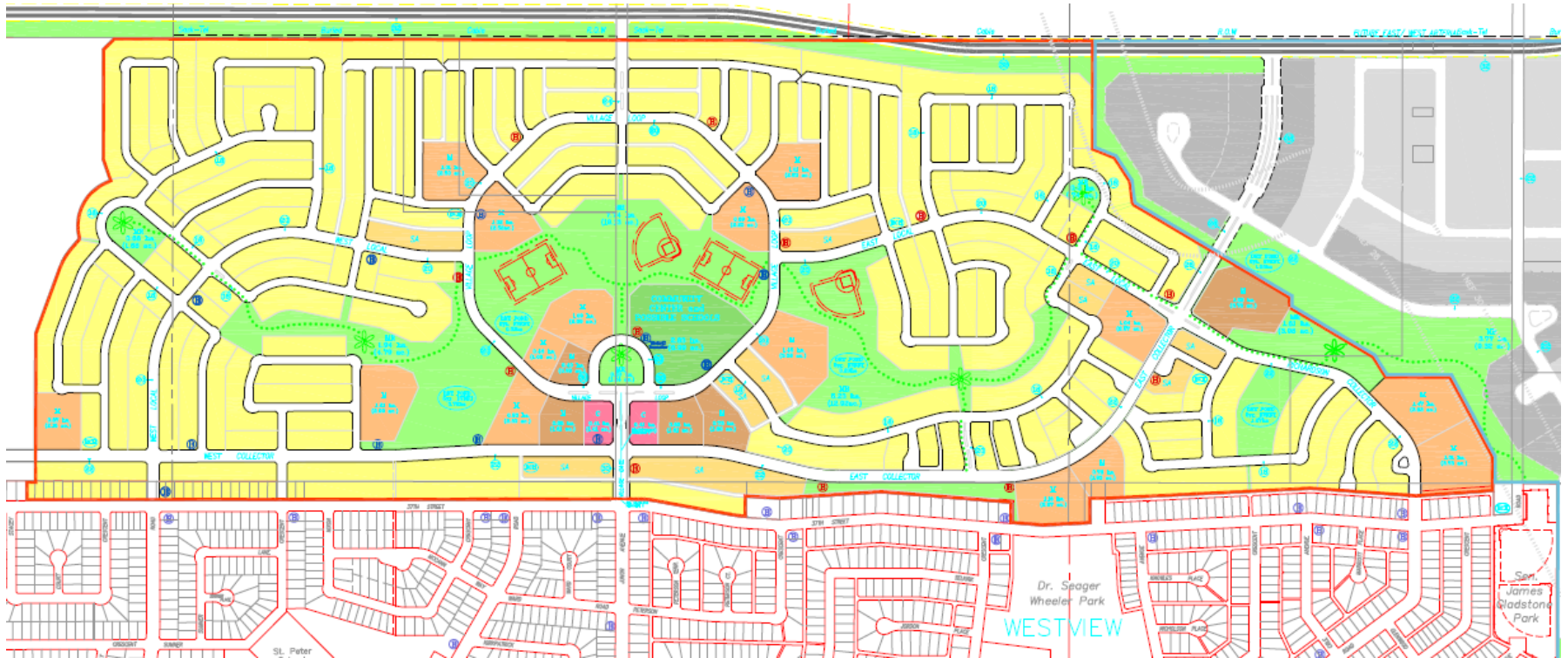
1. Hampton Village Neighbourhood Concept Plan
2. Location Plans

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/2016/PD/MPC – Proposed Hampton Village Neighbourhood Concept Plan Amendment, OCP Bylaw Amendment, and Rezoning – 2950 McClocklin Road/lc

Hampton Village Neighbourhood Concept Plan



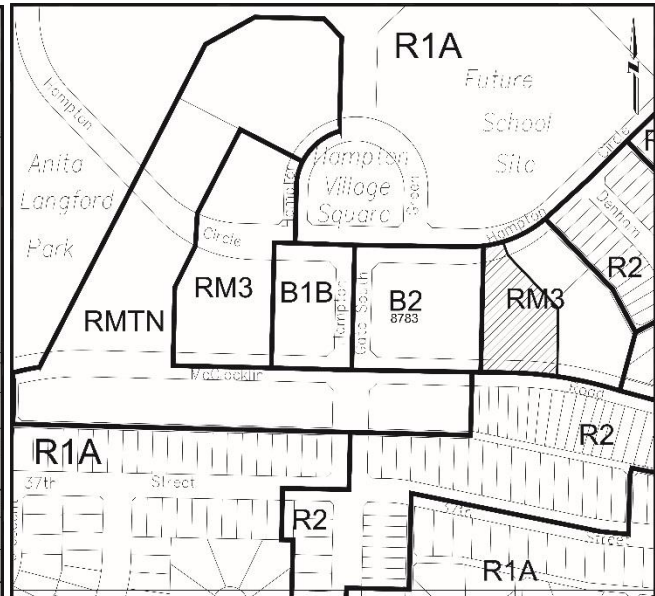
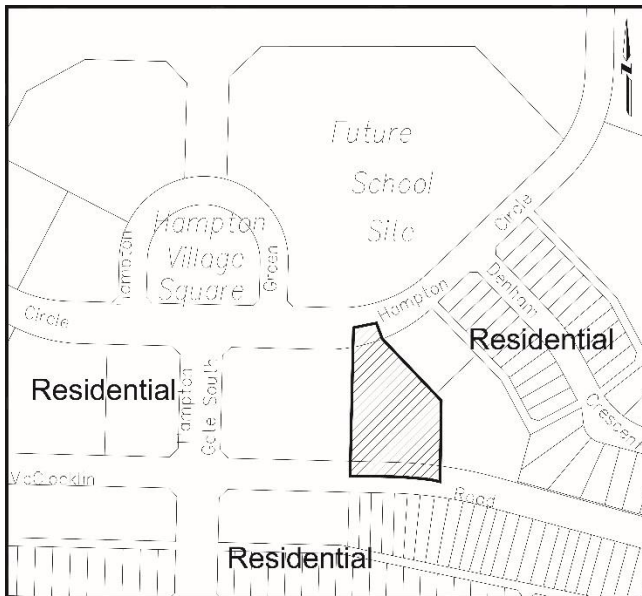
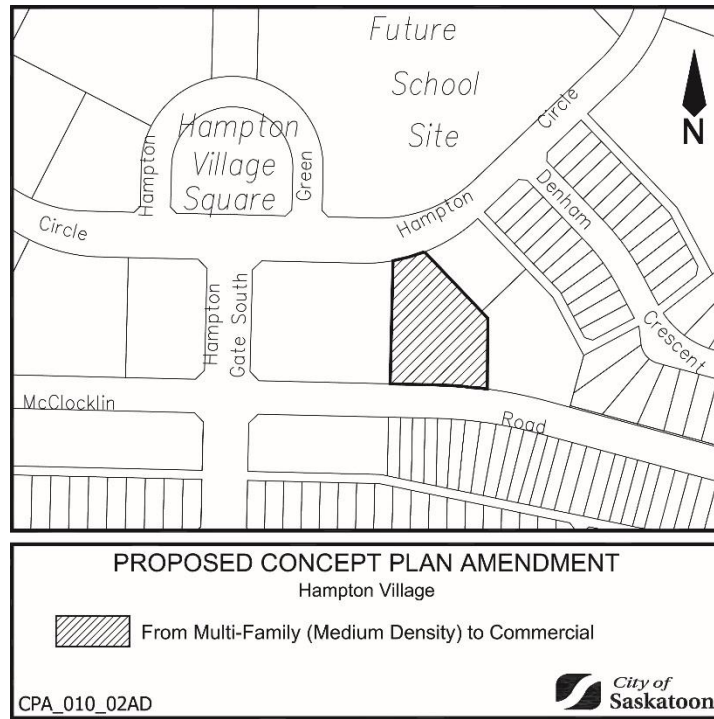
Future Land Use

- SINGLE FAMILY (Detached)
- SA SINGLE FAMILY (Attached)
- MULTI FAMILY (Townhouse)
- MULTI FAMILY (Medium Density)
- COMMERCIAL
- BUSINESS PARK
- INDUSTRIAL PARK
- OPEN SPACE & BUFFERS
- COMMUNITY CENTER AND SCHOOLS

Concept Elements

- PARK FEATURE
- PEDESTRIAN PATHWAY
- NOISE EXPOSURE FORECAST CONTOUR
- BUS STOP (Route #19)
- BUS STOP (Route #15)
- RESIDENTIAL CARE HOME
- Neighbourhood
- Business/Industrial Park

Location Plans



Land Use Applications Received for the Period Between April 15, 2016, to May 12, 2016

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 for the period between April 15, 2016, to May 12, 2016.

Report

Each month, land use applications 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/2016/PD/Land Use Apps/PDCS – Land Use Apps – May 30, 2016/ks

Land Use Applications Received by the Community Services Department For the Period Between April 15, 2016, to May 12, 2016

The following applications have been received and are being processed:

Condominium

- Application No. 6/16: 160 Marlatte Crescent (62 Units)
Applicant: Webb Surveys for Urban Heights Inc.
Legal Description: Parcel SS, Plan No. 102215551
Proposed Use: Residential Condominiums
Current Zoning: RMTN1
Neighbourhood: Evergreen
Date Received: April 22, 2016

- Application No. 7/16: 410 4th Avenue South (133 Units)
Applicant: Webb Surveys for The Banks Riversdale
Saskatoon Development Corp.
Legal Description: Parcel A, Plan No. 101977274
Proposed Use: Commercial and Residential Condominiums
Current Zoning: DCD1 (AC)
Neighbourhood: Riversdale
Date Received: April 25, 2016

Discretionary Use

- Application No. D9/16: 817 – 29th Street West
Applicant: Dance Ink Ltd.
Legal Description: Part of Lot 1, Lot 2, and Part of Lot 3,
Block 44, Plan No. G173
Proposed Use: Dance Studio
Current Zoning: B2
Neighbourhood: Westmount
Date Received: April 21, 2016

- Application No. D10/16: 720 Avenue I South
Applicant: Lief Friggstad
Legal Description: Lots 1 to 11, Block 11, Plan No. G1774
Proposed Use: Commercial Parking Lot
Current Zoning: B3
Neighbourhood: Pleasant Hill
Date Received: April 28, 2016

Discretionary Use

- Application No. D11/16 : 512 Lansdowne Avenue
Applicant: Blackrock Developments Ltd.
Legal Description: Lot 22, Block 89, Plan No. B1856
Proposed Use: Garage Suite
Current Zoning: R2
Neighbourhood: Nutana
Date Received: May 9, 2016

Subdivision

- Application No. 26/16: 720/740 Baltzan Boulevard
Applicant: Webb Surveys for Canaax Developments Inc.
Legal Description: Parcel OO, Plan No. 102137633
Proposed Use: To Create Three Apartment-Style Bare Land Condominium Units within Four Buildings
Current Zoning: RM3
Neighbourhood: Evergreen
Date Received: April 27, 2016
- Application No. 27/16: 2815 Lorne Avenue
Applicant: Webb Surveys for Northland Properties Corp.
Legal Description: Part of Lot 19, Block 531, Plan No. 101838663
Proposed Use: Creation of New Industrial Lot
Current Zoning: IL1
Neighbourhood: CN Industrial
Date Received: May 2, 2016
- Application No. 28/16: 1636 Edward Avenue
Applicant: Larson Surveys Ltd. for 614571 Saskatoon Ltd.
Legal Description: Lot 9, Block 8, Plan No. I196
Proposed Use: Construction of Two New Houses
Current Zoning: R2
Neighbourhood: North Park
Date Received: May 2, 2016
- Application No. 29/16: 624/626 5th Street East
Applicant: Larson Surveys Ltd. for Parkinson Enterprises
Legal Description: Lot 33, Block 38, Plan No. G103 and
Lots 46 and 47, Block 38, Plan No. 101287054
Proposed Use: Construction of Two New Houses
Current Zoning: R2
Neighbourhood: Haultain
Date Received: May 9, 2016

Attachments

1. Plan of Proposed Condominium No. 6/16
2. Plan of Proposed Condominium No. 7/16
3. Plan of Proposed Discretionary Use No. D9/16
4. Plan of Proposed Discretionary Use No. D10/16
5. Plan of Proposed Discretionary Use No. D11/16
6. Plan of Proposed Subdivision No. 26/16
7. Plan of Proposed Subdivision No. 27/16
8. Plan of Proposed Subdivision No. 28/16
9. Plan of Proposed Subdivision No. 29/16

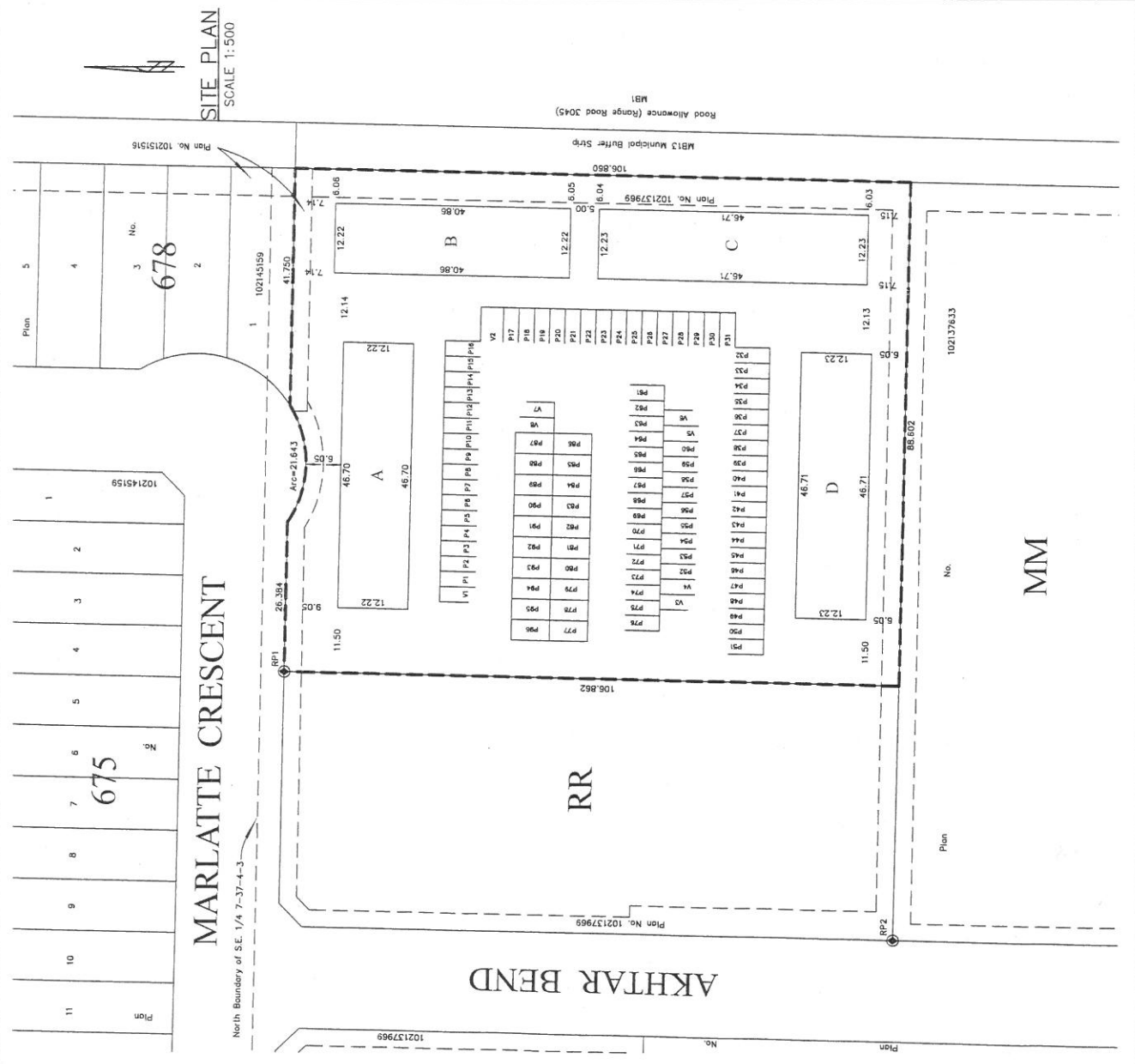
SHEET NUMBER 1 OF 3
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE
BUILDING CONDOMINIUM FOR
PARCEL SS,

PLAN NO. 102215551
S.E. 1/4 OF SEC. 7
TWP. 37, RGE. 4, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: MARCH 2016
SCALE: AS SHOWN

LEGEND:

- Measurements are in metres and decimals thereof.
- 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.
- Residential unit numbers are shown as 1, 2, 3, etc. on sheets 2 & 3.
- Regular residential unit boundaries are shown on Sheets 2 & 3 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 units.
- All exterior surfaces are common property.
- The owner of each regular residential unit shall have exclusive use of that balcony to which unit has side access.
- Parking spaces are in accordance with Section 11(1)(a) of The Condominium Property Act.
- Parking spaces shown on Sheet 1 are designated P1, P2, P3, etc.
- Visitor parking spaces shown on Sheet 1 are designated as V1, V2, V3 etc.
- All areas not designated with a unit number are common property.
- Area to be approved is outlined by a heavy dashed line.
- The parcel within the line of approval has an Extension 0.
- Standard iron posts found are shown thus: \bigcirc RP1 \bigcirc RP2
- Reference points are shown thus: \bigcirc RP1 \bigcirc RP2
- The Datum used: NAD83 (GRS86)
- The Projection used: UTM Zone 13N extended
- Geo-referenced points were derived from the GNSS and post processed from the Precise Point Positioning Service of Natural Resources Canada.
- RP Coordinates are derived as of February 8, 2016



Prepared by
Webb Survey
S.L.S.
15-280741

SHEET NUMBER 1 OF 10
 SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE
 BUILDING CONDOMINIUM FOR
 PARCEL A
 PLAN NO. 101977274
 N.E. 1/4 OF SEC. 29
 TWP. 36, RGE. 5, W. 3rd MER.
 SASKATOON, SASKATCHEWAN
 BY: T. R. WEBB, S.L.S.
 DATE: FEBRUARY - MARCH 2016
 SCALE: AS SHOWN

LEGEND

1. Measurements on in inches and decimals shown.
2. Measurements indicating the position of the building in relation to the outer boundary of the parcel are taken to the concrete foundation at ground level.
3. Underground pipes, not shown on site plan, in line of all property lines.
4. Residential and Commercial unit numbers are shown as 1, 2, 3, etc. on sheets 2 - 8.
5. Major, residential and commercial unit boundaries are shown on sheets 3 - 8 by a heavy line.
6. The exterior surface of any block building included but forms the surface of any common wall, floor, or ceiling.
7. All other surfaces are common property.
8. All structural walls, columns, or supports are common area.
9. The sum of each regular residential unit and how inclusive use of that balcony to which it is attached.
10. Parking spaces are in accordance with Section 1123(4) of The Condominium Property Act.
11. Units 104 - 114 inclusive are comprised of two parts.
12. Waller parking spaces shown on sheet 2 are designated as V1, V2, V3 etc.
13. All areas not designated with a unit number are common property.
14. Area to be approved is outlined by a heavy dashed line.
15. The parcel with the line of approval has an Elevation of 471.
16. Staircase and floor levels are shown but unless otherwise noted.
17. Reference Points are shown thus: ○ RP1 ○ RP2
18. The Datum used: NAD83 (CGRS85)
19. The Projection used: UTM Zone 13N standard
20. Geo-referenced points were derived from OSDB and P Planning Sectors from Historical Resources Canada
21. RP Coordinates are derived as of August 23, 2015

Proposed Condominium No. 7/16

SCHEDULE OF SHEET DISCR

SHEET #	DESCRIPTION
1	PLAN & LEGEND
2	UNIT 104 - 114
3	UNIT 115 - 124
4	UNIT 125 - 134
5	UNIT 135 - 144
6	UNIT 145 - 154
7	UNIT 155 - 164
8	UNIT 165 - 174
9	UNIT 175 - 184
10	UNIT 185 - 194
11	UNIT 195 - 204
12	UNIT 205 - 214
13	UNIT 215 - 224
14	UNIT 225 - 234
15	UNIT 235 - 244
16	UNIT 245 - 254
17	UNIT 255 - 264
18	UNIT 265 - 274
19	UNIT 275 - 284
20	UNIT 285 - 294
21	UNIT 295 - 304
22	UNIT 305 - 314
23	UNIT 315 - 324
24	UNIT 325 - 334
25	UNIT 335 - 344
26	UNIT 345 - 354
27	UNIT 355 - 364
28	UNIT 365 - 374
29	UNIT 375 - 384
30	UNIT 385 - 394
31	UNIT 395 - 404
32	UNIT 405 - 414
33	UNIT 415 - 424
34	UNIT 425 - 434
35	UNIT 435 - 444
36	UNIT 445 - 454
37	UNIT 455 - 464
38	UNIT 465 - 474
39	UNIT 475 - 484
40	UNIT 485 - 494
41	UNIT 495 - 504
42	UNIT 505 - 514
43	UNIT 515 - 524
44	UNIT 525 - 534
45	UNIT 535 - 544
46	UNIT 545 - 554
47	UNIT 555 - 564
48	UNIT 565 - 574
49	UNIT 575 - 584
50	UNIT 585 - 594
51	UNIT 595 - 604
52	UNIT 605 - 614
53	UNIT 615 - 624
54	UNIT 625 - 634
55	UNIT 635 - 644
56	UNIT 645 - 654
57	UNIT 655 - 664
58	UNIT 665 - 674
59	UNIT 675 - 684
60	UNIT 685 - 694
61	UNIT 695 - 704
62	UNIT 705 - 714
63	UNIT 715 - 724
64	UNIT 725 - 734
65	UNIT 735 - 744
66	UNIT 745 - 754
67	UNIT 755 - 764
68	UNIT 765 - 774
69	UNIT 775 - 784
70	UNIT 785 - 794
71	UNIT 795 - 804
72	UNIT 805 - 814
73	UNIT 815 - 824
74	UNIT 825 - 834
75	UNIT 835 - 844
76	UNIT 845 - 854
77	UNIT 855 - 864
78	UNIT 865 - 874
79	UNIT 875 - 884
80	UNIT 885 - 894
81	UNIT 895 - 904
82	UNIT 905 - 914
83	UNIT 915 - 924
84	UNIT 925 - 934
85	UNIT 935 - 944
86	UNIT 945 - 954
87	UNIT 955 - 964
88	UNIT 965 - 974
89	UNIT 975 - 984
90	UNIT 985 - 994
91	UNIT 995 - 1004

SITE PLAN
 SCALE 1:1200

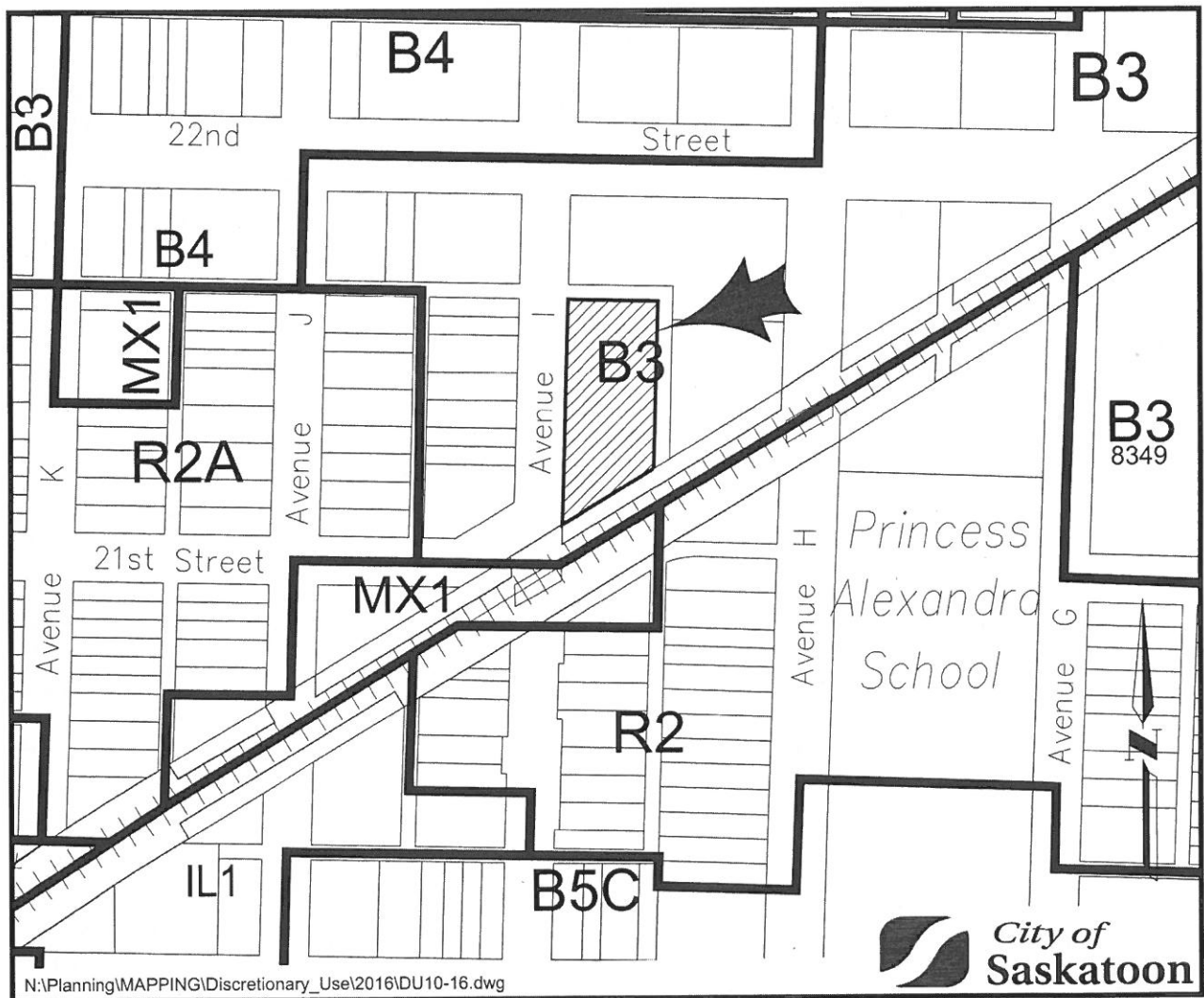


Plan
 No. 101977274
 MR4
 Municipal Reserve

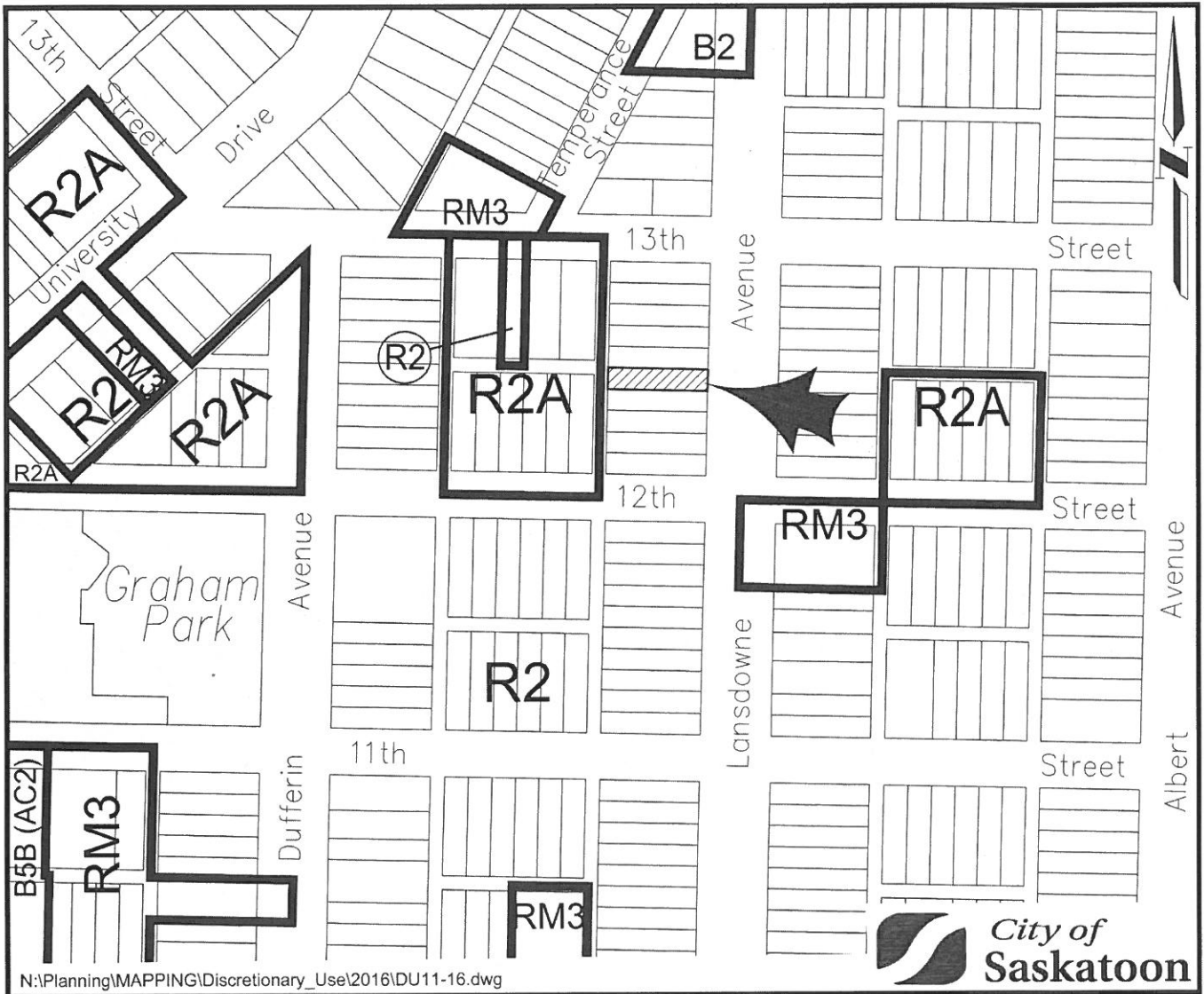
Proposed Discretionary user No. D9/16



Proposed Discretionary Use No. D10/16



Plan of Proposed Discretionary Use No. D11/16



PLAN OF PROPOSED SURFACE
 BARE LAND CONDOMINIUM FOR
 Parcel OO
 PLAN NO. 102137633
 S.E. 1/4 SEC. 7
 TWP. 37, RGE. 4, W. 3RD M.
 720/740 BALTZAN BOULEVARD
 SASKATOON, SASKATCHEWAN
 BY Brad J. Luey, 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 1,01± ha (2.49± ac.).
 Distances shown are approximate and may vary from the
 final plan of survey by ± 0.5m.

Constructed buildings, or buildings to be constructed
 are wholly within the proposed unit boundaries as shown.

All areas not designated with a unit number are
 common property.

Legend

- ☒ Indicates garbage container locations
- ☐ Indicates proposed Joint use utility easement
for SaskPower, SaskTel, and Shaw.
- ☒ Indicates approximate mailbox location

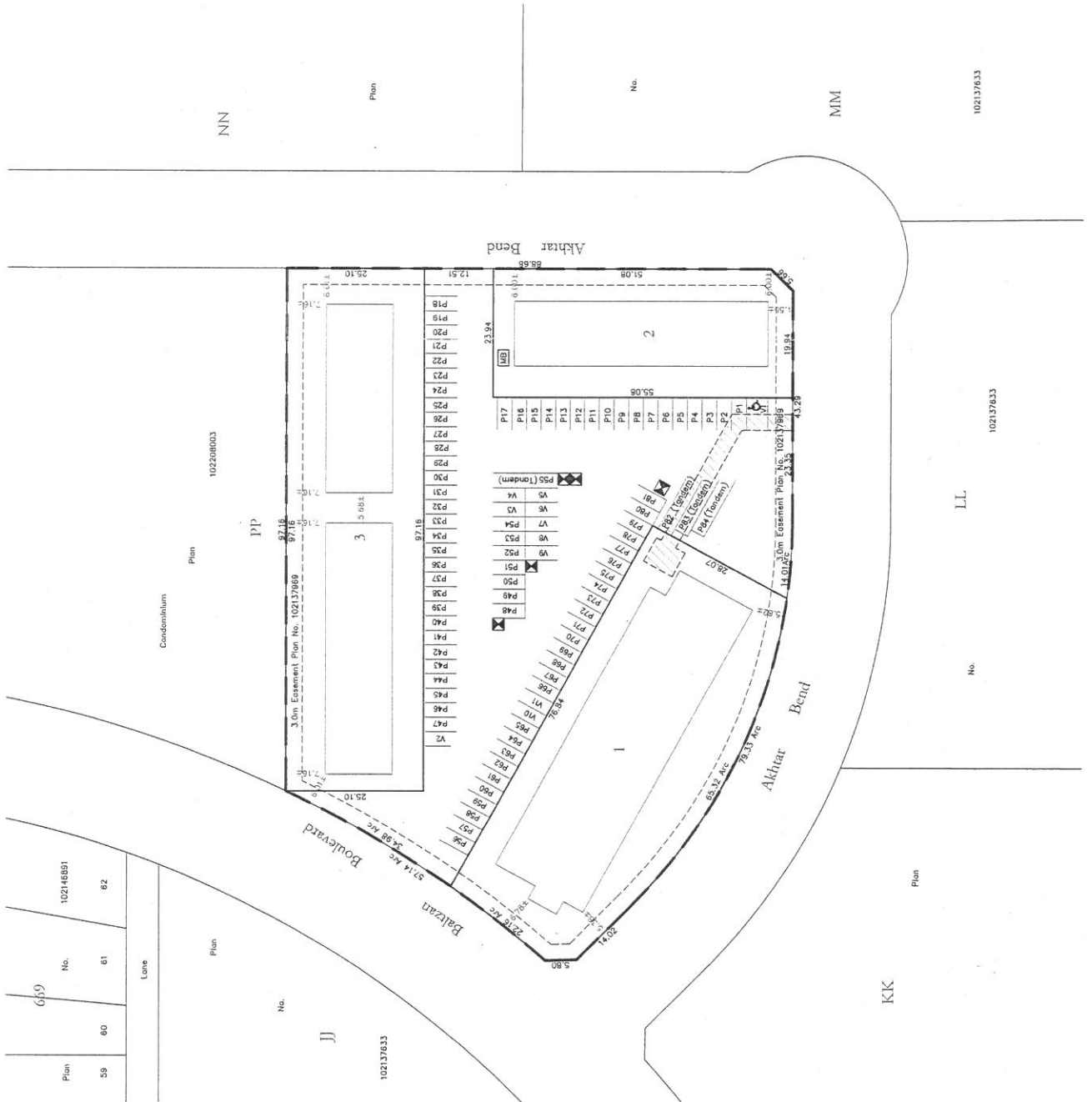
Brad J. Luey
 Brad J. Luey, April 22, 2016
 Saskatchewan Land Surveyor

Seal

Approved under the provisions of
 Bylaw No. 6537 of the
 City of Saskatoon
 Date _____
 Director of Planning & Development Division

Prepared by

 15-2803M KY



PLAN OF PROPOSED
SUBDIVISION OF
PART OF
LOT 19, BLOCK 531,
PLAN NO 101838663
NW 1/4 SEC 16-36-5-3
2815 LORNE AVENUE
SASKATOON, SASK.
SCALE 1:1000

I.R. Webb
I.R. Webb August 17th, 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 1.57± ha (3.89± ac.).
Dimensions shown are approximate and may differ from the final plan of survey by 0.5± metres.

--- Proposed City of Saskatoon easement
--- for existing sanitary sewer

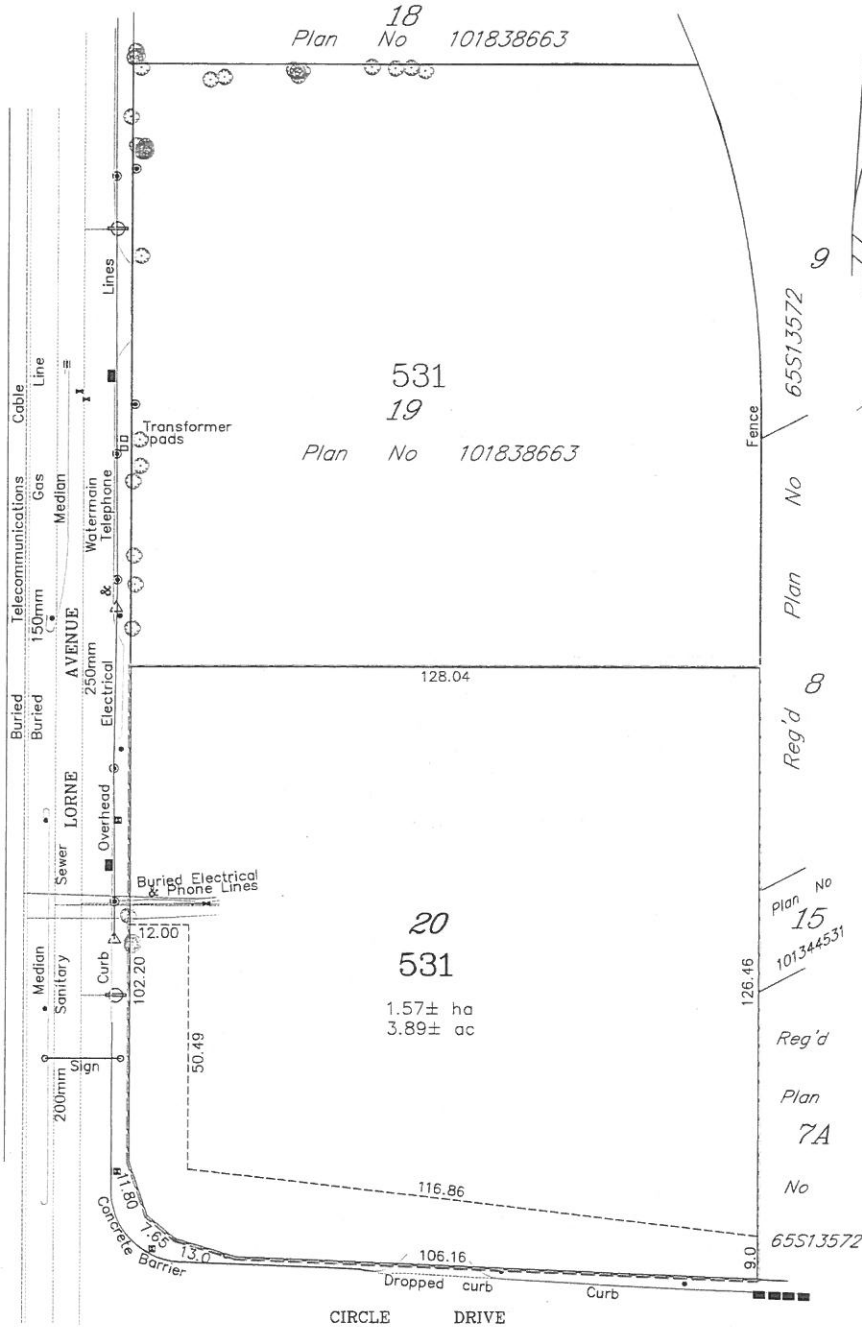
Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

Date
Community Services Department

LEGEND

- Power pole with anchor
- Curb drain
- ⊕ Water valve
- Tree
- ⊕ Hydrant
- Light pole
- Bollard
- Sign

Prepared by
Webb Surveys
13-2591sn CAS




Saskatoon
 Plan of Proposed Subdivision
 of Part of Lot 9 Block 8,
 Reg'd Plan No. 1196
 in the S.W. 1/4 Sec. 3,
 Twp. 37, Rge. 5, W.3 Mer.
 Saskatchewan
 by Howard A. Larson, S.L.S.
 2015

Scale 1:1250

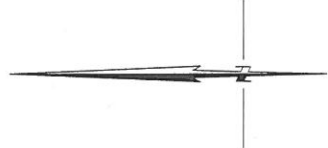
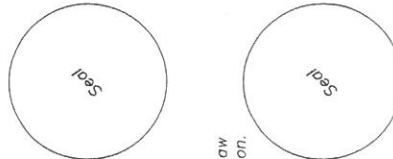
Measurements are in metres
 Area to be subdivided is outlined thus 

August 21, 2015


 Saskatchewan Land Surveyor

Approved under the provisions of Bylaw
 number 6537 of the City of Saskatoon.

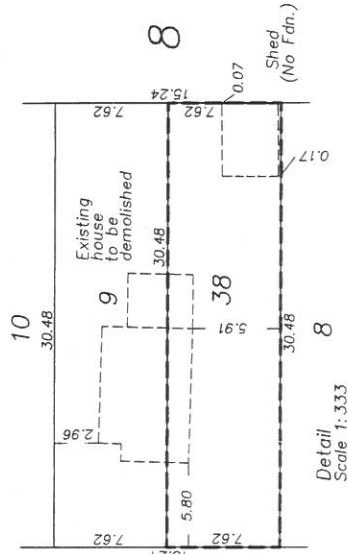
Community Services Department



Plan

9

1636 Edward Avenue



Detail
 Scale 1:333

Alexandria Avenue

514

16	Plan 101461003
Reg'd 15	
14	Plan 101461025
13	
12	
11	
10	Plan 101461047
30.48	Plan 101461058
30.48	Plan 101461069
30.48	See Detail
8	
7	
6	
5	
4	
Plan 3B	
3A102150380	
2	
Plan 1A	
1B102151459	

Edward Avenue

274

Windsor Street

1196

7

No.

Larson Surveys Ltd., Sask

Saskatoon

Plan of Proposed Subdivision
of Lot 33, Block 38,
Reg'd Plan No. G103 and
Lots 46 & 47, Block 38,
Plan 101287054
in the N.E. 1/4 Sec. 21,
Twp. 36, Rge. 5, W.3 Mer.
Saskatchewan
by Howard A. Larson, S.L.S.
2016

Scale 1:1000

Measurements are in metres

Area to be subdivided is outlined thus - - - - -

March 22, 2016

Howard Larson
Saskatchewan Land Surveyor

Seal

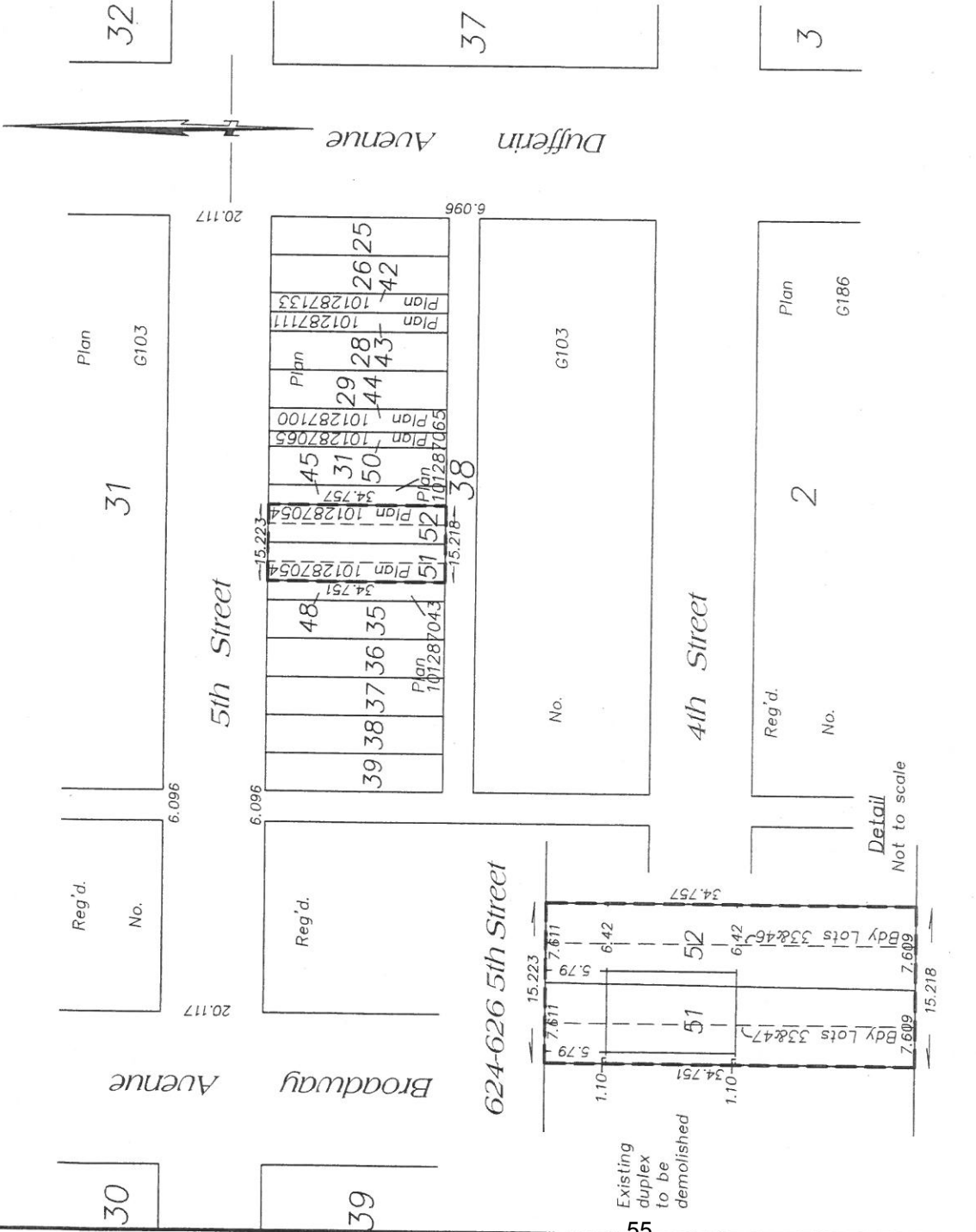
Approved under the provisions of Bylaw
number 6537 of the City of Saskatoon.

Community Services Department

Seal

Proposed Subdivision No. 29/16

Larson Surveys Ltd., Sask



Land Use Applications Received for the Period Between May 12, 2016, to June 28, 2016

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 for the period between May 12, 2016, to June 28, 2016.

Report

Each month, land use applications 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/2016/PD/Land Use Apps/PDCS – Land Use Apps – July 18, 2016/ks

**Land Use Applications Received by the
Community Services Department For the Period
Between May 12, 2016, to June 28, 2016**

The following applications have been received and are being processed:

Condominium

- Application No. 8/16: 104 Willis Crescent (24 Units)
Applicant: Webb Surveys for Serenity Pointe Developments
Legal Description: Unit 2, Plan No. 102084252
Proposed Use: Construction of a Three-Storey Residential Building
Current Zoning: M2
Neighbourhood: Stonebridge
Date Received: June 8, 2016

Discretionary Use

- Application No. D12/16: 470 Boykovich Street
Applicant: D & S Developments
Legal Description: Lot 61, Block 669, Plan No. 102146851
Proposed Use: Residential Care Home
Current Zoning: R1B
Neighbourhood: Evergreen
Date Received: May 13, 2016
- Application No. D13/16: 207 Baltzan Boulevard
Applicant: D & S Developments
Legal Description: Lot 21, Block 669, Plan No. 102137635
Proposed Use: Residential Care Home
Current Zoning: R1A
Neighbourhood: Evergreen
Date Received: May 13, 2016
- Application No. D14/16: 217 Albert Avenue
Applicant: Laneway Suites
Legal Description: Lots 2 and 23, Block 128, Plan No. B1856
Proposed Use: Garage Suite
Current Zoning: R2
Neighbourhood: Nutana
Date Received: May 20, 2016

Discretionary Use

- Application No. D15/16: 1408 Broadway Avenue
Applicant: Laneway Suites
Legal Description: Lot 12, Block 39, Plan No. G103
Proposed Use: Garage Suite
Current Zoning: R2
Neighbourhood: Haultain
Date Received: May 20, 2016

Official Community Plan

- Amendment No. OCP17/16: McOrmond Drive/Highway 5
Applicant: Wilson's Greenhouse Garden Centre
Legal Description: Parcel B, Plan No. 102194759
Proposed Use: To Accommodate Neighbourhood Garden Centre
in the Brighton Neighbourhood
Current Land Use Designation: Residential
Proposed Land Use Designation: Commercial
Neighbourhood: Brighton
Date Received: May 12, 2016

Rezoning

- Application No. Z18/16: McOrmond Drive/Highway 5
Applicant: Wilson's Greenhouse Garden Centre
Legal Description: Parcel B, Plan No. 102194759
Proposed Use: To Accommodate Neighbourhood Garden Centre
in the Brighton Neighbourhood
Current Zoning: RMTN(H)
Proposed Zoning: B2 by Agreement
Neighbourhood: Brighton
Date Received: May 12, 2016

Subdivision

- Application No. 30/16: Jeanneau Way
Applicant: Webster Surveys for C of S Land Department
Legal Description: Part of NE ¼ 18-36-4 W3M and
Part of Parcel BB, Plan No. 101875394
Proposed Use: Future Commercial Development
Current Zoning: RM3
Neighbourhood: Rosewood
Date Received: May 16, 2016

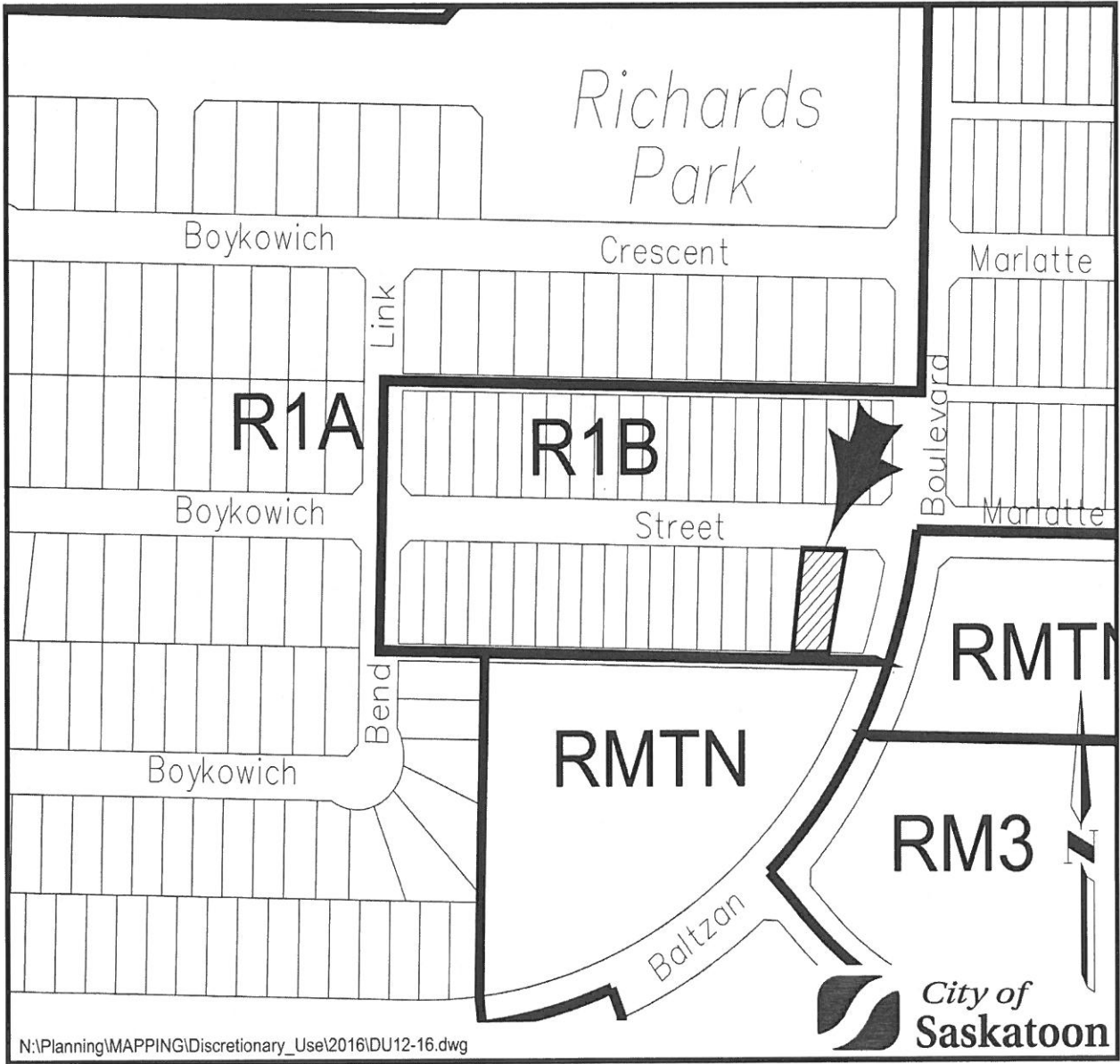
Subdivision

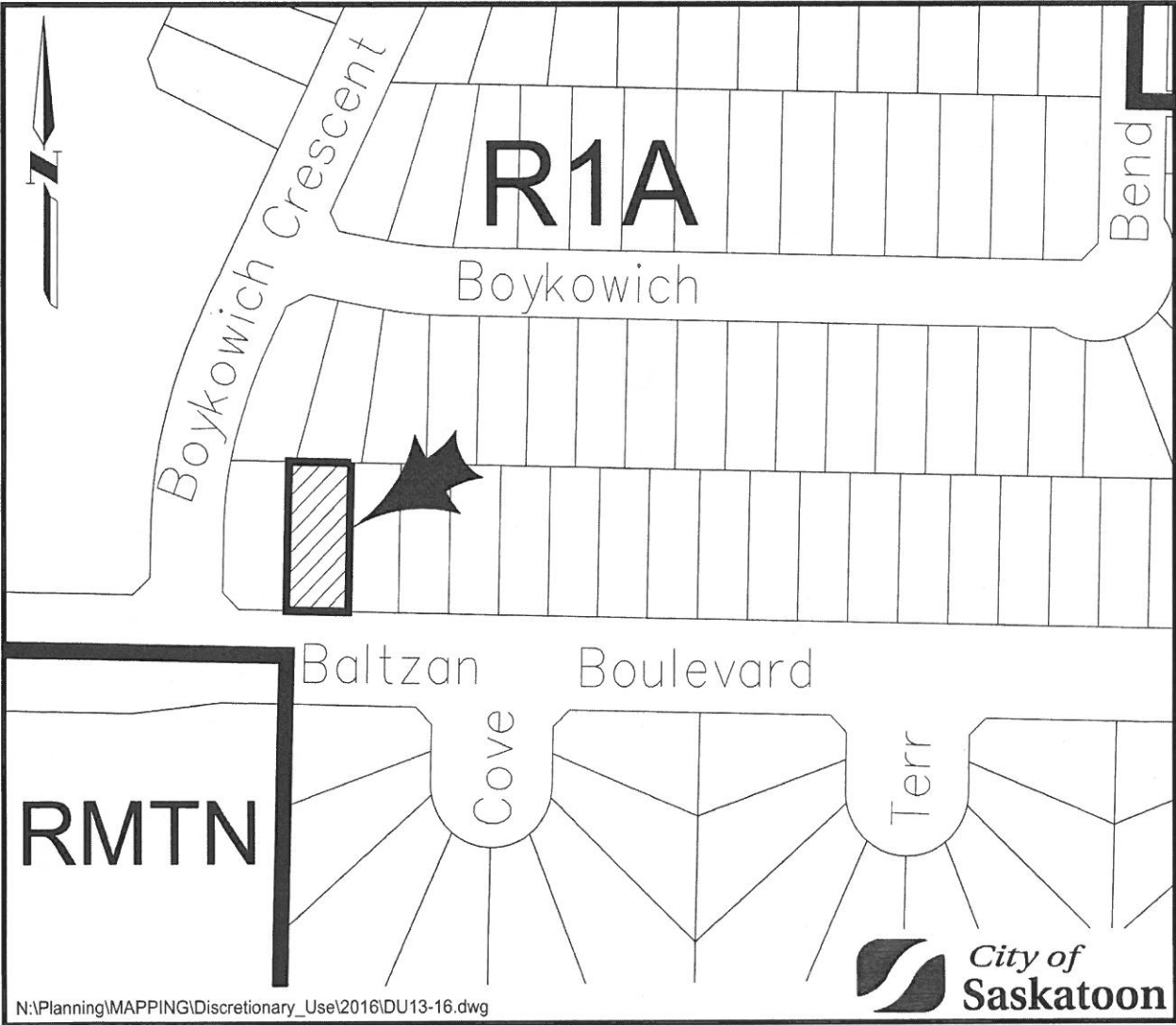
- Application No. 31/16: 1417 Alexandra Avenue
Applicant: Larson Surveys for Encore Homes Ltd.
Legal Description: Lot 17, Block 1, Plan No. I196
Proposed Use: To Create Two 25-Foot Lots for Construction of Two New Homes

Current Zoning: R2
Neighbourhood: North Park
Date Received: May 16, 2016
- Application No. 32/16: 1617 Prince of Wales Avenue
Applicant: Larson Surveys Ltd. for Anthony Machnee
Legal Description: Lot 28, Block 9, Plan No. I196
Proposed Use: To Create Two New Houses with Separate Titles
Current Zoning: R2
Neighbourhood: North Park
Date Received: May 16, 2016
- Application No. 34/16: 118 Clancy Drive
Applicant: Peter Unger for Usha Rani Paul
Legal Description: Lot 5, Block 845, Plan No. 76S07218
Proposed Use: To Create Two Lots with Individual Ownership
Current Zoning: R2
Neighbourhood: Confederation Park Suburban Centre
Date Received: June 3, 2016
- Application No. 35/16: Zimmerman Road/Market Drive/Meadows Parkway
Applicant: Webster Surveys Ltd. for Casablanca Holdings Inc.
Legal Description: Parcel C, Plan No.101317508 and Road Closure of Part of Plan No. 00SA09742
Proposed Use: To Create a Commercial Site
Current Zoning: B4
Neighbourhood: Rosewood
Date Received: June 7, 2016
- Application No. 36/16: 2807 – 33rd Street West
Applicant: Webb Surveys for Summit Auto Service Ltd.
Legal Description: Lots 14, 15, and 16; Block 469, Plan No. 61S19969
Proposed Use: To Create Six Lots for Single-Family Dwellings
Current Zoning: B2
Neighbourhood: Massey Place
Date Received: June 14, 2016

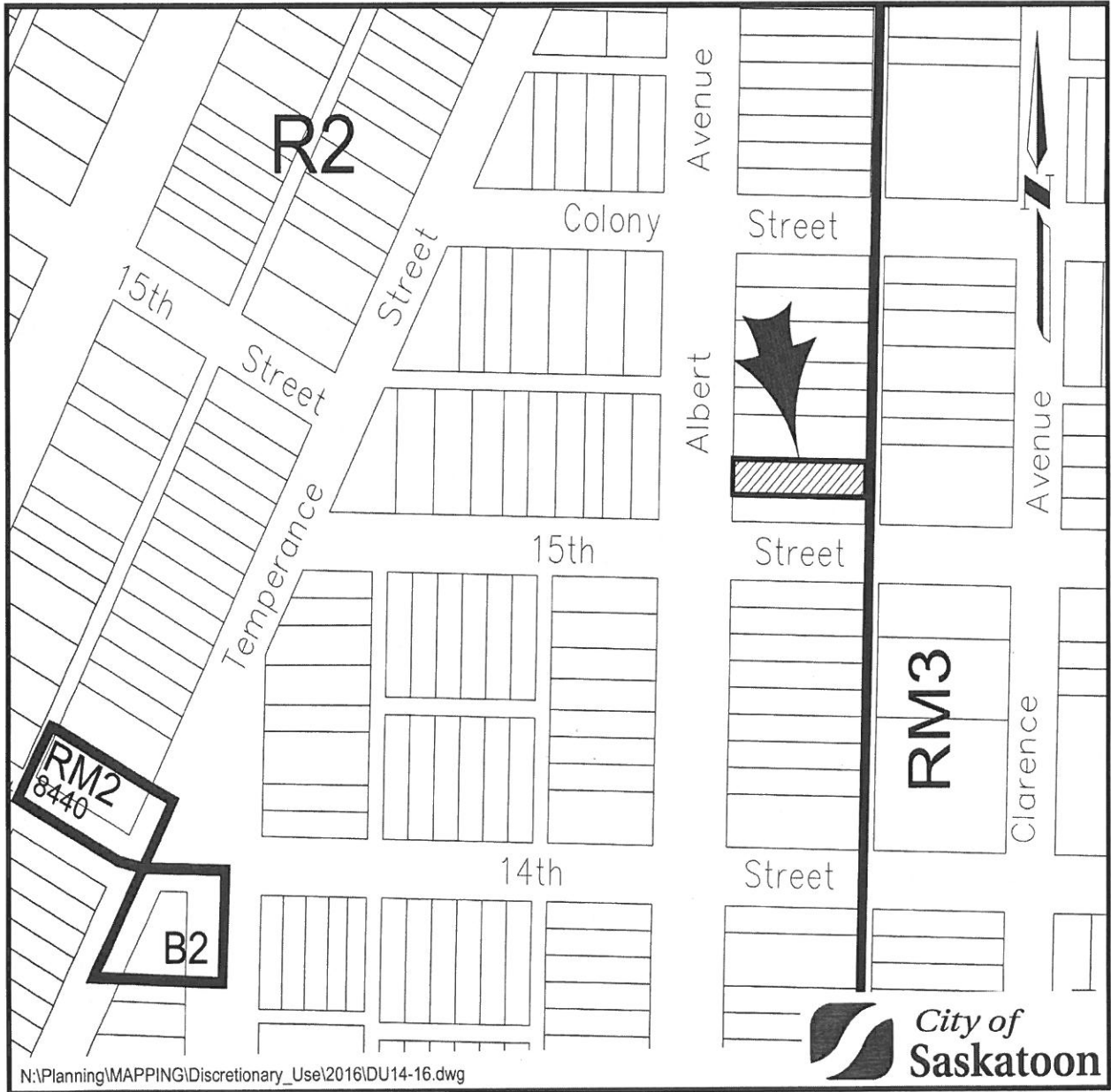
Attachments

1. Plan of Proposed Condominium No. 8/16
2. Plan of Proposed Discretionary Use No. D12/16
3. Plan of Proposed Discretionary Use No. D13/16
4. Plan of Proposed Discretionary Use No. D14/16
5. Plan of Proposed Discretionary Use No. D15/16
6. Official Community Plan Amendment No. OCP17/16
7. Plan of Proposed Rezoning No. Z18/16
10. Plan of Proposed Subdivision No. 30/16
11. Plan of Proposed Subdivision No. 31/16
12. Plan of Proposed Subdivision No. 32/16
13. Plan of Proposed Subdivision No. 34/16
14. Plan of Proposed Subdivision No. 35/16
15. Plan of Proposed Subdivision No. 36/16

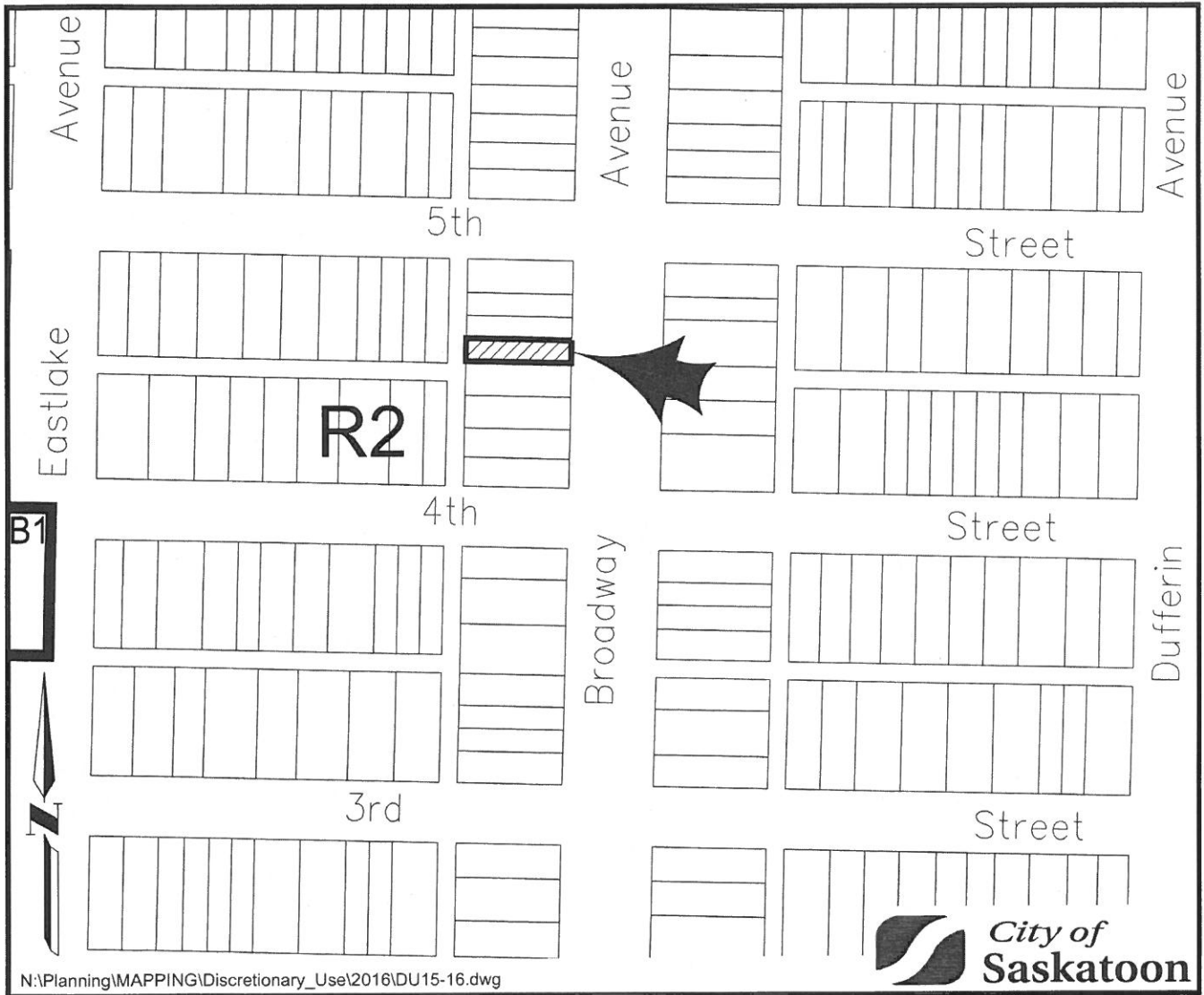


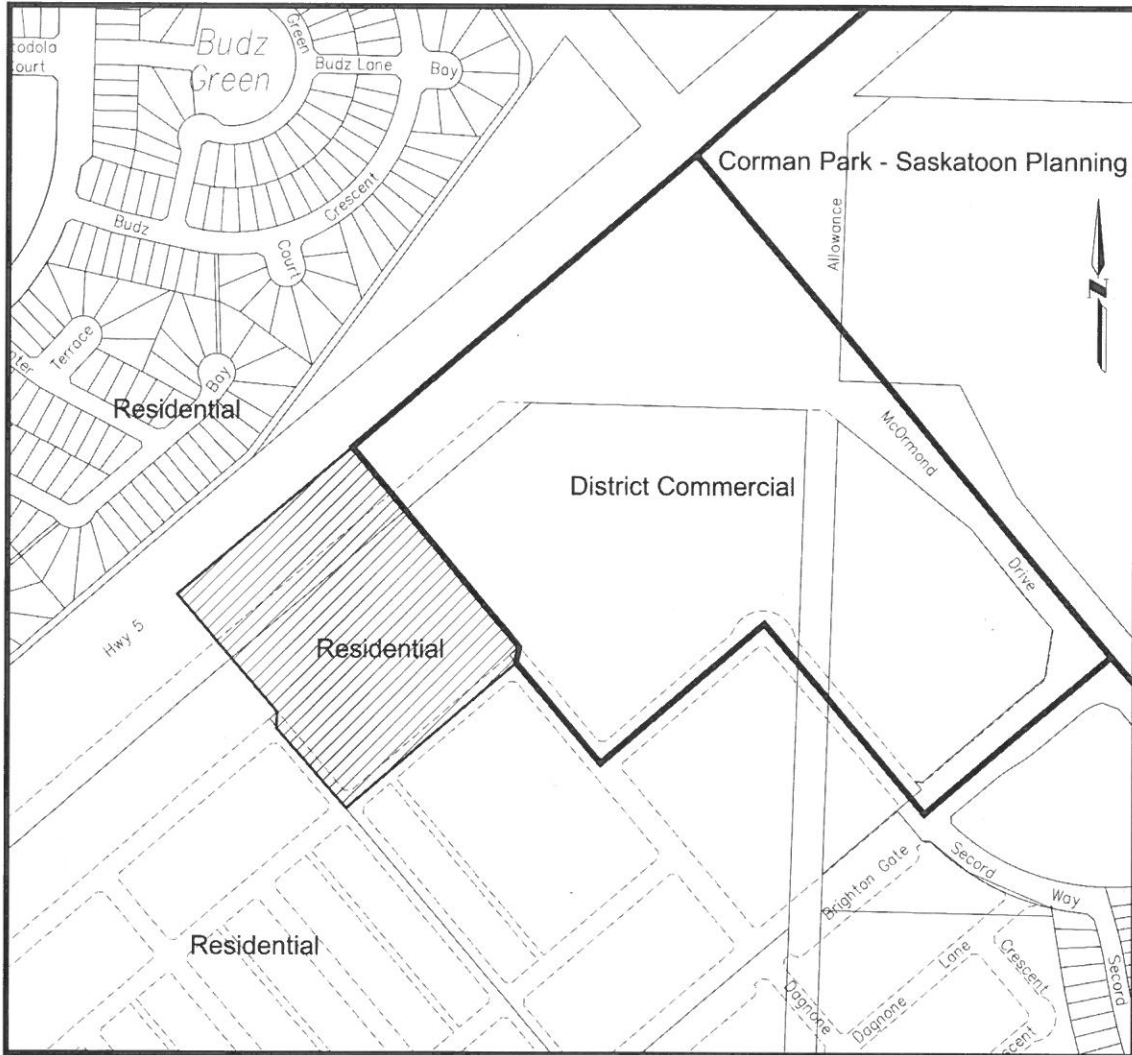


Proposed Discretionary Use No. D14/16



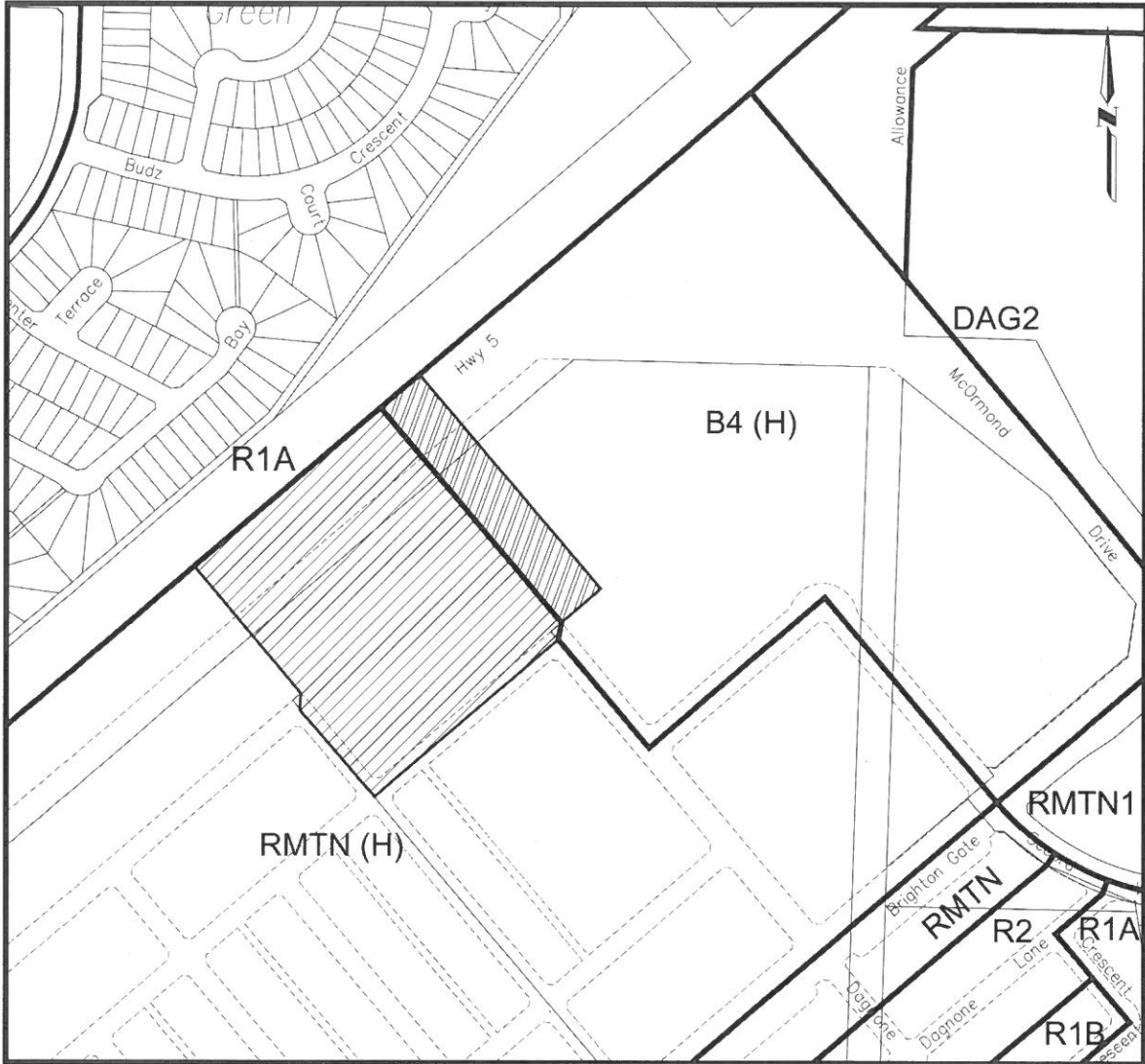
Proposed Discretionary Use No. D15/16





OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE MAP

 From Residential to District Commercial



ZONING AMENDMENT



From RMTN(H) to B4 by Agreement



From B4(H) to B4 by Agreement

Saskatoon
 Plan of Proposed Subdivision
 of Part of Lot 17, Block 1,
 Reg'd Plan No. 1196
 in the S.W. 1/4 Sec. 3,
 Twp. 37, Rge. 5, W.3 Mer.
 Saskatchewan
 by Howard A. Larson, S.L.S.
 2016

Scale 1:1200

Measurements are in metres
 Area to be subdivided is outlined thus ---

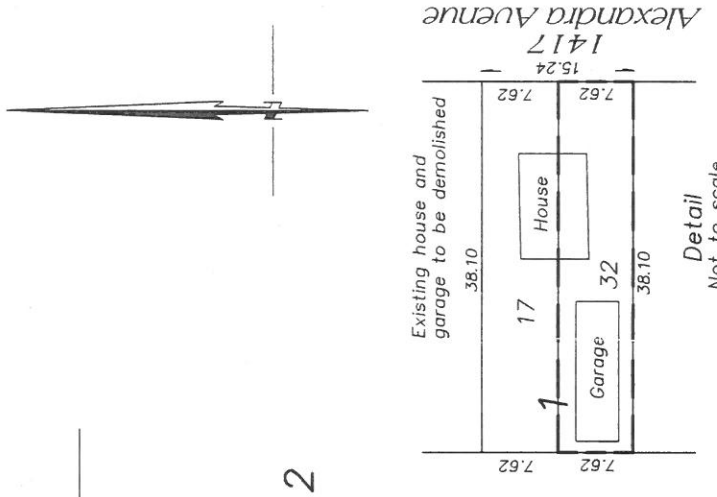
April 12, 2016

Howard A. Larson
 Saskatchewan Land Surveyor

Approved under the provisions of Bylaw
 number 6537 of the City of Saskatoon.

Community Services Department

Larson Surveys Ltd., Saskatoon



Balmoral Street

Reg'd.	C	Plan
No.	D	E
Reg'd.	16	Plan
	17	38.10
	32	7.62
	18	38.10
	19	
	20	
	21	
No.	1196	

Alexandra Avenue

Edward Avenue

Osborne Street

No. 2
 G107

Saskatoon
 Plan of Proposed Subdivision
 of Part of Lot 28, Block 9,
 Reg'd Plan No. 1196
 in the S.W. 1/4 Sec. 3,
 Twp. 37, Rge. 5, W.3 Mer.
 Saskatchewan
 by Howard A. Larson, S.L.S.
 2016

Scale 1:1200

Measurements are in metres
 Area to be subdivided is outlined thus ---

May 11, 2016

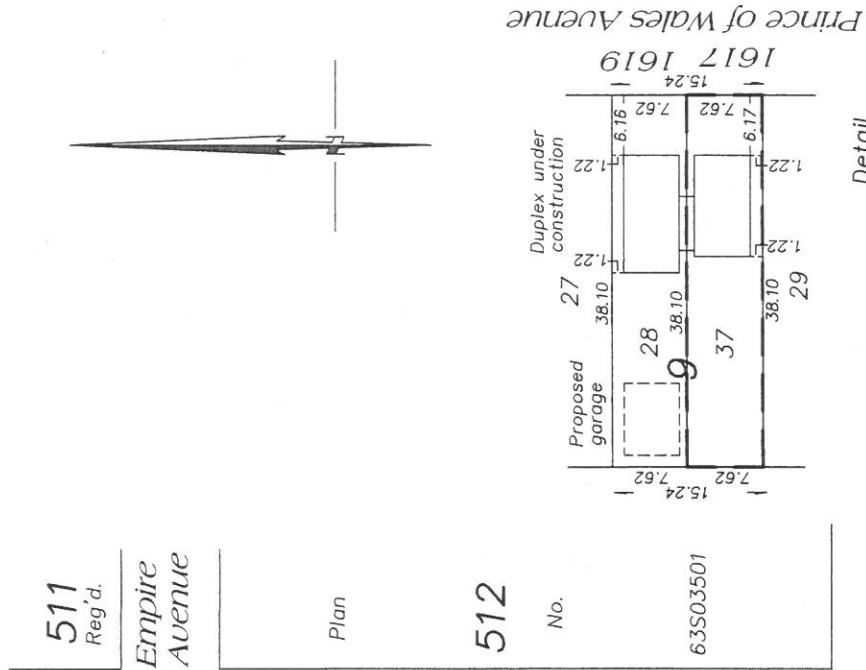
Howard A. Larson
 Saskatchewan Land Surveyor

Proposed Subdivision No. 32/16

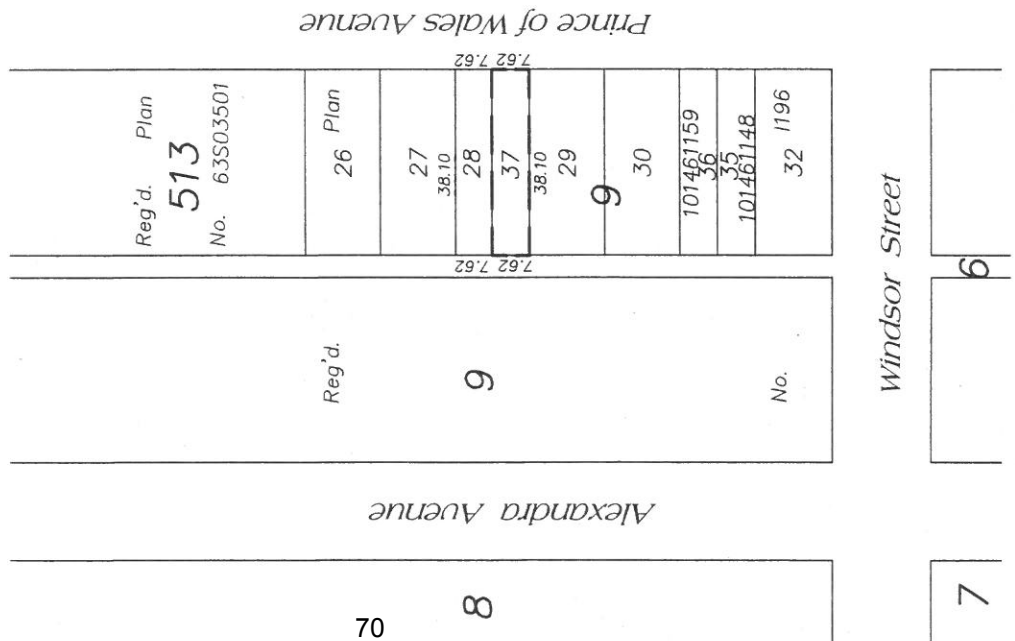
Approved under the provisions of Bylaw
 number 6537 of the City of Saskatoon.

Community Services Department

Larson Surveys Ltd., Saskatoon





Detail
 Not to scale



Plan of Proposed Subdivision
Lot 5 Block 845 Plan 76S07218
 City of Saskatoon
 2015
 Scale 1:200

Preliminary Plan Completed September 29, 2015
 Revised May 25, 2016


 By: Peter F. Unger S.L.S.
 Digital Planimetrics Inc.
 105-111 Research Dr.
 Saskatoon Sk.

Proposed Subdivision outlined thus 
 Standard Road Allowances are 20.117m
 Area to be Subdivided contains 0.06ha
 Measurements are in metres and decimals thereof
 Distances are approximate and may vary by +/- 1 metre

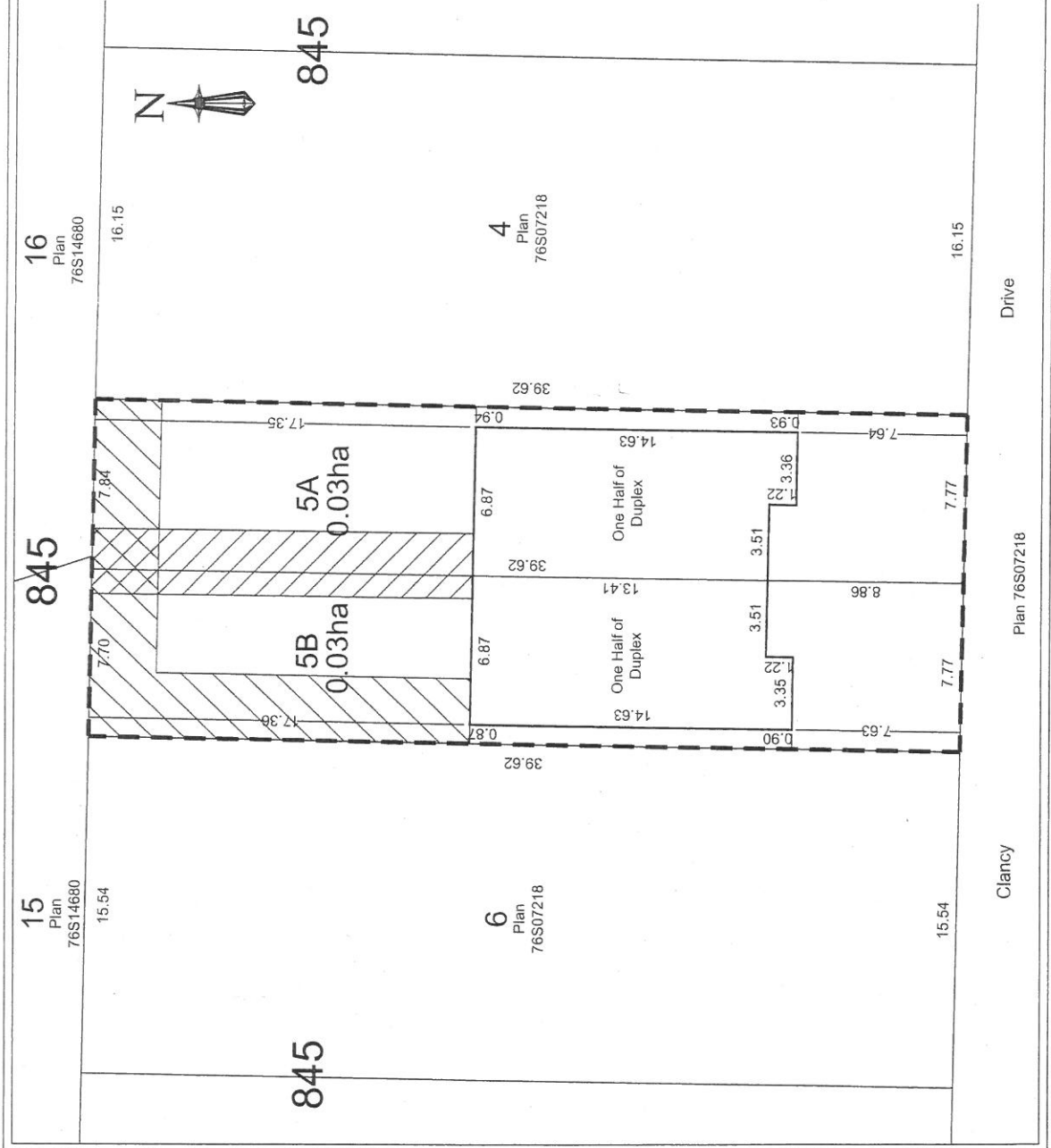


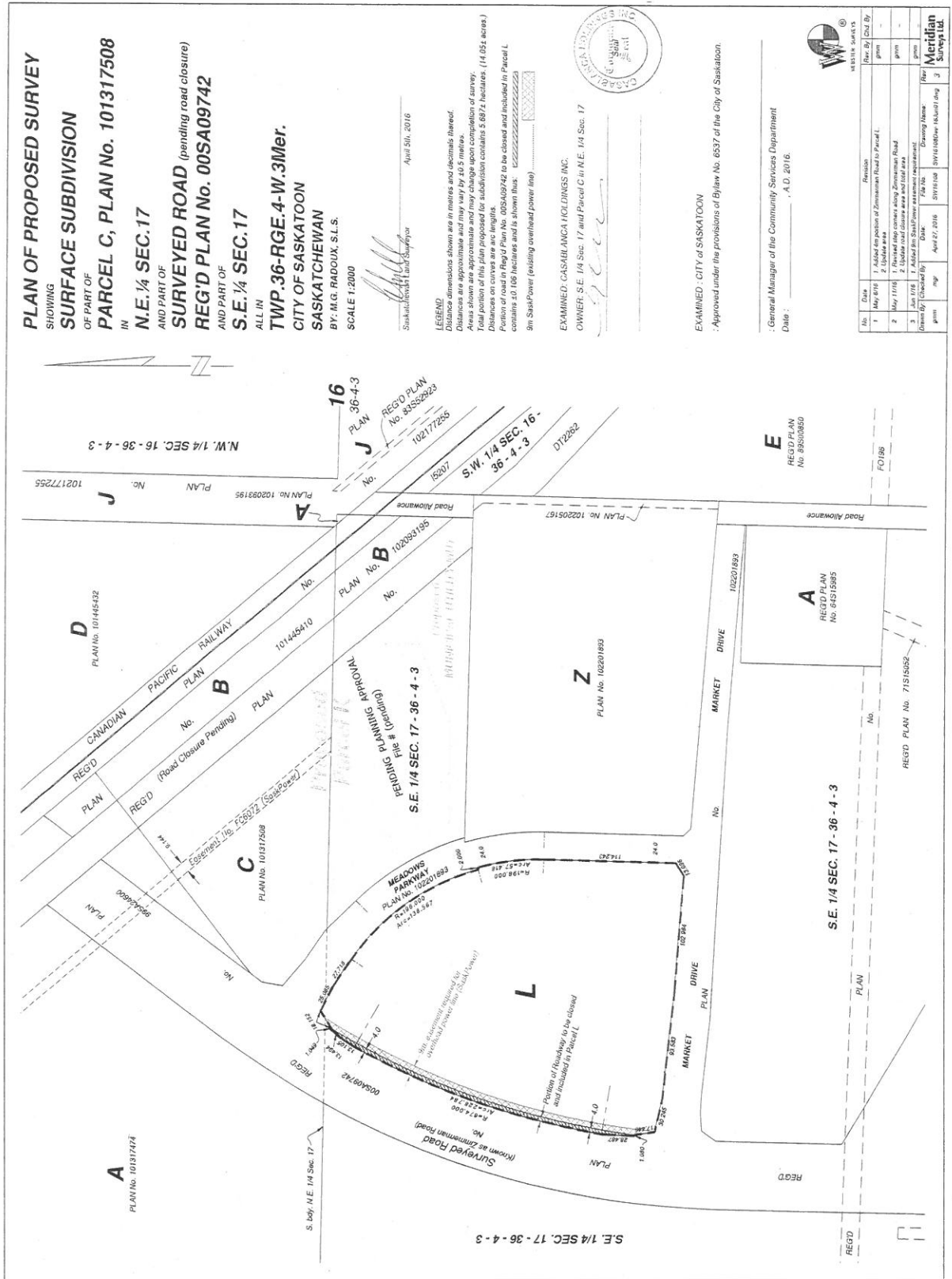
Proposed 3m JU easement SaskPower, Sask Tel, Shaw
 Proposed 3m SaskEnergy Easement

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. 2016

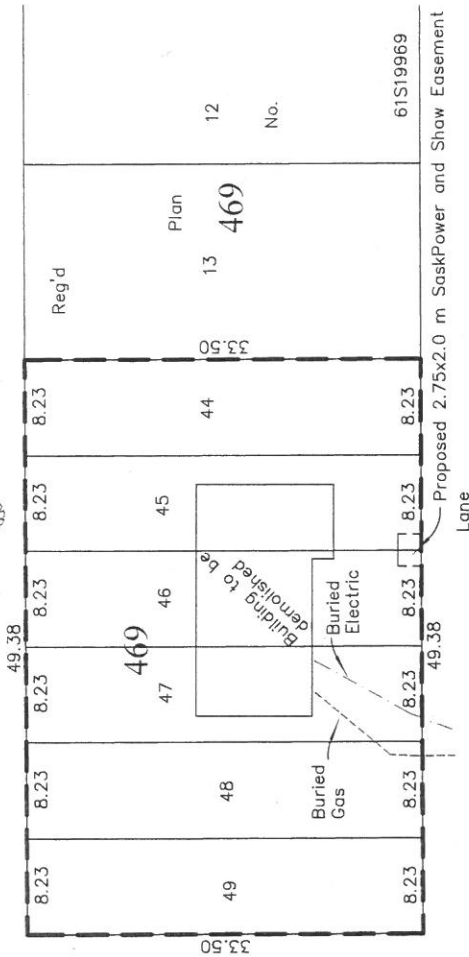




PLAN OF PROPOSED
 SUBDIVISION OF
 LOTS 14, 15, & 16, BLOCK 469
 REG'D PLAN NO. 61S19969
 N.W. 1/4 SEC. 31
 TWP. 36, RGE. 5, W. 3RD MER.
 2807 33RD STREET WEST
 SASKATOON, SASKATCHEWAN
 BY B.J. LUEY, S.L.S.
 SCALE 1:500



33RD STREET WEST



Reg'd	Plan	No.
17	469	19
18	469	20
12	469	21

Dimensions shown are in metres and decimals thereof.
 Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.17± ha (0.41± ac).

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

B.J. Luey
 B.J. Luey June 27th, 2016
 Saskatchewan Land Surveyor

Seal

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

Date _____
 Director of Planning &
 Development Division

Prepared by

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 15-2825sw NL

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 meetings held on Monday, June 27, 2016 and Friday July 21, 2016:

1. Discretionary Use Application – Residential Care Home - Type II – Expansion from 10 to 12 Residents – 119 J.J. Thiessen Crescent
2. Proposed Rezoning by Agreement – From RM1 to RM2 by Agreement – 204, 208, 212, 214, and 216 Avenue O South - Proposed Bylaw 9381
3. Proposed Rosewood Neighbourhood Concept Plan Amendment – Street Townhouse Sites and Core Park
4. Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M - Rosewood - Proposed Bylaw No. 9382
5. Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington - Proposed Bylaw No. 9380
6. Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 – Aspen Ridge - Proposed Bylaw 9379
7. Proposed Zoning Bylaw No. 8770 Text Amendment – Future Urban Development District - Proposed Bylaw No. 9378
8. Zoning Text Amendment – Communication Tower Regulations - Proposed Bylaw No. 9383