



**PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION**

**Tuesday, December 20, 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 September 20, 2016 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

6.1 Planning + Design - Fall/Winter 2016 Edition [File No. CK. 175-16]

A copy of the above-noted publication will be distributed at the meeting. The publication is also available on the City's website.

Recommendation

That the information be received.

7. REPORTS FROM ADMINISTRATION

7.1 Proposed Official Community Plan Amendment and Proposed Rezoning from AG to IL1 - 2702 Lorne Avenue - Exhibition [File No. CK 4351-016-013 and PL 4350-Z8/16]

5 - 9

Recommendation

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

1. That the proposed amendment to Official Community Plan Bylaw No. 8769 Land Use Policy Map to redesignate land from "Special Use Area" to "Light Industrial", as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone land from "AG - Agricultural District" to "IL1 - General Light Industrial District," as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved.

7.2 Proposed Rezoning from B4(H) to B4 - McOrmond Drive and Highway 5 - Brighton Neighbourhood [File No. CK 4351-016-014, x4110-46 and PL 4350-Z10/16]

10 - 14

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendment to Zoning Bylaw No. 8770, to rezone the properties identified in Attachment 2 of the December 20, 2016 report of the General Manager, Community Services Department, from B4(H) - Arterial and Suburban Commercial District to B4 - Arterial and Suburban Commercial District - removal of the Holding Symbol "H", be approved.

7.3 Proposed Rezoning - From R1A to R1B - Block 61 on Newton Lane and Stilling Lane - Rosewood [File No. CK 4351-016-015, xCK4110-40 and PL 4350-Z27/16]

15 - 19

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendment to Zoning Bylaw No. 8770 to rezone land in the Rosewood neighbourhood, as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved.

- 7.4 Proposed Amendment to Rezoning Agreement - RM5 by Agreement - 1622 Acadia Drive [File No. CK 4351-016-016 and PL 4350-Z28/16]** 20 - 41

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposal to amend the existing Rezoning Agreement for the property located at 1622 Acadia Drive, as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved.

- 7.5 Discretionary Use Application - Private School - 817 29th Street West [File No. CK 4355-016-009 and PL 4355 D9/16]** 42 - 50

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by Dance Ink requesting permission to operate a private school at 817 29th Street West 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 business license); and
2. That the final plans submitted be substantially in accordance with the final plans submitted in support of this Discretionary Use Application.

- 7.6 Land Use Applications Received for the Period from July 28, 2016 to October 19, 2016 [File No. CK 4000-5, PL 4350-1, PL 4132, PL 4355-D, PL 4115, PL 4350 and PL 4300]** 51 - 77

Recommendation

That the report of the General Manager, Community Services Department dated November 7, 2016, be received as information.

- 7.7 Land Use Applications Received for the Period from October 19, 2016 to November 16, 2016 [File No. CK 4000-5, PL. 4350-1, PL. 4115, PL. 4132, PL. 4132, PL. 4300, PL. 4350 and PL. 4355-D]** 78 - 105

Recommendation

That the report of the General Manager, Community Services Department dated December 5, 2016, be received as information.

7.8 2017 Municipal Planning Commission Meeting Schedule [File No. CK 175-6]

106 - 106

A calendar with the proposed 2017 Municipal Planning Commission meeting dates is provided.

Recommendation

That the 2017 Municipal Planning Commission meeting schedule be approved.

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, November 28, 2016 [File No. CK 175-16]

107 - 107

Recommendation

That the information be received.

9. ADJOURNMENT

Proposed Official Community Plan Amendment and Proposed Rezoning from AG to IL1 – 2702 Lorne Avenue - Exhibition

Recommendation

That a copy of this report be forwarded to City Council recommending:

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Official Community Plan Bylaw No. 8769 Land Use Policy Map to redesignate land from "Special Use Area" to "Light Industrial," as outlined in this report, be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone land from "AG – Agricultural District" to "IL1 – General Light Industrial District," as outlined in this report, be approved.

Topic and Purpose

Applications have been submitted by Saskatoon Land proposing to redesignate land in the Exhibition neighbourhood to provide for light industrial development along an arterial roadway and a land use pattern consistent with the surrounding area.

Report Highlights

1. A land use policy and zoning amendment is proposed for 2702 Lorne Avenue.
2. The proposed rezoning from AG – Agricultural District (AG District) to IL1 – General Light Industrial District (IL1 District) will allow for light industrial development and provide for a land use pattern consistent with the surrounding area.

Strategic Goal

This application supports the Strategic Goal of Sustainable Growth by providing a balanced and appropriate land use pattern in the area.

Background

The subject site is remnant land remaining from the construction of the Circle Drive South project and is presently vacant and undeveloped.

Report

Official Community Plan Amendment

An amendment to the Official Community Plan – Land Use Map is required to redesignate the subject land from "Special Use Area" to "Light Industrial" to accommodate the proposed rezoning (see Attachment 1).

Zoning Bylaw Amendment

A rezoning from AG District to IL1 District is proposed (see Attachment 1). The current AG zoning provides for certain large-scale, specialized land uses, as well as certain rural-

oriented uses on the periphery of the city. The purpose of the IL1 District is to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.

The IL1 District prohibits all uses of land, buildings, and industrial processes that may be noxious, injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration, or other similar substances or conditions.

In order to minimize the impact of potential land use conflicts with the Western Development Museum, Saskatoon Land will be registering a caveat on the title of the newly created lot to prohibit outdoor storage within the front yard of the site adjacent to Lorne Avenue. Additionally, all outdoor storage will be required to be screened from view by a solid fence at least 2 metres in height. Saskatoon Land will include this information in both the future tender package and the sales agreement.

Land Use Pattern in Area

The amendment area is bordered to the east (across Lorne Avenue) by land zoned IL1 in the CN Industrial area. To the north and west of the site, the land is zoned AG, and the south border is with land zoned DAG1 (D – Agricultural 1) in the Corman Park – Saskatoon Planning District.

Planning and Development is of the opinion that the IL1 District is an appropriate zoning designation for the subject property, given its proximity to the adjacent CN Industrial area. Additionally, the IL1 District will provide a land use pattern and development that is consistent with the surrounding area.

Future Development

Saskatoon Land is exploring options for sale of property for future development.

Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing. Refer to Attachment 2 for complete comments.

Options to the Recommendation

City Council could choose to deny the proposed amendments. Such a decision would maintain the current land use and zoning designations.

Public and/or Stakeholder Involvement

The Ward Councillor and property owners within 75 metres of 2702 Lorne Avenue were advised, in writing, of the proposal. To date, Planning and Development has received one written response regarding concerns related to turn lanes and traffic light functionality. In discussions with the Transportation and Utilities Department, as part of the conditions of

approval for development on the site located to the east on Lorne Avenue, the existing centre median must be extended north. This will prevent vehicles from turning left into the site, as well as exiting left out of the site. These comments were provided to the author of the letter, and no further concerns were received.

Additionally, comments received from the Transportation and Utilities Department noted the potential requirement for a Traffic Impact Analysis at the time of development, which would also address traffic concerns. The written response from the property owner was also forwarded to the Transportation and Utilities Department for internal review.

Upon application, Saskatoon Land also provided a letter of support received from the Western Development Museum. The letter notes support for the potential of complementary land uses, which may lead to increased visitors to the museum.

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 date.

Attachments

1. Location Maps
2. Comments from Other Divisions

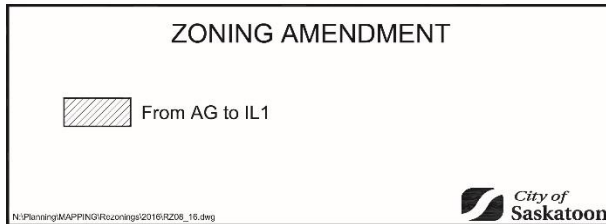
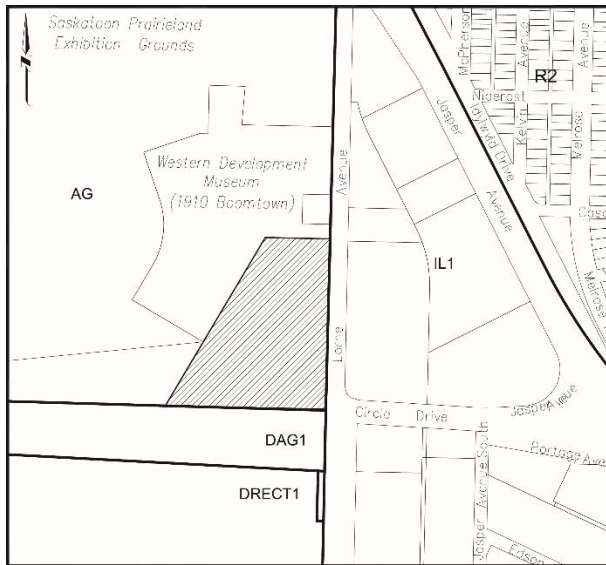
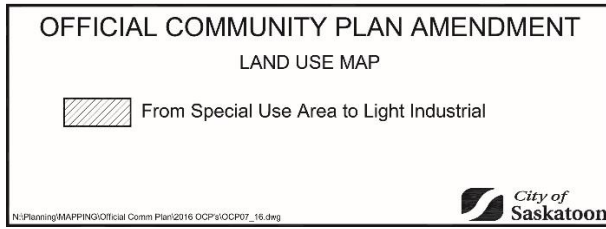
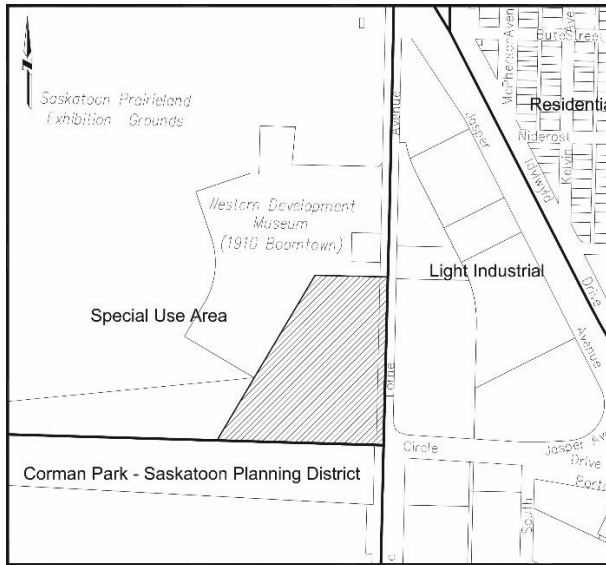
Report Approval

Written by: Jason Sick, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed OCP Amendment and Proposed Rezoning from AG to IL1 – 2702 Lorne Avenue - Exhibition/ks

Location Maps

(Proposed OCP Amendment and Proposed Rezoning – 2702 Lorne Avenue)



Comments from Other Divisions

(Proposed OCP Amendment and Proposed Rezoning – 2702 Lorne Avenue)

Transportation and Utilities Department

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

1. A Traffic Impact Assessment may be required at the time of application for development.
2. Water Distribution – Adequate fire flow will be available for this rezoning request once the Lorne Avenue watermain connection across Circle Drive is established.
3. Sanitary System – Capacity is available, although the pipe has minimal cover. The parcel contains an old service connection that will need to be abandoned.
4. Stormwater System – The storm connection to the existing ramp dry pond is feasible with directional bore and an outfall structure. On-site storage is required to mitigate the risk of over loading the current dry pond.
5. The Transportation and Utilities Department has informed Saskatoon Land that the existing centre median must be extended to the north of this property. Consequently, all access from this site will be via right-in/right-out driveways only.

Proposed Rezoning from B4(H) to B4 – McOrmond Drive and Highway 5 – Brighton Neighbourhood

Recommendation

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770, to rezone the properties identified in the attached map from B4(H) – Arterial and Suburban Commercial District to B4 – Arterial and Suburban Commercial District – removal of the Holding Symbol "H", be approved.

Topic and Purpose

An application has been submitted by Dream Asset Management Corporation requesting to remove the Holding Symbol "H" from land in the Brighton neighbourhood (see Attachment 1). The removal of the Holding Symbol "H" will allow development of the land to proceed, in accordance with the provisions of the B4 District.

Report Highlights

1. The Holding Symbol "H" was applied to the subject land in 2015 to ensure that servicing and access requirements would be provided prior to development commencing in the area. The application of the Holding Symbol "H" also allowed the subdivision of land to proceed in order to exchange land for ownership purposes in advance of future development in this area of Brighton.
2. A plan of proposed subdivision is under review, and site servicing and traffic studies have been completed to the satisfaction of the Transportation and Utilities Development to facilitate removal of the Holding Symbol "H".
3. Removal of the Holding Symbol "H" will allow development to proceed in accordance with the Brighton Neighbourhood Concept Plan (Concept Plan) and the B4 District.

Strategic Goal

This rezoning supports the Strategic Goal of Sustainable Growth. Brighton, a neighbourhood in the early stages of development, was designed to align with the objectives of the Growth Plan to Half a Million, which was approved, in principle, by City Council in 2016.

Background

As per Official Community Plan Bylaw No. 8769, City Council may use the Holding Symbol "H", in conjunction with any other use designation in Zoning Bylaw No. 8770, to specify the use to which lands shall be put at some time in the future, but which are now considered premature or inappropriate for immediate development.

Proposed Rezoning from B4(H) to B4 – McOrmond Drive and Highway 5 – Brighton Neighbourhood

The subject properties were rezoned B4(H) in 2015 to ensure the provision of required services to the Brighton neighbourhood, including adequate vehicle access, would be provided prior to development under the B4 District. The application of the Holding Symbol “H” also allowed the subdivision of land to proceed in order to exchange land for ownership purposes in advance of future development in this area of Brighton.

Report

Concept Plan

The Concept Plan identifies lands within the area to be rezoned for development as retail land use (see Attachment 2).

Zoning Amendment

If the recommendation of this report is approved, the Holding Symbol “H” will be removed from the B4(H) zoning designation, and development under the provisions of the B4 District may proceed.

The purpose of the B4 District is to facilitate arterial and suburban commercial development, providing a wide range of commercial uses serving the Brighton neighbourhood.

Comments from Other Divisions

No concerns were identified 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. This option is not recommended as the application facilitates the implementation of the Concept Plan.

Public and/or Stakeholder Involvement

Extensive public consultation was undertaken during the development of the Concept Plan. As this application relates to the implementation of the Concept Plan, no further consultation was conducted.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

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

Proposed Rezoning from B4(H) to B4 – McOrmond Drive and Highway 5 – Brighton Neighbourhood

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

Attachments

1. Location Map
2. Brighton Concept Plan

Report Approval

Written by: Jason Sick, Planner, Planning and Development

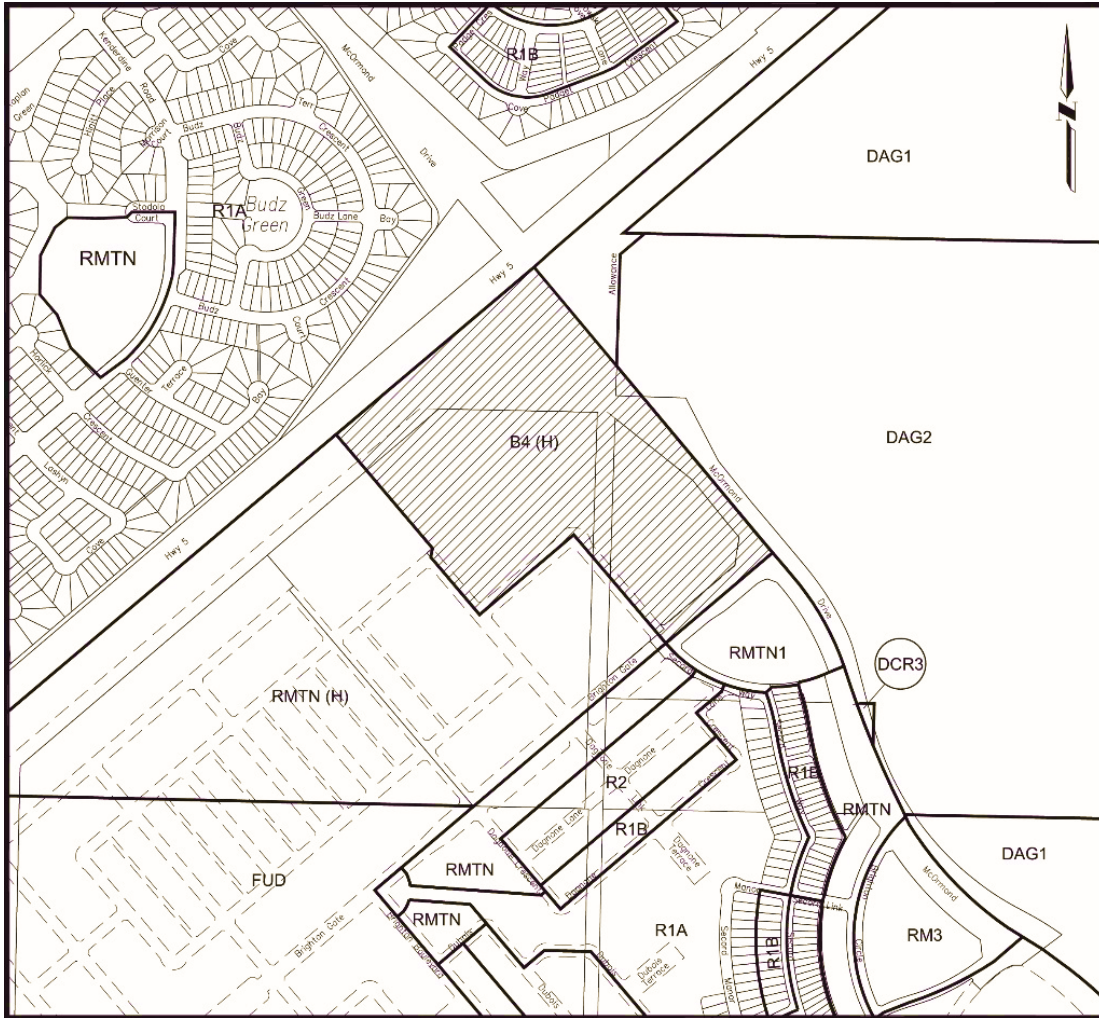
Reviewed by: Lesley Anderson, Director of Planning and Development

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

S/Reports/2016/PD/MPC – Proposed Rezoning from B4(H) to B4 – McOrmond Drive and Highway 5 – Brighton Neighbourhood/ks

Location Map

Proposed Rezoning from B4(H) to B4
McOrmond Drive and Highway 5 – Brighton Neighbourhood



ZONING AMENDMENT

 From B4(H) to B4



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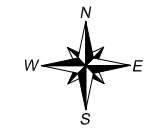
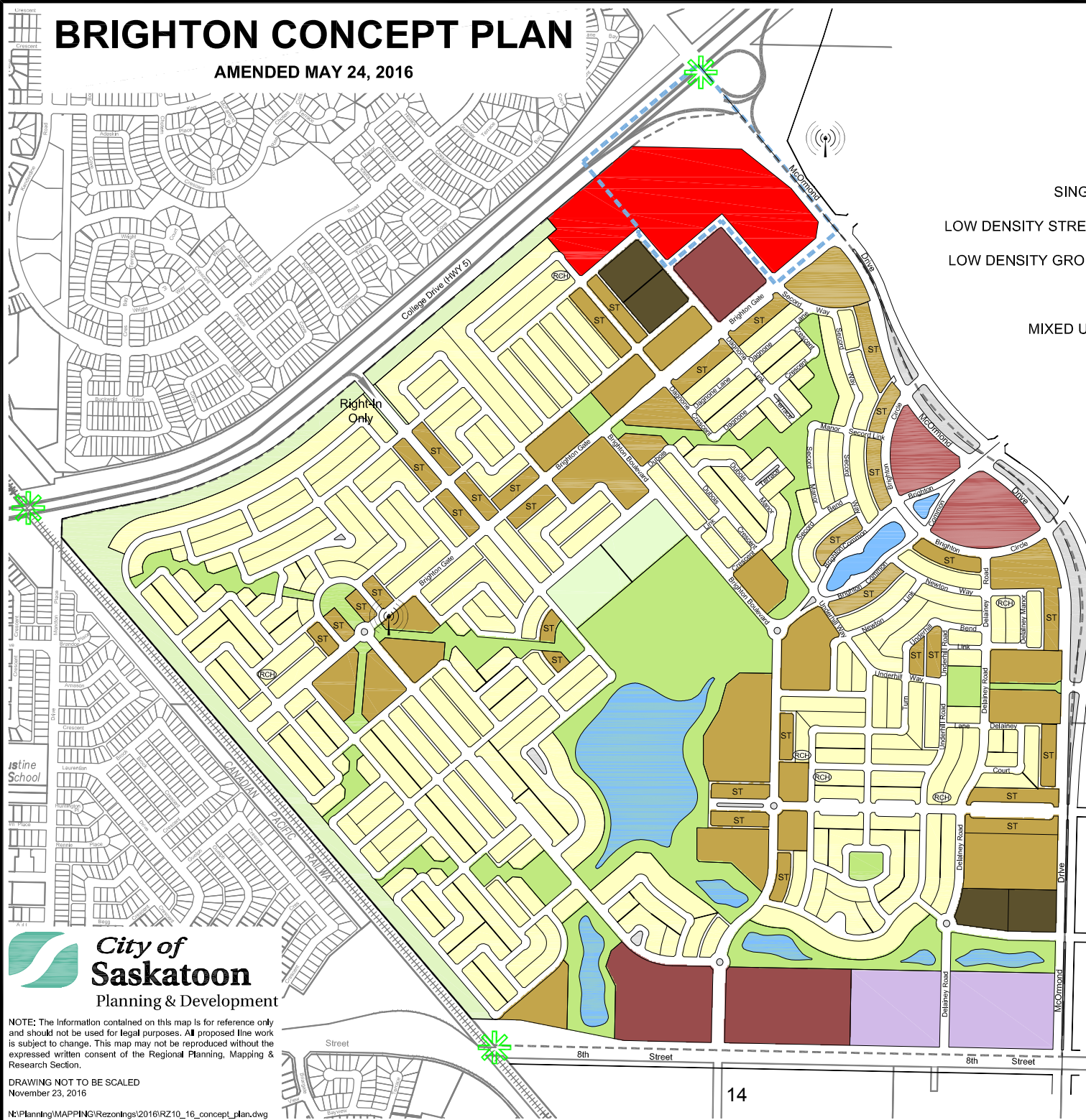
BRIGHTON CONCEPT PLAN

AMENDED MAY 24, 2016

ATTACHMENT 2

LEGEND

- SINGLE UNIT/SEMI UNIT DETACHED DWELLINGS
- LOW DENSITY STREET TOWNHOUSING MULTI-UNIT DWELLINGS ST
- LOW DENSITY GROUP TOWNHOUSING MULTI-UNIT DWELLINGS
- MEDIUM DENSITY MULTI UNIT DWELLINGS
- MIXED USE 1 - RESIDENTIAL/RETAIL/INSTITUTIONAL
- MIXED USE 2 - OFFICE/RETAIL
- RETAIL
- POTENTIAL SCHOOL SITE
- WETLAND COMPLEX (WATER LEVEL VARIES)
- MUNICIPAL RESERVE
- BUFFER STRIP
- PEDESTRIAN LINKAGE
- RESIDENTIAL CARE HOME RCH
- APPROXIMATE CELL TOWER LOCATION ⊞
- CONCEPT PLAN BOUNDARY
- ZONING AMENDMENT AREA



City of Saskatoon
 Planning & Development

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DRAWING NOT TO BE SCALED
 November 23, 2016

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**ORIGINAL BRIGHTON
 CONCEPT PLAN
 APPROVED MAY 20, 2014**

Proposed Rezoning – From R1A to R1B – Block 61 on Newton Lane and Stilling Lane – Rosewood

Recommendation

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

Topic and Purpose

An application has been submitted by Arbutus Properties proposing to rezone a block of land on Newton Lane and Stilling Lane in the Rosewood neighbourhood from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District. The purpose of the rezoning is to provide for single-family residential lots with a width of less than 12.0 metres.

Report Highlights

1. The rezoning will accommodate the creation of single-family residential lots with site widths narrower than the current 12.0 metre minimum requirement.
2. The purpose of the rezoning is to provide smaller, more affordably priced lots.
3. The proposed rezoning is consistent with the Rosewood Neighbourhood Concept Plan (Concept Plan).

Strategic Goal

This rezoning supports the Strategic Goal of Sustainable Growth by helping to provide an appropriate mix of residential lot sizes within a neighbourhood.

Background

The Concept Plan was originally approved by City Council in May 2008. A zoning designation of R1A – One-Unit Residential District, consistent with the Concept Plan, was applied to the subject area that same year. This area remains undeveloped at the present time.

Report

Concept Plan

The Concept Plan identifies the subject area for development as single-family detached residential (see Attachment 1).

Official Community Plan Bylaw No. 8769

The subject area is designated as "Residential" on the Official Community Plan Bylaw No. 8769 (OCP) Land Use Map, which supports a variety of low-density, residential zoning designations.

Proposed Zoning Bylaw No. 8770 Amendment

Arbutus Properties is proposing to rezone the block of land located on Newton Lane and Stilling Lane from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District (see Attachment 2).

The rezoning will provide for single-family residential development on sites narrower than the 12.0 metre minimum site width currently required under the R1A District. While R1B provides for sites as narrow as 7.5 metres, it is not anticipated that sites of that width will be subdivided within the subject area given that no rear lanes are provided as per the Concept Plan. As a result, dwellings with attached front garages will be developed.

The rezoning is being requested by Arbutus Properties in response to an observed market shift toward smaller, more affordably priced lots. Should the rezoning be approved, two additional lots are anticipated to be created through a subdivision of the subject area, for a total of 21 lots.

The block face fronting Newton Lane on the west, included as part of this rezoning, is located opposite the block face of the roadway that is zoned R1B. The block face fronting Stilling Lane, on the east side, is located opposite the block face of the roadway that is proposed to be zoned R1A. In order to resolve the potential inconsistency of the streetscape with opposing block faces that have different setback requirements, Arbutus Properties has indicated they will incorporate Architectural Guidelines to address the minimum setbacks.

Comments from Other Divisions

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

Conclusion

This proposal is consistent with the Concept Plan and OCP Land Use Map. The Planning and Development Division recognizes the importance of facilitating a range of single-family lot sizes and corresponding price points in new neighbourhoods, and supports the rezoning as proposed.

Options to the Recommendation

City Council could choose to deny this application. This option would maintain the current R1A zoning, which requires a minimum site width of 12.0 metres.

Public and/or Stakeholder Involvement

This phase of the Rosewood neighbourhood is in the early stages of development, and there is no established resident population or alternate land owners in the immediate area to consult. Further, this proposal is consistent with the approved Concept Plan, for which there was extensive public and stakeholder consultation.

The Rosewood Community Association and the Ward Councillor were advised, in writing, of the proposal. To date, the Planning and Development Division has not received any comments regarding the proposed amendments.

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 date. Notice boards will be placed on-site.

Attachments

1. Rosewood Concept Plan
2. Location Map

Report Approval

Written by: Jason Sick, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

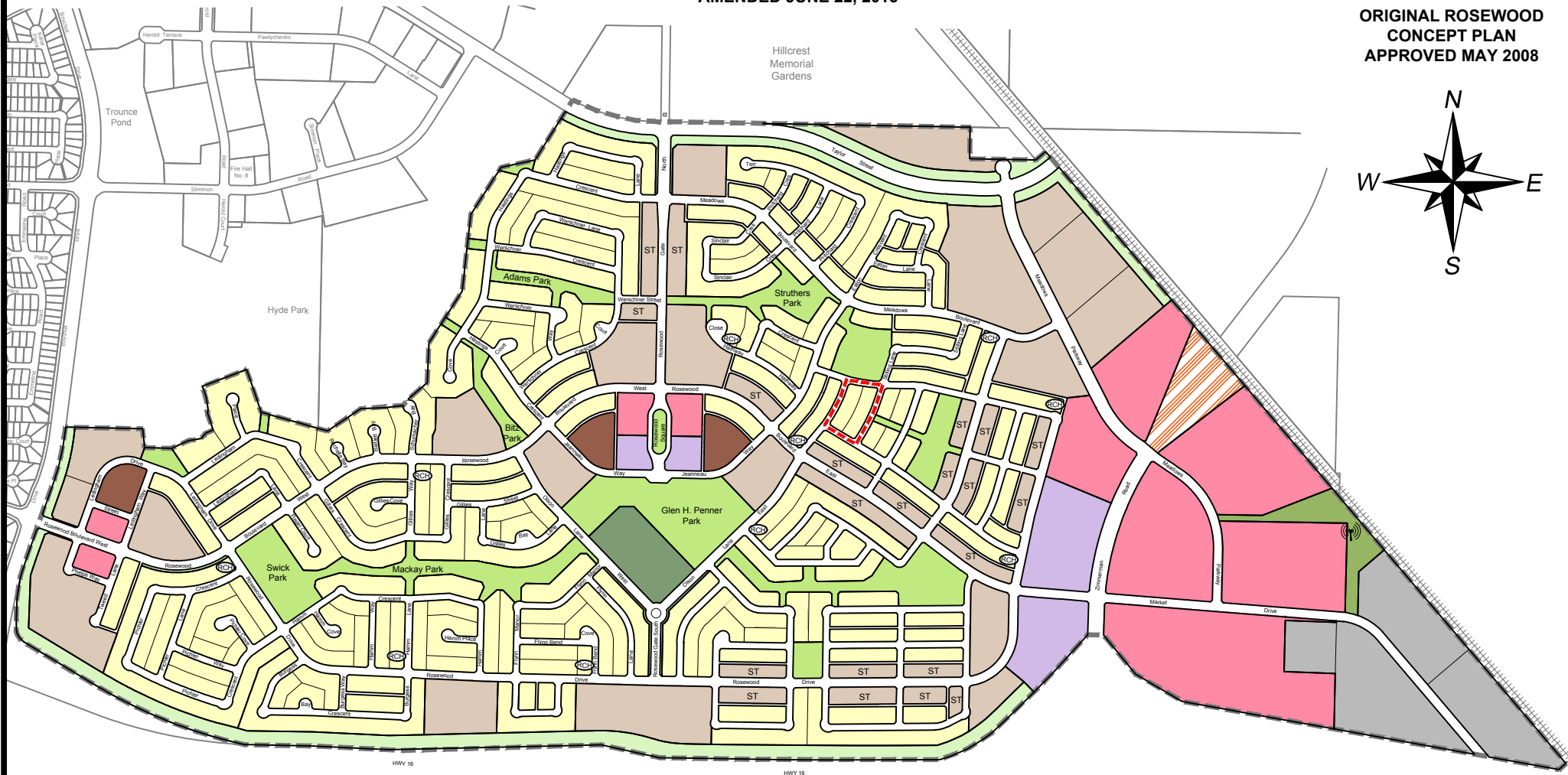
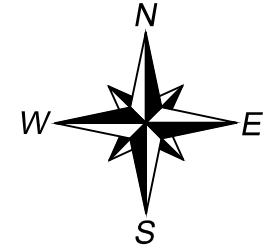
S/Reports/2016/PD/MPC – Proposed Rezoning – From R1A to R1B – Block 61 on Newton Lane and Stilling Lane – Rosewood/ks

ROSEWOOD CONCEPT PLAN

AMENDED JUNE 22, 2015

ATTACHMENT 1

ORIGINAL ROSEWOOD
CONCEPT PLAN
APPROVED MAY 2008



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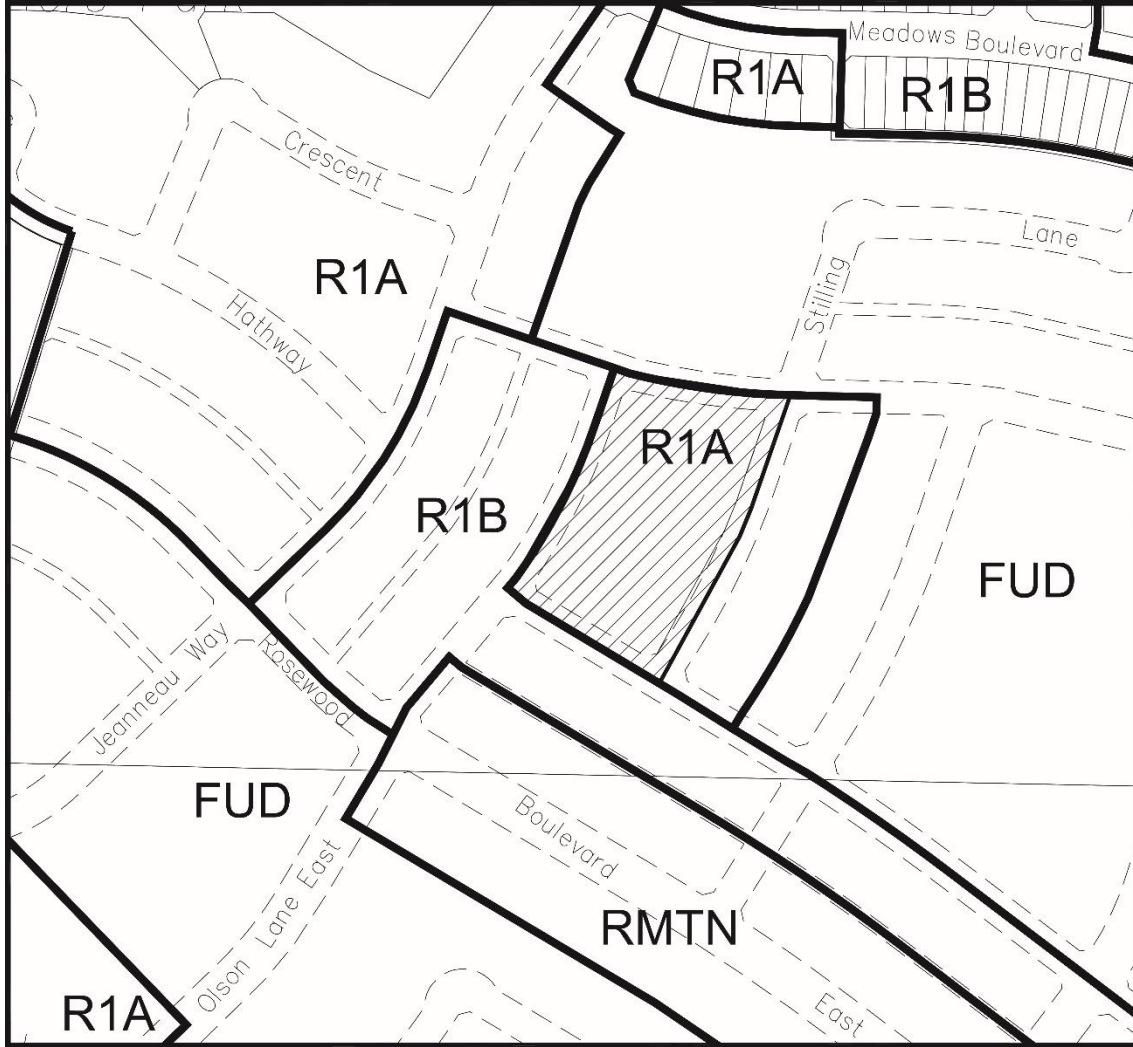
DRAWING NOT TO BE SCALED
November 14, 2016

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

Location Map

Proposed Rezoning – From R1A to R1B
Block 61 on Newton Lane and Stilling Lane – Rosewood



Proposed Amendment to Rezoning Agreement – RM5 by Agreement – 1622 Acadia Drive

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to amend the existing Rezoning Agreement for the property located at 1622 Acadia Drive, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by the Bentley Retirement Residence requesting amendments to the existing Rezoning Agreement for 1622 Acadia Drive, a residential development in the Wildwood neighbourhood (see Attachment 1). The proposed amendment will provide for the second floor conversion of Building B, the existing building in the east of the complex, from boarding apartments to personal care suites.

Report Highlights

1. This residential development is subject to a Rezoning Agreement that provides for a boarding apartment and a multi-unit residential development.
2. This amendment to the Rezoning Agreement is proposed to revise the land use terms of the property by allowing "special care home" as a permitted use.
3. The total number of suites in the development is not anticipated to change; building additions or exterior alterations to the site are not proposed as part of these amendments.

Strategic Goal

This report supports the Strategic Goal of Quality of Life by encouraging a mix of housing types across the city.

Background

In 2001, the property was rezoned from R1A – One-Unit Residential District to RM5 – High-Density Multiple-Unit Dwelling District, subject to a Rezoning Agreement. The purpose of this rezoning was to address the need for affordable housing and independent care facilities for senior citizens. The Rezoning Agreement restricted development to two buildings, consisting of 110-unit boarding apartments and 51 multi-unit dwelling units.

In 2002, City Council approved an application to amend the Rezoning Agreement to accommodate an addition to Building B, the existing easterly building, consisting of 19 boarding apartments (see Attachment 2). Further amendments included increasing the off-street parking requirement from 145 spaces to 155 spaces, and a change in signage regulations from Group 1 to Group 2, which permitted a larger identification sign.

Report

Additional Use of Land

The Bentley Retirement Residence (Bentley) has applied to amend the Rezoning Agreement for 1622 Acadia Drive (see Attachment 1). The Bentley currently operates 126 independent living suites in Building B, the easterly building in the complex, which offers meals and light housekeeping to the residents. The proposed amendment would convert 36 units on the second floor of Building B to special care home units, providing 24-hour personal and supervisory care. Zoning Bylaw No. 8770 defines a “special care home” as a nursing home, supervisory care home, sheltered care home, or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

The Planning and Development Division recognizes the need to provide flexibility in permitted land uses on this property to expand options for seniors receiving care.

Proposed Revised Terms

The current Rezoning Agreement for 1622 Acadia Drive restricts the use of land to two buildings, consisting of 129 boarding apartment units and 51 multi-unit dwelling units. The proposed amendments will allow for 36 special care home units, 93 boarding apartment units, and 51 multi-unit dwelling units. Existing accessory services, such as meals, housekeeping and laundry services, recreational activities, and other related services and programs, will remain permitted.

The proposed amendments to the Rezoning Agreement at 1622 Acadia Drive pertain only to the interior of one of the buildings; amendments would not involve any building additions or alterations to the exterior. The total number of units on the site is expected to remain consistent. No impact to parking is anticipated from the proposed conversion; therefore, new parking stalls are not required in the development.

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. This decision is not recommended as the increased flexibility in permitted uses will help appropriately serve the needs of the existing residents.

Public and/or Stakeholder Involvement

Given that the proposed amendments outlined in this report will accommodate internal changes only to the existing building, impacts, if any, are expected to be limited to the site itself. A public information meeting was not held for this reason.

Property owners within 75 metres of 1622 Acadia Drive, the Wildwood Community Association, and the Ward Councillor were advised, in writing, of the proposal. To date, Planning and Development received three written comments regarding the proposed

amendments:

- i) the adjacent Condominium Management Board (for Building A) voiced concerns regarding potential changes to the division of property lines. Planning and Development responded that the applicant has not requested alterations to the existing property line boundaries with this proposed amendment.
- ii) concerns were expressed regarding parking in the surrounding area of the Wildwood neighbourhood. Planning and Development responded that additional units will not be created; consequently, an increase in parking is not anticipated.
- iii) there was a comment that this amendment would allow additional floors within the building to convert from boarding apartments to special care home units in the future. Planning and Development responded that amendments to the proposed Rezoning Agreement have provisions which limit the number of converted units to that stated on the current proposal. Any future conversions would require further public consultation and amendments to the Rezoning Agreement.

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. Written notice of the public hearing will be provided to all condominium property owners of 1622 Acadia Drive and other property owners within 75 metres of the site. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date, and notice boards will be placed on the property.

Attachments

1. Location Map
2. Existing Zoning Agreement

Report Approval

Written by: Jason Sick, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed Amendment to Rezoning Agreement – RM5 by Agreement – 1622 Acadia Drive/ks

Location Map
Proposed Amendment to Rezoning Agreement
1622 Acadia Drive



ZONING AMENDMENT



Amendment to RM5 by Agreement

Existing Zoning Agreement
Amended Rezoning Agreement

This Agreement made effective this 10th day of June, 2002.

Between:

The City of Saskatoon, an urban municipality
pursuant to *The Urban Municipality Act, 1984*
(hereinafter referred to as the "City")

- and -

P.R. Developments Ltd., a body corporate
incorporated under the laws of the Province of
Saskatchewan, with offices in the City of Saskatoon
(hereinafter referred to as the "Owner")

Whereas:

- A. The City entered into a Rezoning Agreement with Emmanuel Village Housing Corporation, a copy of which is attached as Schedule "A" to this Agreement, with respect to the following lands:

Parcel No. 120885846
Title No. 108399336
Parcel CC
Plan 01SA05549
Extension 5 as described on
Certificate of Title 01SA12971

(hereafter referred to as the "Land")

- B. P.R. Developments Ltd. is now the registered owner of the Land;
- C. The City has an approved Development Plan which, pursuant to Section 82 of *The Planning and Development Act, 1983*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for rezoning of lands; and

- D. The City has agreed, pursuant to the provisions of Section 82(2) of *The Planning and Development Act, 1983*, to vary the Rezoning Agreement.

Now therefore the parties covenant and agree as follows:

Variation of Rezoning Agreement

1. The Rezoning Agreement attached as Schedule "A" to this Agreement is amended in the manner set forth in this Agreement.

Use of Land

2. The Owner shall be allowed to construct and operate an addition to the building consisting of an additional 19 boarding apartment units. Site development must be substantially in accordance with the diagram attached as Schedule "B" to this Agreement.

Off-Street Parking

3. The off-street parking requirement is increased from 145 spaces to 155 spaces.

Signage

4. Signs shall be permitted on the Land in accordance with the regulations applicable to Signage Group No. 2 contained in The Sign Regulations, being Appendix "A" to Zoning Bylaw No. 7800.

Intersection Upgrade

5. The Owner covenants and agrees that it shall pay any costs associated with changes required at the intersection of the main access road to the Land and Acadia Drive which result from traffic generated by the development. The requirement for such changes and the determination of the costs thereof shall be matters solely within the discretion of the Infrastructure Services Department of the City.

Other Provisions of Rezoning Agreement

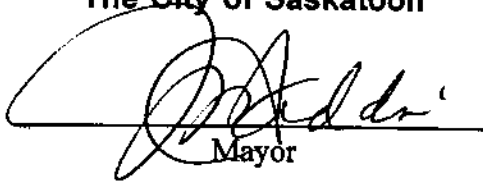
- 6. Except as modified by the provisions of this Agreement, all terms and conditions of the Rezoning Agreement attached as Schedule "A" remain in full force and effect.

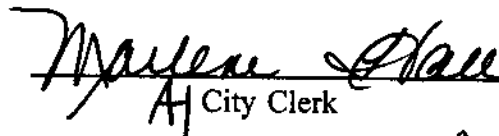
Registration of Interest

- 7. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 82 of *The Planning and Development Act, 1983* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. The Interest Registration may only be removed from the Title by agreement of the City or by a judge's order pursuant to Section 215.1(2) of *The Planning and Development Act, 1983*.
- (2) This Agreement shall run with the Land pursuant to Section 82(3) of *The Planning and Development Act, 1983*, and shall bind the Owner, its successors and assigns.

Signed by The City of Saskatoon this 16th day of August, 2002.

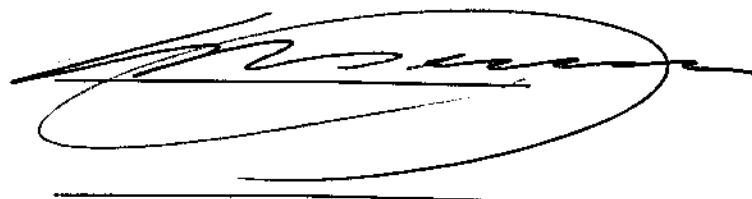
The City of Saskatoon


Mayor


City Clerk

Signed by P.R. Developments Ltd. this 6th of August, 2002.

P.R. Developments Ltd.



c/s

Rezoning Agreement

Between:

The City of Saskatoon, a municipal corporation, of
the Province of Saskatchewan
(hereinafter referred to as "the City")

- and -

Emmanuel Village Housing Corporation, of
Saskatoon, Saskatchewan
(hereinafter referred to as "the Owner")

Whereas:

1. The Owner is the registered owner of the land described as follows:

Parcel CC
Saskatoon, Saskatchewan
Plan 01SA05549
MINES AND MINERALS EXCEPTED

(hereinafter referred to as "the Land");

2. The Owner has applied to the City for approval to rezone the Land from an R1A District to an RM5 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Development Plan which, pursuant to Section 82 of *The Planning and Development Act, 1983*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 82 of *The Planning and Development Act, 1983*, to rezone the Land from an R1A District to an RM5 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

Land to be Used in Accordance with Agreement

1. The Owner covenants and agrees with the City that, upon the Land being rezoned from an R1A District to an RM5 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. The Owner covenants and agrees that the use of the Land will be restricted to that of a four storey building containing a 51 unit, multiple-unit dwelling, and a 110 unit boarding apartment. Accessory services such as meals, house-keeping and laundry services, recreational activities and other related services and programs are also permitted. Site development must be substantially in accordance with the diagrams contained in Schedule "A" to this Agreement.

Development Standards

3. The development standards applicable to the Land shall be as set out in the following chart:

Front Yard Setback	6.0m minimum
North Side Yard	20.0m minimum
South Side Yard	12.0m minimum
Rear Yard Setback	7.5m minimum
Building Height	14.0m maximum and four storeys
Site Coverage	40% maximum
Site Area	3.0 ha minimum
Amenity Space	5.0m ² per dwelling unit minimum
Off-Street Parking	145 spaces, which may be provided in all yards, except north side yard
Outdoor Lighting	All lighting must be directed away from nearby dwellings
Landscaping and Site Development	To the satisfaction of the General Manager, Community Services Department

Signage

4. Signs shall be permitted on the Land in accordance with the regulations applicable to Signage Group No. 1 contained in The Sign Regulations, being Appendix "A" to Zoning Bylaw No. 7800.

Application of Zoning Bylaw

5. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of The City of Saskatoon Zoning Bylaw No. 7800 as amended from time to time shall apply.

Compliance with Agreement

6. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

Dispositions Subject to Agreement

7. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Definitions

8. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 7800 shall have the meaning ascribed to it in that Bylaw.

Departures and Waivers

9. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

Severability

10. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

Governing Law

11. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

Effective Date of Rezoning

12. It is understood by the Owner that the Land shall not be effectively rezoned from an R1A District to an RM5 District until:
 - (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
 - (b) this Agreement has been registered by the City, by way of Caveat, against the Title to the Land.

Use Contrary to Agreement

13. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.
- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.


Registration of Caveat

14. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 82 of *The Planning and Development Act, 1983*, and the Owner agrees that this Agreement shall be registered by way of Caveat against the Title to the Land.
- (2) This Agreement shall run with the Land pursuant to Section 82(3) of *The Planning and Development Act, 1983*, and shall bind the Owner, its successors and assigns.


Enurement

15. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

Signed by the City this 24th day of April, 2001.

The City of Saskatoon


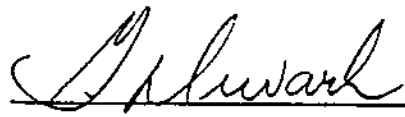
Mayor

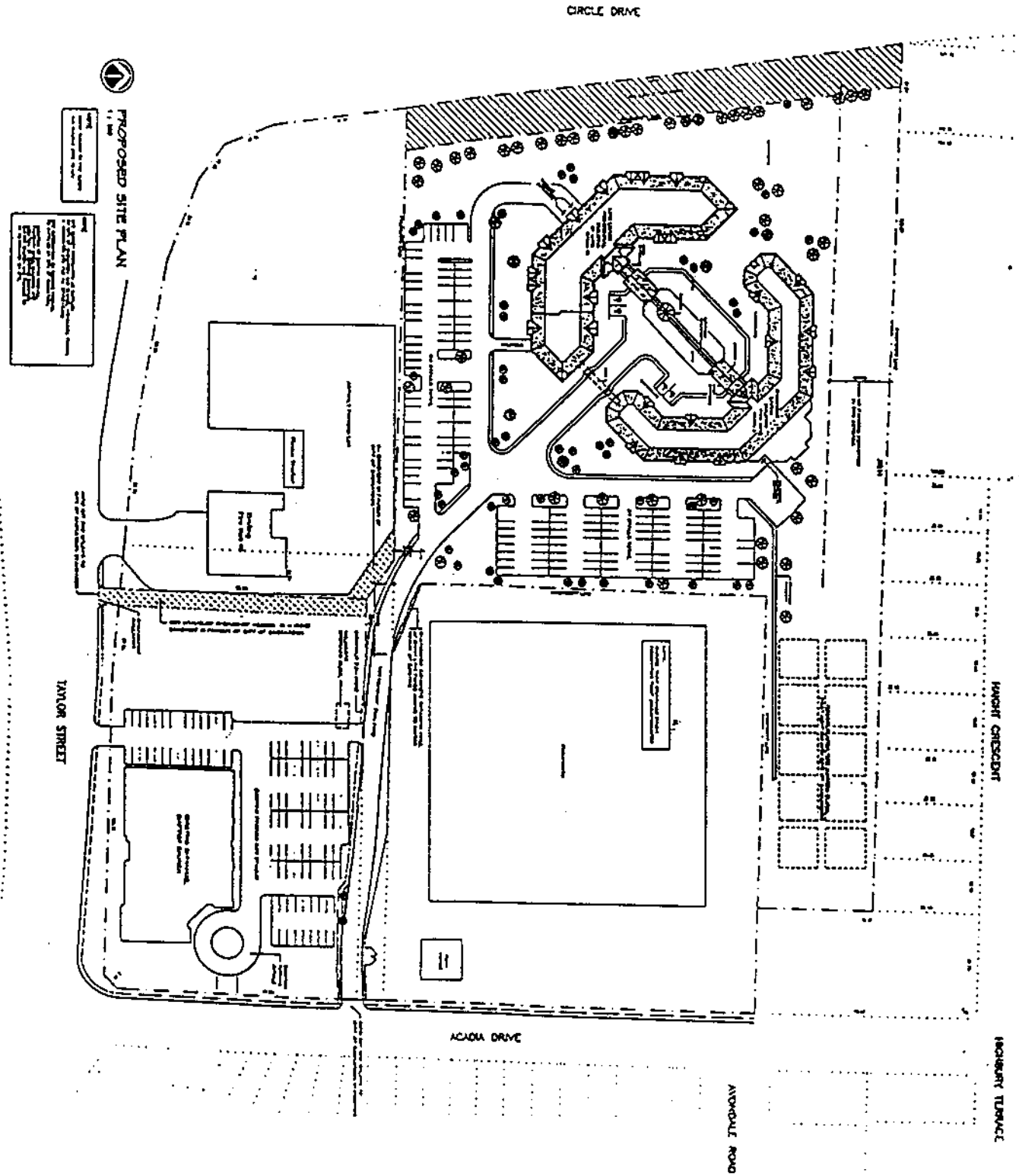


City Clerk

Signed by the Owner this 21st day of March, 2001.

Emmanuel Village Housing Corporation





NO.	DESCRIPTION	DATE

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

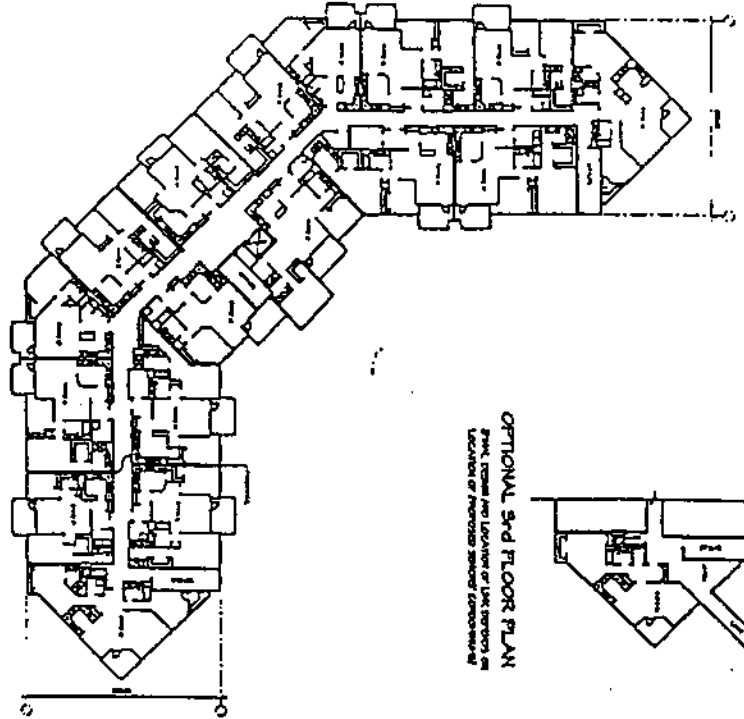
SCALE
 1" = 20' (Horizontal)
 1" = 40' (Vertical)

NO.	DESCRIPTION	DATE

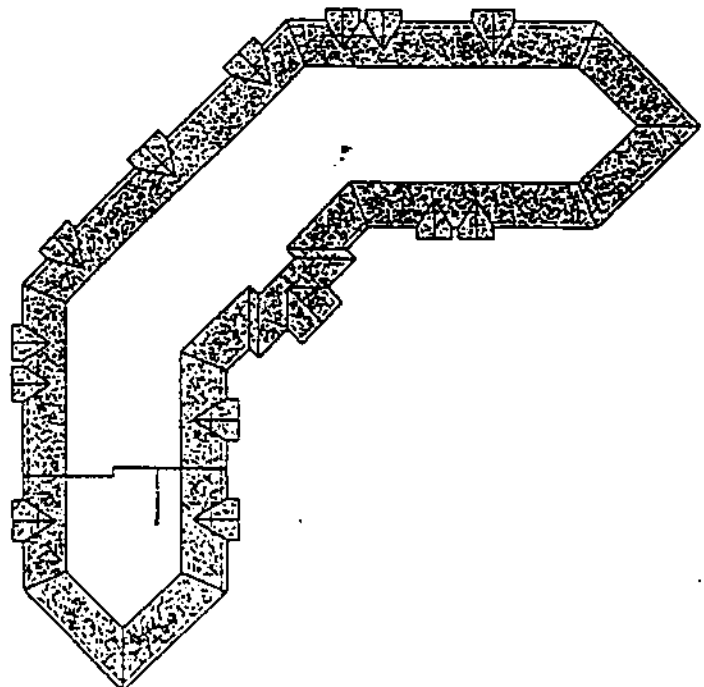
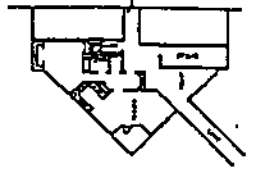
NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

PREPARED BY: _____

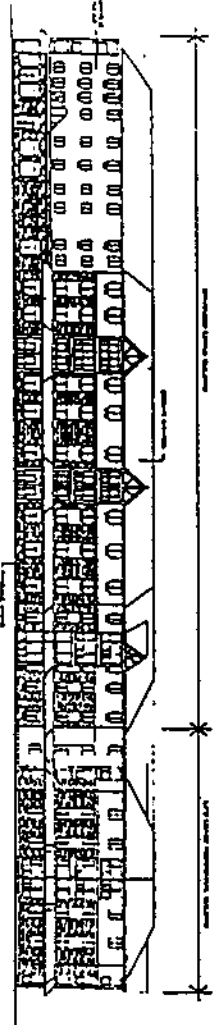
NO.	DESCRIPTION	DATE



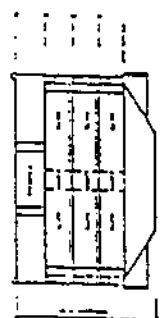
OPTIONAL 5th FLOOR PLAN
 Show, locate and location of lot services in
 location of proposed building development



SCHEMATIC ROOF PLAN
 1:1 scale



SCHEMATIC ELEVATION FROM NORTH
 1:1 scale



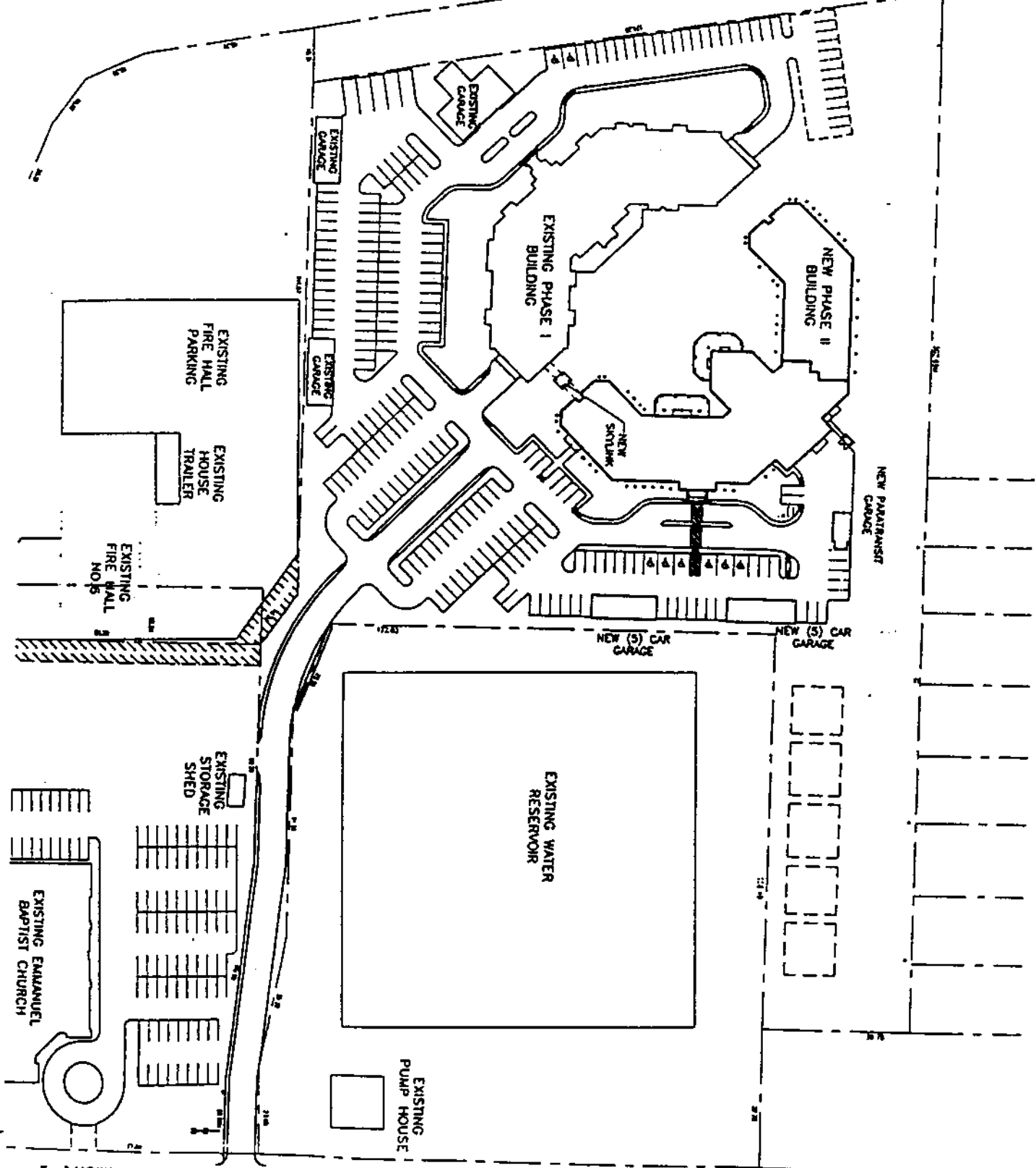
SCHEMATIC SECTION
 1:1 scale

TABLE

NO.	DESCRIPTION	DATE
1	PROPOSED 5th & 6th FLOOR ROOF PLAN	11/11/2011
2	SCHEMATIC SECTION	11/11/2011
3	SCHEMATIC ROOF PLAN	11/11/2011
4	SCHEMATIC ELEVATION FROM NORTH	11/11/2011
5	OPTIONAL 5th FLOOR PLAN	11/11/2011

PRELIMINARY
 NOT FOR CONSTRUCTION

Schedule "B"



Attachment

Rezoning Agreement

Between:

The City of Saskatoon, a municipal corporation, of
the Province of Saskatchewan
(hereinafter referred to as "the City")

- and -

Emmanuel Village Housing Corporation, of
Saskatoon, Saskatchewan
(hereinafter referred to as "the Owner")

Whereas:

1. The Owner is the registered owner of the land described as follows:

Parcel CC
Saskatoon, Saskatchewan
Plan 01SA05549
MINES AND MINERALS EXCEPTED

(hereinafter referred to as "the Land");

2. The Owner has applied to the City for approval to rezone the Land from an R1A District to an RM5 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Development Plan which, pursuant to Section 82 of *The Planning and Development Act, 1983*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 82 of *The Planning and Development Act, 1983*, to rezone the Land from an R1A District to an RM5 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

Land to be Used in Accordance with Agreement

1. The Owner covenants and agrees with the City that, upon the Land being rezoned from an R1A District to an RM5 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. The Owner covenants and agrees that the use of the Land will be restricted to that of a four storey building containing a 51 unit, multiple-unit dwelling, and a 110 unit boarding apartment. Accessory services such as meals, house-keeping and laundry services, recreational activities and other related services and programs are also permitted. Site development must be substantially in accordance with the diagrams contained in Schedule "A" to this Agreement.

Development Standards

3. The development standards applicable to the Land shall be as set out in the following chart:

Front Yard Setback	6.0m minimum
North Side Yard	20.0m minimum
South Side Yard	12.0m minimum
Rear Yard Setback	7.5m minimum
Building Height	14.0m maximum and four storeys
Site Coverage	40% maximum
Site Area	3.0 ha minimum
Amenity Space	5.0m ² per dwelling unit minimum
Off-Street Parking	145 spaces, which may be provided in all yards, except north side yard
Outdoor Lighting	All lighting must be directed away from nearby dwellings
Landscaping and Site Development	To the satisfaction of the General Manager, Community Services Department

Signage

4. Signs shall be permitted on the Land in accordance with the regulations applicable to Signage Group No. 1 contained in The Sign Regulations, being Appendix "A" to Zoning Bylaw No. 7800.

Application of Zoning Bylaw

5. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of The City of Saskatoon Zoning Bylaw No. 7800 as amended from time to time shall apply.

Compliance with Agreement

6. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

Dispositions Subject to Agreement

7. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Definitions

8. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 7800 shall have the meaning ascribed to it in that Bylaw.

Departures and Waivers

9. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

Severability

10. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

Governing Law

11. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

Effective Date of Rezoning

12. It is understood by the Owner that the Land shall not be effectively rezoned from an R1A District to an RM5 District until:
 - (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
 - (b) this Agreement has been registered by the City, by way of Caveat, against the Title to the Land.

Use Contrary to Agreement

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- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

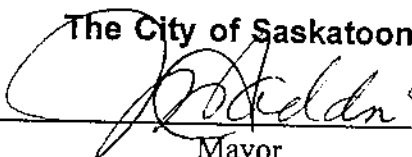
Registration of Caveat

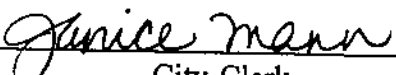
- 14. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 82 of *The Planning and Development Act, 1983*, and the Owner agrees that this Agreement shall be registered by way of Caveat against the Title to the Land.
- (2) This Agreement shall run with the Land pursuant to Section 82(3) of *The Planning and Development Act, 1983*, and shall bind the Owner, its successors and assigns.

Enurement

- 15. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

Signed by the City this 24th day of April, 2001.


The City of Saskatoon


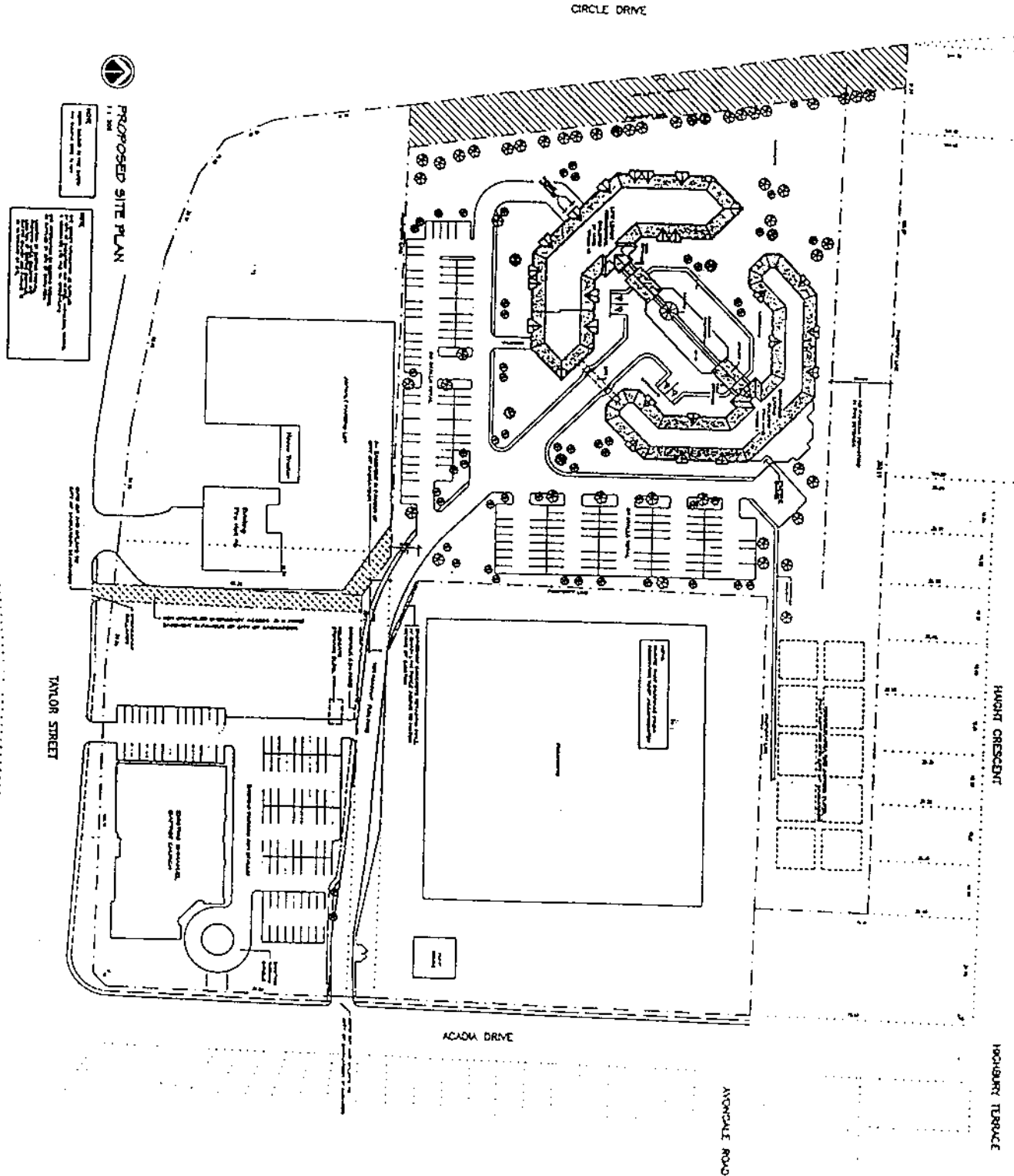
Mayor


City Clerk

Signed by the Owner this 21st day of March, 2001.

Emmanuel Village Housing Corporation





DATE	DESCRIPTION
11/1/00	PRELIMINARY
11/1/00	PROPOSED SITE PLAN

11/1/00
 PRELIMINARY
 PROPOSED SITE PLAN

SALINGER & ASSOCIATES
 ARCHITECTS
 1000 BROADWAY
 NEW YORK, NY 10018
 TEL: 212-691-1000
 FAX: 212-691-1001
 WWW: WWW.SALINGER.COM

11/1/00
 PRELIMINARY
 PROPOSED SITE PLAN

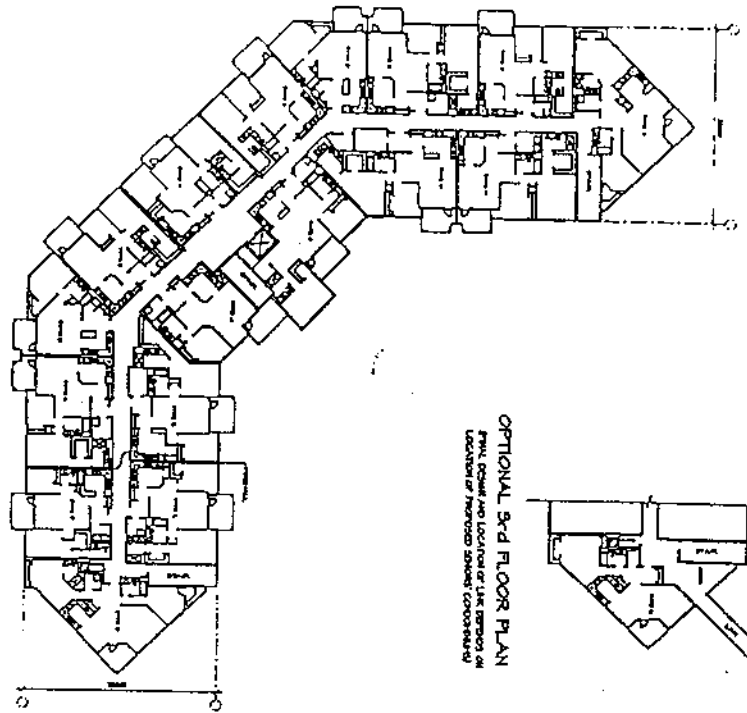
11/1/00
 PRELIMINARY
 PROPOSED SITE PLAN

11/1/00
 PRELIMINARY
 PROPOSED SITE PLAN

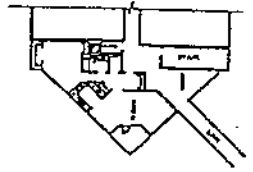
11/1/00
 PRELIMINARY
 PROPOSED SITE PLAN

11/1/00
 PRELIMINARY
 PROPOSED SITE PLAN

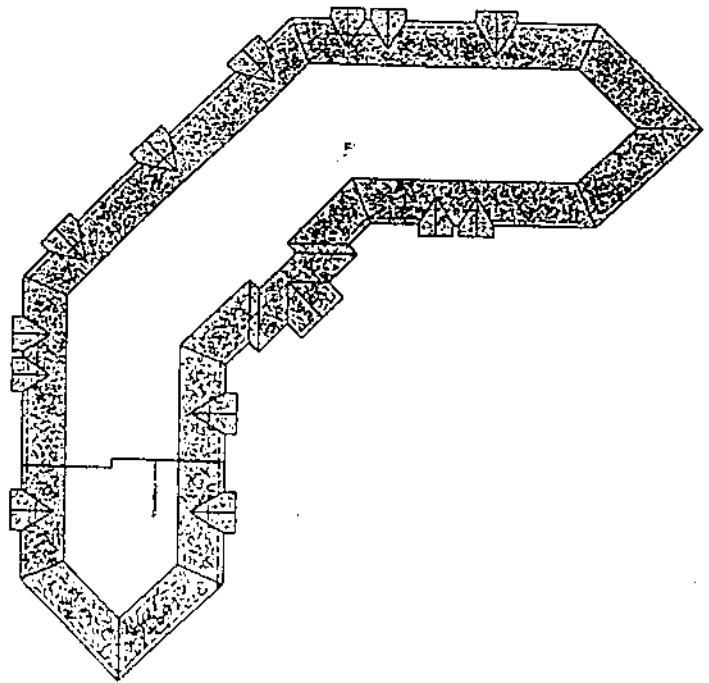
11/1/00
 PRELIMINARY
 PROPOSED SITE PLAN



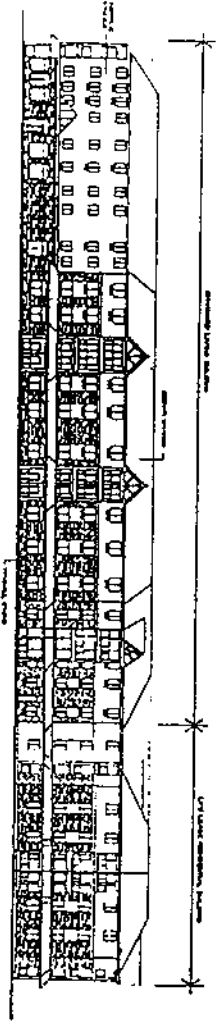
SCHEMATIC 3rd & 4th FLOOR PLANS
1:1/8" = 1'-0"



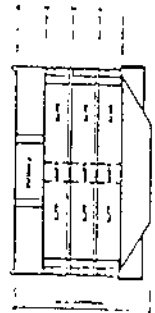
OPTIONAL 3rd FLOOR PLAN
FINAL SCHEME AND LOCATION OF THE EMPLOYER'S
LOCATION OF PROPOSED SHARED CORPUSCULES



SCHEMATIC ROOF PLAN
1:1/8" = 1'-0"



SCHEMATIC ELEVATION FROM NORTH
1:1/8" = 1'-0"



SCHEMATIC SECTION
1:1/8" = 1'-0"

MSB ARCHITECTS
 CONSULTING ARCHITECTS
 1000 W. 10th Street, Suite 100
 Des Moines, Iowa 50319
 Phone: (515) 281-1111
 Fax: (515) 281-1112
 Website: www.msba.com

DESIGNED BY: MSB ARCHITECTS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

PROJECT NO. [Number]
 SHEET NO. [Number] OF [Total Sheets]

PRELIMINARY
 NOT FOR CONSTRUCTION

Discretionary Use Application – Private School – 817 29th Street West

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Dance Ink requesting permission to operate a private school at 817 29th Street West 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 business license); and
2. That the final plans submitted be substantially in accordance with the final 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 Dance Ink to operate a private school at 817 29th Street West.

Report Highlights

1. The private school (dance studio) proposed at 817 29th Street West, meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. This application marks the third dance studio proposed for the commercial area on the 800 block of 29th Street West. This concentration of activity has both benefits and issues for the neighbourhood.
3. No concerns were identified that would preclude this application from proceeding.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity as it provides an opportunity for business growth in an existing commercial building.

Background

The property located at 817 29th Street West is a commercial building located in the Westmount neighbourhood and is zoned B2 – District Commercial District – under the Zoning Bylaw (see Attachment 1). A dance studio is considered a discretionary use in the B2 District. Dance Ink has submitted an application requesting City Council's approval to operate a dance studio in the existing commercial building.

Dance Ink has had previous Discretionary Use Applications approved for private schools, in 2011 and 2013, to develop and operate dance studios at 811 29th Street West and 819 29th Street West.

Report

Zoning Bylaw Requirements

The Zoning Bylaw defines a private school as “a facility which meets Provincial requirements for elementary, secondary, post-secondary or other forms of education or training, and which does not secure the majority of its funding from taxation or any governmental agency, and may

Discretionary Use Application – Private School – 817 29th Street West

include vocational and commercial schools, music or dance schools and other similar schools.” This private school intends to operate as a dance studio with a maximum of 12 students at design capacity.

This property is zoned B2 – District Commercial District – under the Zoning Bylaw. The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods. Surrounding properties consist of residential, retail, and two other dance studios.

The existing commercial building was originally built in 1965. The previous use of this property was retail; most recently as an appliance repair store. With the establishment of a new use, current Zoning Bylaw standards must be met. As the proposal did not meet the Zoning Bylaw regulations pertaining to the dimensions of required parking spaces, a development appeal was pursued by the applicants. The appeal was granted by the Development Appeal Board, therefore, the application is deemed to conform to all applicable requirements of the Zoning Bylaw. The proposal will provide four parking spaces, including a barrier-free space (see Attachment 2).

Concentration of Use in the Area

The Westmount Local Area Plan, adopted by City Council in 2011, identified several goals related to the benefits of healthy activities, including “engage neighbourhood youth in healthy activities and initiatives.” The previous two dance studios, along with this proposal, support that goal. The application also provides an opportunity for business growth in an existing commercial building.

There are, however, challenges with accommodating a concentration of land uses that may generate a high traffic use. Three dance studios clustered in one area may have an impact related to traffic and parking for staff and student pick-up and drop-off. There may also be impact with the cumulative effect of the noise of three dance studios operating in close proximity. The applicants are aware of these concerns and are committed to working with nearby residents to address concerns related to parking as they are made aware of them, and ensuring there are safeguards to prevent noise from emitting beyond the boundary of the site.

Due to the concentration of private schools in this area, the Administration is recommending that appropriate studies by qualified professionals on traffic, parking, and noise be provided as part of any future applications for a private school on this block or in the immediate area of these commercial sites.

Conclusion

The proposed dance studio at 819 29th Street West meets all applicable Zoning Bylaw provisions. No concerns were noted by other divisions that would preclude this application from proceeding; refer to Attachment 3 for the full remarks.

Options to the Recommendation

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

Discretionary Use Application – Private School – 817 29th Street West

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site, as well as to the Westmount Community Association, were mailed out in November 2016, to solicit feedback on the proposal. To date, the majority of the responses received have been supportive of this proposal. Concerns regarding noise and parking have been expressed by the adjacent neighbour.

A public information meeting was held at Bedford Road Collegiate on November 22, 2016. The meeting was attended by seven people, including the applicants and the adjacent neighbour. Dance Ink made a short presentation and responded to questions. Discussion included concerns about the noise a third studio in close proximity would generate, as well as ongoing parking issues. The immediately adjacent neighbour and the applicants arranged to come to an agreement regarding safeguards for noise, and both parties were satisfied that a resolution could be reached. The attendees agreed that the applicants have continuously worked to address neighbourhood concerns. See Attachment 4 for a full summary of the meeting.

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 Westmount Community Association. Notification posters will also be placed on the subject site.

Attachments

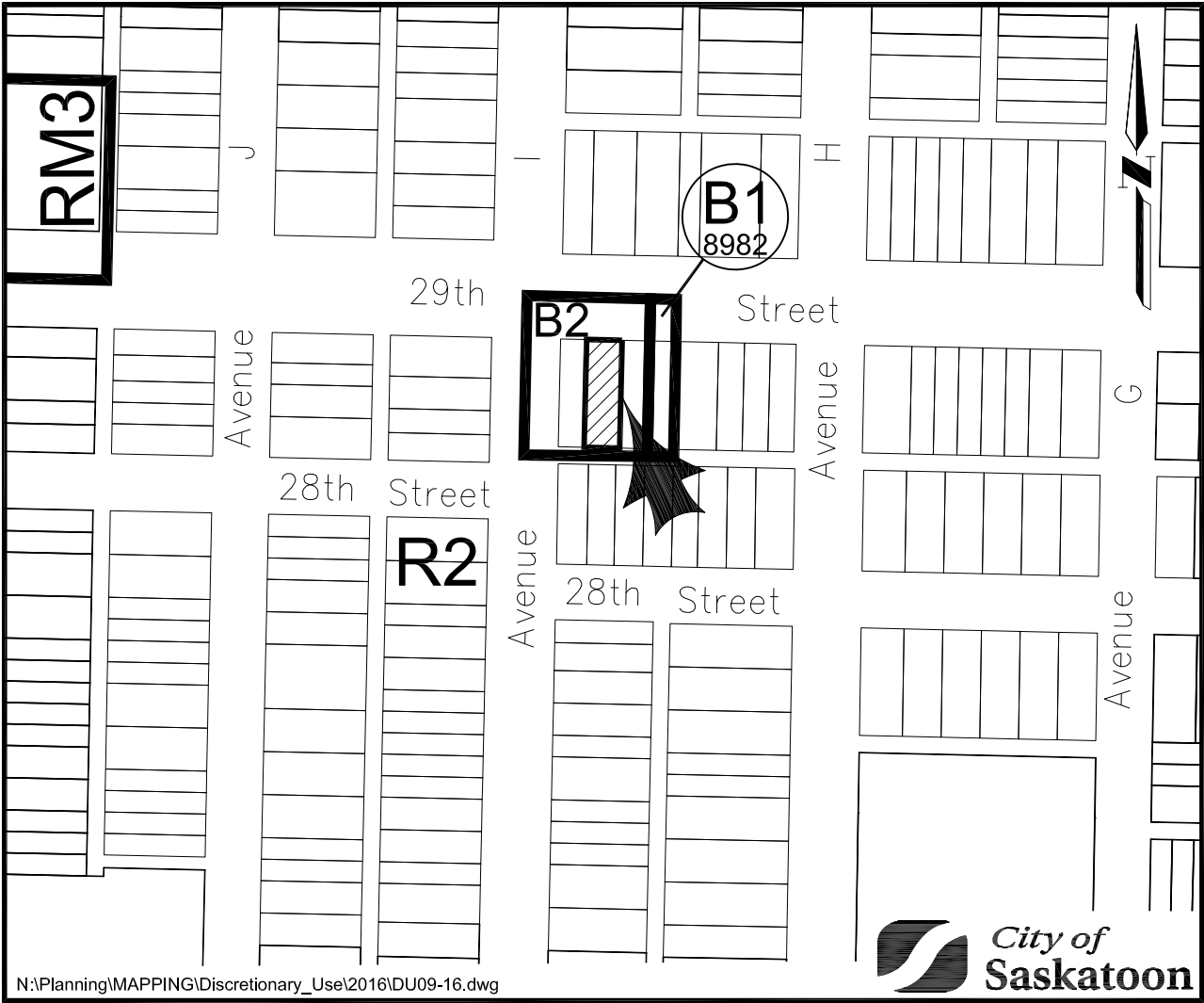
1. Location Plan – 817 29th Street West
2. Site Plan – 817 29th Street West
3. Department Comments for Discretionary Use Application – 817 29th Street West
4. Community Engagement Summary

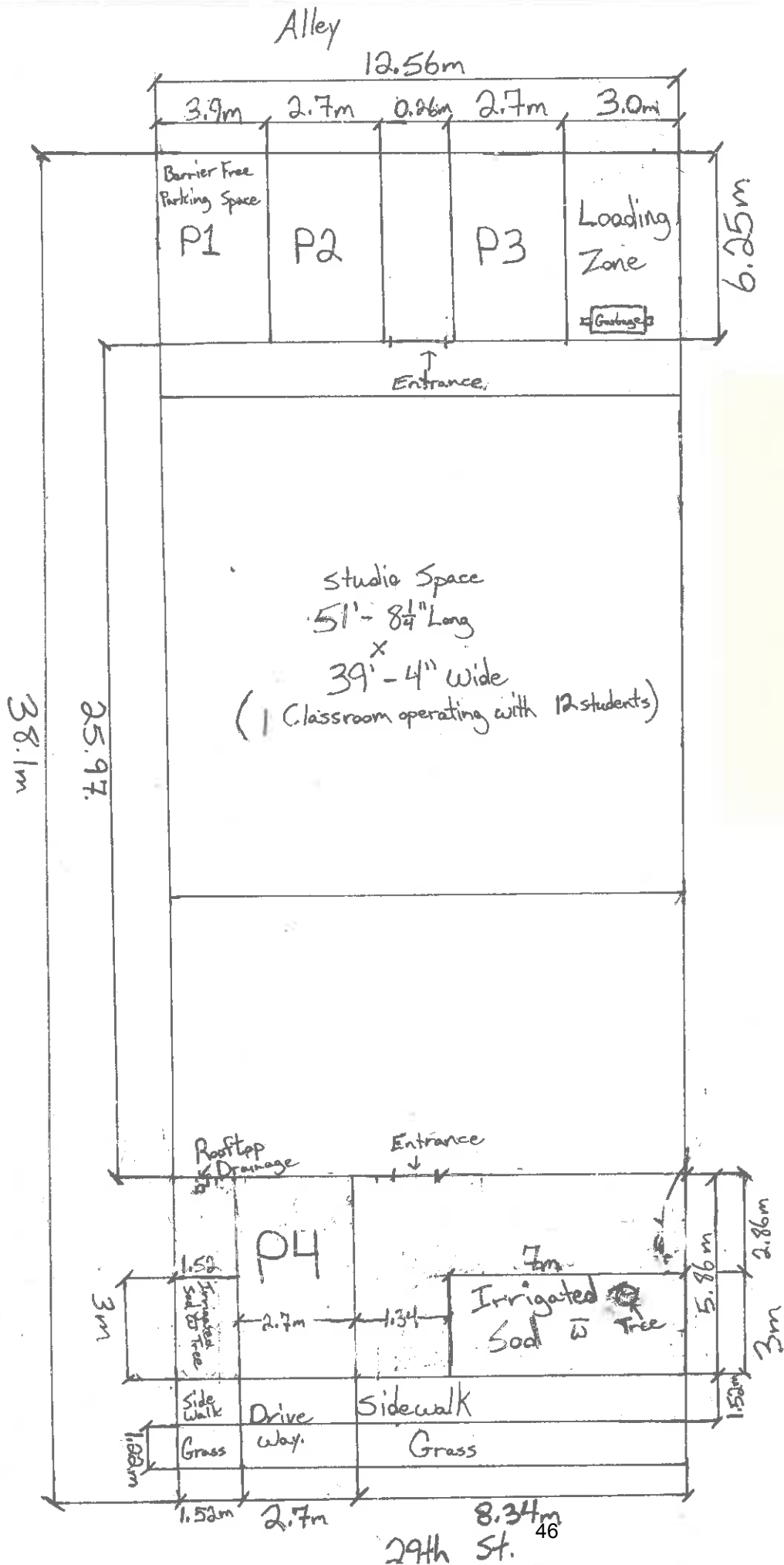
Report Approval

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

S/Reports/2016/PD/MPC – Discretionary Use Application – Private School – 817 29th Street West/lc

Location Plan - 817 29th Street West





**Department Comments for Discretionary Use Application –
817 29th Street West**

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

2. Building Standards Division, Community Services Department, Comments
The Building Standards Division of the Community Services Department has no objection to the proposed Discretionary Use Application provided that a building permit is obtained to convert the existing space into a private school.

Please note that plans and documentation submitted in support of this application have not been reviewed for compliance with the requirements of the 2010 National Building Code of Canada.

3. Neighbourhood Planning Section, Community Services Department, Comments
The Westmount Local Area Plan (LAP) was adopted by City Council on June 27, 2011. This report is in favour of supporting additional active programming opportunities in the neighbourhood. Several of the goals identified in Section 4.0 Health (Page 76) relate to the benefits of healthy activity, such as “Encourage healthy daily activities in the neighbourhood through the built environment”, “Implement in motion activities in the neighbourhood”, “Improve neighbourhood parks and programming to encourage healthy lifestyles”, and “Engage neighbourhood youth in healthy activities and initiatives...”

While the Westmount LAP supports opportunities for healthy and active living, the Neighbourhood Planning Section has concerns related to traffic and parking for the proposed dance studio at 817 29th Street West. Dance Ink already has two studios in close proximity, including next door. Having three dance studios clustered together on a residential street will continue to increase traffic volumes and is likely to generate significant demand for parking; both for drop-off/pick-up and longer-term use.

The Neighbourhood Planning Section appreciates the contributions that Dance Ink provides to the Westmount neighbourhood and area. As well, we recognize the considerable efforts made by Dance Ink to work with neighbours in mitigating negative impacts related to traffic and parking, as part of their two previous applications. However, the success of the Dance Ink studios may mean the business has possibly outgrown the residential neighbourhood and perhaps a larger facility in a non-residential area would be a more appropriate location for an expansion.

The Neighbourhood Planning Section believes this to be a challenging application to consider. Dance Ink has established itself as a successful business providing an important service in the Westmount area. The business

representatives have shown that they care about the neighbourhood through their efforts to be a good neighbour, but from a planning perspective, there are certainly concerns about the cumulative land use impact of having three studios in such close proximity on a residential street, without sufficient parking facilities.

The opinions of local neighbours and stakeholders is always a major consideration when determining the potential impact of approving a Discretionary Use Application. The Neighbourhood Planning Section encourages the review process to very carefully consider these opinions in determining whether to support the Discretionary Use Application.

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



Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



Community Engagement Summary Public Information Meeting for Proposed Discretionary Use 817 29th Street West to be used as a Private School (Dance Studio)

Project Description

A public information meeting was held regarding a proposed dance studio, located at 817 29th Street West. The meeting provided property owners in Westmount, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the discretionary use process, and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at Bedford Road Collegiate on November 22, 2016, at 7 p.m.

Community Engagement Strategy

Notice to property owners within a 75 metre radius of the subject site were sent out on November 7, 2016. The public meeting notice was also sent to the Westmount Community Association, the Ward Councillor, and the Community Consultant.

The purpose of the meeting was to inform, and consult with, the nearby residents and commercial business owners. 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 discretionary use process and general zoning regulations.

Summary of Community Engagement Feedback

The meeting was attended by seven people. Dance Ink provided a brief summary of their operation plan and then opened up the floor for questions. The following is a summary of the discussion:

- The new location will be a wheelchair accessible studio.
- The previous two studios use a Good Neighbour Parking Plan that the applicants believe has worked well to address parking in the area. The intention is to maintain that parking plan for the proposed third studio.
- Currently, there are occasional issues with parking and with the music volume. These issues are currently addressed by contacting the owners. There is some concern with how quickly these issues can be addressed with three studios operating and how easy it would be to locate the owners.
- The parking plan works well generally, but not always.



- There is concern that the noise (music) will be heard by adjacent residents. There is a residential dwelling between one existing studio and the proposed studio.
 - The applicants and the adjacent neighbour have had an ongoing discussion about sound proofing the new studio.
 - The applicants and the adjacent neighbour agreed to work together to come to a resolution that is satisfactory to both parties regarding sound proofing the studio.
 - The applicants and adjacent neighbour will meet after the formal meeting to work out details.

Next Steps

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

Once this application has been considered by the MPC, 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 Westmount Community Association. Notification posters will also be placed on the subject site. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	December 20, 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.	January 3 to 23, 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, MPC, and any written or verbal submissions received by City Council.	January 23, 2016
Council Decision - may approve or deny proposal.	January 23, 2016

Prepared by:
Daniel McLaren, Planner
Planning and Development
November 25, 2016

Land Use Applications Received for the Period from July 28, 2016, to October 19, 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 from July 28, 2016, to October 19, 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: Lesley Anderson, 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 – November 7, 2016/lc

Land Use Applications Received for the Period from July 28, 2016, to October 19, 2016

The following applications have been received and are being processed:

Condominium

- Application No. 10/16: 110 - 170 Phelps Way (41 Units)
 Applicant: Larson Surveys for G.D.P. Astoria Project Inc.
 Legal Description: Parcel J, Plan No. 102109711
 Proposed Use: Creation of 41 residential condominium units
 Current Zoning: RM3
 Neighbourhood: Rosewood
 Date Received: August 20, 2016

- Application No. 11/16: 142 Pawlychenko Lane (112 Units)
 Applicant: Meridian Surveys for 101112782 Saskatchewan Ltd.
 Legal Description: Lot 7, Block 432, Plan No. 101648808, SE ¼ 19-36-4 W3
 Proposed Use: 112 unit residential units
 Current Zoning: RM3
 Neighbourhood: Lakewood Suburban Centre
 Date Received: October 11, 2016

Discretionary Use

- Application No. D18/16: 111 and 114 Avenue J South and 111 Avenue I South
 Applicant: Edwards, Edwards, McEwen Architects
 Legal Description: Lot 15, Block 13, Plan GP,
 Lots 14, 25, and 26, Block 12, Plan GP
 Proposed Use: Parking stations
 Current Zoning: R2A and B3
 Neighbourhood: Pleasant Hill
 Date Received: September 27, 2016

- Application No. D19/16: 1304 22nd Street West
 Applicant: Austin Kim
 Legal Description: Lots 1 and 2, Block 6, Plan No. K4652
 Proposed Use: Parking station
 Current Zoning: B3
 Neighbourhood: Westmount
 Date Received: October 7, 2016

Official Community Plan

- Amendment No. OCP 24/16: Brighton Common
Applicant: Dream Development
Legal Description: Block 112, Plan No. 102208373 and Block 114, Plan No. 102218228
Proposed Use: To provide for the development of a vibrant neighbourhood node, combining residential, retail, and office uses.
Current Land Use Designation: Residential
Proposed Land Use Designation: Direct Control District (to be determined)
Neighbourhood: Brighton
Date Received: July 25, 2016
- Amendment No. OCP 30/16: 1327 North Service Road
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Parcel G, Plan No. 102166354
Proposed Use: To accommodate the existing Co-op Agro Centre that has been annexed into City of Saskatoon limits.
Current Land Use Designation: Under control of the RM of Corman Park
Proposed Land Use Designation: Light Industrial
Neighbourhood: North West Development Area
Date Received: September 28, 2016

Rezoning

- Application No. Z25/16: Brighton Common
Applicant: Dream Development
Legal Description: Block 112, Plan No. 102208373 and Block 114, Plan No. 102218228
Proposed Use: Development of a vibrant neighbourhood node, combining residential, retail, and office uses.
Current Zoning: RM3 and B1B(H)
Proposed Zoning: Direct Control District (to be determined)
Neighbourhood: Brighton
Date Received: July 25, 2016
- Application No. Z27/16: Newton Lane and Eaton Way
Applicant: Arbutus for Casablanca Holdings
Legal Description: Part of NW ¼ 7-36-4-W3
Proposed Use: Single-family dwellings on sites less than 12.0 metres.
Current Zoning: R1A
Proposed Zoning: R1B
Neighbourhood: Rosewood
Date Received: July 16, 2016

Rezoning

- Application No. Z28/16: 1622B Acadia Drive
Applicant: The Bentley Retirement Residence
Legal Description: Condominium Plan No. 101666881, Extension 0
Proposed Use: Partial use of property as special care home.
Current Zoning: RM5 by Agreement
Proposed Zoning: Amendment to RM5 by Agreement
Neighbourhood: Wildwood
Date Received: September 2, 2016
- Application No. Z31/16: 1327 North Service Road
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Parcel G, Plan No. 102166354
Proposed Use: Saskatoon Co-op Agro Centre
Current Zoning: DAG1
Proposed Zoning: IL1 by Agreement
Neighbourhood: North West Development Area
Date Received: September 28, 2016
- Application No. Z32/16: 3315 Centennial Drive
Applicant: Westgate Alliance Church Inc.
Legal Description: Parcel A, Plan No. 80S38406
Proposed Use: Amendment to zoning agreement to accommodate additional uses, including private school, day care, pre-school, and community centre.
Current Zoning: RM3 by Agreement
Proposed Zoning: Amendment to RM3 by Agreement
Neighbourhood: Pacific Heights
Date Received: October 7, 2016

Subdivision

- Application No. 44/16: 126 Middleton Crescent
Applicant: Meridian Surveys for Keith and Lorna Lee
Legal Description: Lot 10, Block 371, Plan No. 65S16096, SE ¼ 15-36-5 W3
Proposed Use: Separate titles for existing duplex.
Current Zoning: R2
Neighbourhood: Nutana Park
Date Received: July 28, 2016

Subdivision

- Application No. 49/16:
Applicant: Brighton Gate
Meridian Surveys for Dream Asset Management Corporation, Wilson's Retail Ltd., and S & C Wilson's Land Holdings

Legal Description: Area R, Plan No. 93S04586; Plan No. 101897062; Parcels A, B, and D, Plan No. 102194759; All in SE ¼ 31-36-4 W3;
Road Allowance between SE ¼ Sec. 31 and SW ¼ Sec. 32, and Parts of Parcel B, Plan No. 00SA23204 in SW ¼ Sec. 32 and SW ¼ 32-36-4-W3

Proposed Use: To create parcels for commercial development.
Current Zoning: B2 by Agreement
Neighbourhood: Brighton
Date Received: August 16, 2016
- Application No. 50/16:
Applicant: 2235 Coy Avenue
Webb Surveys for Polar Construction
Legal Description: Part of Lot X, Block 18, Plan No. 75S06171, SE ¼ 20-36-5 W3

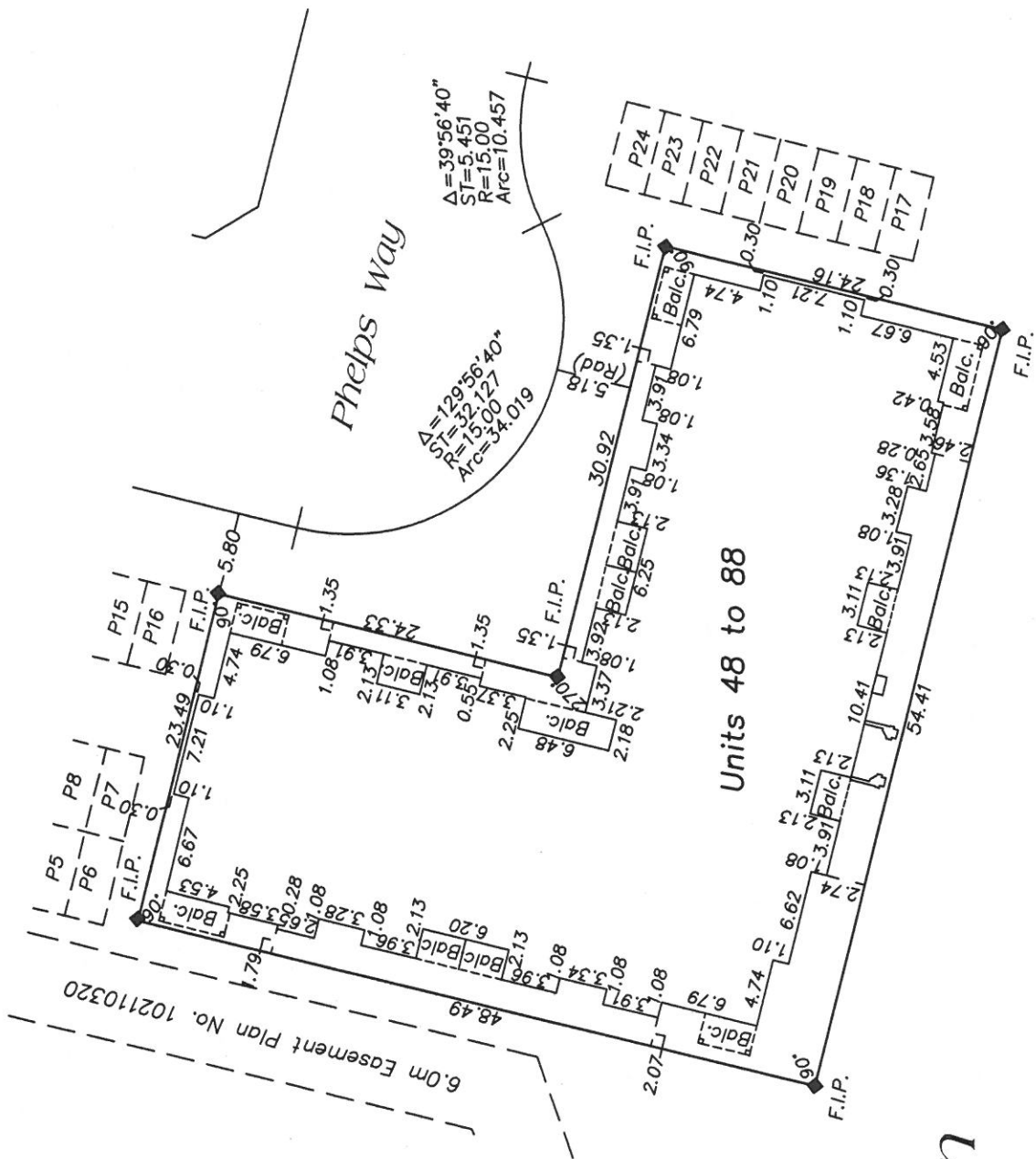
Proposed Use: Create 3 parcels for residential use.
Current Zoning: R2
Neighbourhood: Exhibition
Date Received: August 25, 2016
- Application No. 51/16:
Applicant: 1611 Alexandra Avenue
Larson Surveys Ltd. for Gabi's Construction Ltd.
Legal Description: Part of Lot 30, Block 8, Plan No. I196, SW ¼ 3-37-5 W3
Proposed Use: Separate titles for existing duplex.
Current Zoning: R2
Neighbourhood: Nutana Park
Date Received: August 29, 2016
- Application No. 52/16:
Applicant: 770 Childers Crescent
Webb Surveys for
Dream 350 Kensington Ventures GP Inc.
Legal Description: Part of Parcel CC, Plan No. 102164475, SW ¼ 35-36-6 W3
Proposed Use: To create a separate parcel for 36 condominium units.
Current Zoning: RM3
Neighbourhood: Kensington
Date Received: September 2, 2016

Subdivision

- Application No. 53/16: 3035 Preston Avenue South
Applicant: GNF Surveys for City of Saskatoon and Circle Drive Alliance Church
Legal Description: All of Parcel E and Part of Parcel F, Plan No. 78S27733, SW ¼ 14-36-5 W3
Proposed Use: Property exchange between City of Saskatoon and Circle Drive Alliance Church to compensate for land. Required for widening of Circle Drive
Current Zoning: R1A
Neighbourhood: Stonebridge
Date Received: September 8, 2016
- Application No. 54/16: 403 - 407 108th Street West
Applicant: Webb Surveys for Lost Heir Ventures Ltd.
Legal Description: All of Lot 2 and Part of Lot 4, Block 8, Plan No. G773; All of Lot 11, Block 8, Plan No. 101304313; and All of Lot 12, Block 8, Plan No. 101304324
Proposed Use: To create 4 residential lots for development.
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: September 14, 2016
- Application No. 55/16: McOrmond Drive
Applicant: Meridian Surveys for Saskatoon Land
Legal Description: Parts of Secs. 7-, 17- and 18-37-4 W3
Proposed Use: Multi-family/commercial/mixed use, municipal reserve, and generic parcels
Current Zoning: FUD
Neighbourhood: Aspen Ridge
Date Received: September 21, 2016
- Application No. 56/16: 502 Webster Street
Applicant: Webb Surveys for Saskatchewan Conference of Mennonite Brethren Church
Legal Description: Part of Parcel X, Plan No. 88S30882, SE ¼ 1-37-5 W3
Proposed Use: One parcel for future condominium development and one parcel for special needs senior housing.
Current Zoning: M3
Neighbourhood: Forest Grove
Date Received: October 18, 2016

Attachments

1. Plan of Proposed Condominium No. 10/16
2. Plan of Proposed Condominium No. 11/16
3. Plan of Proposed Discretionary Use No. D18/16
4. Plan of Proposed Discretionary Use No. D19/16
5. Plan of Proposed Official Community Plan Amendment No. OCP 24/16
6. Plan of Proposed Official Community Plan Amendment No. OCP 30/16
7. Plan of Proposed Rezoning No. Z25/16
8. Plan of Proposed Rezoning No. Z27/16
9. Plan of Proposed Rezoning No. Z28/16
10. Plan of Proposed Rezoning No. Z31/16
11. Plan of Proposed Rezoning No. Z32/16
12. Plan of Proposed Subdivision No. 44/16
13. Plan of Proposed Subdivision No. 49/16
14. Plan of Proposed Subdivision No. 50/16
15. Plan of Proposed Subdivision No. 51/16
16. Plan of Proposed Subdivision No. 52/16
17. Plan of Proposed Subdivision No. 53/16
18. Plan of Proposed Subdivision No. 54/16
19. Plan of Proposed Subdivision No. 55/16
20. Plan of Proposed Subdivision No. 56/16



Site Plan

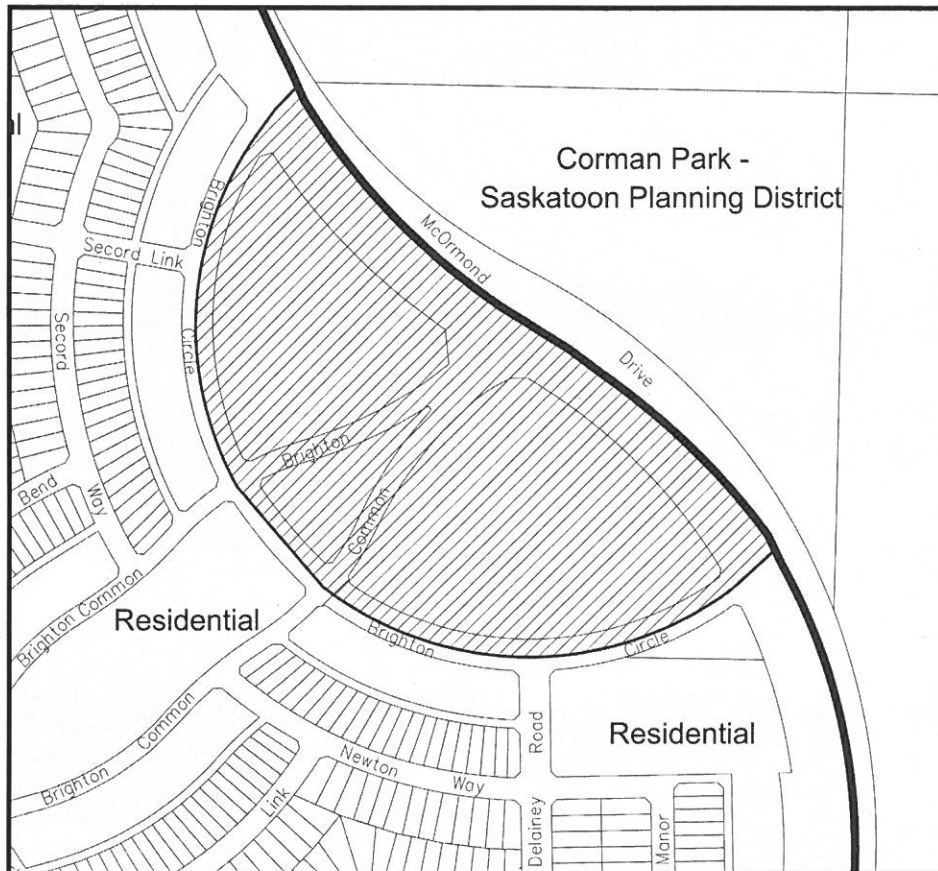
Scale 1:500



Plan of Proposed Discretionary Use No. D19/16



Plan of Proposed Official Community Plan Amendment No. OCP 24/16



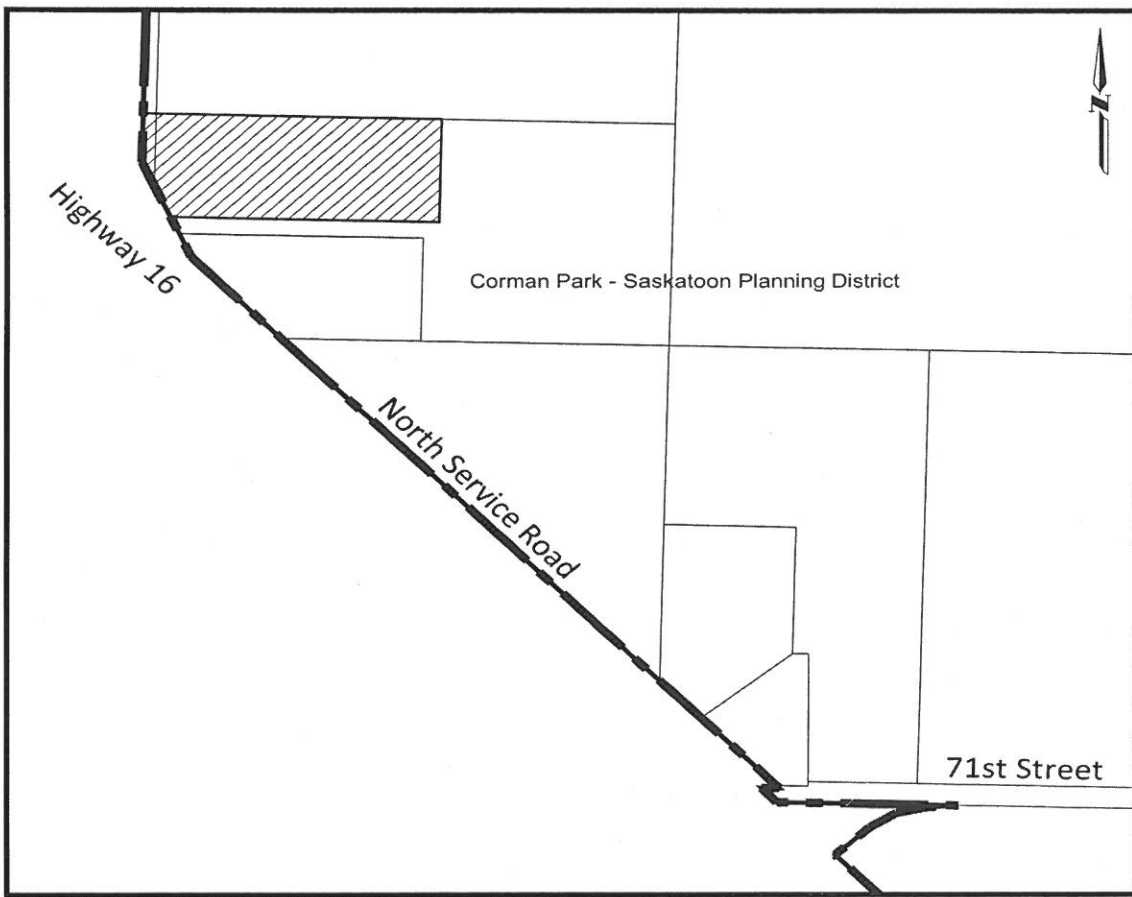
OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP



From Residential to Direct Control District



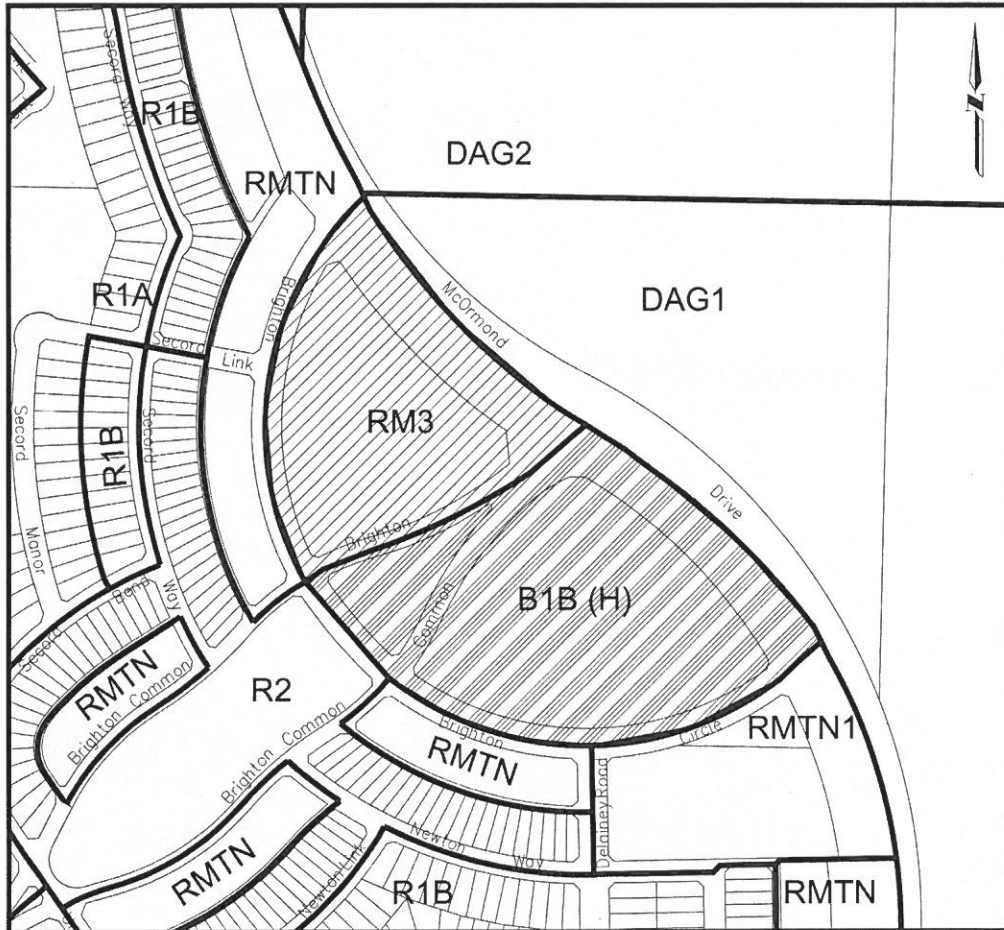
Plan of Proposed Official Community Plan Amendment No. OCP30/16





OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP



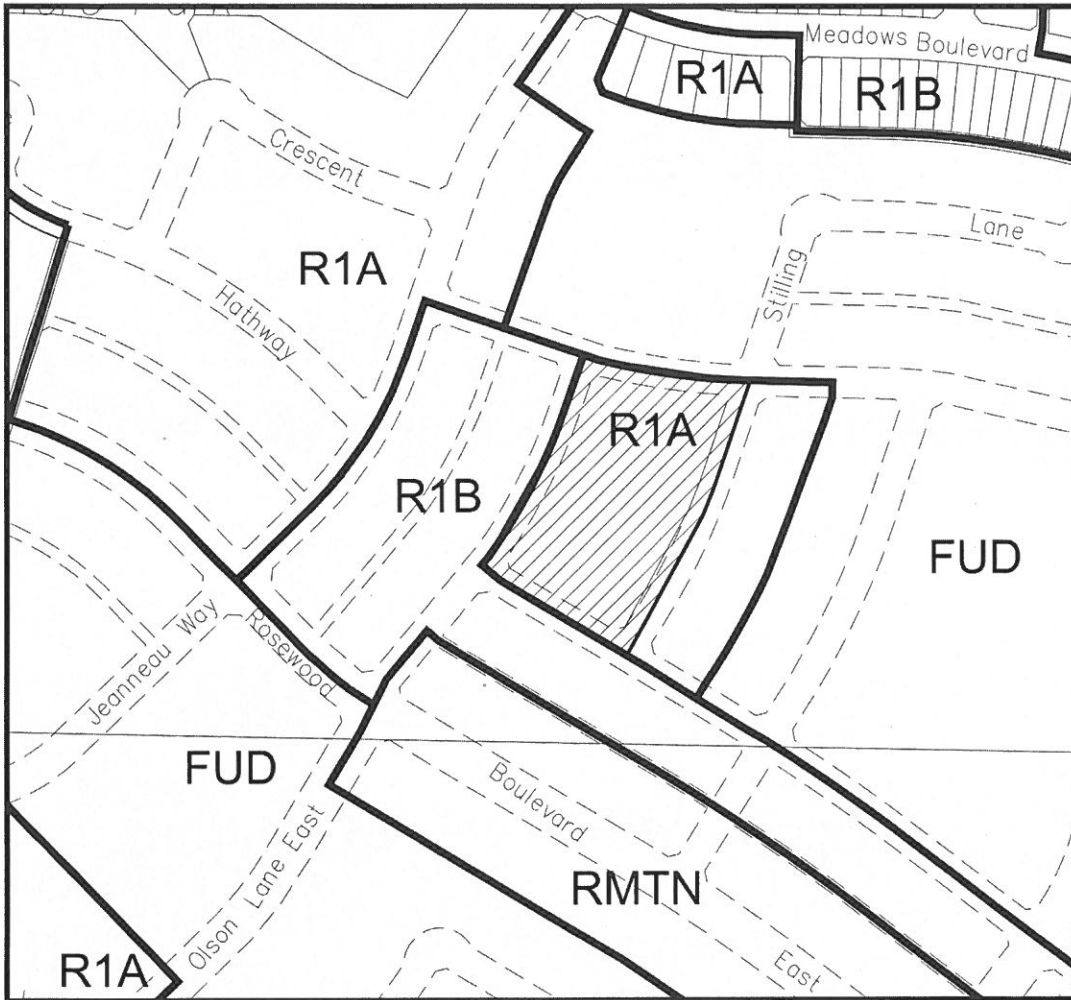
From Control of the RM of Corman Park (Saskatoon Planning District)
to Light Industrial




ZONING AMENDMENT

-  From RM3 to DCD
-  From B1B(H) to DCD

Plan of Proposed Rezoning No. Z27/16



ZONING AMENDMENT

 From R1A to R1B



Plan of Proposed Rezoning No. Z28/16



ZONING AMENDMENT

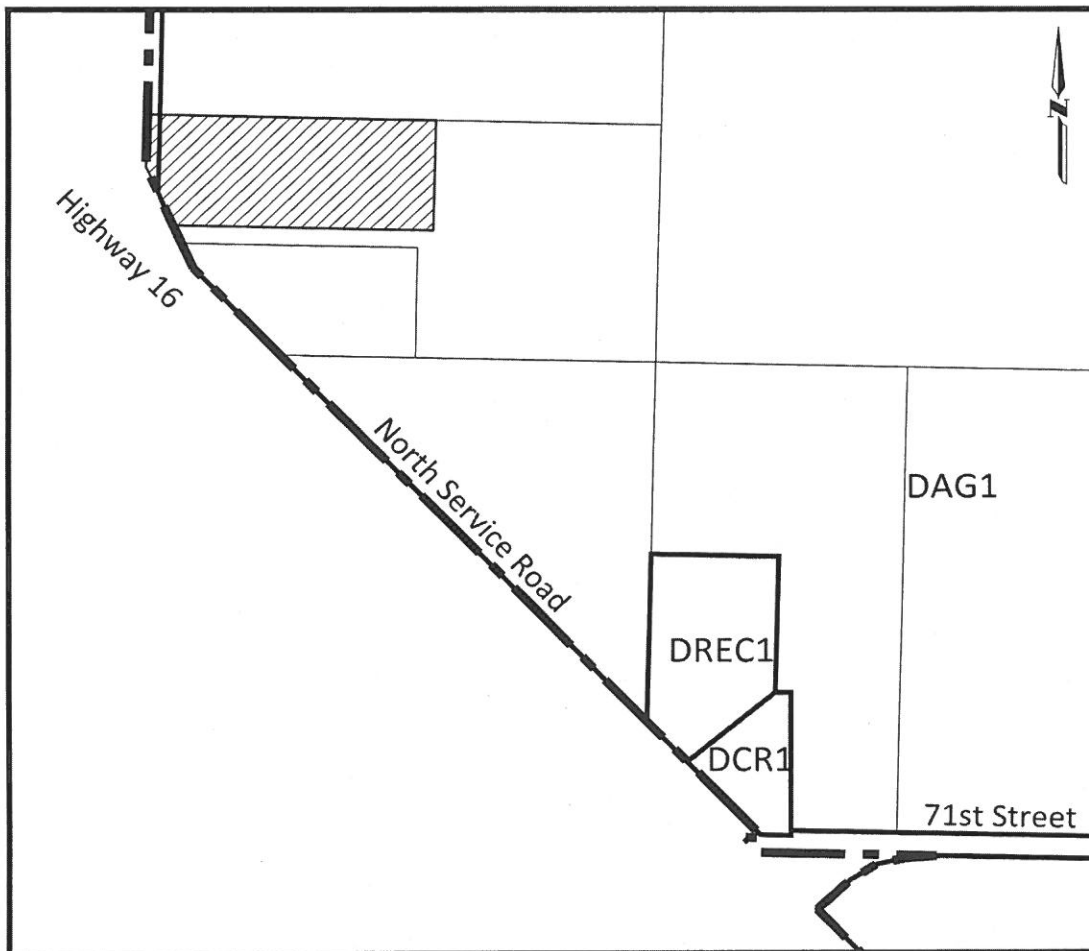


Amendment to RM5 by Agreement




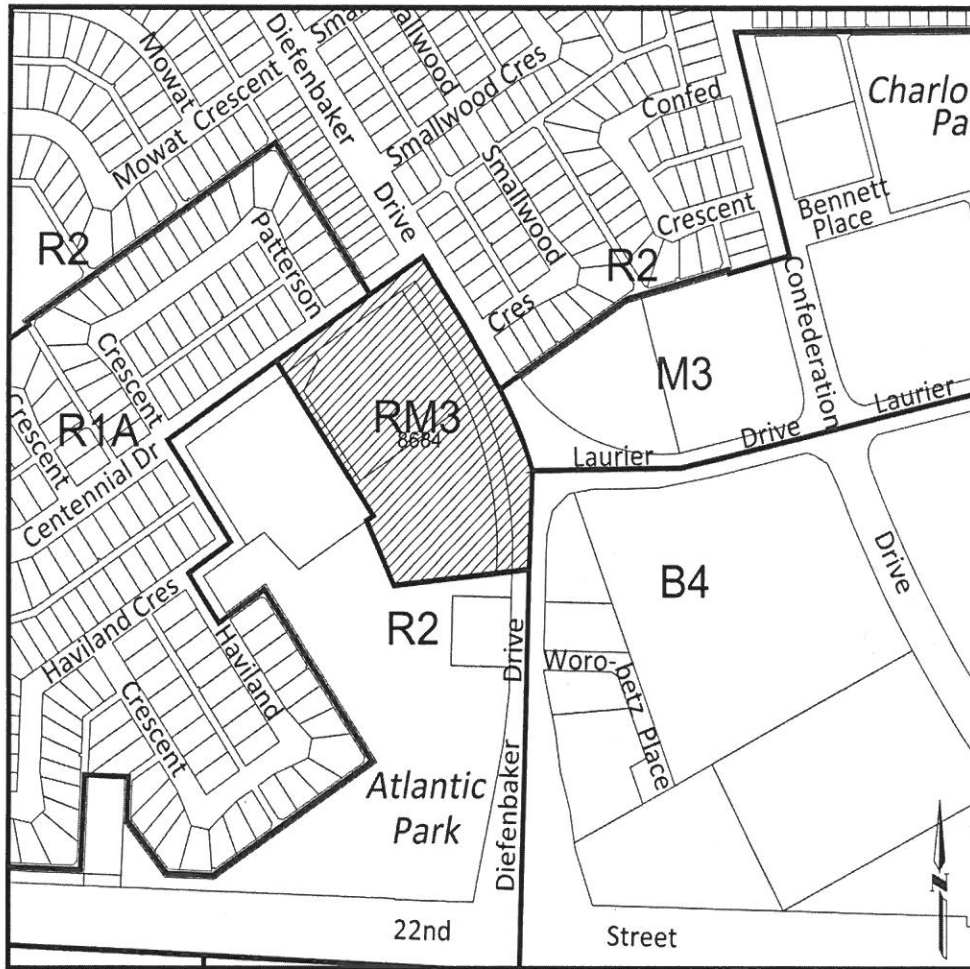
N:\Planning\MAPPING\Rezoning\2016\RZ28_16.dwg

Plan of Proposed Rezoning No. Z31/16



ZONING AMENDMENT

 From DAG1 to IL1 by Agreement



ZONING AMENDMENT



Amendment to RM3 by Agreement



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.

Examined and Approved:
 Owners of Lot 10 - Block 371 - Reg'd Plan No. 65S16096:

Keith Lee *[Signature]* JULY 5/16
 Date

Lorna Lee *[Signature]* JULY 5/16
 Date

By: *[Signature]*
 SASKATCHEWAN LAND SURVEYOR

NOTES

- Measurements are in metres and decimals thereof.
- Distances are approximate and may vary by 2 meters.
- Portion to be surveyed is outlined by a heavy broken line and contains 0.06 Hectares more or less.

PLAN OF PROPOSED SUBDIVISION

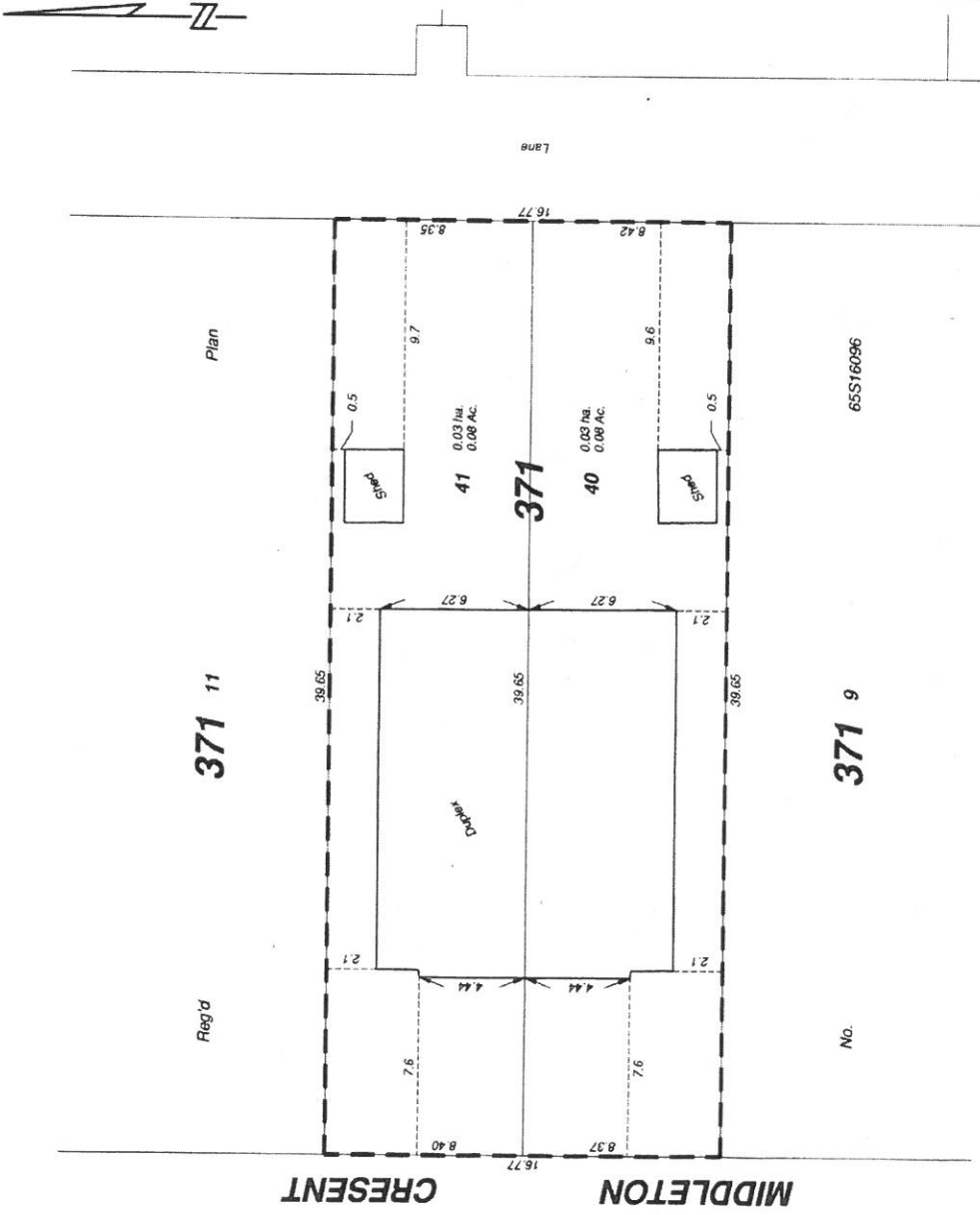
showing subdivision of all of
 Lot 10 - Block 371 - Reg'd Plan No. 65S16096
 S.E. ¼ Sec. 15 - Twp. 36 - Rge. 5 - W3rdMer.

SASKATCHEWAN

Saskatoon

Scale 1:200

No.	Date	Revision	Rev.
Drawn By: mrv	Checked By: gar	Date: June 27, 2016	File No: S16119
		Drawing Name: S1619Dev.dwg	Rev: 0
			M
			Su



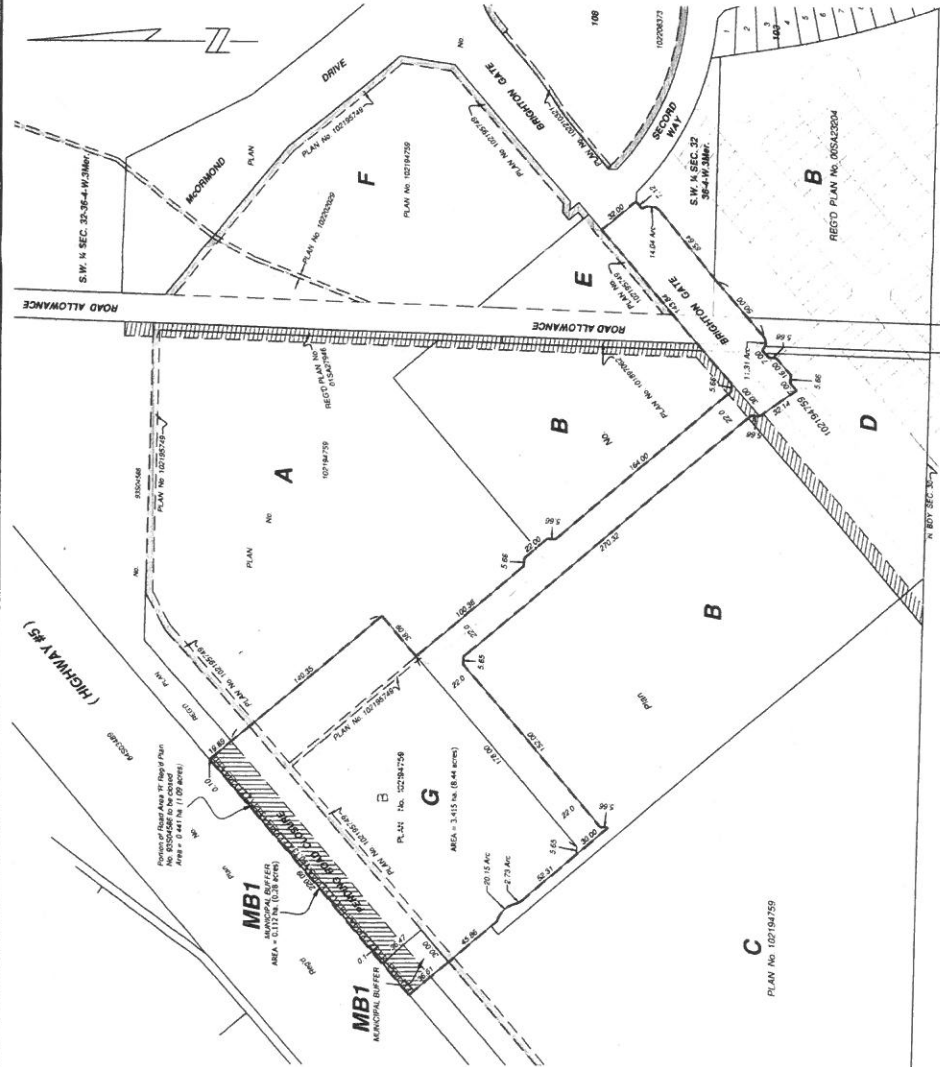
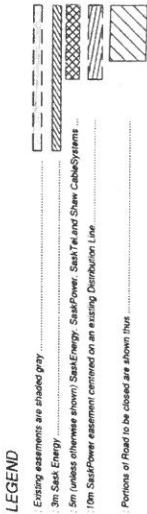
HOLMWOOD
BRIGHTON PHASE 5 - 1A

dream D
development

PROPOSED SUBDIVISION

SHOWING
OF PARTS OF
AREA 'R' - REG'D PLAN No. 93S04586;
PLAN No. 101897062;
PARCELS A, B & D - PLAN No. 102194759
ALL IN
S.E. 1/4 SEC. 31-TWP. 36-RGE. 4-W. 3rd MER.,
ROAD ALLOWANCE BETWEEN
S.E. 1/4 SEC. 31 AND S.W. 1/4 SEC. 32,
AND PARTS OF
PARCEL B - REG'D PLAN No. 00SA23204,
IN
S.W. 1/4 SEC. 32
AND
S.W. 1/4 SEC. 32-TWP. 36-RGE. 4-W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: M. G. RADOUX, S.L.S.
SCALE 1:2,000

NOTES
Portion to be surveyed is outlined by a heavy broken line and contains 4.55 hectares (11.2 acres).
Distances are given in metres.
Distance dimensions are approximate and may vary by ± 1.0 metres.



Saskatchewan Land Surveyor June 30th, 2016

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.



EXAMINED: DREAM ASSET MANAGEMENT CORP. (Parcel D Plan No. 102194759, B Plan No. 00SA23204 & S.W. 1/4 Sec. 32)

EXAMINED: S & C WILSON'S LAND HOLDINGS (Parcel B)

EXAMINED: WILSON'S REFIN LTD (Parcel A)

[Signature]
Date: July 26, A.D. 2016.

[Signature]
Date: JULY 26, A.D. 2016.

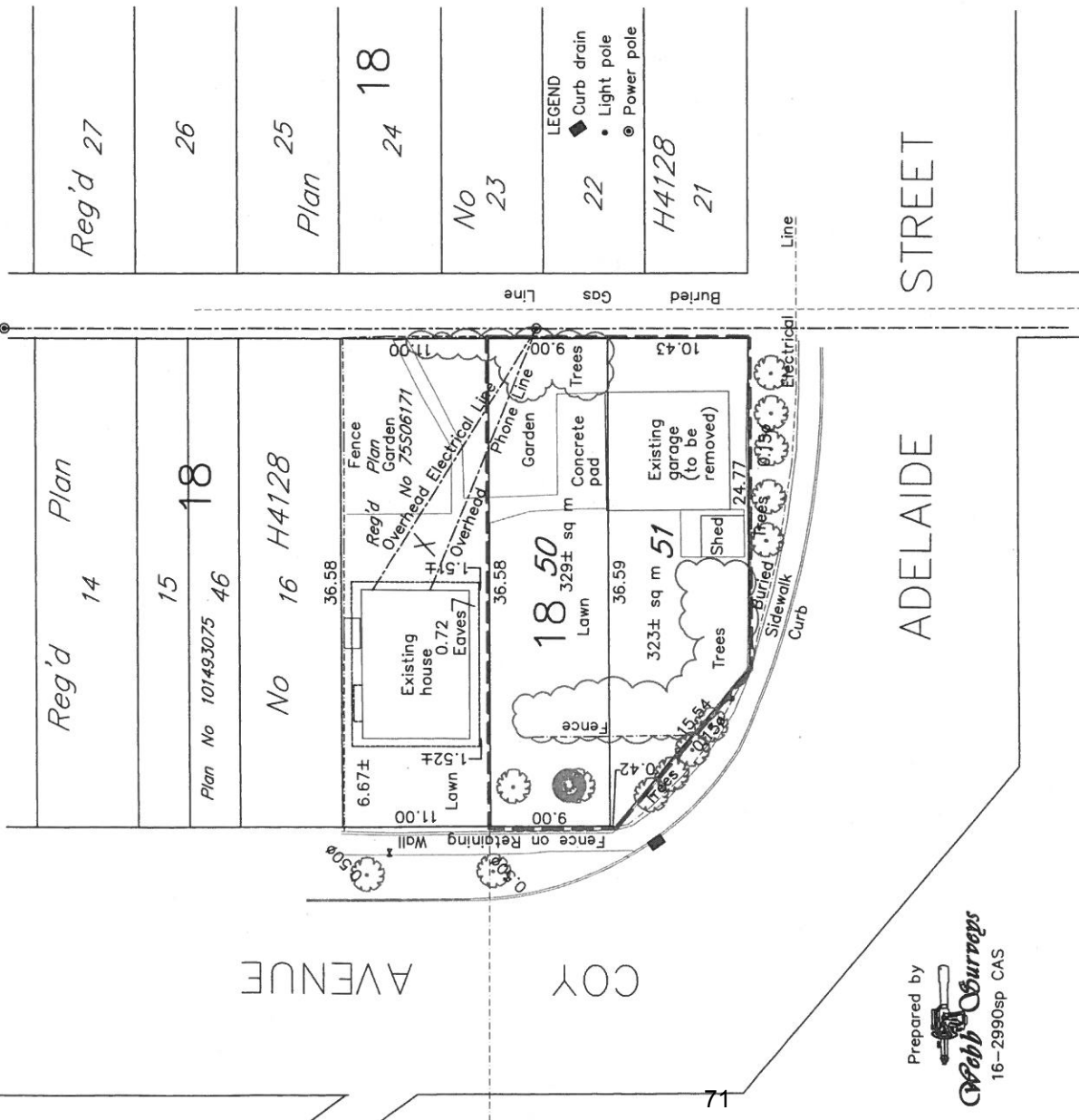
[Signature]
Date: JULY 26, A.D. 2016.

PLAN OF PROPOSED
 SUBDIVISION OF
 PART OF LOT X, BLOCK 18
 Reg'd Plan No. 75S06171
 SE 1/4 SEC 20-TWP 36-
 RGE 5-W 3RD MER
 2235 COY AVENUE
 SASKATOON, SASKATCHEWAN
 SCALE 1:400

[Signature]
 R.R. Webb August 25, 2016
 Saskatchewan Land Surveyor Seal

Portion of this plan to be subdivided is outlined with a bold, dashed line and contains 0.06± ha (0.16± ac).
 Dimensions shown are in metres and decimals thereof.
 Dimensions shown are approximate and may vary from the final plan of survey by 0.5± metres.

Approved under the provisions of _____
 Date _____
 Director of Planning and Development



Reg'd 27	
26	
25	Plan
24	18
No	23
22	LEGEND ◆ Curb drain • Light pole ⊙ Power pole
H4128	
21	

STREET

ADELAIDE

AVENUE

COY

Prepared by

 16-2990sp CAS

Saskatoon
 Plan of Proposed Subdivision
 of Part of Lot 30, 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.
 2016

Scale 1:300

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

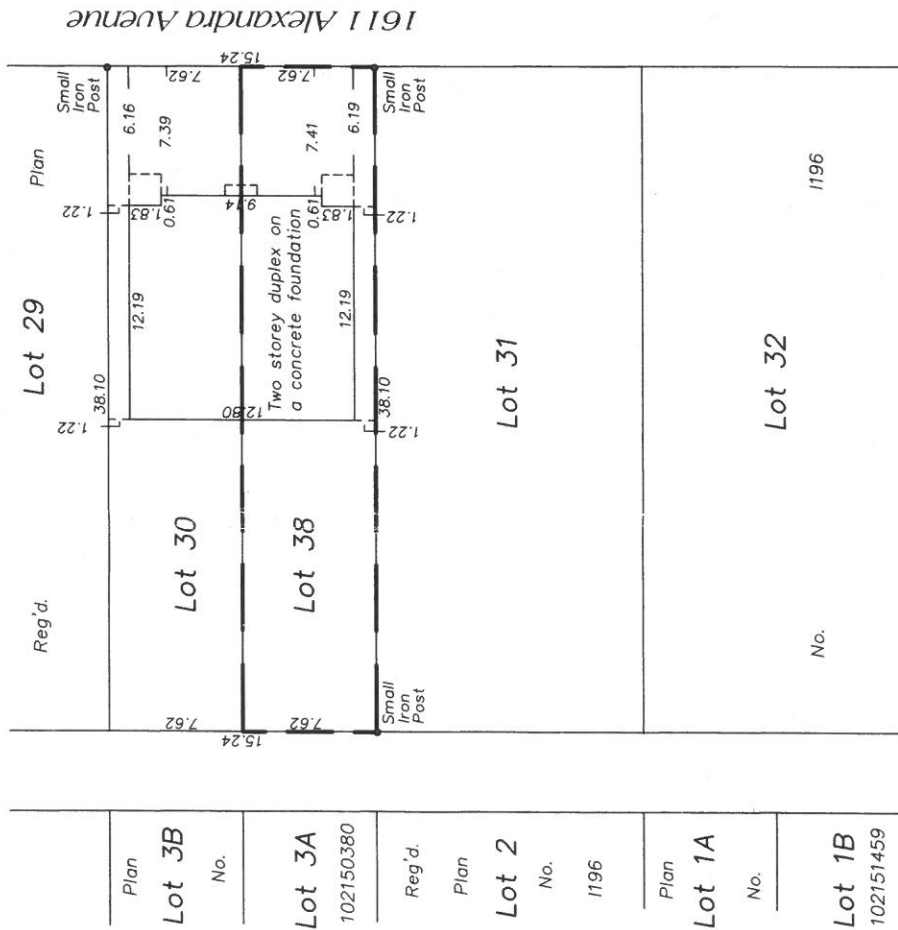
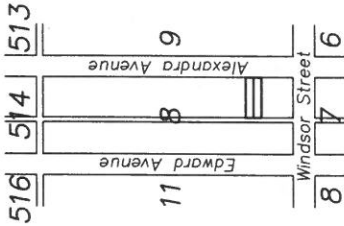
February 17, 2016

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., Sa



Plan Lot 3B	No.
Lot 3A	102150380
Reg'd.	
Plan Lot 2	No. 1196
Plan Lot 1A	No.
Lot 1B	102151459

PLAN OF PROPOSED
SUBDIVISION OF PART OF
PARCEL CC
PLAN NO. 102164475
S.W. 1/4 SEC. 35
TWP. 36, RGE. 6, W. 3RD MER.
770 CHILDERS CRESCENT
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:500

Dimensions shown are in metres and decimals thereof.
Portion of this plan to be approved is outlined with a bold,
dashed line and contains 0.39± ha (0.93± ac).
Distances shown are approximate and may vary from the
final plan of survey by ± 0.5m.

Approved under the provisions of
the Act of the
City of Saskatoon.
T.R. Webb
Community Services Department

T.R. Webb
Saskatchewan Land Surveyor
September 7, 2016



Base Map 10
Plan Showing Proposed
Surface Subdivision
 of all of
Parcel E
Reg'd Plan No. 78S27733
 and part of
Parcel F
Reg'd Plan No. 78S27733
S.W. 1/4 Sec. 14
Twp. 36 Rge. 5 W3Mer.
Saskatoon
Saskatchewan
 By: **D. V. Franko S.L.S.**
 Date: **July 2015**
 Scale: **1:2000**

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

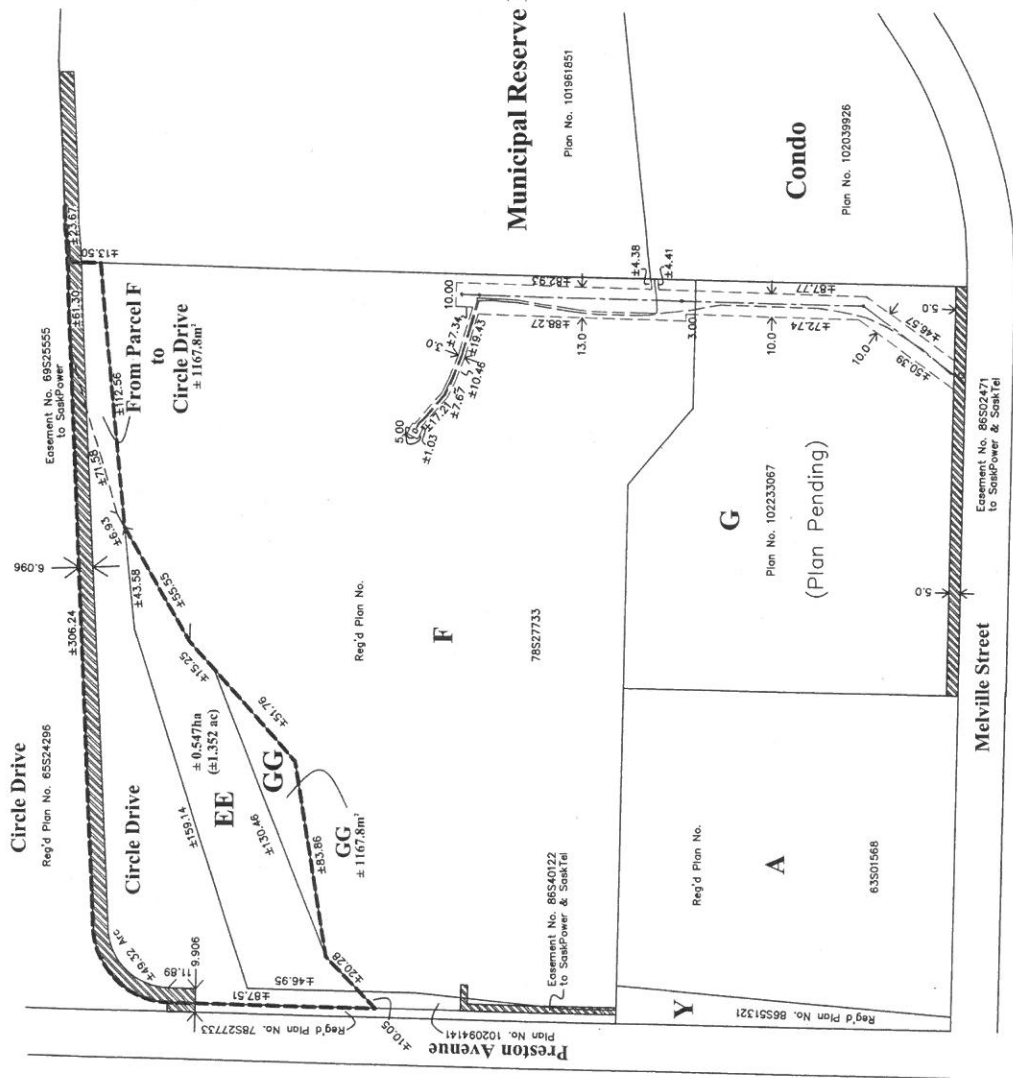
General Manager of Community Services or Designate

- > Measurements are in metres and decimals thereof.
- > Area to be subdivided is outlined in a bold dashed line and contains ±1.669 ha. (±4.124 acres)
- > Date of preliminary survey April 23rd and 24th, 2014.
- > Distances may vary by ±3m

George, Nicholson, Franko & Associates L.P.
 Land Surveyors
 1007/1015
 Saskatoon, SK S7N 1A1
 Registered Professional Land Surveyors
 No. 1007/1015
 No. 1007/1015
 No. 1007/1015
 No. 1007/1015



D. Franko
 Saskatchewan Land Surveyor



PLAN OF PROPOSED
 SUBDIVISION OF PART OF
 LOT 4, BLOCK 8
 REG'D PLAN NO. G773,
 ALL OF LOT 2, BLOCK 8
 REG'D PLAN NO. G773,
 ALL OF LOT 11, BLOCK 8
 PLAN NO. 101304313 &
 ALL OF LOT 12, BLOCK 8
 PLAN NO. 101304324
 403-407 108TH STREET
 SASKATOON, SASKATCHEWAN
 BY T.R. WEBB, S.L.S.
 SCALE 1:500

Dimensions shown are in metres and decimals thereof.
 Portion of this plan to be approved is outlined
 with a bold, dashed line and contains 0.14± ha
 (0.34± ac.).

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

T.R. Webb
 T.R. Webb June 15, 2016
 Saskatchewan Land Surveyor

Seal



Proposed Subdivision No. 54/16

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

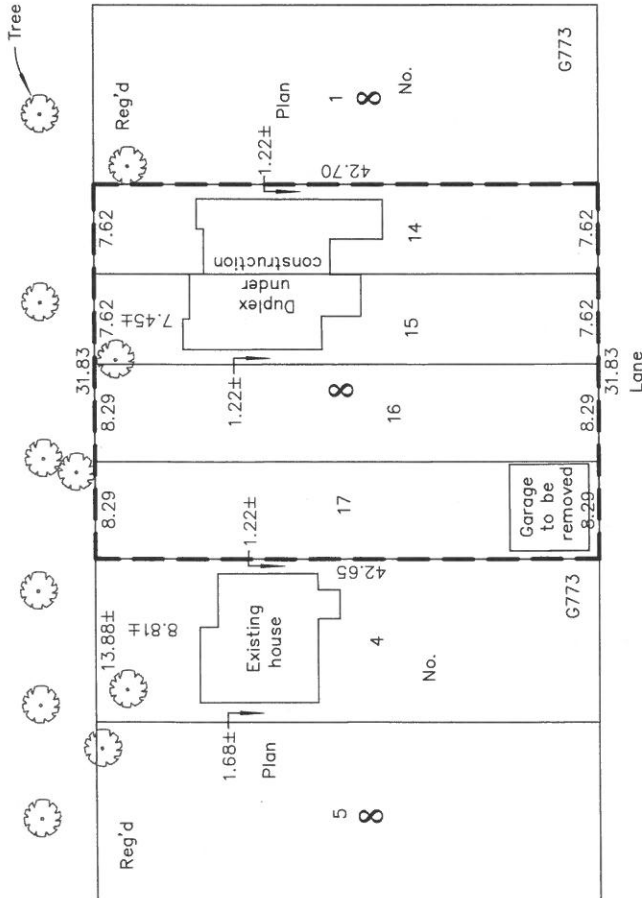
Director of Planning &
 Development Division

Date

108TH STREET

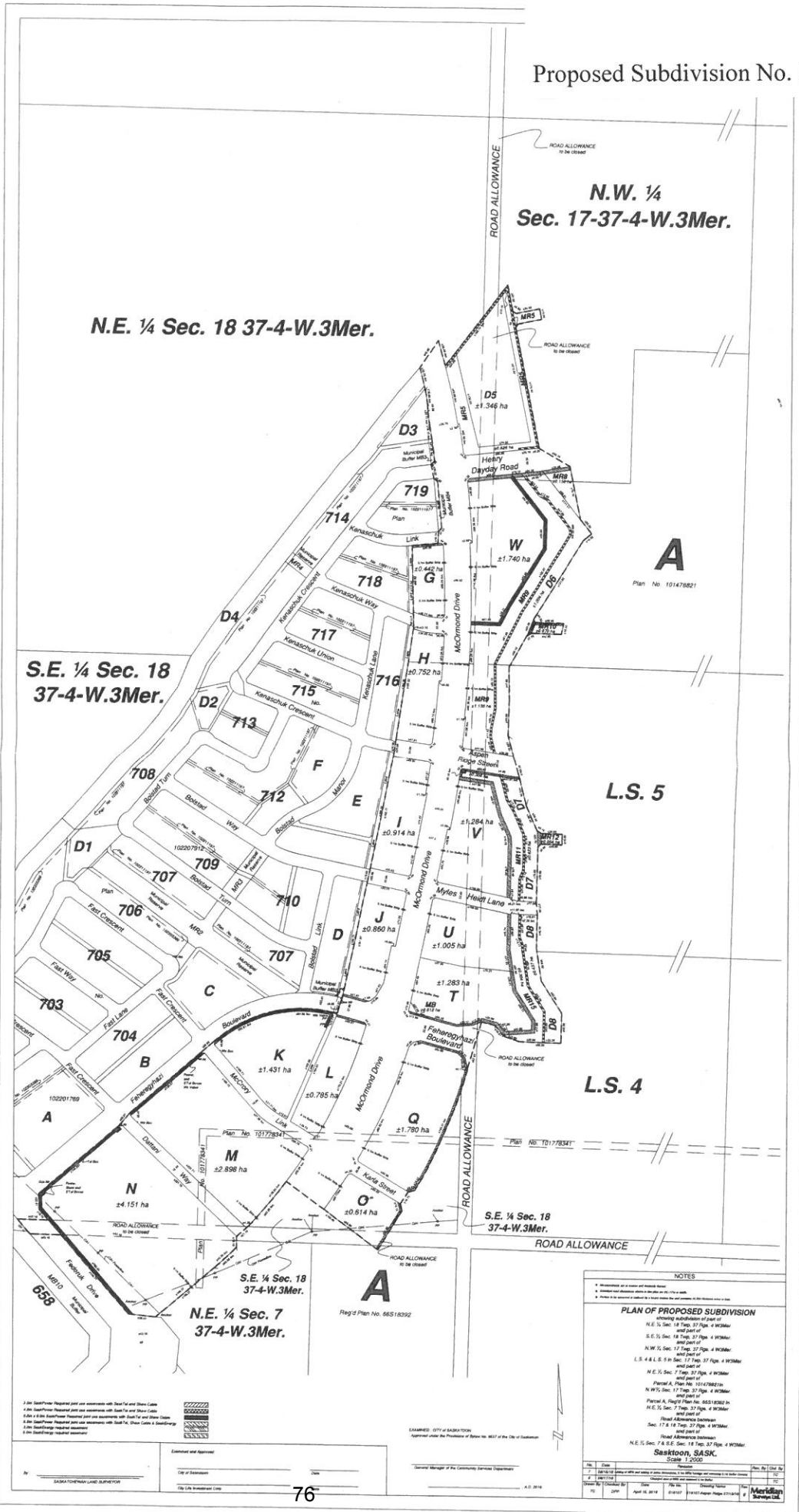
BRYANS AVENUE

108TH STREET



LS 7

Proposed Subdivision No. 55/16



A
Plan No. 101478821

L.S. 5

L.S. 4

NOTES

1. Measurements are in metres and rounded to the nearest millimetre.

2. Dimensions are given in metres and rounded to the nearest millimetre.

3. The plan is intended to be used in conjunction with the Survey Act and Regulations thereunder.

PLAN OF PROPOSED SUBDIVISION

including subdivisions of part of:

- N.E. 1/4 Sec. 18 Twp. 37 Rge. 4 W3Mer. and part of
- S.E. 1/4 Sec. 18 Twp. 37 Rge. 4 W3Mer. and part of
- N.W. 1/4 Sec. 17 Twp. 37 Rge. 4 W3Mer. and part of
- L.S. 4 & L.S. 5 in Sec. 17 Twp. 37 Rge. 4 W3Mer. and part of
- N.E. 1/4 Sec. 7 Twp. 37 Rge. 4 W3Mer. and part of
- Parcel A, Plan No. 101478821
- N.W. 1/4 Sec. 17 Twp. 37 Rge. 4 W3Mer. and part of
- Parcel A, Range 3 Mer. No. 65518292 in
- N.E. 1/4 Sec. 7 Twp. 37 Rge. 4 W3Mer. and part of
- Parcel A, Range 3 Mer. No. 65518292 in
- Sec. 17 & 18 Twp. 37 Rge. 4 W3Mer. and part of
- Parcel A, Range 3 Mer. No. 65518292 in
- N.E. 1/4 Sec. 18 & S.E. 1/4 Sec. 18 Twp. 37 Rge. 4 W3Mer. and part of

Seakoon, SASK.
Scale 1:2000

1. All land shown hereon is owned by the City of Saskatoon.

2. All land shown hereon is owned by the City of Saskatoon.

3. All land shown hereon is owned by the City of Saskatoon.

4. All land shown hereon is owned by the City of Saskatoon.

5. All land shown hereon is owned by the City of Saskatoon.

6. All land shown hereon is owned by the City of Saskatoon.

City of Saskatoon
City of Saskatoon
City of Saskatoon
City of Saskatoon
City of Saskatoon
City of Saskatoon

**PLAN OF PROPOSED
SUBDIVISION OF PART OF
PARCEL X,
REG'D PLAN NO. 88S30882
S.E. 1/4 SEC. 1
TWP. 37, RGE. 5, W. 3RD MER.
502 WEBSTER STREET
SASKATOON, SASKATCHEWAN
BY B.J. LUEY, S.L.S.
SCALE 1:1000**

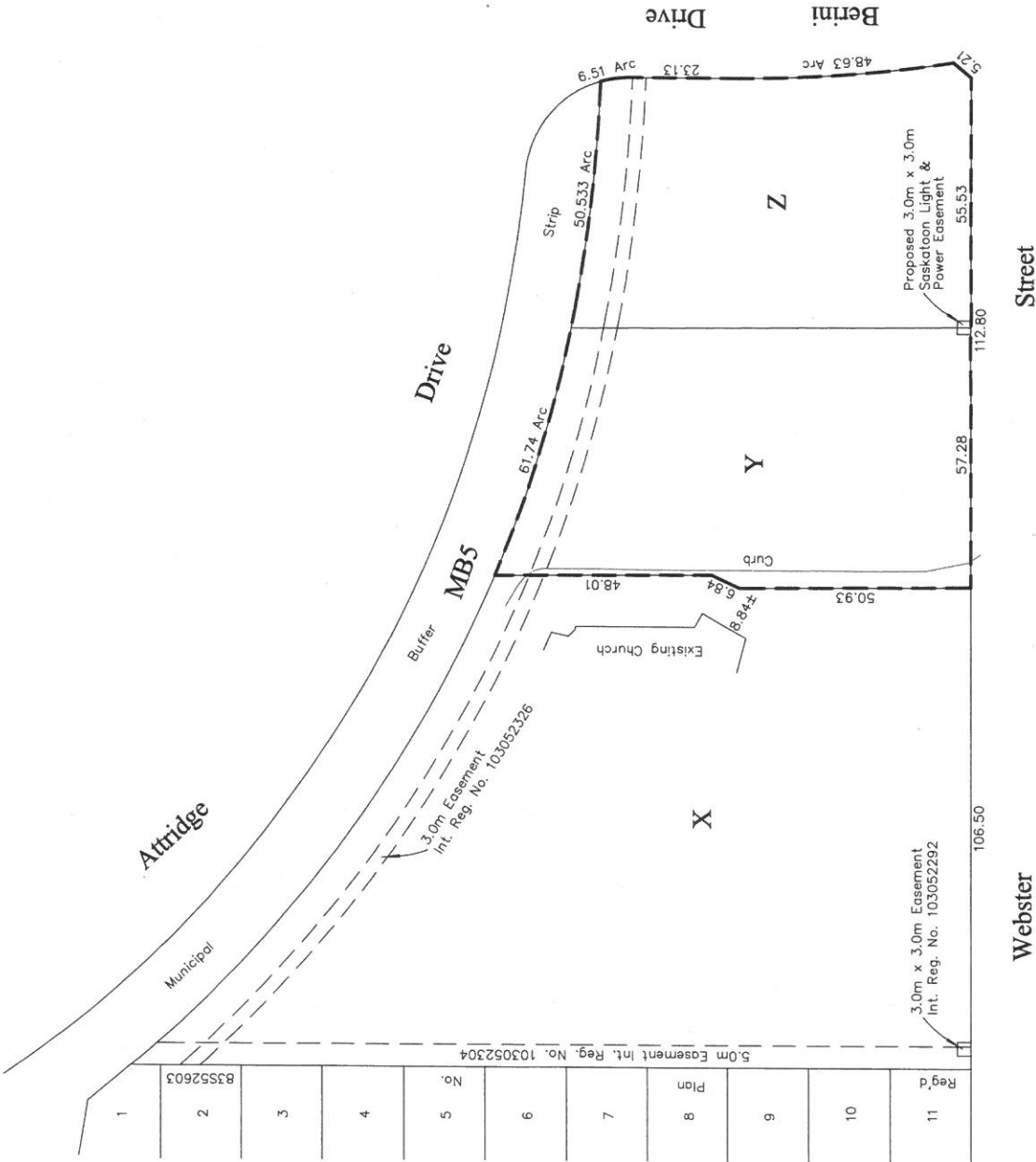
Dimensions shown are in metres and decimals thereof.
Portion of this plan to be approved is outlined
with a bold, dashed line and contains 1,01± ha
(2.50± ac.).
Distances shown are approximate and may vary
From the final plan of survey by ± 1.0 m

Seal
B.J. Luey, October 17th 2016
Saskatchewan Land Surveyor

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

Proposed Subdivision No. 56/16

Pre
C. Robt
©
16-301



Land Use Applications Received for the Period from October 19, 2016 to November 16, 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 from October 19, 2016 to November 16, 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: Lesley Anderson, 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 – December 5, 2016/lc

Land Use Applications Received for the Period from October 20, 2016 to November 16, 2016

The following applications have been received and are being processed:

Condominium

- Application No. 12/16: 135 Wheeler Street
 Applicant: Webb Surveys for Redivideos Ltd.
 Legal Description: Lot 13, Block 271, Plan No. 101876092, SE ¼ 22-37-5 W3
 Proposed Use: 7-unit commercial condominium
 Current Zoning: IL3
 Neighbourhood: Marquis Industrial
 Date Received: October 27, 2016
- Application No. 13/16: 3935 Arthur Rose Avenue (8 units)
 Applicant: Webb Surveys for TriCore Developments Five Ltd.
 Legal Description: Lot 1, Block 275, Plan No. 102031186, NE ¼ 22-37-5 W3
 Proposed Use: 8-unit commercial condominium
 Current Zoning: IH2
 Neighbourhood: Marquis Industrial
 Date Received: October 27, 2016
- Application No. 14/16: 720 Baltzan Boulevard (41 units)
 Applicant: Webb Surveys for Canaax Developments Inc.
 Legal Description: c/o Innovative Residential
 Unit 1, Plan No. 102235889
 Proposed Use: Residential condominium
 Current Zoning: RM3
 Neighbourhood: Evergreen
 Date Received: October 28, 2016
- Application No. 15/16: 3144 Laurier Drive (75 units)
 Applicant: Webb Surveys for Various
 Legal Description: Lots 41 and 42, Block 685, Plan No. 71S05615,
 SE ¼ 36-36-6 W3 (Condominium Plan No. 91S43618)
 Proposed Use: Reducing the number of units from 107 to 75
 Current Zoning: RM3
 Neighbourhood: Confederation Suburban Centre
 Date Received: November 1, 2016

Discretionary Use

- Application No. D20/16: 502 Webster Street
Applicant: Meridian Dev. Corp. for Forest Grove Church
Legal Description: SE ¼ 1-37-5 W3
Proposed Use: Special needs housing and care home
Current Zoning: M3
Neighbourhood: Forest Grove
Date Received: October 26, 2016
- Application No. D21/16: 735 Atton Crescent
Applicant: D & S Developments
Legal Description: Lot 3, Block 607, Plan No. 102048139
Proposed Use: Residential care home
Current Zoning: R1A
Neighbourhood: Evergreen
Date Received: November 10, 2016

Official Community Plan

- Amendment No. OCP33/16: Riel Industrial Sector
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Block A, Plan No. 77S09024
Proposed Use: Agricultural equipment service and sales – Flaman Sales Ltd.
Current Land Use Designation: Under control of the Rural Municipality of Corman Park
Proposed Land Use Designation: Light Industrial
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016
- Amendment No. OCP35/16: 1045 Service Road
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Block A, Plan No. 101459572
Proposed Use: Agricultural equipment service and sales – Redhead Equipment Ltd.
Current Land Use Designation: Under control of the Rural Municipality of Corman Park
Proposed Land Use Designation: Light Industrial
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016

Official Community Plan

- Amendment No. OCP37/16: 1125 Service Road
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Block F, Plan No. 102069389
Proposed Use: Agricultural equipment service and sales – Cervus Equipment Corporation

Current Land Use Designation: Under control of the Rural Municipality of Corman Park
Proposed Land Use Designation: Light Industrial
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016
- Amendment No. OCP39/16: Riel Industrial Sector
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Various
Proposed Use: To apply land use designations for subject lands under the City of Saskatoon Official Community Plan

Current Land Use Designation: Under control of the Rural Municipality of Corman Park
Proposed Land Use Designation: Urban Holding Area and Special Use
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016
- Amendment No. OCP41/16: Riel Industrial Sector
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Various
Proposed Use: To apply land use designations for subject lands under the City of Saskatoon Official Community Plan

Current Land Use Designation: Under control of the Rural Municipality of Corman Park
Proposed Land Use Designation: Light Industrial and Heavy Industrial
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016

Rezoning

- Application No. Z34/16: Riel Industrial Sector
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Block A, Plan No. 77S09024
Proposed Use: Agricultural equipment service and sales – Flaman Sales Ltd.

Current Zoning: DAG2
Proposed Zoning: IL1 by Agreement
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016

Rezoning

- Application No. Z36/16: 1045 North Service Road
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Block A, Plan No. 101459572
Proposed Use: Agricultural equipment service and sales – Redhead Equipment Ltd.

Current Zoning: DAG1
Proposed Zoning: IL1 by Agreement
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016
- Application No. Z38/16: 1125 North Service Road
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Block F, Plan No. 102069389
Proposed Use: Agricultural equipment service and sales – Cervus Equipment Corporation

Current Zoning: DAG1
Proposed Zoning: IL1 by Agreement
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016
- Application No. Z40/16: Riel Industrial Sector
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Various
Proposed Use: To apply zoning designations for subject lands under City of Saskatoon Zoning Bylaw No. 8770

Current Zoning: DAG1, DAG2, and DAG3
Proposed Zoning: FUD and AG
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016
- Application No. Z42/16: Riel Industrial Sector
Applicant: City of Saskatoon Planning and Development Division
Legal Description: Various
Proposed Use: To apply zoning designations for subject lands under City of Saskatoon Zoning Bylaw No. 8770

Current Zoning: DM1, DM2, and DM3
Proposed Zoning: IL1, IH, and IH2
Neighbourhood: Riel Industrial Sector
Date Received: October 27, 2016

Subdivision

- Application No. 58/16: 711 Avenue H South
Applicant: Larson Surveys Ltd.
Legal Description: Lot 4, Block 39, Plan No. G1684, SE ¼ 29-36-5 W3
Proposed Use: Creation of three 25-foot lots
Current Zoning: R2
Neighbourhood: King George
Date Received: November 3, 2016
- Application No. 59/16: 335 Veltkamp Crescent
Applicant: Webb Surveys for 101300036 Saskatchewan Ltd.
c/o Baydo Developments
Legal Description: Part of Parcel NN, Plan No. 102116898, SE ¼ 11-36-5 W3
Proposed Use: Creation of a parcel for multi-family use
Current Zoning: RM3
Neighbourhood: Stonebridge
Date Received: November 3, 2016
- Application No. 60/16: 3210 11th Street West
Applicant: Webb Surveys for Highlands Ridge Development Ltd.
Legal Description: Parcel J, Plan No. 102222919, SE ¼ 25-36-6 W3
Proposed Use: Creation of two parcels; one for future condominium development and one for special needs senior's housing
Current Zoning: RM4
Neighbourhood: Montgomery Place
Date Received: November 3, 2016
- Application No. 61/16: Millar Place
Applicant: Webb Surveys for Matrix Equities Inc., c/o Triovest
Legal Description: S4 and S6, Lots 5 and 6, Block 940, Plan No. 102175477; Lot 1, Block 929, Plan No. 101932545, E ½ 21-37 W3
Proposed Use: To accommodate a road closure and the reconfiguration of three existing industrial lots
Current Zoning: IH
Neighbourhood: Marquis Industrial
Date Received: November 3, 2016
- Application No. 62/16: 1513 Prince of Wales Avenue
Applicant: Webb Surveys for Cohden Holdings Ltd.
c/o Alair Homes
Legal Description: Lot 23, Block 6, Plan No. I196
Proposed Use: Creation of two lots for single-family dwellings
Current Zoning: R2
Neighbourhood: North Park
Date Received: November 3, 2016

Attachments

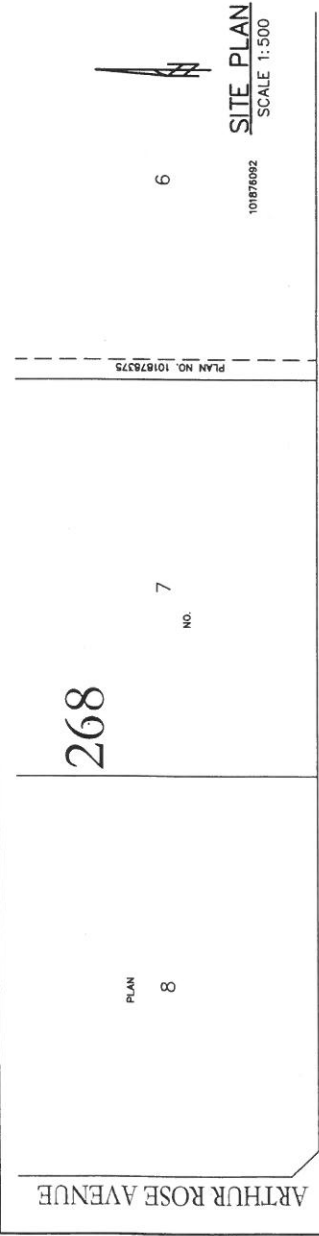
1. Plan of Proposed Condominium No. 12/16
2. Plan of Proposed Condominium No. 13/16
3. Plan of Proposed Condominium No. 14/16
4. Plan of Proposed Condominium No. 15/16
5. Plan of Proposed Discretionary Use No. D20/16
6. Plan of Proposed Discretionary Use No. D21/16
7. Plan of Proposed Official Community Plan No. OCP33/16
8. Plan of Proposed Official Community Plan No. OCP35/16
9. Plan of Proposed Official Community Plan No. OCP37/16
10. Plan of Proposed Official Community Plan No. OCP39/16
11. Plan of Proposed Official Community Plan No. OCP41/16
12. Plan of Proposed Rezoning No. Z34/16
13. Plan of Proposed Rezoning No. Z36/16
14. Plan of Proposed Rezoning No. Z38/16
15. Plan of Proposed Rezoning No. Z40/16
16. Plan of Proposed Rezoning No. Z42/16
17. Plan of Proposed Subdivision No. 58/16
18. Plan of Proposed Subdivision No. 59/16
19. Plan of Proposed Subdivision No. 60/16
20. Plan of Proposed Subdivision No. 61/16
21. Plan of Proposed Subdivision No. 62/16

SHEET NUMBER 1 OF 2
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR LOT 13, BLOCK 271 PLAN NO. 101876092 S.E. 1/4 OF SEC. 22 TWP. 37, RGE. 5, W. 3rd MER. SASKATOON, SASKATCHEWAN BY: BRAD J. LUEY, S.L.S. DATE: AUGUST 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.
- Commercial unit numbers are shown as 1, 2, 3, etc. on sheet 2.
- Regular commercial unit boundaries are shown on sheet 2 by a heavy solid line and are defined as follows:
 - the vertical plane below the midpoint of existing demising trusses.
 - the finished surface of walls.
 - the unfinished surface of floors.
 - the underside of roof trusses.
- The doors and windows form part of the regular commercial units.
- All exterior surfaces are common property.
- Parking spaces are in accordance with Section 11(2)(b) of The Condominium Property Act.
- 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 unless otherwise shown: \odot RP1 \circ RP2
- Reference Points are shown thus: \odot RP1 \circ RP2
- The Datum used: NAD83 (CSRS98)
- The Projection used: UTM Zone13N extended
- Geo-referenced points were derived from GNS and post processed from the Precise Positioning Service from Natural Resources Canada.



AA
PLAN NO. 101876092

SHEET NUMBER 1 OF 2
SITE PLAN & LEGEND



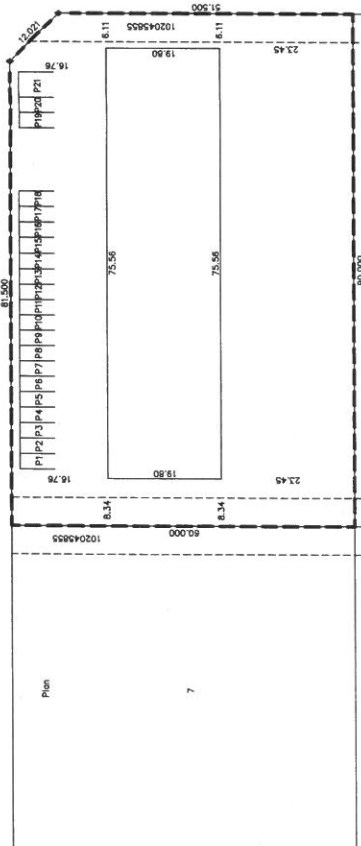
PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR LOT 1, BLOCK 275
PLAN NO. 102031186
N.E. 1/4 OF SECTION 22
TWP. 37, RGE. 5, W. 3RD MER.
SASKATOON, SASKATCHEWAN
BY: T. R. WEBB, S.L.S.
DATE: JULY - OCTOBER 2016
SCALE: 1:500

LEGEND:

1. Measurements are in metres and decimals thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Commercial unit numbers are shown as 1, 2, 3 on sheet 2.
4. Extended regular commercial unit boundaries are shown on sheet 2 by a heavy solid line and are defined as follows:
 - the vertical plane below the midpoint of existing demising trusses.
 - the vertical plane above the midpoint of existing demising trusses.
 - the unfinished surface of floors.
 - the underside of roof trusses.
5. The doors and windows form part of the regular commercial units.
6. All exterior surfaces are common property.
7. Parking is in accordance with Section 11(2)(b) of The Condominium Property Act 1993.
8. Parking spaces shown as P1, P2, P3 on sheet 1.
9. All areas not designated with a unit number are common property.
10. Area to be approved is outlined by a heavy dashed line.
11. The parcel with the line of approval has an Extension 0.
12. Standard iron posts found are shown that unless otherwise shown...
 - RP1
 - RP2
13. Reference Points are shown thus...
 -
 -
14. The Datum used: MAD32 (CGRS88)
15. The Projection used: UTM Zone13N extended
16. Geo-referenced points were derived from GNSS and post processed from the Precise Point Positioning Service from Natural Resources Canada
17. RP Coordinates are derived as of _____ 2016



Piggott Crescent



No.	Plan
7	10204555
8	275
2	No.
3	102031186

SHEET NUMBER 2 OF 4
SITE PLAN & LEGEND

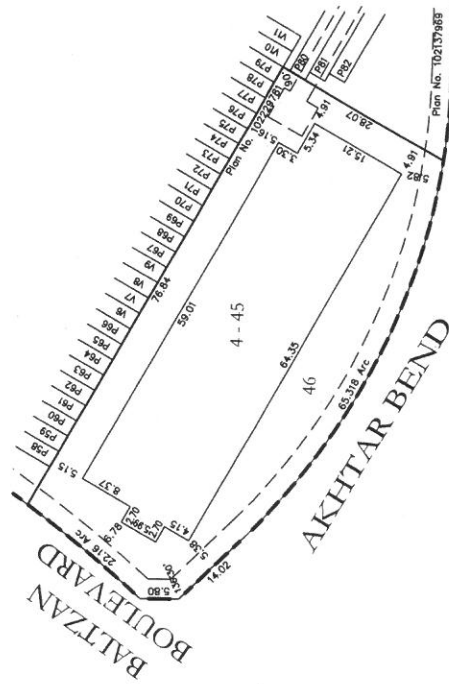
PLAN OF SURVEY SHOWING
RE-DIVISION OF
BARE LAND CONDOMINIUM UNIT 1
IN ACCORDANCE WITH
SECTION 25 OF THE CONDOMINIUM
PROPERTY ACT, 1993 INTO
CONDOMINIUM UNITS 4-45 INCLUSIVE
AND SERVICE UNIT 46
BY: BRAD J. LUEY, S.L.S.
DATE: MARCH 2016
SCALE: AS SHOWN

LEGEND:

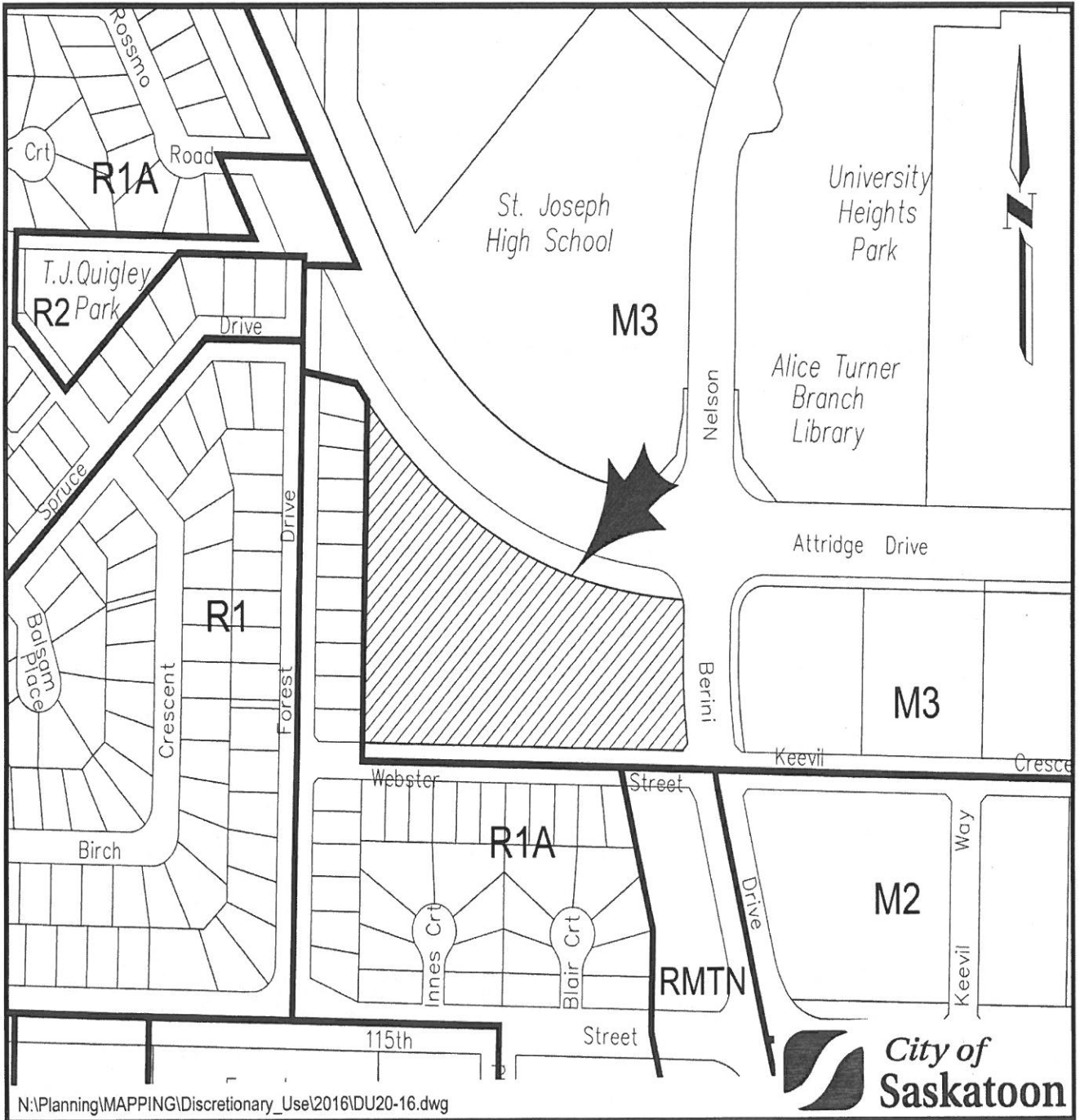
1. Dimensions shown are in metres and decimals thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Unit numbers are shown as 4, 5, 6, etc.
4. Unit boundaries are shown on Sheets 3 & 4 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.
5. The doors and windows form part of the unit.
6. All exterior surfaces are common property.
7. Parking spaces are in accordance with Section 11(1)(c) of The Condominium Property Act except for Services Unit No. 46.
8. All portions of building and lands not designated as a regular condominium form Services Unit No. 46.



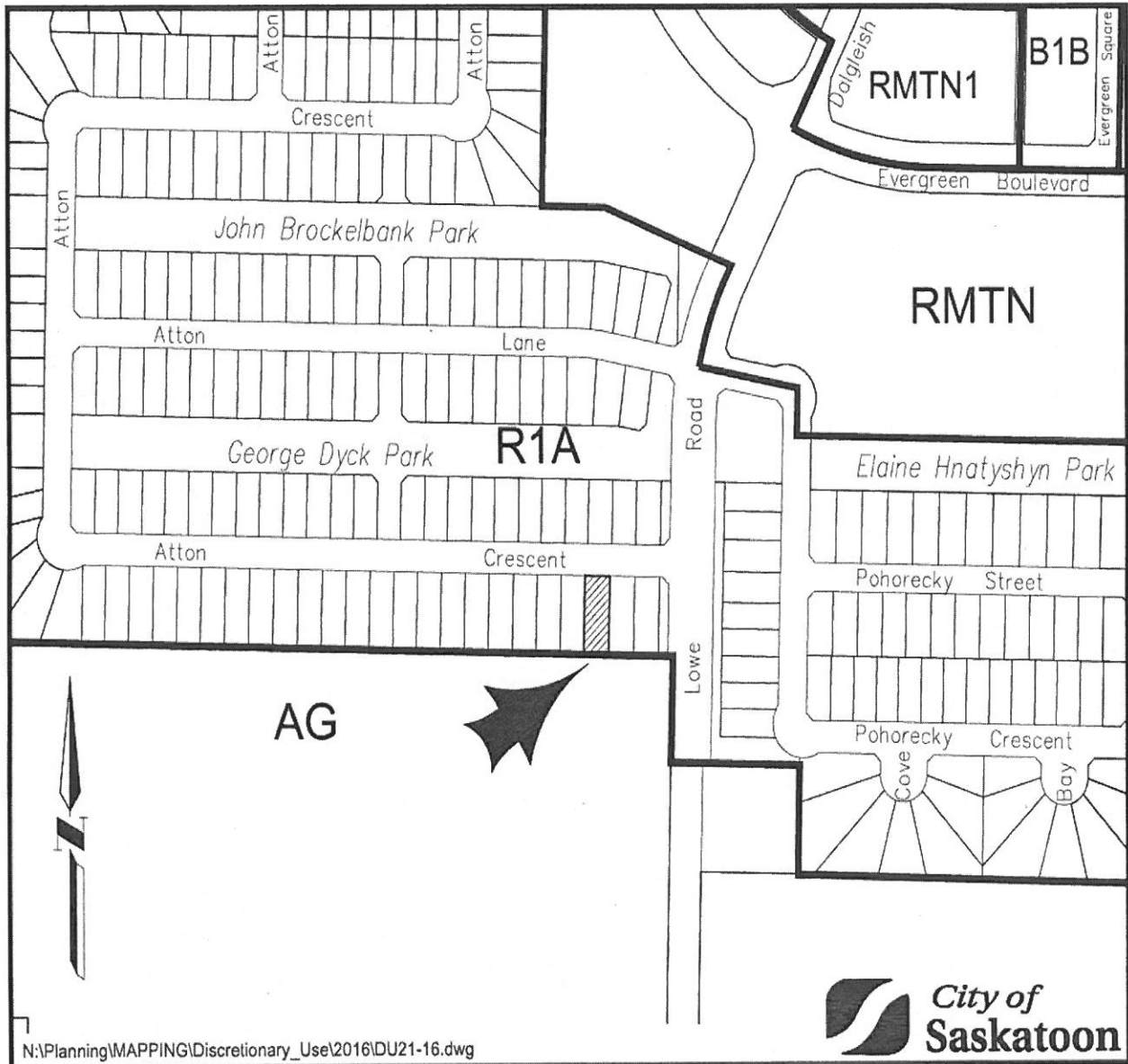
SITE PLAN
SCALE 1:500



Plan of Proposed Discretionary Use No. D20/16



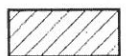
Plan of Proposed Discretionary Use No. D21/16



Plan of Proposed Official Community Plan Amendment No. OCP33/16



OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP




From the Control of the Corman Park-Saskatoon Planning District
to Light Industrial

Plan of Proposed Official Community Plan Amendment No. OCP35/16



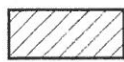
OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP

 From the Control of the Corman Park-Saskatoon Planning District to Light Industrial

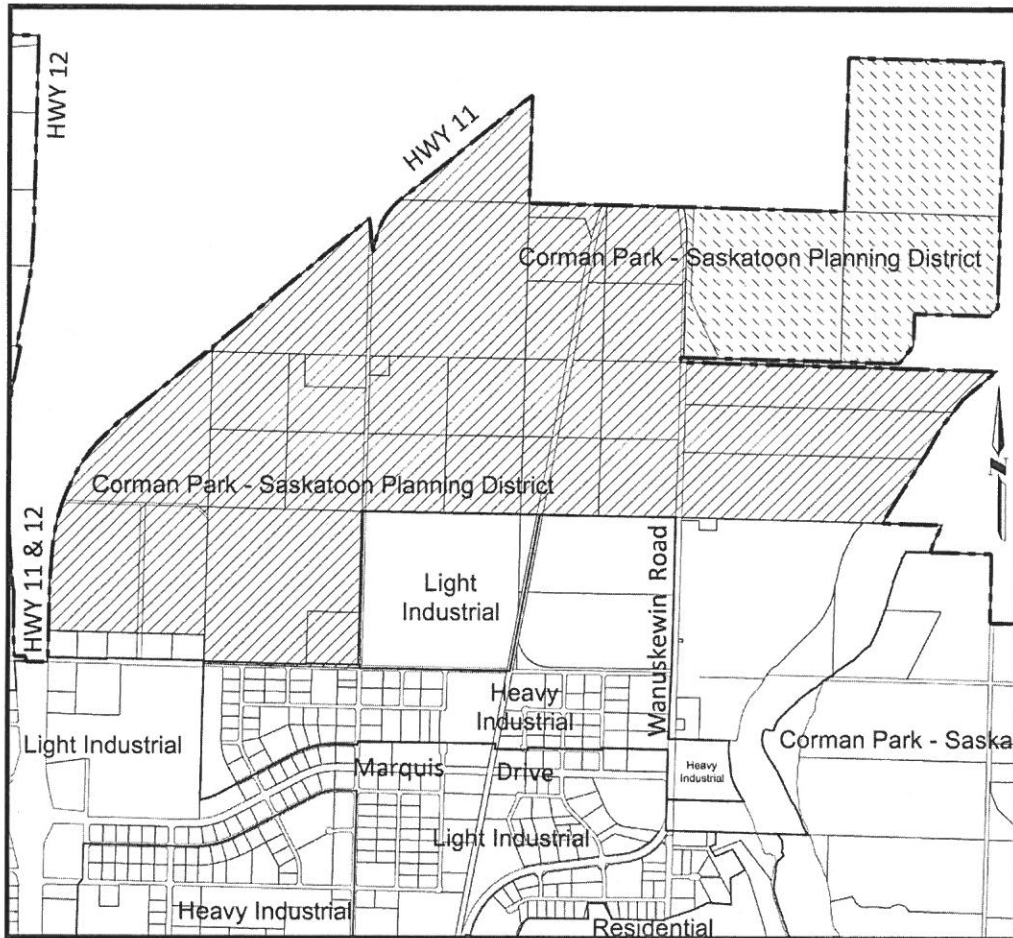
Plan of Proposed Official Community Plan Amendment No. OCP37/16



OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP

 From the Control of the Corman Park-Saskatoon Planning District to Light Industrial

Plan of Proposed Official Community Plan Amendment No. OCP39/16

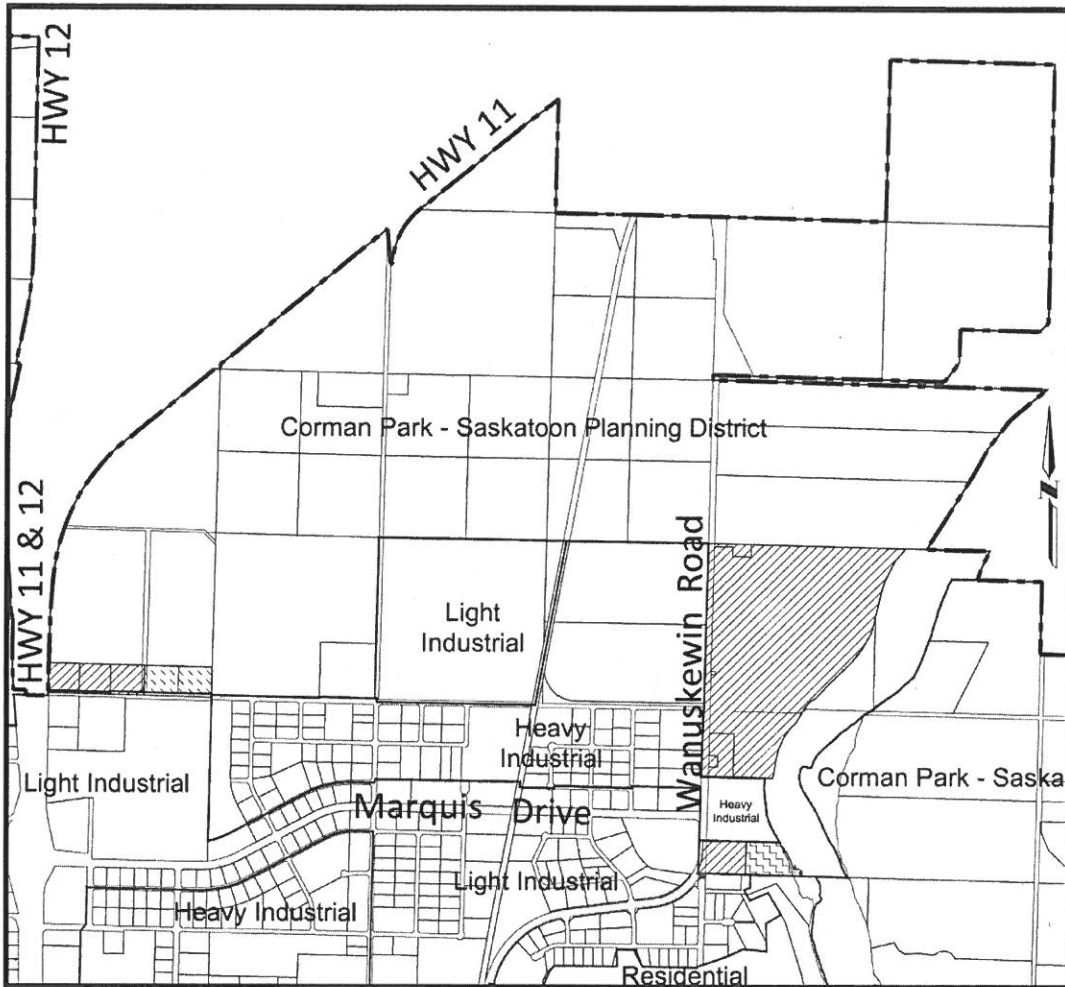


OFFICIAL COMMUNITY PLAN AMENDMENT - LAND USE MAP

North West Development Area

-  From the Control of the Corman Park-Saskatoon Planning District to Urban Holding
-  From the Control of the Corman Park-Saskatoon Planning District to Special Use Area

Plan of Proposed Official Community Plan Amendment No. OCP41/16



OFFICIAL COMMUNITY PLAN AMENDMENT - LAND USE MAP

-  From the Control of the Corman Park-Saskatoon Planning District to Heavy Industrial
-  From the Control of the Corman Park-Saskatoon Planning District to Light Industrial
-  From the Control of the Corman Park-Saskatoon Planning District to Residential
-  From Light Industrial to Heavy Industrial

N:\Planning\MAPPING\Official Comm Plan\2016 OCP\OCP41_16.dwg



Plan of Proposed Rezoning No. Z34/16

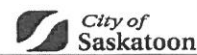


ZONING AMENDMENT



From the Control of the Corman Park-Saskatoon Planning District to IL1 by Agreement

N:\Planning\MAPPING\Rezoning\2016\RZ34_16.dwg



Plan of Proposed Rezoning No. Z36/16



ZONING AMENDMENT



From the Control of the Corman Park-Saskatoon Planning District to IL1 by Agreement

Plan of Proposed Rezoning No. Z38/16

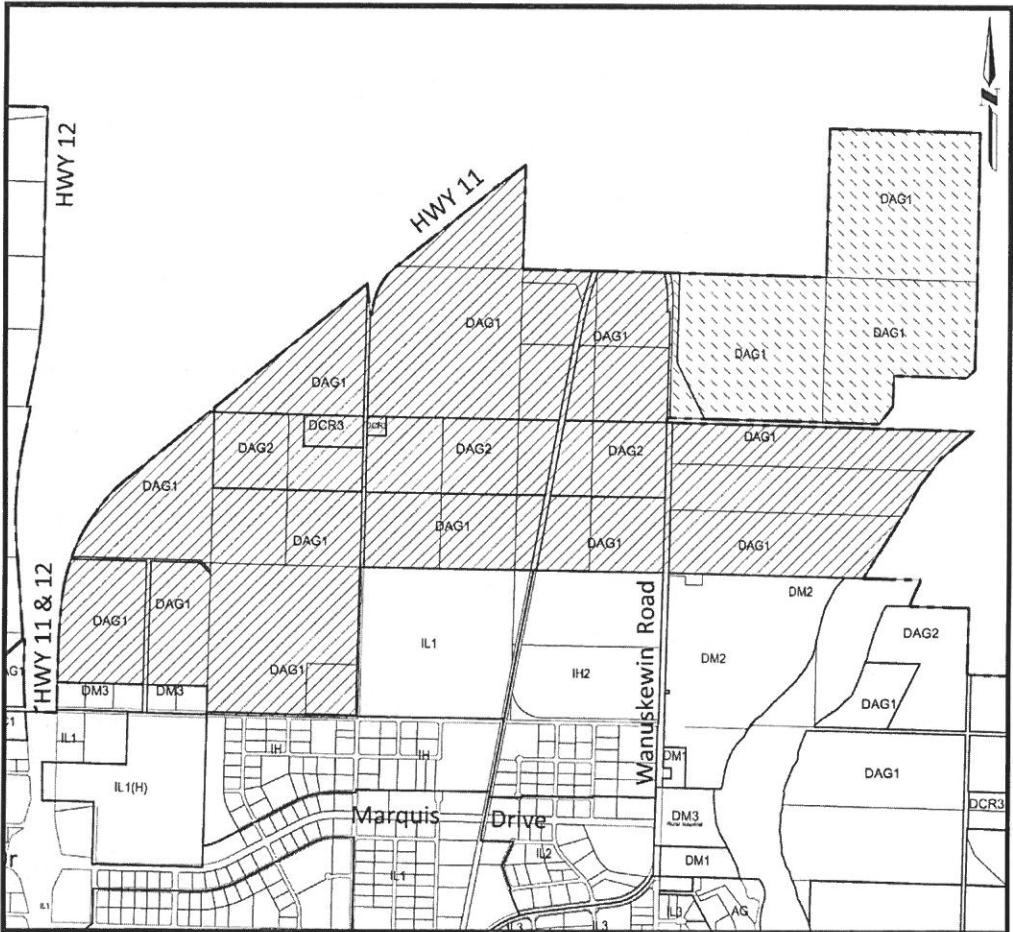


ZONING AMENDMENT



From the Control of the Corman Park-Saskatoon Planning District to IL1 by Agreement

Plan of Proposed Rezoning No. Z40/16



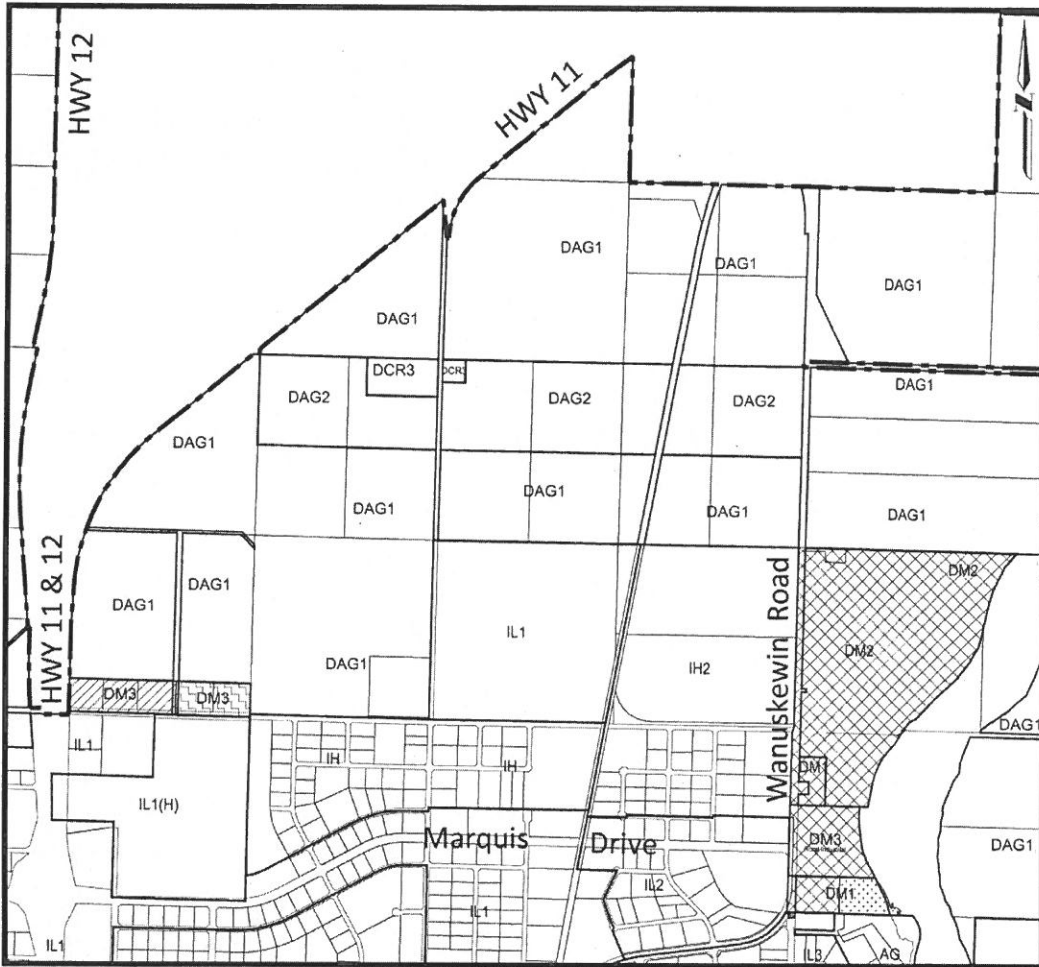
ZONING AMENDMENT

-  From the Control of the Corman Park-Saskatoon Planning District to FUD
-  From the Control of the Corman Park-Saskatoon Planning District to AG

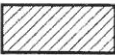

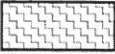


N:\Planning\MAPPING\Rezoning\2016\ZR40_16.dwg



Plan of Proposed Rezoning No. Z42/16



ZONING AMENDMENT

- | | | | |
|---|--|---|---|
|  | From the Control of the Corman Park-Saskatoon Planning District to IH |  | From the Control of the Corman Park-Saskatoon Planning District to AG |
|  | From the Control of the Corman Park-Saskatoon Planning District to IL1 |  | From IL3 to IH2 |
|  | From the Control of the Corman Park-Saskatoon Planning District to IH2 | | |

N:\Planning\MAPPING\Rezoning\2016\Z42_16.dwg



Saskatoon
 Plan of Proposed Subdivision
 of Lot 4, Block 39,
 Reg'd Plan No. G1684
 in the S.E. 1/4 Sec. 29,
 Twp. 36, 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 - - - - -

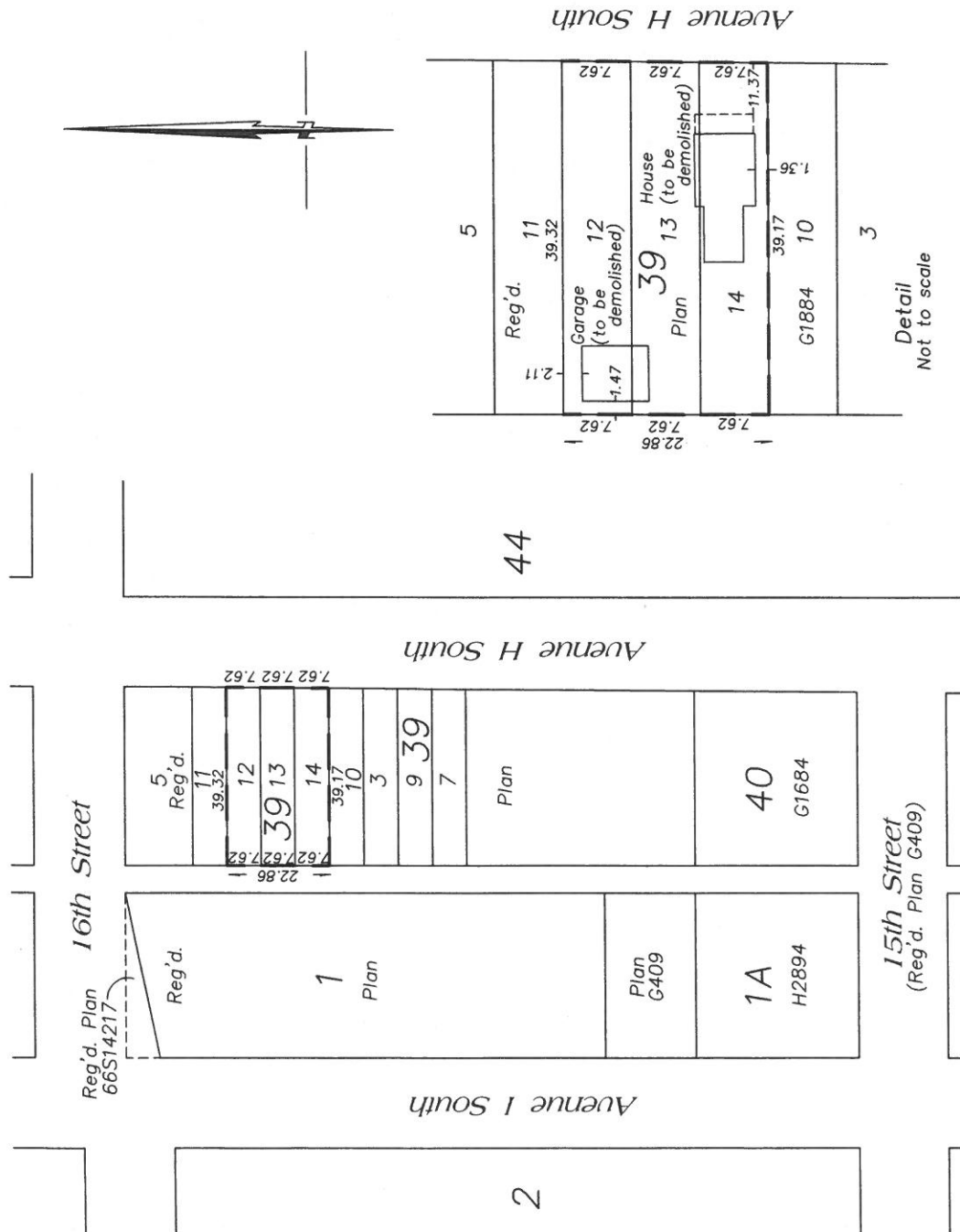
September 22, 2016

Howard A. Larson
 Saskatchewan Land Surveyor

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

Community Services Department

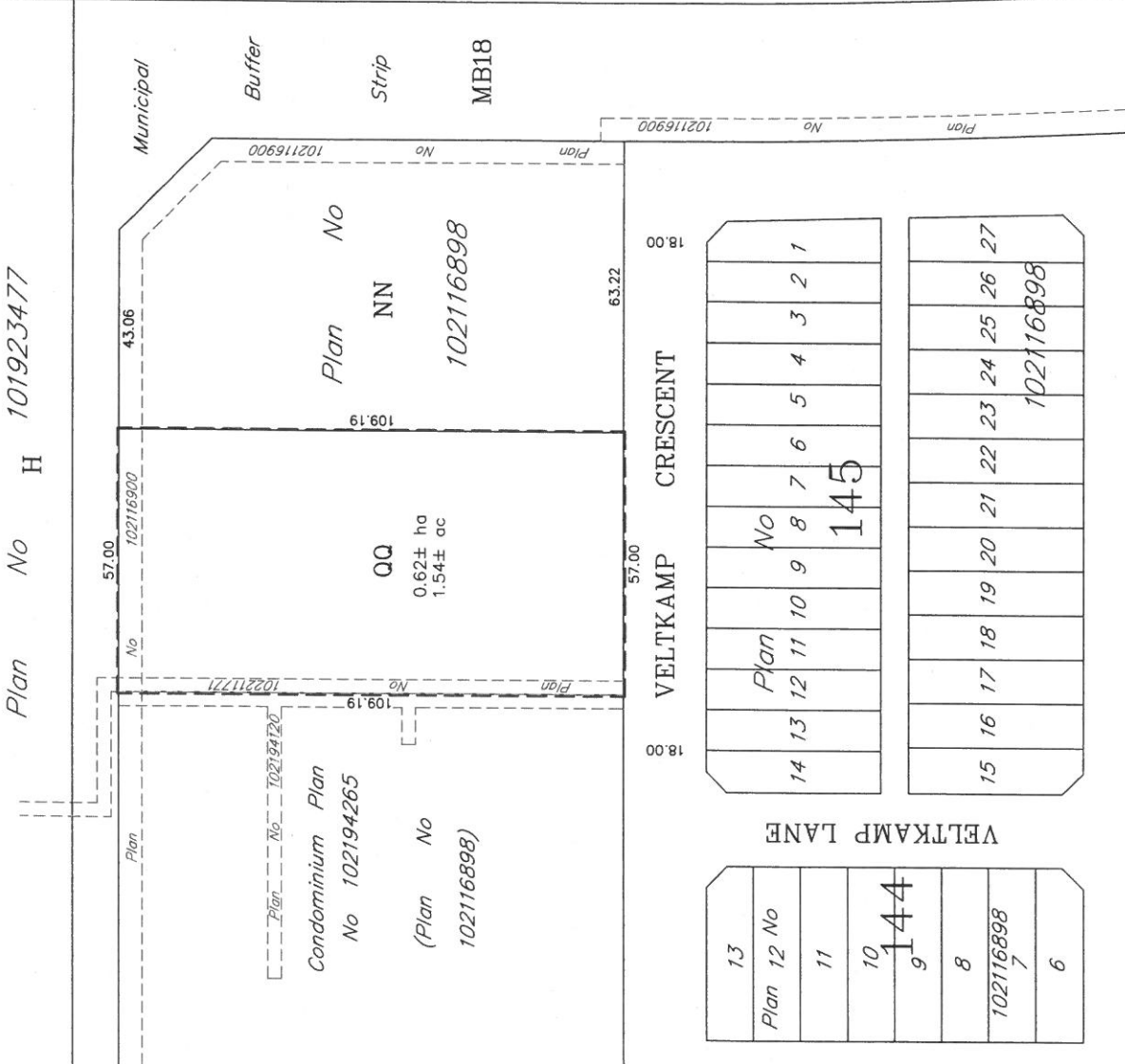
Larson Surveys Ltd., Sa



PLAN OF PROPOSED
SUBDIVISION OF
PART OF PARCEL NN
PLAN NO 102116898
SE 1/4 SEC 11-
TWP 36-RGE 5-W 3RD MER
SASKATOON, SASK.
SCALE 1:1000



Reg'd Plan No 62506532
HWY #11



Seal

D.L. Coding Sept 19 2016
Saskatchewan Land Surveyor

Dimensions shown are in metres and decimals thereof and may vary from the final plan of survey by 0.05± metres.
Portion of this plan to be subdivided is outlined in red with a bold, dashed line and contains 0.62± ha (1.54± ac.)

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

Date _____
Director of Planning and Development
Division

Proposed Subdivision No. 59/16

Prepared by
 Webb & Webb
16-3035sb CAS

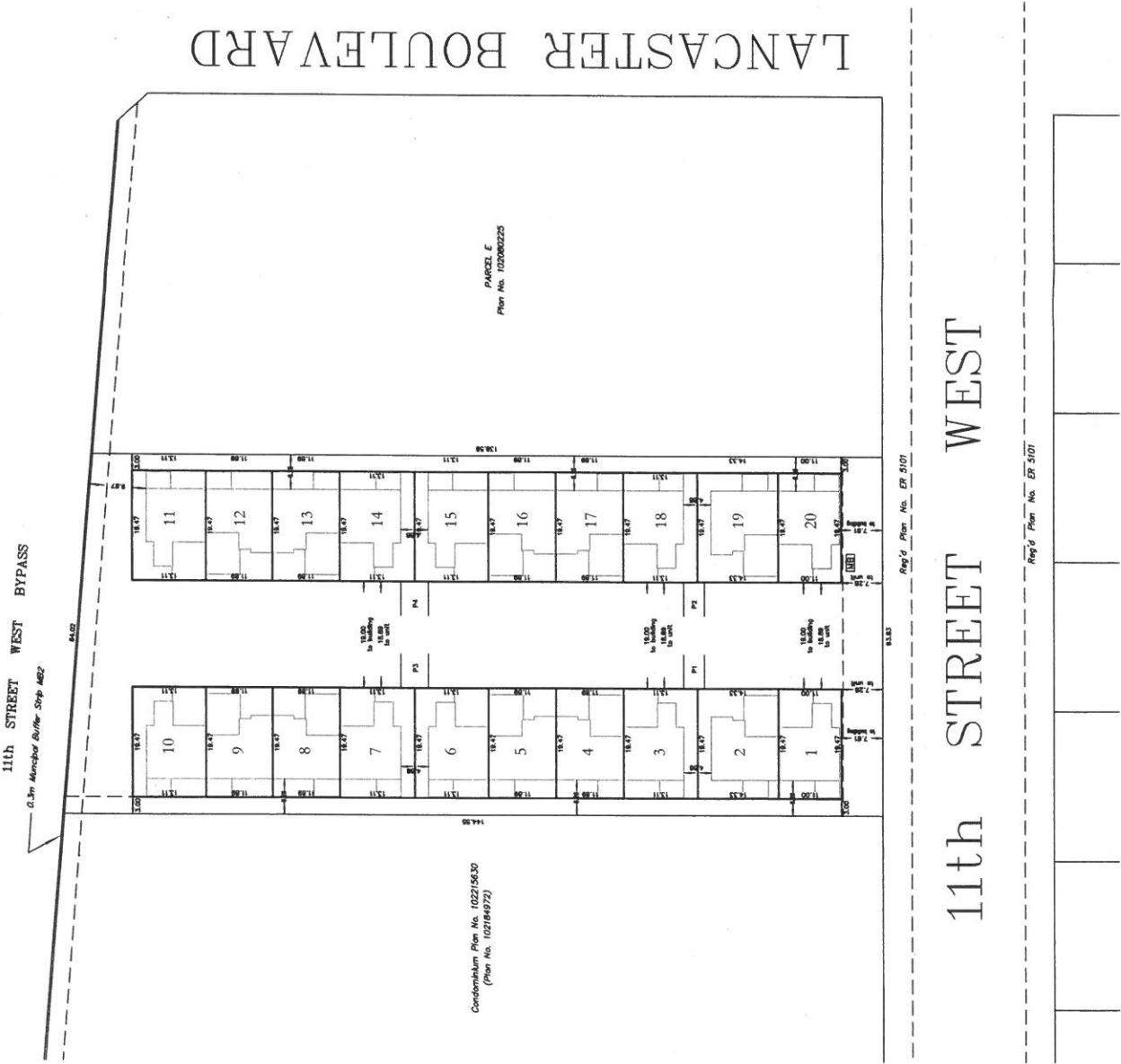
PLAN OF PROPOSED SURFACE
 BARE LAND CONDOMINIUM FOR
 PARCEL J,
 PLAN NO. 102222919
 S.E. 1/4 SEC. 25
 TWP. 36, RGE. 6, W. 3RD MER.
 3210 11th STREET WEST
 SASKATOON, SASKATCHEWAN
 BY T.R. WEBB, S.L.S.
 SCALE 1:500

Dimensions shown are in metres and decimals thereof.
 Buildings to be constructed are wholly within the proposed
 unit boundaries as shown.
 All areas not designated with a unit number are common
 property.
 Portion of this plan to be approved is outlined with a bold,
 dashed line and contains 0.91± ha (2.24± ac).
 Distances shown are approximate and may vary from the
 final plan of survey by ± 0.5m.
 [DB] indicates approximate mailbox location

Approved under the provisions of
 Bylaw No. 9337 of the
 City of Saskatoon.

Date _____
 Community Services Department

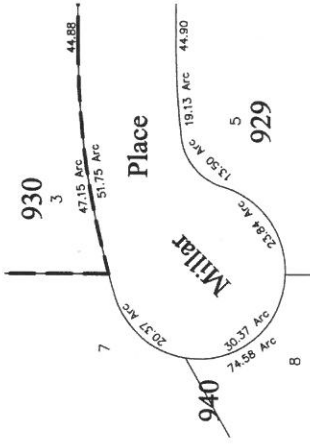
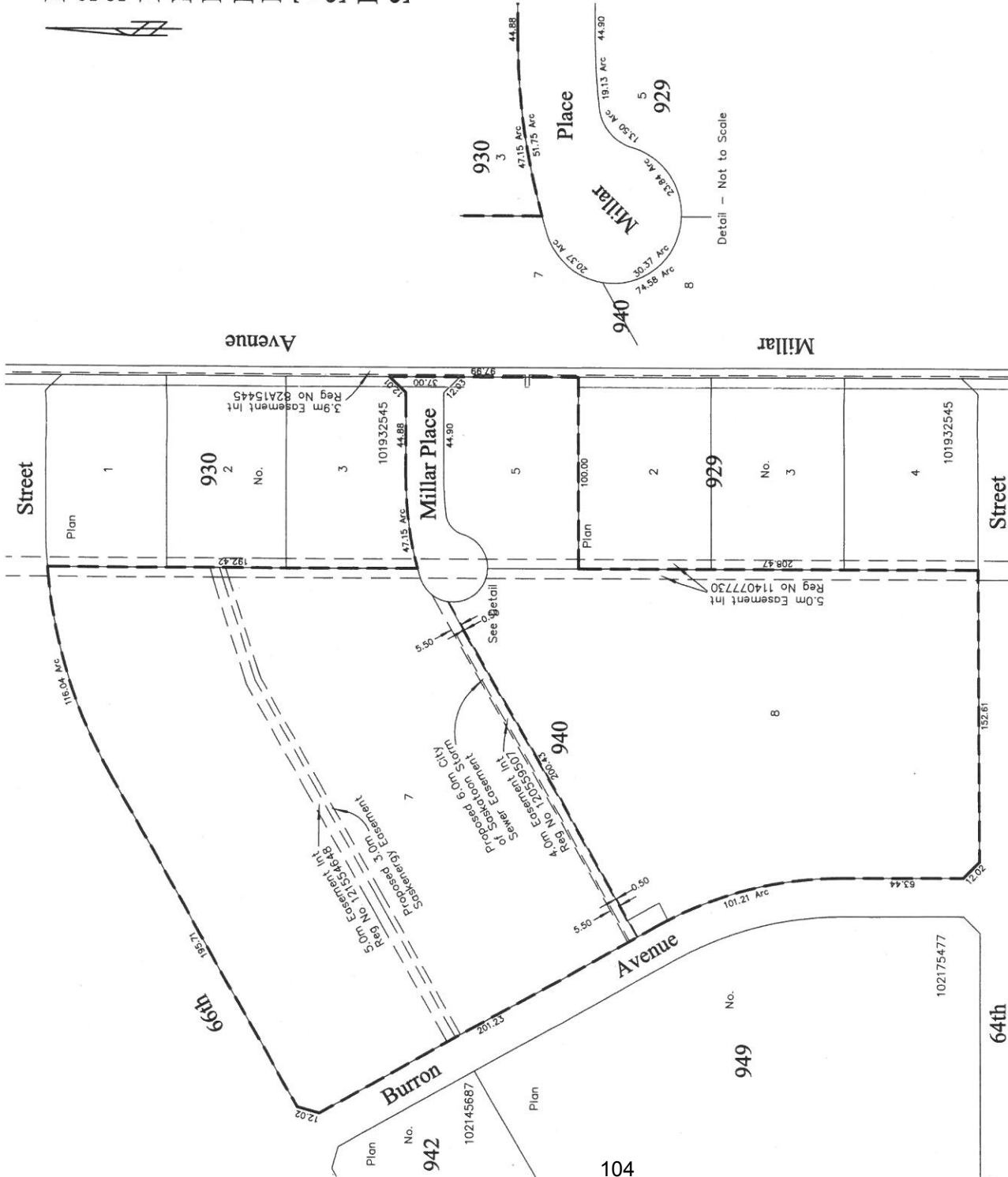
T.R. Webb
 T.R. Webb - November 26, 2015
 Saskatchewan Land Surveyor



**PLAN OF PROPOSED
SUBDIVISION OF
S4 & S6 - MILLAR PLACE,
LOTS 5 & 6, BLOCK 940
PLAN NO. 102175477 &
LOT 1, BLOCK 929
PLAN NO. 101932545
E. 1/2 SEC. 21
TWP. 37, RGE. 5, W. 3RD MER.
SASKATOON, SASKATCHEWAN
BY B.J. LUEY, S.L.S.
SCALE 1:2000**

Dimensions shown are in metres and decimals thereof.
Portion of this plan to be approved is outlined
with a bold, dashed line and contains 10.25± ha
(25.32± ac.).
Distances shown are approximate and may vary
From the final plan of survey by ± 1.0 m

Proposed Subdivision No. 61/16



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

Director of Planning &
Development Division

Date _____

[Signature]
B.J. Luey
November 3rd, 2016
Saskatchewan Land Surveyor

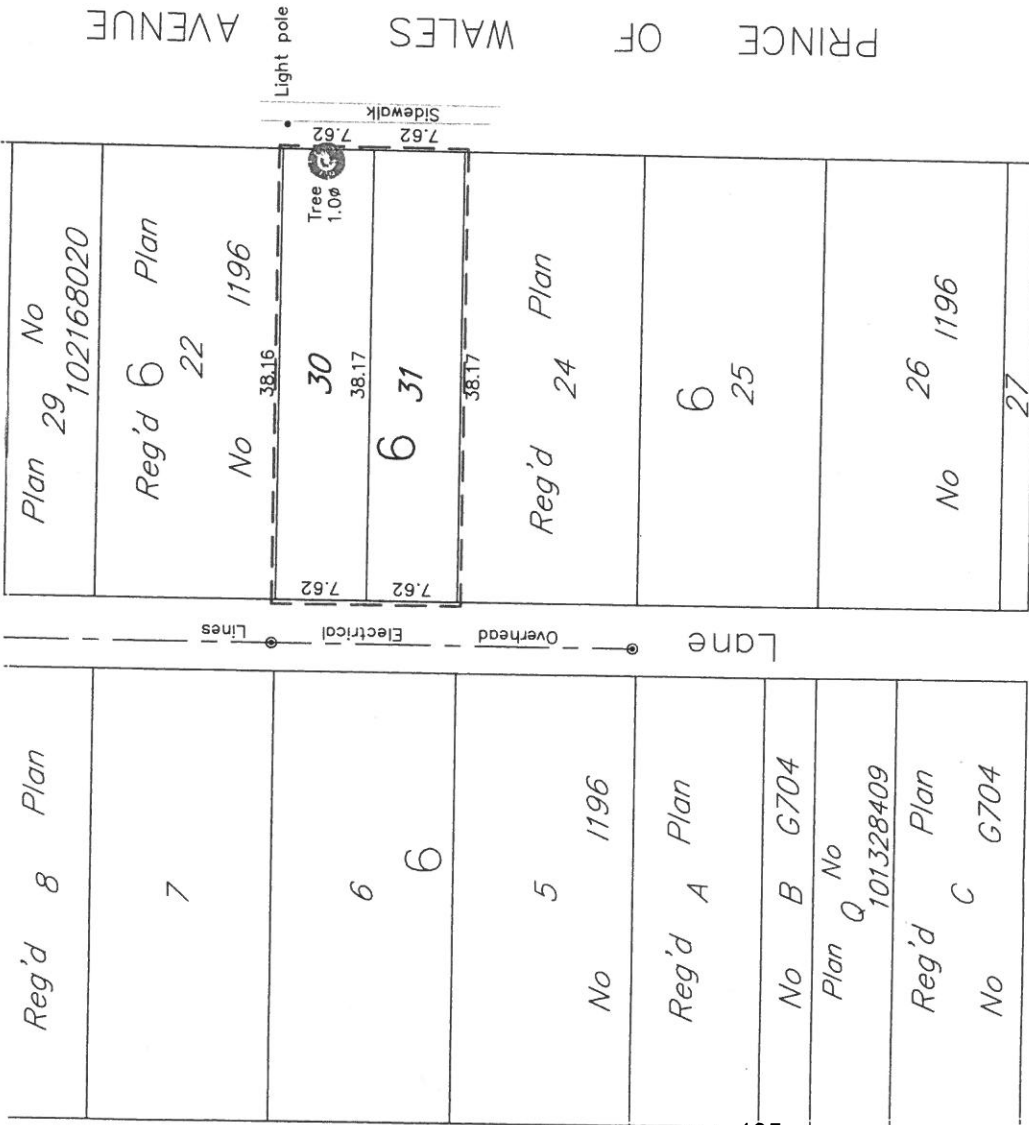
F
16--

PLAN OF PROPOSED
SUBDIVISION OF
LOT 23, BLOCK 6
Reg'd Plan No. I196
SW 1/4 SEC 3-TWP 37-
RGE 5-W 3RD MER
1513 PRINCE OF WALES AVENUE
SASKATOON, SASKATCHEWAN
SCALE 1:500

B.J. Luey *[Signature]* September 29th, 2016
Saskatchewan Land Surveyor Seal

Portion of this plan to be subdivided is outlined with a bold, dashed line and contains 0.06± ha (0.14± ac).
Dimensions shown are in metres and decimals thereof.
Dimensions shown are approximate and may vary from the final plan of survey by 0.5± metres.

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



BALMORAL STREET

Prepared by
Webb Surveys
16-3031sa CAS

Municipal Planning Commission - Meetings Dates 2017

JANUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY						
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26	27	28				

MARCH						
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APRIL						
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MAY						
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JUNE						
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JULY						
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30	31					



AUGUST						
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SEPTEMBER						
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17	18	19	20	21	22	23
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OCTOBER						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER						
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DECEMBER						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

 Municipal Planning Commission Meeting
  Stat Holiday - City Hall Closed

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 November 28, 2016:

1. Proposed Hampton Village Neighbourhood Concept Plan Amendment, Official Community Plan Bylaw Amendment, and Rezoning – 2950 McClocklin Road
2. Proposed Sector Plan Amendment, Official Community Plan amendment and Rezoning – From IH to IL1 – Block 944, Marquis Industrial
3. Proposed Rezoning – Removal of Rezoning Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower
4. Discretionary Use Application – Commercial Parking Lot – 12- Avenue I South