



**PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION**

**Tuesday, November 24, 2015, 11:30 a.m.
Committee Room E, Ground Floor, City Hall
Members:**

**Ms. J. Braden, Chair
Mr. K. Martens, Vice-Chair
Councillor E. Olauson
Mr. S. Betker
Dr. C. Christensen
Mr. A. Douma
Mr. J. Jackson
Mr. S. Laba
Mr. J. McAuliffe
Ms. S. Smith
Ms. K. Weber
Mr. J. Yachyshen
Mr. A. Yuen**

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be approved as presented.

3. DECLARATION OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of Regular Meeting of the Municipal Planning Commission held on October 27, 2015 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

- 7.1 Zoning Bylaw Text Amendment – Garden and Garage Suites [File No. CK. 4350-63 and PL. 4350-Z31/15] 3 - 11**

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation to amend the garden and garage suite regulations contained in Zoning Bylaw No. 8770, as outlined in this report.

- 7.2 Proposed Rezoning from R2 to M1 – 1101 and 1103 Munroe Avenue South – Haultain [File No. CK. 4351-015-019 and PL. 4350-Z17/15] 12 - 16**

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 1101 and 1103 Munroe Avenue South, as outlined in this report, be approved.

- 7.3 Land Use Applications Received by the Community Services Department For the Period Between September 17, 2015, to October 14, 2015 [File No. CK. 4000-5, PL. 4350-1, PL. 4132, PL. 4355-D, PL. 4350, and PL. 4300] 17 - 32**

Recommendation

That the information be received.

8. REPORTS FROM COMMISSION

- 8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting Monday, November 23, 2015 [File No. CK. 175-16] 33 - 33**

Recommendation

That the information be received.

9. ADJOURNMENT

Zoning Bylaw Text Amendment – Garden and Garage Suites

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation to amend the garden and garage suite regulations contained in Zoning Bylaw No. 8770, as outlined in this report.

Topic and Purpose

The purpose of this report is to consider amendments to Zoning Bylaw No. 8770 (Zoning Bylaw) to clarify regulations that ensure garden and garage suites are an accessory use to one-unit dwellings. This report also outlines changes to streamline the discretionary use application process for garden and garage suites.

Report Highlights

1. The Administration is recommending amendments to the development standards for garden and garage suites contained in the Zoning Bylaw to provide clarification regarding gross floor area calculations to ensure that garden and garage suites are accessory to a one-unit dwelling.
2. The discretionary use application process has been modified to reduce initial application costs for the applicant and to decrease the time required by the Administration to review the applications.

Strategic Goal

This report supports the City of Saskatoon's (City) long-term Strategic Goal of Sustainable Growth by allowing for an additional form of infill development. Increasing infill development is specifically identified as a ten-year strategy for achieving the Strategic Goal of Sustainable Growth.

Background

At its May 4, 2014 meeting, City Council approved amendments to the Zoning Bylaw to allow for garden and garage suites when accessory to one-unit dwellings. Garden and garage suites are a discretionary use in residential zoning districts city-wide, with discretionary use approval delegated to the Administration.

The regulations for garden and garage suites were amended in March 2015 to clarify the height in Category 1 neighbourhoods, adding the Exhibition neighbourhood to the list of Category 1 neighbourhoods and removing two-storey suites on corner lots in Category 2 neighbourhoods.

Since May 2014, 13 garden and garage suite applications have been received, with 4 being approved, 3 being denied or withdrawn, 1 currently under appeal to the Saskatchewan Municipal Board, and 5 currently under review.

Report

Zoning Bylaw Amendment

The Planning and Development Division has received feedback from applicants who have indicated that the provisions contained in the Zoning Bylaw require clarification, including the maximum size that garden and garage suites can be built and how the regulations are applied. Applicants have also indicated that the regulations may not allow for design flexibility on corner lots.

Garden and garage suites are to be an accessory use to a one-unit dwelling. The Zoning Bylaw defines an accessory building or use as one that:

- “(i) is subordinate to and serves the principal building or principal use;
- (ii) is subordinate in area, extent, and purpose to the principal building or principal use served;
- (iii) contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and
- (iv) is located on the same site as the principal building or principal use served.”

The following amendments to the Zoning Bylaw are proposed to clarify the maximum size of a garden or garage suite and ensure that they are an accessory use:

- (i) amend definitions of “garden suite” and “garage suite” to clarify that these uses are an accessory use to a one-unit dwelling;
- (ii) clarify that the gross floor area is used to determine the area of the one-unit dwelling and the garden and garage suite. Gross floor area is defined in the Zoning Bylaw as “the sum of the gross horizontal area of the building measured at each floor level. All dimensions shall be measured between exterior faces of exterior walls”;
- (iii) clarify that the gross floor area of a garden or garage suite may not exceed that of the one-unit dwelling; and
- (iv) add further provisions for development on residential sites with depths greater than 60 metres.

Minor amendments are also being proposed to:

- (i) clarify that the development standards for “accessory buildings and structures” do not apply to garden and garage suites. The Zoning Bylaw contains standards for all accessory building and structures; the regulations for garden and garage suites will be contained within their own section; and
- (ii) amend the requirement to allow for parking to be accessed from a street on corner sites that have a rear lane.

Details on the proposed text amendments are included in Attachment 1.

Process Improvements

Feedback has also been received in regard to the application process. The current application process requires that applicants provide a site plan, floor plans, building elevations, and buildings sections. In addition, a complete utility plan and a drainage plan that are signed and sealed by a professional engineer must also be submitted for review. Applicants have indicated that the requirement for a complete utility and drainage plan is costly and onerous given that this information must be submitted by applicants without knowing if their discretionary use application will be approved.

The following changes are being made to the process to reduce initial costs for the applicant and reduce the time required for the Administration to review the application:

- (i) move the requirement for submission of a detailed drainage plan to the development and building permit application rather than with the discretionary use application.
- (ii) require a site plan showing the location of proposed utility connections with a Letter of Assurance from a design professional that will confirm that the site can be serviced for all utilities with the discretionary use application. If the discretionary use application is approved, a detailed utility plan, which has been signed and sealed by a professional engineer, will be required to be submitted for review as part of the development and building permit application.

The discretionary use approval process for garden and garage suites is outlined in Attachment 2.

Options to the Recommendation

City Council may choose to deny the proposed amendment. In this case, further direction would be required.

Public and/or Stakeholder Involvement

The proposed amendments were sent to a group of local design professionals including builders, designers, and architects. The results of this consultation will be provided verbally at the Municipal Planning Commission meeting.

Communication Plan

If approved, the Zoning Bylaw amendments for garden and garage suites will be communicated through an information brochure that is available on the City of Saskatoon website and in hard copy.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

The regulations regarding garden and garage suites will be further reviewed in January 2017 to determine if further amendments are required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date at City Council.

Attachments

1. Proposed Zoning Bylaw Text Amendments for Garden and Garage Suites
2. Discretionary Use Application Process and Requirements for Garden and Garage Suites

Report Approval

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development
Reviewed by: Alan Wallace, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/MPC – Zoning Bylaw Text Amendment – Garden and Garage Suites/ks

Proposed Zoning Bylaw Text Amendments for Garden and Garage Suites

Section 2.0 Definitions		
Current Provision	Proposed Changes	Rationale
<p>"garden suite" means a small, ground-oriented dwelling unit located in the rear yard of a one-unit dwelling and contained within a detached accessory building that has cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the one-unit dwelling.</p>	<p>"garden suite" means a small, self-contained, ground-oriented dwelling unit that is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling and has cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the one-unit dwelling.</p>	<p>Clarify that the garden suite must be accessory to a one-unit dwelling.</p>
<p>"garage suite" means a dwelling unit which is attached to, or made part, of a detached accessory building located in the rear yard of a one-unit dwelling that has cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the one-unit dwelling.</p>	<p>"garage suite" means a building containing both a garden suite and an area used as a private garage and is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling.</p>	<p>Simplify definition and clarify that the garage suite must be accessory to a one-unit dwelling.</p>
Section 5.7 Accessory Buildings and Structures		
Current Provision	Proposed Changes	Rationale
<p>Garden and garage suites are detached accessory buildings; therefore, the provision of both Section 5.7 – Accessory Buildings and Structures and Section 5.43 – Garden and Garage Suites could both apply.</p>	<p>Include a provision that states that Section 5.7 - Accessory Buildings and Structures does not apply to garden and garage suites.</p> <p>The regulations for garden and garage suites will be contained within their own section.</p>	<p>Garden and garage suites are a detached accessory building. However, the Zoning Bylaw does not clearly state that the provisions contained in Section 5.7 do not apply to garden and garage suites.</p> <p>The provisions in Section 5.43 will be amended to ensure that garden and garage suites are accessory in terms of size and use to a one-unit dwelling.</p>

Section 5.7 Accessory Buildings and Structures		
Current Provision	Proposed Changes	Rationale
The provision is included in Section 5.7 – Accessory Buildings and Structures but not in 5.43 – Garden and Garage Suites.	Include a provision that no accessory building may be constructed, erected, or moved on to any site prior to the time of construction of the principal building to which it is accessory.	This provision will ensure that a garden or garage suite is not located on a site prior to construction of the principal dwelling.
Section 5.43 Garden and Garage Suites		
Current Provision	Proposed Changes	Rationale
(3) The area of a garden or garage suite shall not exceed the area of the principal building.	<p>The gross floor area of a garden or garage suite shall not exceed the gross floor area of the principal building.</p> <p>Gross floor area of a one-unit dwelling includes all areas above grade and includes an attached garage.</p> <p>Gross floor area of a garden and garage suite includes all areas above grade and any structure covered by a roof and supported by walls or columns.</p>	The amendment clarifies that “gross floor area” is used to determine the area of the principal building, and provides clarification regarding what areas are to be included in determining gross floor area.
(9) One hard-surfaced parking space shall be provided for each dwelling unit on the site. Parking spaces for the garage or garden suite shall be located in the rear yard and shall be accessed via the lane where lanes exist.	One hard-surfaced parking space shall be provided for each dwelling unit on the site. The parking space required for the garden or garage suite shall not be located in a required front yard unless the subject site has no access to a rear lane.	<p>The provision that requires the parking space to be accessed off of the lane did not allow for design flexibility on corner sites. The proposed amendment is consistent with the development standards in regard to parking for secondary suites.</p> <p>This will allow parking for the garden and garage suite to be located in the rear and side yards. As a result, on corner lots, required parking may be accessed from a side street or lane on a corner site.</p>

Section 5.43 Garden and Garage Suites		
Current Provision	Proposed Changes	Rationale
(14) The maximum size of a garden or garage suite shall be 77 m ² .	<p>The maximum gross floor area of a garden suite shall be 77 m².</p> <p>The maximum gross floor area devoted to the suite in a garage suite shall be 77 m². The maximum gross floor area of the private garage shall be 87 m². The maximum gross floor area of garage suite shall not exceed the gross floor area of the principal dwelling.</p>	Provides clarification regarding the maximum size of garden and garage suites, and ensures that they are accessory to a one-unit dwelling.
New Provisions		
n/a	<p>For the purposes of calculating the allowable gross floor area of the garden/garage suite, an existing detached accessory building shall not be considered when:</p> <ul style="list-style-type: none"> a) the site is greater than 60 metres in depth; and b) where there is an accessory building located entirely within 25 metres of the rear wall of the principal dwelling; and c) where the gross floor area of a garden/garage suite (including area used as a private garage) does not exceed the gross floor area of the principal dwelling. 	This additional provision will allow for design flexibility on large residential sites and maintain the principle that garden or garage suites are accessory in terms of size and use to a one-unit dwelling

**Discretionary Use Application Process and Requirements
for Garden and Garage Suites**

APPLICATION REQUIREMENTS

1. Non-refundable application fee for a complex discretionary use (based on 2015 rates) - \$1,500.
2. Site Plan:
 - a) North arrow, scale and date of preparation;
 - b) The location and dimensions of all buildings, setbacks, and property lines;
 - c) The location and dimensions of all landscaping elements, sidewalks, driveways, parking and loading areas, including the number of parking spaces; and
 - d) All City-owned trees on and adjacent to the site.
3. Floor Plan:
 - a) Dimensions of the proposed structure;
 - b) All levels and square footage of each level; and
 - c) Dimensions and layout, location of walls, doors and windows (including sizes) and use of all rooms/areas.
4. Building Elevations and Sections:
 - a) Building Height;
 - b) Finished Ground Level; and
 - c) Elevations of finished grades, bottom of footings, top of foundation wall, and finished main floor.
5. Utility Plan*:
The plan will need certification by a Professional Engineer.

Provide location of existing water meter and proposed water connection details:

- a) Signed and Sealed Drawings;
- b) Commitment letter;
- c) Letter of Assurance;
- d) Details to be provided on drawings;
- e) Water service - Line size and material;
- f) Sewer service - Line size and material;
- g) Slope of services;
- h) Details for frost protection (insulation details if applicable);
- i) Previous Plumbing Permit History; and
- j) Location of existing water meter.

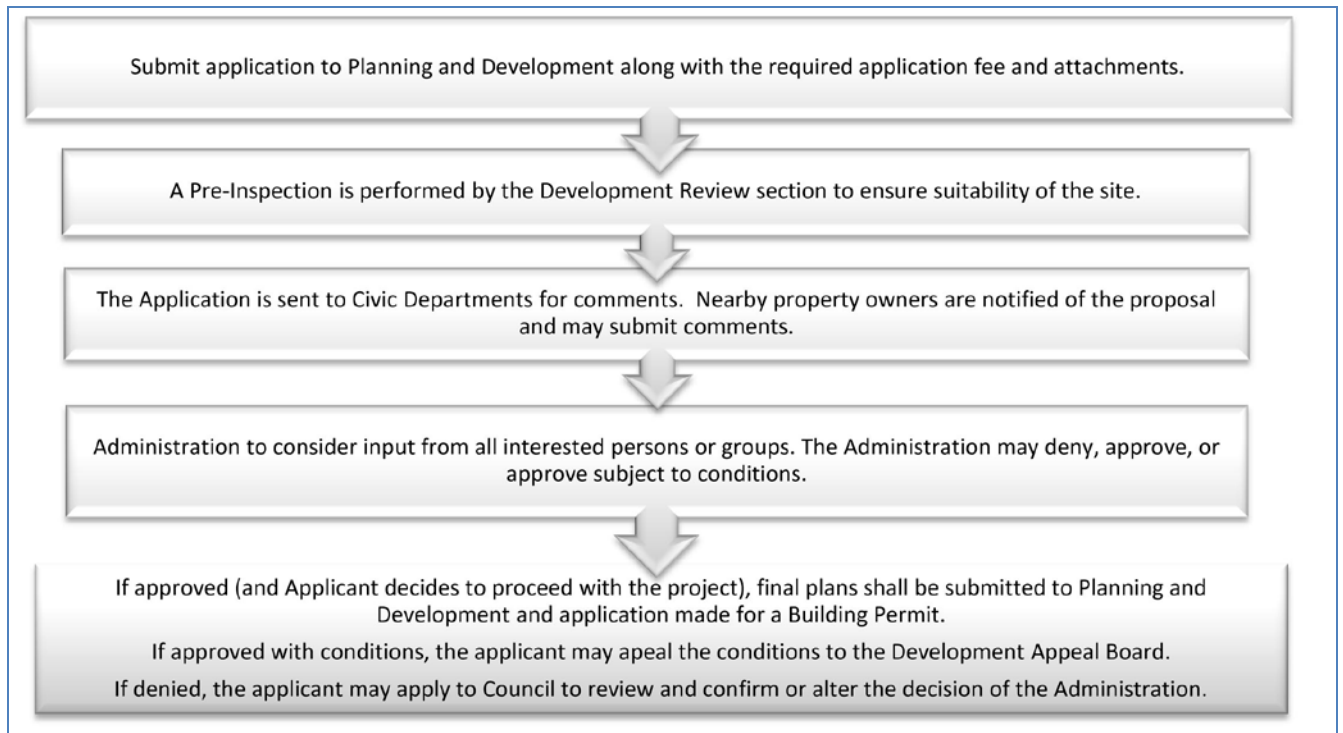
**The process has been amended to require a site plan showing the proposed location of the utility connections and Letter of Assurance from a design professional that will confirm that the site can be serviced for all utilities rather than detailed utility plans.*

If the discretionary use application is approved, a detailed utility plan, which has been signed and sealed by a professional engineer, will be required to be submitted for review as part of the development and building permit application.

6. Drainage Plan*:
- a) Certification by a Saskatchewan Land Surveyor, Professional Engineer, or Architect;
 - b) Geodetic design elevations and drainage arrows with grades in percentages to indicate the direction of flow;
 - c) Existing geodetic spot elevations along adjacent property lines;
 - d) Location of all structures on site;
 - e) Locations and elevations of walkways and patios;
 - f) Location of foundation sump discharge and roof downspouts;
 - g) Location of elevations of basement windows and entrances; and
 - h) Location and elevation of drainage swales or other engineered drainage structures.

**The process has been amended whereby the applicants will not have to provide a drainage plan until the discretionary use application is approved*

APPLICATION PROCESS



Proposed Rezoning from R2 to M1 – 1101 and 1103 Munroe Avenue South – Haultain

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 1101 and 1103 Munroe Avenue South, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Steuart Consulting, on behalf of the owners of 1101 and 1103 Munroe Avenue South, requesting to rezone the properties from R2 – One- and Two-Unit Residential District (R2 District) to M1 – Local Institutional Service District (M1 District).

The rezoning will allow for a limited range of institutional and community activities in this location that are generally compatible with surrounding low-density residential, and is consistent with the adjacent zoning pattern and land uses along 8th Street East.

Report Highlights

1. It is the property owners' intention to convert the existing houses to small offices.
2. The subject properties represent the only gap in existing M1 zoning along this segment of 8th Street East.
3. The M1 District provides for institutional and community uses that are compatible in a residential setting.

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 properties, located in the Haultain neighbourhood, are currently zoned R2 District and are developed with a one-unit and two-unit dwelling, respectively. See Attachment 1 for a location map of the subject properties.

The northernmost site, 1101 Munroe Avenue South, is directly adjacent to 8th Street East, which is considered a major arterial roadway under the City's Roadway Classification System. Properties fronting 8th Street East along this segment between Clarence Avenue and Cumberland Avenue are almost exclusively zoned M1 District, except for commercially-zoned property around the intersection of 8th Street and Clarence Avenue, as well as the site containing the Colonial Square Inn (see Attachment 2).

Proposed Rezoning from R2 to M1 – 1101 and 1103 Munroe Avenue South – Haultain

Report

Proposed Rezoning to M1 District

A rezoning of 1101 and 1103 Munroe Avenue South from R2 District to M1 District is proposed. The purpose of the M1 District is to facilitate a range of institutional and community activities that are generally compatible with low-density residential uses and capable of being located within a neighbourhood setting. Typical uses include one- and two-unit dwellings, offices and office buildings, places of worship, private schools, medical clinics, public parks, and playgrounds.

The properties' designation of "Residential" on the Official Community Plan – Land Use Map (OCP) supports a rezoning to M1 District as the OCP recognizes that a range of complementary institutional and community uses can be compatible with a residential environment, provided that issues of scale, transportation, parking, and land-use conflicts are appropriately addressed.

Proposed Redevelopment

At this time, the property owners have indicated that their intention is to develop a new office building on 1101 Munroe Avenue South and convert the existing two-unit dwelling on 1103 Munroe Avenue South to offices. However, if the rezoning is approved, any form of development permitted by the M1 District may occur. The possibility exists that the two properties may be consolidated to accommodate a larger site development with frontage on 8th Street East.

Compatibility with Adjacent Land Uses

The M1 District is intended to accommodate low-impact institutional and community uses that are compatible in a residential setting. M1 zoning is already present in the area, spanning the majority of property fronting 8th Street East between Clarence Avenue and Cumberland Avenue. The subject properties represent the only gap along this segment of 8th Street East that are still zoned for low-density residential.

Requirements of the M1 District ensure that development is compatible with adjacent residential land use to the south, including on-site parking, landscaping, and a building height maximum of 7.5 metres, 1.0 metre less than the maximum for a one- or two-unit dwelling in the R2 District.

Comments from Other Divisions

The Transportation and Utilities Department notes that at the building permit stage, there may be a requirement for on-site storage of storm water if the imperviousness of either property is increased.

Options to the Recommendation

City Council could choose to deny this application. This would maintain the current zoning designation.

Proposed Rezoning from R2 to M1 – 1101 and 1103 Munroe Avenue South – Haultain

Public and/or Stakeholder Involvement

Notice letters were mailed in July 2015 to 46 property owners in the vicinity of the subject properties, as well as to the Holliston Community Association (CA), to solicit feedback. The CA indicated that they had no objections to the proposal, and one letter of support was received from nearby property owners.

The owner of 1109 Munroe Avenue South, located immediately to the south of 1103 Munroe Avenue South, initially expressed concerns with the rezoning. The Administration and applicant met with the property owner to discuss these concerns. However, the property has since been sold to a new owner and the concerns were withdrawn. The Administration has been advised that the pending rezoning of adjacent properties was disclosed to the new owner during the sale.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Division will notify all property owners within a 75 metre (246 feet) buffer of the proposed site of the public hearing date, by letter. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Attachments

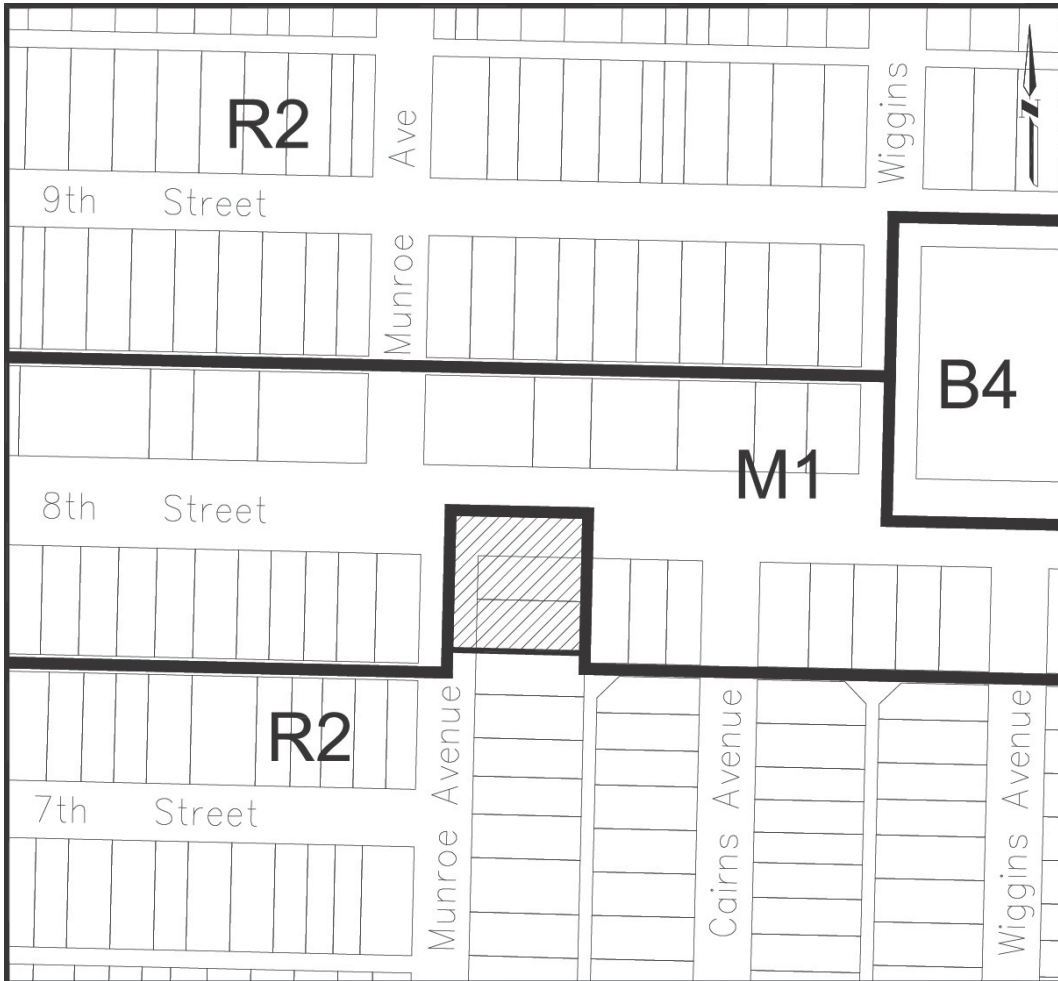
1. Location Map
2. Zoning on 8th Street East

Report Approval

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

S/Reports/DS/2015/MPC – Proposed Rezoning from R2 to M1 – 1101 and 1103 Munroe Avenue South – Haultain/ks

Location Map



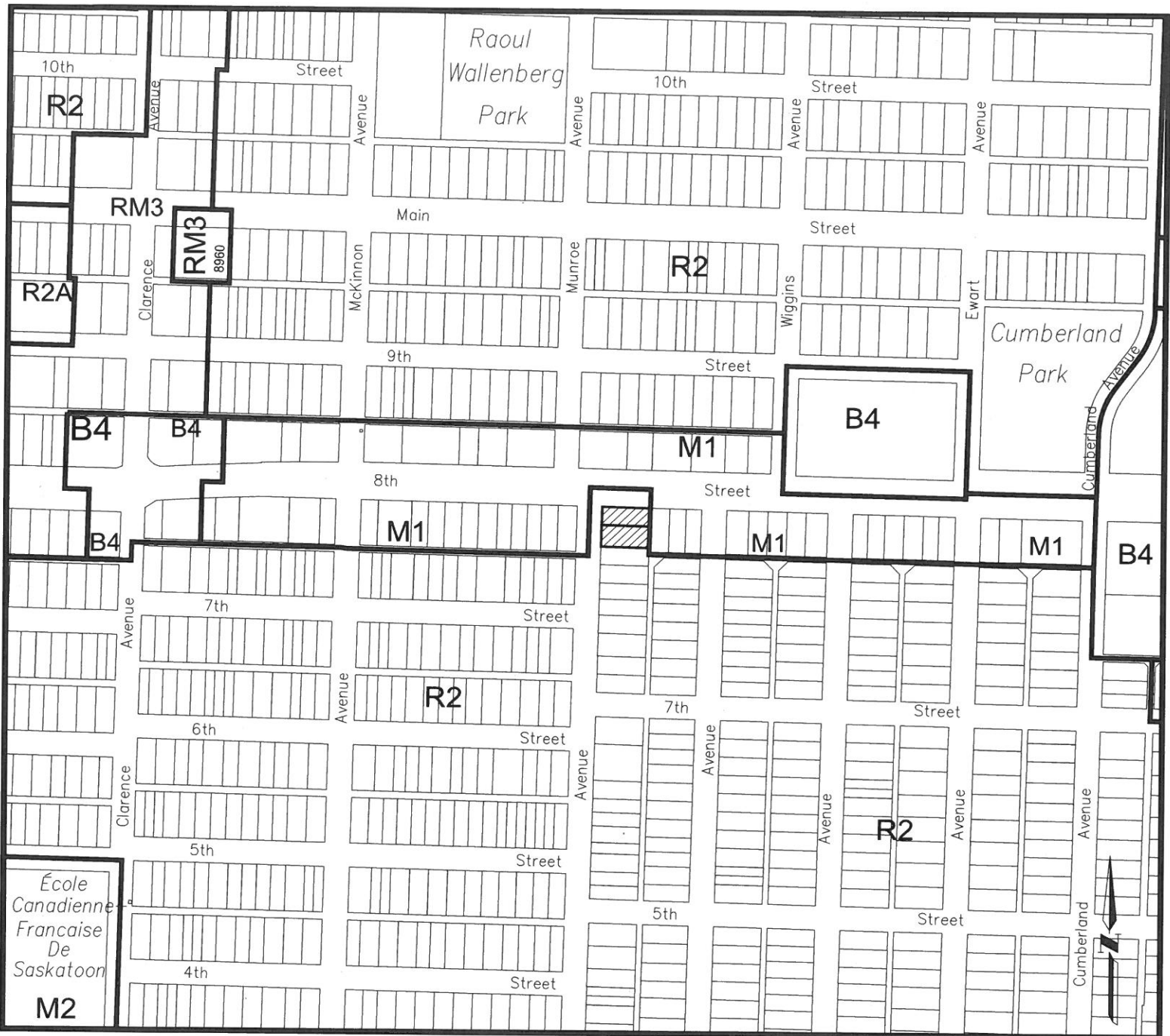
ZONING AMENDMENT



From R2 to M1



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Zoning on 8th Street East



Proposed Zoning Amendment From R2 to M1

Land Use Applications Received by the Community Services Department For the Period Between September 17, 2015, to October 14, 2015

Recommendation

That the information be received.

Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department from the period between September 17, 2015, to October 14, 2015.

Report

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

Public Notice

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

Attachment

1. Land Use Applications

Report Approval

Reviewed by: Alan Wallace, Director of Planning and Development

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

S/Reports/DS/2015/PDCS – Land Use Apps – November 2, 2015/ks

Land Use Applications Received by the Community Services Department For the Period Between September 17, 2015, to October 14, 2015

The following applications have been received and are being processed:

Condominium

- | | |
|--------------------------|---------------------------------------|
| • Application No. 15/15: | 2809 Estey Drive (3-Unit Conversion) |
| Applicant: | Webb Surveys for 101209364 Sask. Ltd. |
| Legal Description: | Lot 1, Block 368, Plan No. G924 |
| Current Zoning: | B1 |
| Neighbourhood: | Nutana Park |
| Date Received: | September 23, 2015 |

- | | |
|--------------------------|---|
| • Application No. 16/15: | 130 Marlatte Crescent (34 Units) |
| Applicant: | Webb Surveys for
Innovative Residential Investments Inc. |
| Legal Description: | Parcel PP, Plan No. 102137633 |
| Current Zoning: | RMTN1 |
| Neighbourhood: | Evergreen |
| Date Received: | October 5, 2015 |

Discretionary Use

- | | |
|---------------------------|--------------------------------------|
| • Application No. D11/15: | 1134 Evergreen Boulevard |
| Applicant: | Anjum Saeed |
| Legal Description: | Lot 2, Block 644, Plan No. 102107562 |
| Current Zoning: | R1A |
| Proposed Use: | Residential Care Home |
| Neighbourhood: | Evergreen |
| Date Received: | October 6, 2015 |

- | | |
|---------------------------|---|
| • Application No. D12/15: | 109 – 810 Circle Drive East |
| Applicant: | BVAH Restaurant Group Ltd.(Chad Zipchian) |
| Legal Description: | Lot 13, Block 380, Plan Nos. 59S01096 and
81S05771 |
| Current Zoning: | IL1 |
| Proposed Use: | Restaurant/Pub |
| Neighbourhood: | North Industrial |
| Date Received: | October 9, 2015 |

Discretionary Use

- Application No. D13/15: 1037 Osler Street
Applicant: Laneway Suites
Legal Description: Lots 2, 3, and 43, Block 11, Plan Nos. F5527 and 101398833

Current Zoning: R2
Proposed Use: Garage Suite
Neighbourhood: Varsity View
Date Received: October 9, 2015

Rezoning

- Application No. Z28/15: Eaton Way/Newton Lane/Newton Way/Key Road and Rosewood Blvd East
Applicant: Casablanca Holdings for Arbutus Park Properties
Legal Description: Part of NW ¼ 17-36-4-W3M; Part of Parcel EE, Plan No. 102028586 in SW ¼ 17-36-4-W3M; and Part of SE ¼ 17-36-4-W3M

Current Zoning: FUD
Proposed Zoning: R1A, R1B, and RMTN
Neighbourhood: Rosewood
Date Received: September 30, 2015
- Application No. Z29/15: 227 Pinehouse Drive
Applicant: Glenko Properties Inc.
Legal Description: Lot 2, Block 911, Plan No. 79S39600
Current Zoning: B2 by Agreement
Proposed Zoning: Amendment to B2 by Agreement
Neighbourhood: Lawson Heights Suburban Centre
Date Received: October 5, 2015

Subdivision

- Application No. 59/15: Evergreen District Village – Phase 1
Applicant: Altus Geomatics for City of Saskatoon
Legal Description: Block A, Plan No. 66S18392
Current Zoning: RMTN1, B4A, B1B, and M2
Neighbourhood: Evergreen
Date Received: September 22, 2015
- Application No. 60/15: 315 Kloppenburg Link
Applicant: Altus Geomatics for 101255482 Sask. Ltd.
Legal Description: Parcel FF, Plan No. 102107562
Current Zoning: RMTN
Neighbourhood: Evergreen
Date Received: September 25, 2015

Subdivision

- Application No. 61/15: 1305/1307 Avenue D North
Applicant: Webb Surveys for 101221120 Sask. Ltd.
Legal Description: Lots 3 and 4, Block 13, Plan No. F5509; and
Lot 46, Block 13, Plan No. 101540966; and
Lot 49, Block 13, Plan No. 102159749

Current Zoning: R2
Neighbourhood: Mayfair
Date Received: September 29, 2015

- Application No. 62/15: Key Road/Stilling Lane/Chelsom Lane/
Farthing Way
Applicant: Casablanca Holdings for Arbutus Park Properties
Legal Description: Part of NW ¼ 17-36-4-W3M; Part of Parcel EE,
Plan No. 102028586 in SW ¼ 17-36-4-W3M; and
Part of SE ¼ 17-36-4-W3M

Current Zoning: FUD
Neighbourhood: Rosewood
Date Received: September 30, 2015

- Application No. 63/15: Eaton Way/Heidt Way/Newton Lane/
Rosewood Boulevard East
Applicant: Casablanca Holdings for Arbutus Park Properties
Legal Description: Part of NW ¼ 17-36-4-W3M; Part of Parcel EE,
Plan No. 102028586 in SW ¼ 17-36-4-W3M

Current Zoning: FUD
Neighbourhood: Rosewood
Date Received: September 30, 2015

Attachments

1. Plan of Proposed Condominium No. 15/15
2. Plan of Proposed Condominium No. 16/15
3. Plan of Proposed Discretionary Use No. D11/15
4. Plan of Proposed Discretionary Use No. D12/15
5. Plan of Proposed Discretionary Use No. D13/15
6. Plan of Proposed Rezoning No. Z28/15
7. Plan of Proposed Rezoning No. Z29/15
8. Plan of Proposed Subdivision No. 59/15
9. Plan of Proposed Subdivision No. 60/15
10. Plan of Proposed Subdivision No. 61/15
11. Plan of Proposed Subdivision No. 62/15
12. Plan of Proposed Subdivision No. 63/15



Prepared by

 T.R. Webb, S.L.S.
 15-2819ay B.F.

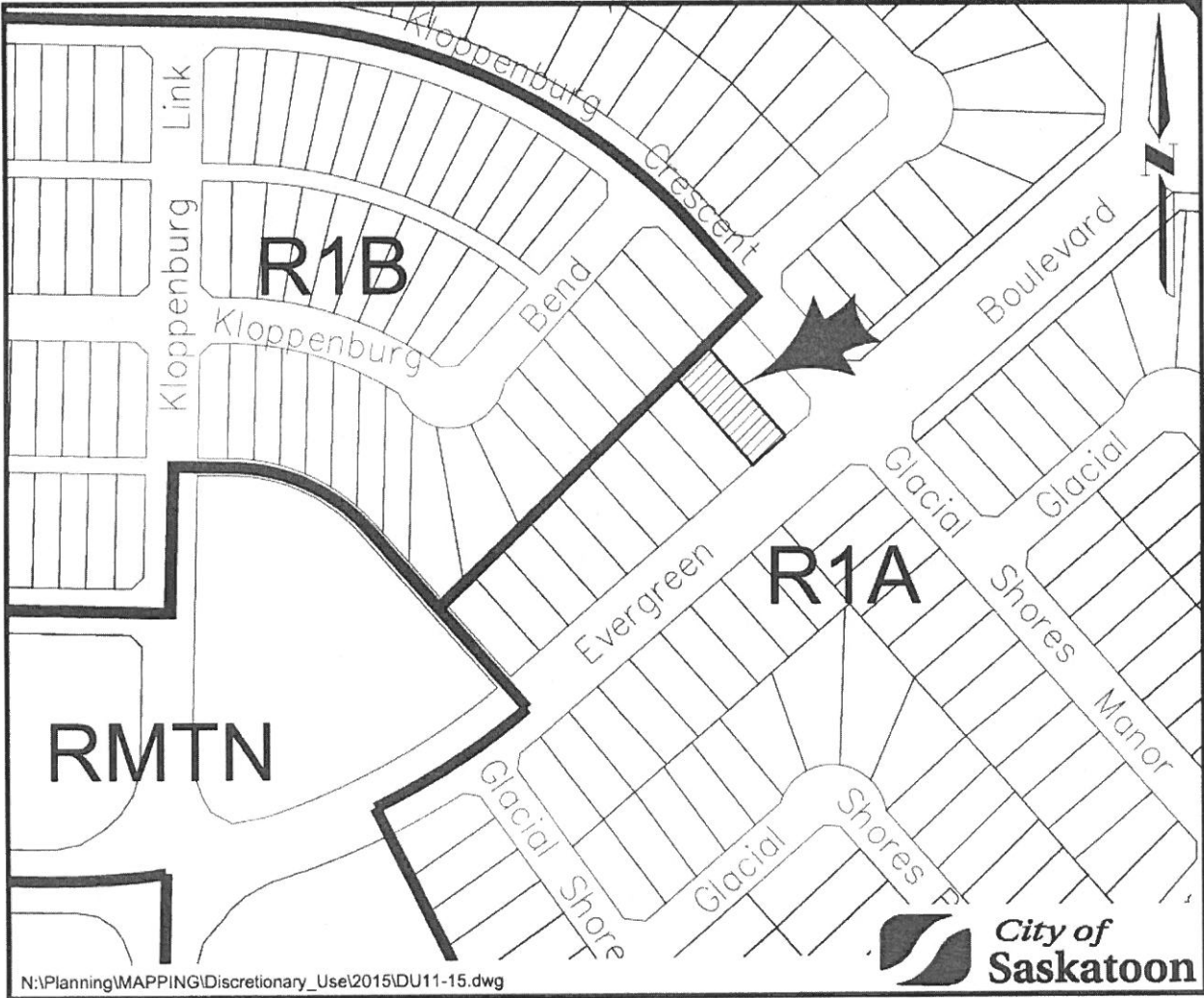
SHEET NUMBER 1 OF 2
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE
BUILDING CONDOMINIUM FOR
PARCEL PP
PLAN NO. 102137633
S.E. 1/4 OF SEC. 7
TWP. 37, RGE. 4, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: SEPTEMBER 2015
SCALE: AS SHOWN

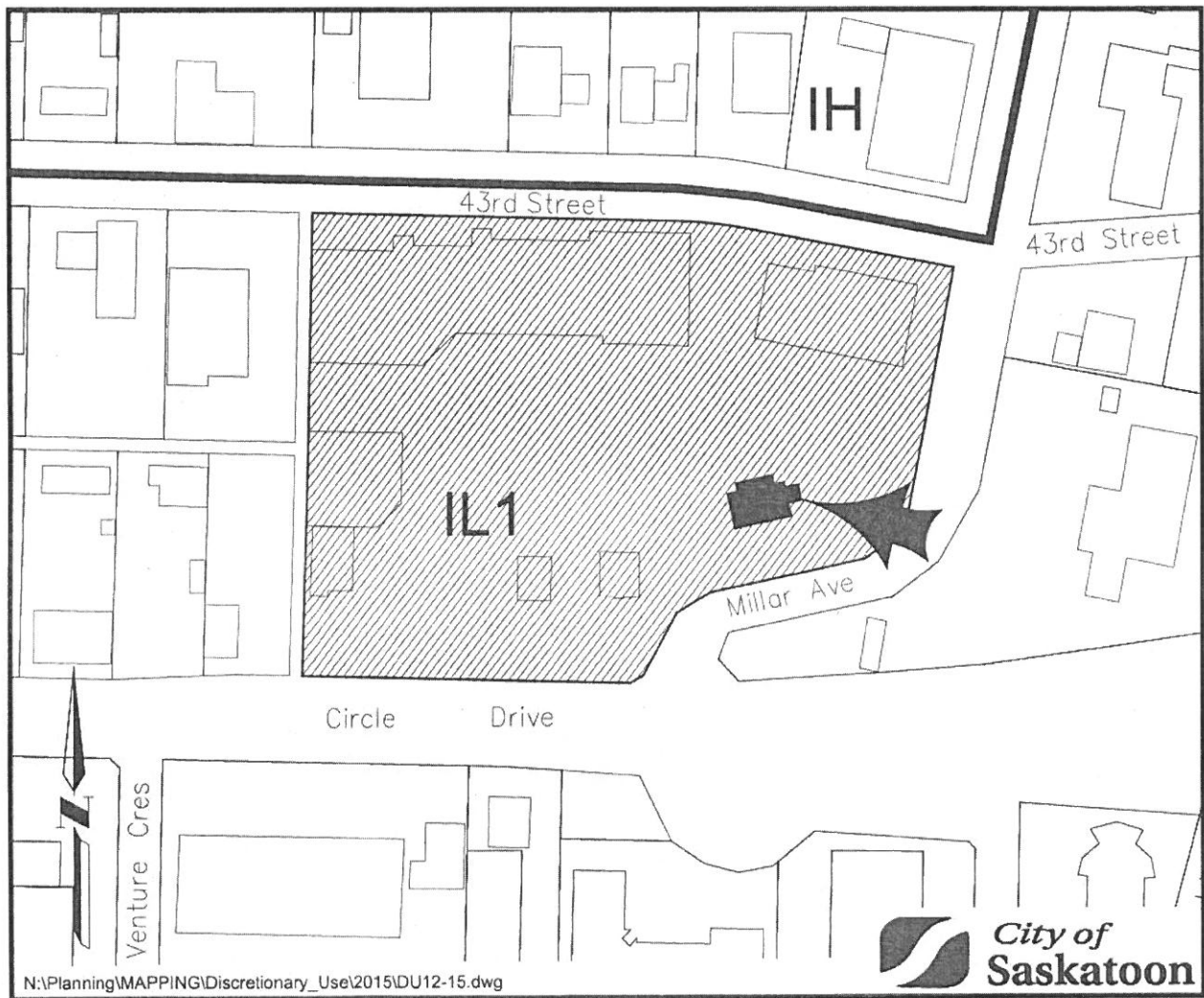
LEGEND:

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. Residential unit numbers are shown as 1, 2, 3, etc. on sheet 2.
4. Regular residential unit boundaries are shown on sheet 2 by a heavy solid line and are defined as follows:
 - the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
5. The doors and windows form part of the regular residential units.
6. All exterior surfaces are common property.
7. Units 9 to 16 inclusive and 26 to 34 inclusive are comprised of two parts.
8. Parking spaces are in accordance with Section 11(1)(c) of The Condominium Property Act.
9. Parking spaces shown on sheets 1 are designated P1, P2, P3, etc.
10. Visitor parking spaces shown on Sheet 1 are designated as V1, V2, V3 etc.
11. All areas not designated with a unit number are common property.
12. Area to be approved is outlined by a heavy dashed line.
13. The parcel within the line of approval has an Extension 0.
14. Standard iron posts found are shown unless otherwise shown.... ♦
15. Reference Points are shown thus... ○ RP1 ○ RP2
16. The Datum used: NAD83 (GRS89)
17. The Projection used: UTM Zone13N extended
18. Georeferenced points were derived from GNSS and post processed from the Precise Positioning Service from Natural Resources Canada
19. RP Coordinates are derived as of September 10, 2015

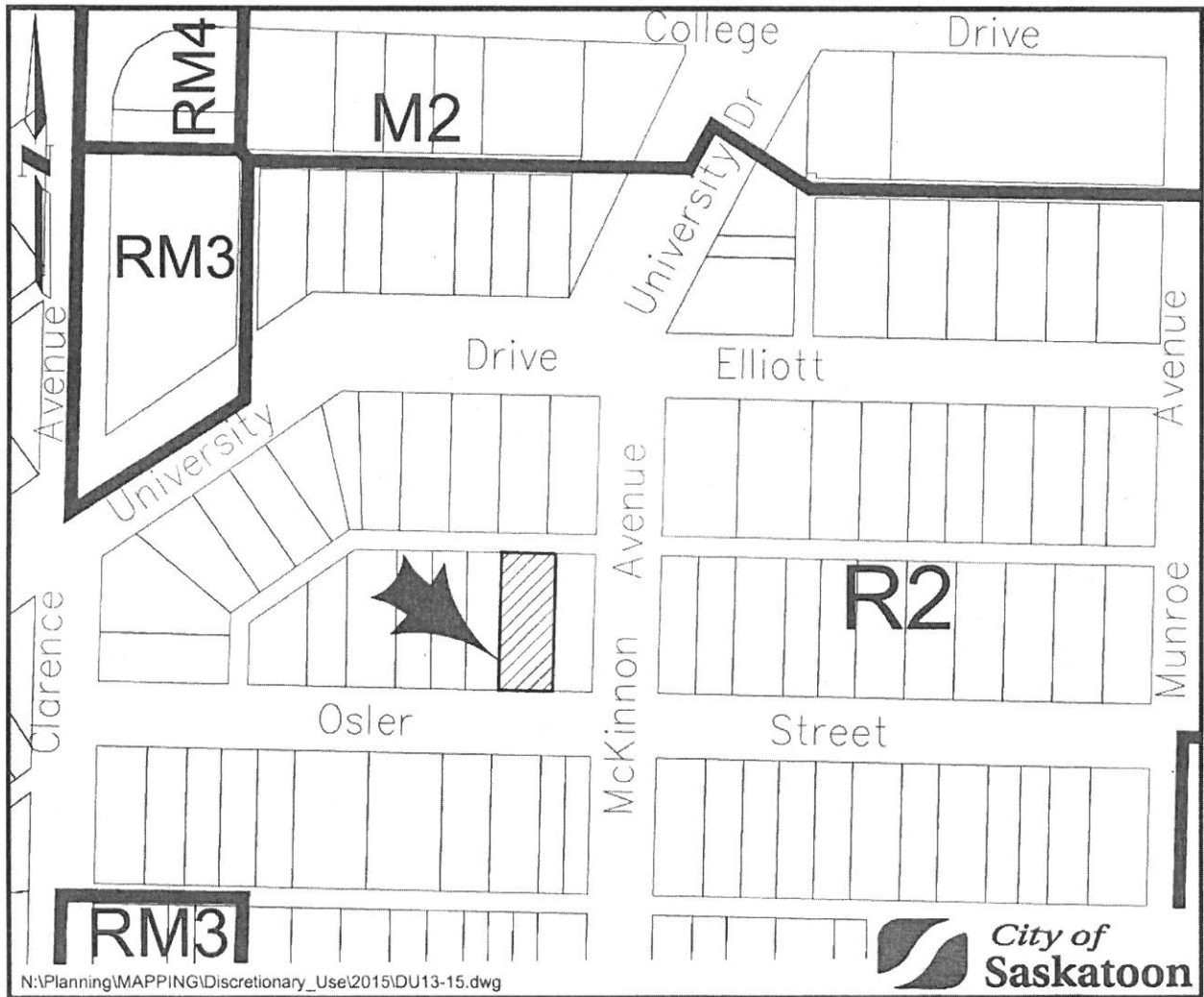




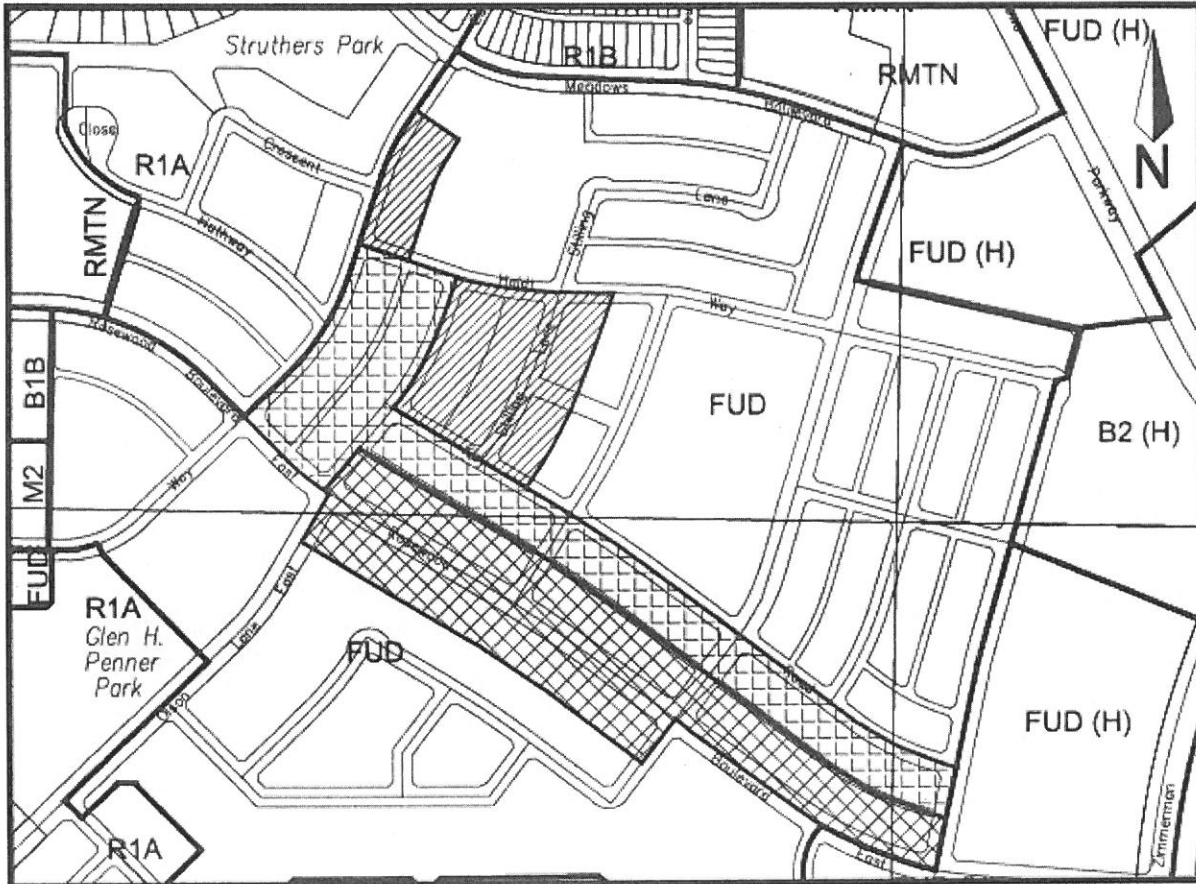
Proposed Discretionary Use No. D12/15



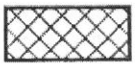
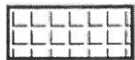
Plan of Proposed Discretionary Use No. D13/15



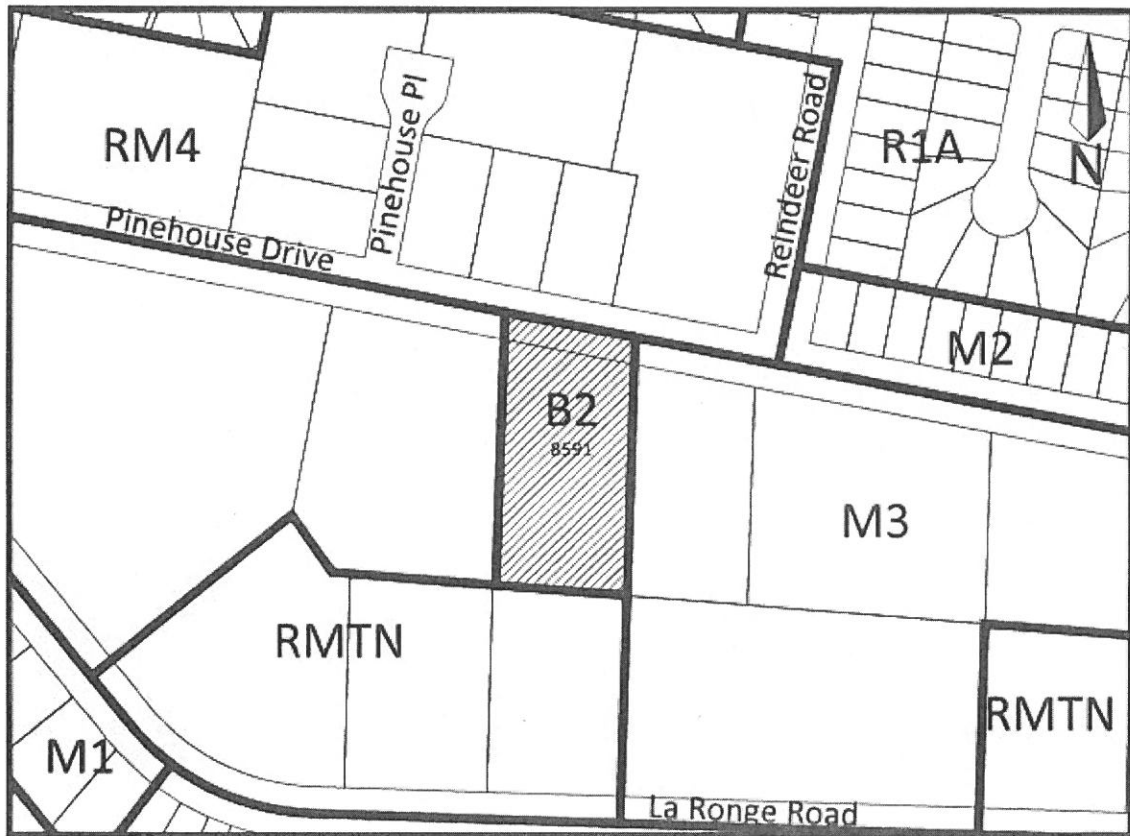
Proposed Rezoning Application No. Z28/15



PROPOSED ZONING AMENDMENT

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

File No. RZ28-2015



PROPOSED ZONING AMENDMENT



Amendment to B2 by Agreement

File No. RZ29-2015

PROPOSED SUBDIVISION
OF PART OF
N.E. 1/4 SEC. 7
TWP. 37 REG. 4 W. 3rd MER.
CITY OF SASKATOON
SASKATCHEWAN
C. W. A. Bourassa, S.L.S.
2015
Scale 1:2000

Project No. 155147
in block AP - CJ

NOTES: be subdivided to conform with a bold, dashed line and contains 153,864 m².

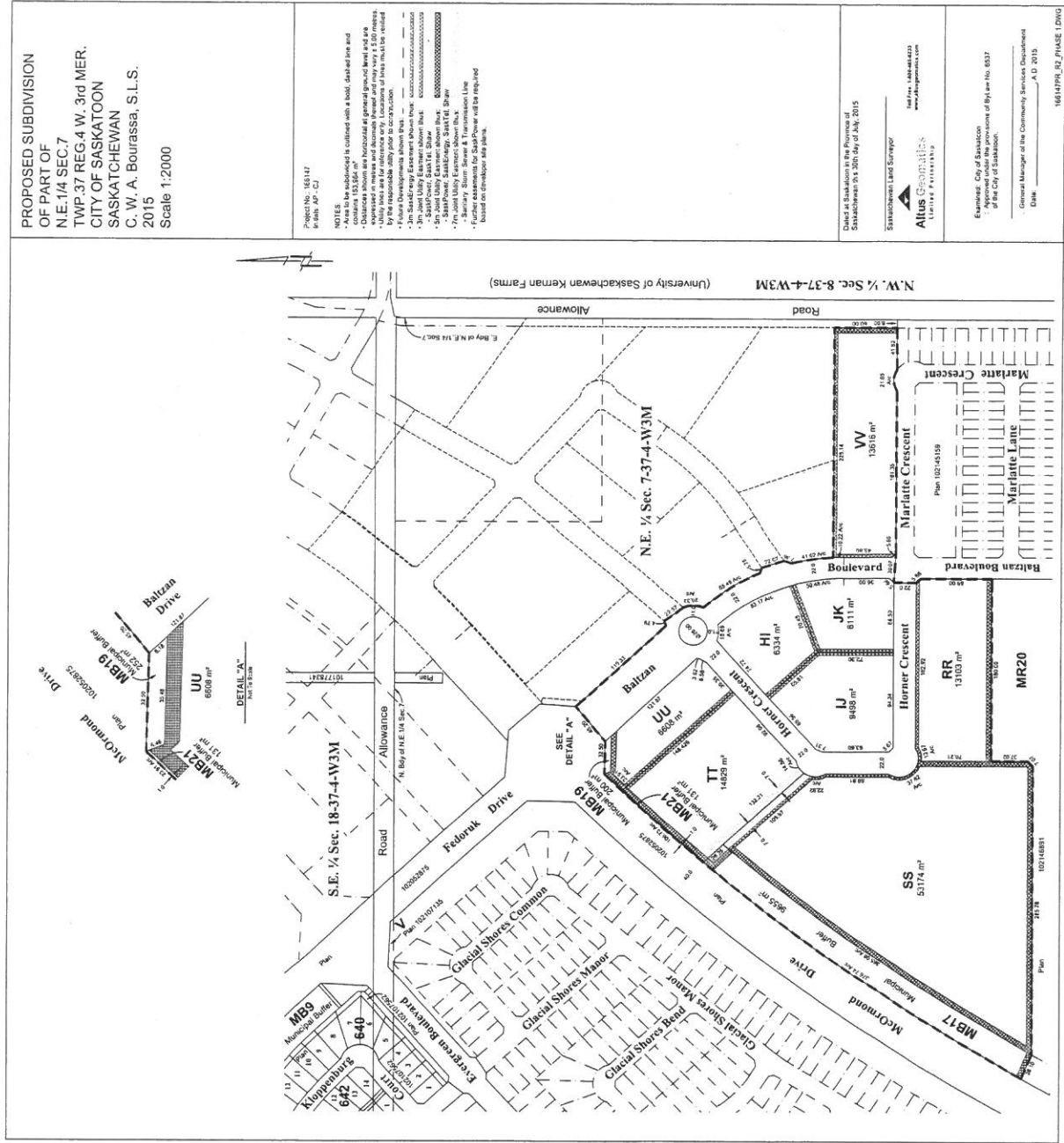
- Utility lines are shown as horizontal or vertical lines and are spaced at intervals of 10m.
- Utility lines are for reference only. Locations of lines may be varied to suit site conditions.
- Future Development shown thus: .
- 3m S&SE Energy Easement shown thus: .
- 5m Joint Utility Easement shown thus: .
- 7m Joint Utility Easement shown thus: .
- Boundary, Storm, Sewer & Transmission Line shown thus: .
- Other symbols as shown on the site plan.
- Survey based on observations and data.

Dated at Saskatoon in the Province of Saskatchewan this 20th day of July, 2015

Saskatchewan Land Surveyor
Altus Geomatics
LTD. PARTNERSHIP
www.altusgeomatics.com

Examined: City of Saskatoon
Approved under the provisions of By-law No. 8537
of the City of Saskatoon.
General Manager of the Community Services Department
Date: _____ A.D. 2015

16147PR_02_PHASE 1.DWG



**PLAN OF PROPOSED
BARELAND CONDOMINIUM**
In Parcel FF, Plan 102107562
N.W. 1/4 Sec. 7 - Twp. 37 - Rge. 4 - W3Mer.
Saskatoon, Saskatchewan
D.L. Codling, S.L.S.
2015
Scale 1:600

OWNER(S):

101255482 Saskatchewan Ltd.
Measurements are in metres and decimals thereof.
Measurements are approximate and may vary by ±1m.
Area to be approved is outlined in bold dashed line
and contains 0.85 ha (2.09 acs).

REV.	ISSUED	DATE	INITIALS
1	Jun. 25, 2015	DS - CJ - DC	
Job No.: 187102 File:187102PR			
Preliminary Survey: June 23, 2015			

Dated at Saskatoon in the
Province of Saskatchewan this
26th day of June, 2015.

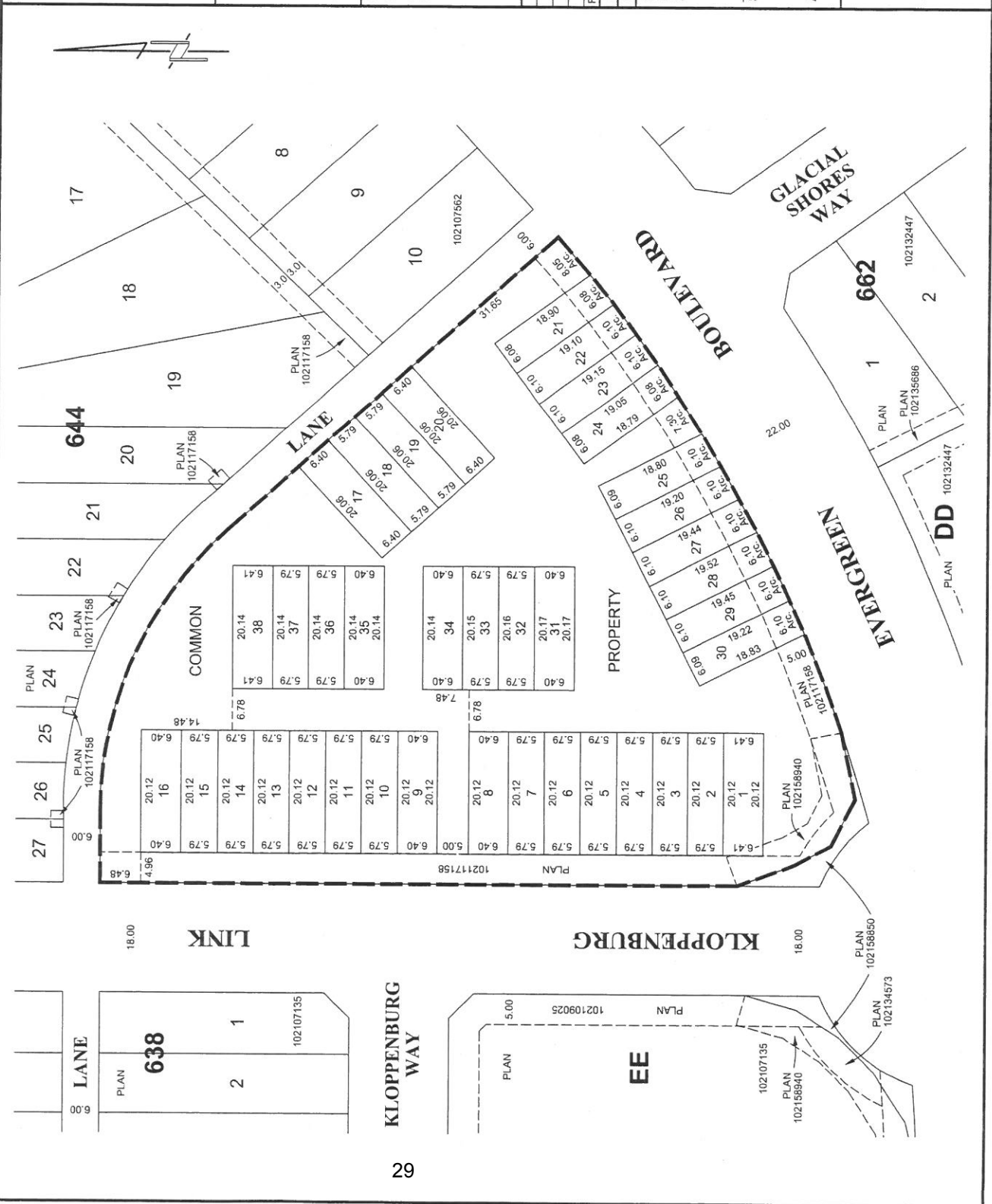
[Signature]
Saskatchewan Land Surveyor

Altus Geomatics
Limited Partnership
Toll www

Examined: City of Saskatoon
: Approved under the provisions of By-
of the City of Saskatoon.

: General Manager of the Community
Services Department
Date: _____

Proposed Subdivision No. 60/15

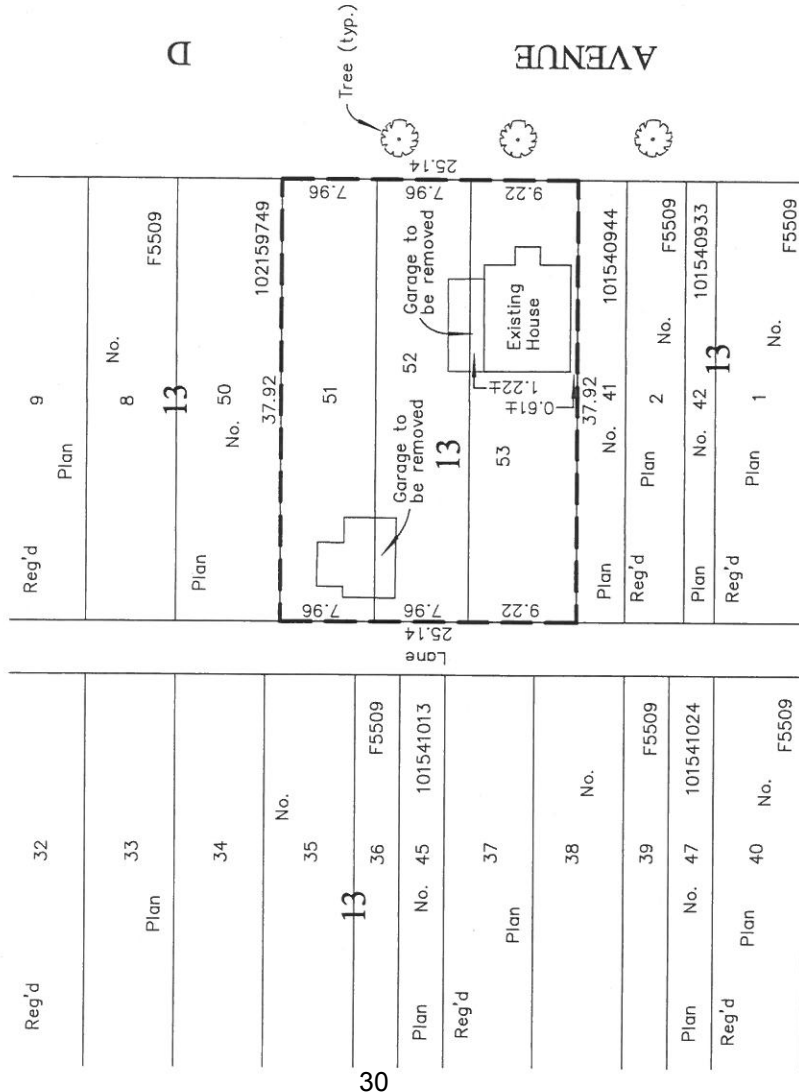


**PLAN OF PROPOSED
SUBDIVISION OF
LOTS 3 & 4, BLOCK 13
REG'D PLAN NO. F5509 &
LOT 46, BLOCK 13,
PLAN NO. 101540966 &
LOT 49, BLOCK 13,
PLAN NO. 102159749
1305/1307 AVENUE D NORTH
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:500**

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.10± ha (0.24± ac.).

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



STREET

34TH

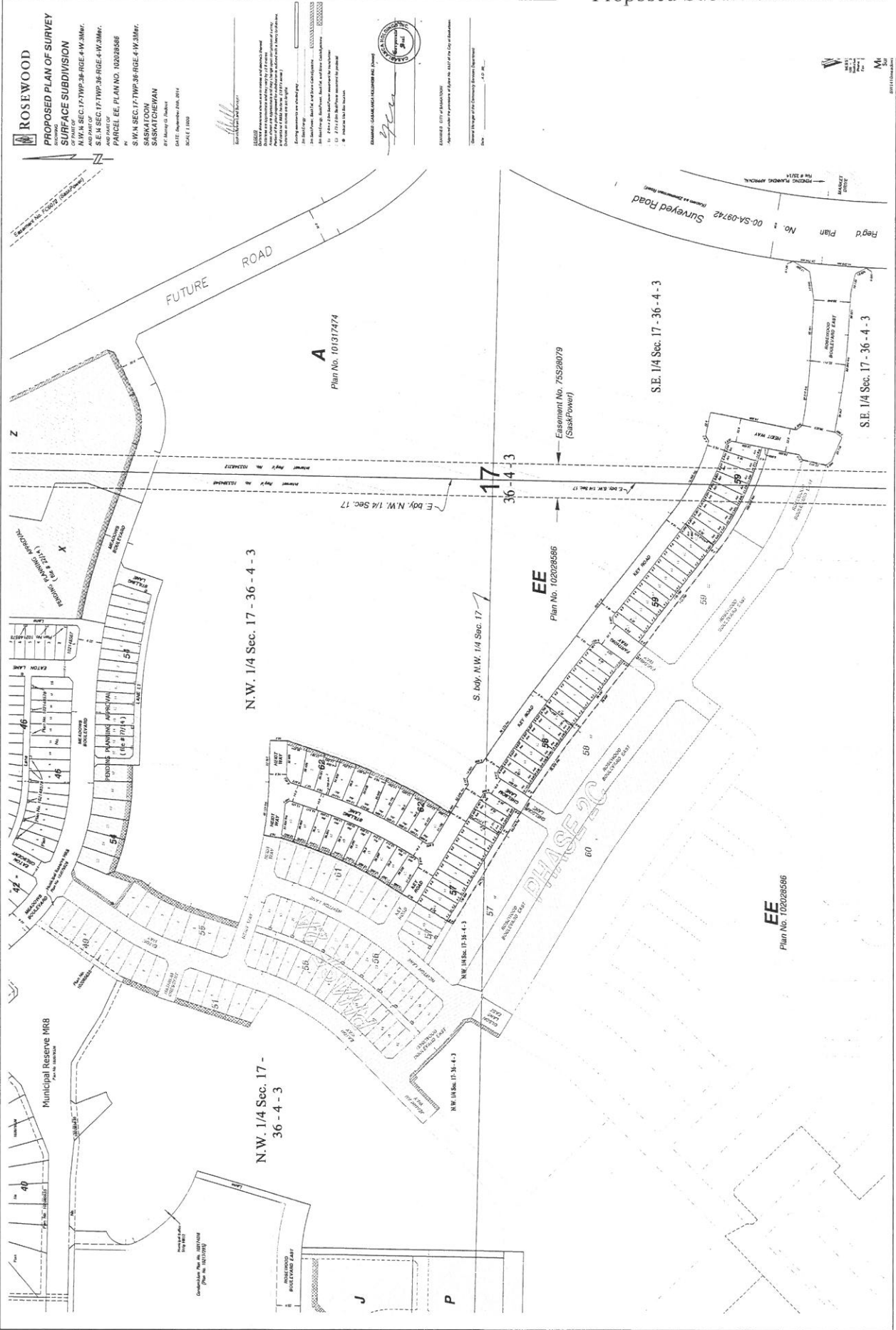
Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

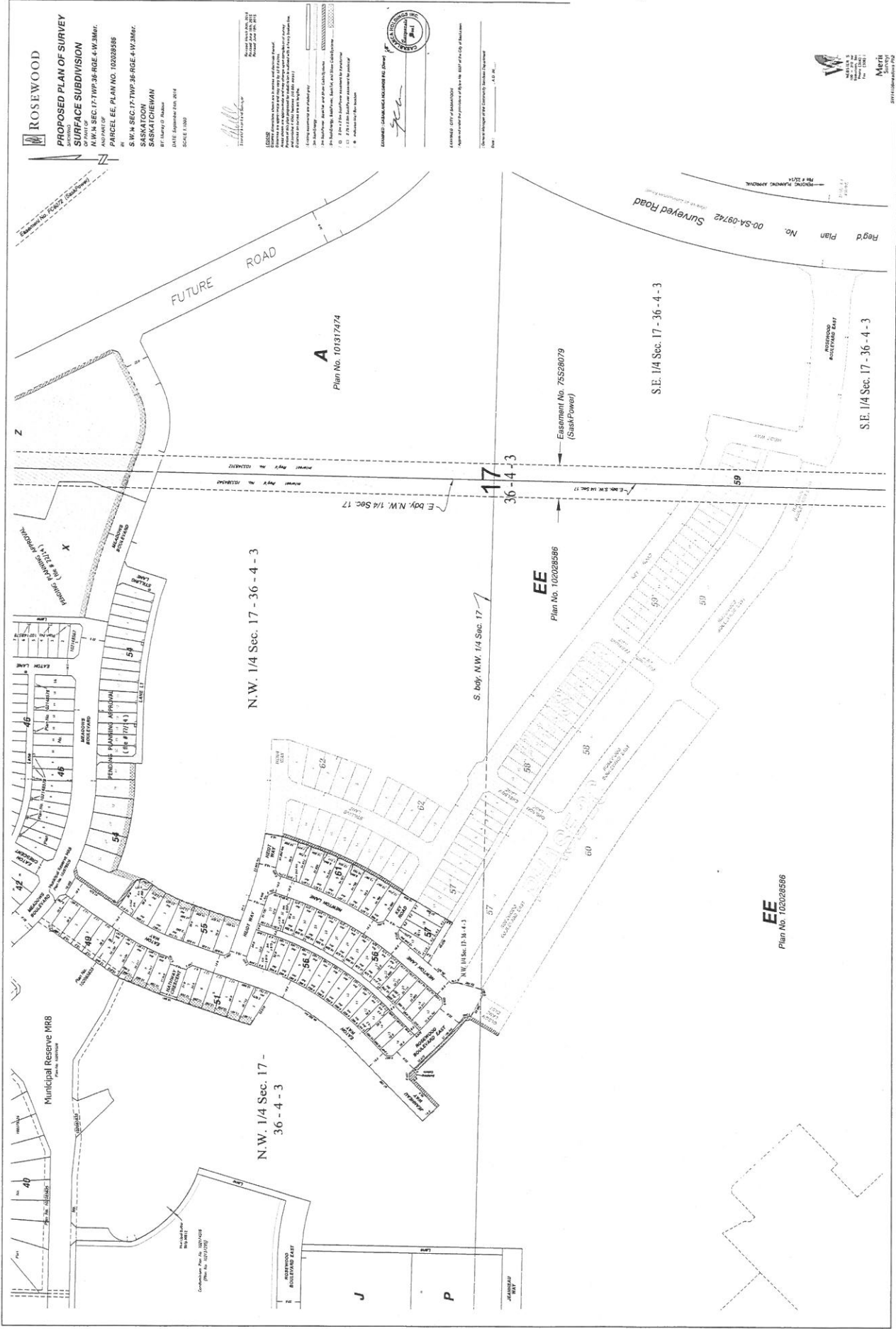
Director of Planning & Development Division

Date _____

T.R. Webb
T.R. Webb
August 23, 2015
Saskatchewan Land Surveyor

Prepared by
T.R. Webb
© 2015
15-2885ss N





ROSEWOOD
PROPOSED PLAN OF SURVEY
SUBDIVISION
SURFACE SUBDIVISION
 AND PART OF
PARCEL EE, PLAN NO. 102029596
 S. 1/4 SEC. 17, T1P. 36-RGE. 4-W. 3MIR.
 S. 1/4 SEC. 17, T1P. 36-RGE. 4-W. 3MIR.
 SASKATOON
 SASKATCHEWAN
 BY Surveyor J. H. H. H.
 DATE September 10th, 2014
 SCALE 1:1000

LEGEND
 Boundary Lines as shown on this plan are intended to be in accordance with the Survey Act, R.S.S. 1998, c. S-21.2.



EXEMPTED (BY REGISTRATION)
 Pursuant to Section 107 of the Survey Act, R.S.S. 1998, c. S-21.2, this plan is exempted from the requirement of filing a copy of this plan with the Registrar of Land Titles.



8.1 UPDATE ON REPORTS TO COUNCIL

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on Monday, November 23, 2015:

- a) North Sector Plan – Employment Growth Area
- b) Approval for Advertising: Amendments to Zoning Bylaw No. 8770 to Permit Restaurants with Outdoor Seating in the M4 Zoning District – City Centre Plan Implementation –
 - i) Proposed Bylaw No. 9327, The Zoning Amendment Bylaw, 2015 (No. 31)