



## **PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION**

Tuesday, December 19, 2017, 12:00 p.m.  
Committee Room E, Ground Floor, City Hall

### **Members:**

**Ms. J. Braden, Chair (Public)**  
**Dr. C. Christensen, Vice-Chair (Public)**  
**Councillor M. Loewen**  
**Mr. N. Anwar (Public)**  
**Mr. D. Bazylak (Saskatoon Greater Catholic Schools)**  
**Ms. D. Bentley (Public)**  
**Mr. S. Betker (Public)**  
**Ms. D. Fracchia (Public)**  
**Mr. J. Jackson (Public)**  
**Mr. S. Laba (Saskatoon Public Schools)**  
**Mr. R. Mowat (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 November 21, 2017 be adopted.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

## 7. REPORTS FROM ADMINISTRATION

- 7.1 **Discretionary Use Application – Private School – 311 Cope Lane [File No. CK 4355-017-008 and PL 4355-D12/17]** 4 - 12

### **Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by North Prairie Developments Ltd. requesting permission to operate a private school at 311 Cope Lane, 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.

- 7.2 **Local Area Planning Program Review [File No. CK4110-1 and PL 4110-70]** 13 - 17

### **Recommendation**

That the information be received.

- 7.3 **Neighbourhood Level Infill Development Strategy - Three- and Four-Unit Dwellings per Corner Site [File No. CK 4350-63 and PL 4350-28]** 18 - 29

At its meeting held on December 4, 2017, the Standing Policy Committee on Planning, Development and Community Services considered a report of the General Manager, Community Services Department dated December 4, 2017 and recommended that the report be forwarded to the Municipal Planning Commission for information.

### **Recommendation**

That the information be received.

## 8. REPORTS FROM COMMISSION

- 8.1 **Update on the International Downtown Association Conference from Attendee [File No. CK 175.16]**

A verbal report will be provided.

### **Recommendation**

That the information be received.

## 9. ADJOURNMENT

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## Discretionary Use Application – Private School – 311 Cope Lane

### Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, the application submitted by North Prairie Developments Ltd. requesting permission to operate a private school at 311 Cope Lane, 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 North Prairie Developments Ltd., on behalf of Dance Culture by Bri Ltd., to operate a private school, consisting of a dance studio with two classrooms and a maximum of 15 students at any one time, at 311 Cope Lane.

### Report Highlights

1. The proposed private school, consisting of a dance studio with two classrooms and a maximum of 15 students at any one time, meets all applicable Bylaw No. 8770, Zoning Bylaw (Zoning Bylaw) regulations.
2. This proposal is not anticipated to have a significant impact on the surrounding land uses.

### 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 311 Cope Lane is a commercial building within the Stonebridge Business Park and is zoned B2 - District Commercial District under the Zoning Bylaw (see Attachment 1). Private schools are a discretionary use in the B2 District.

An application has been submitted on behalf of Dance Culture by Bri Ltd. requesting City Council's approval to operate a private school, consisting of a dance studio with two classrooms and a maximum of 15 students at any one time, in Bays 9, 10, and 11 at this location.

## **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 include vocational and commercial schools, music or dance schools and other similar schools.” This private school intends to operate with a maximum of 15 students at any one time 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 office and retail land uses.

Six hard-surfaced parking spaces are required for the proposed use. The parking requirement is based on two classroom spaces and a maximum of 15 students at any one time. The required parking spaces have been provided on the site as identified on the site plan (see Attachment 2).

### Conclusion

The proposed private school meets all applicable Zoning Bylaw regulations and is not anticipated to have any significant impact on the surrounding land uses.

No concerns were noted by other divisions that would preclude this application from proceeding (see Attachment 3).

### **Options to the Recommendation**

City Council could choose to deny this Discretionary Use Application. The Administration does not recommend this option as the proposal complies with all applicable Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions in Section 4.7 of the Zoning Bylaw.

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

Notices to property owners within a 75 metre radius of the site, as well as the Stonebridge Community Association, were mailed out in October 2017 to solicit feedback on the proposal. To date, no concerns have been expressed. A communication engagement summary is included as Attachment 4.

### **Communication Plan**

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

### **Other Considerations/Implications**

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

**Due Date for Follow-up and/or Project Completion**

No follow-up is required.

**Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Policy No. C01-021, Public Notice Policy. 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 of the public hearing date, by mail, to assessed property owners within 75 metres of the subject site, as well as the Stonebridge Community Association. Notice boards will be placed on the subject site.

**Attachments**

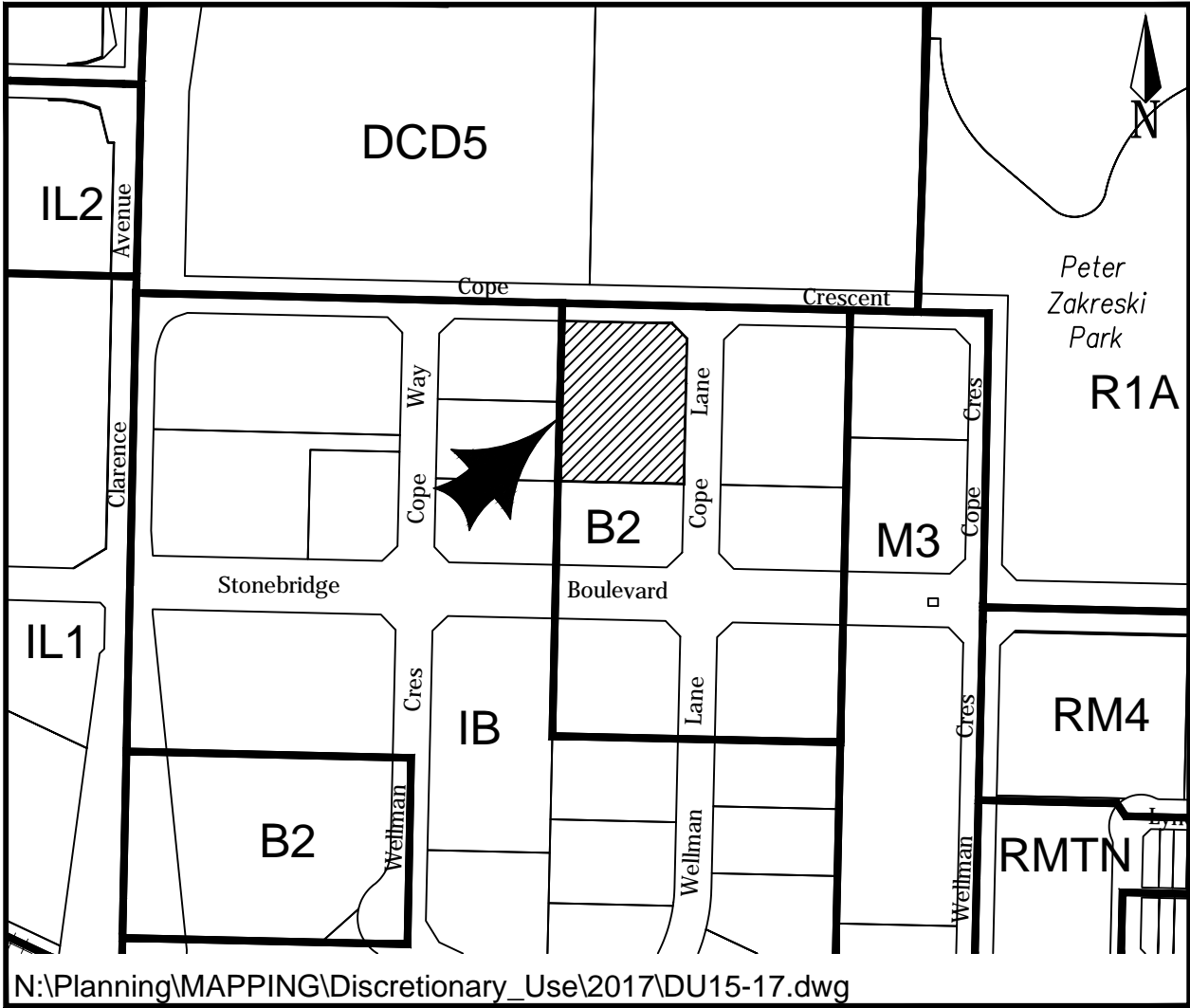
1. Location Plan – 311 Cope Lane
2. Site Plan – 311 Cope Lane
3. Department Comments for Discretionary Use Application - 311 Cope Lane
4. Community Engagement Summary

**Report Approval**

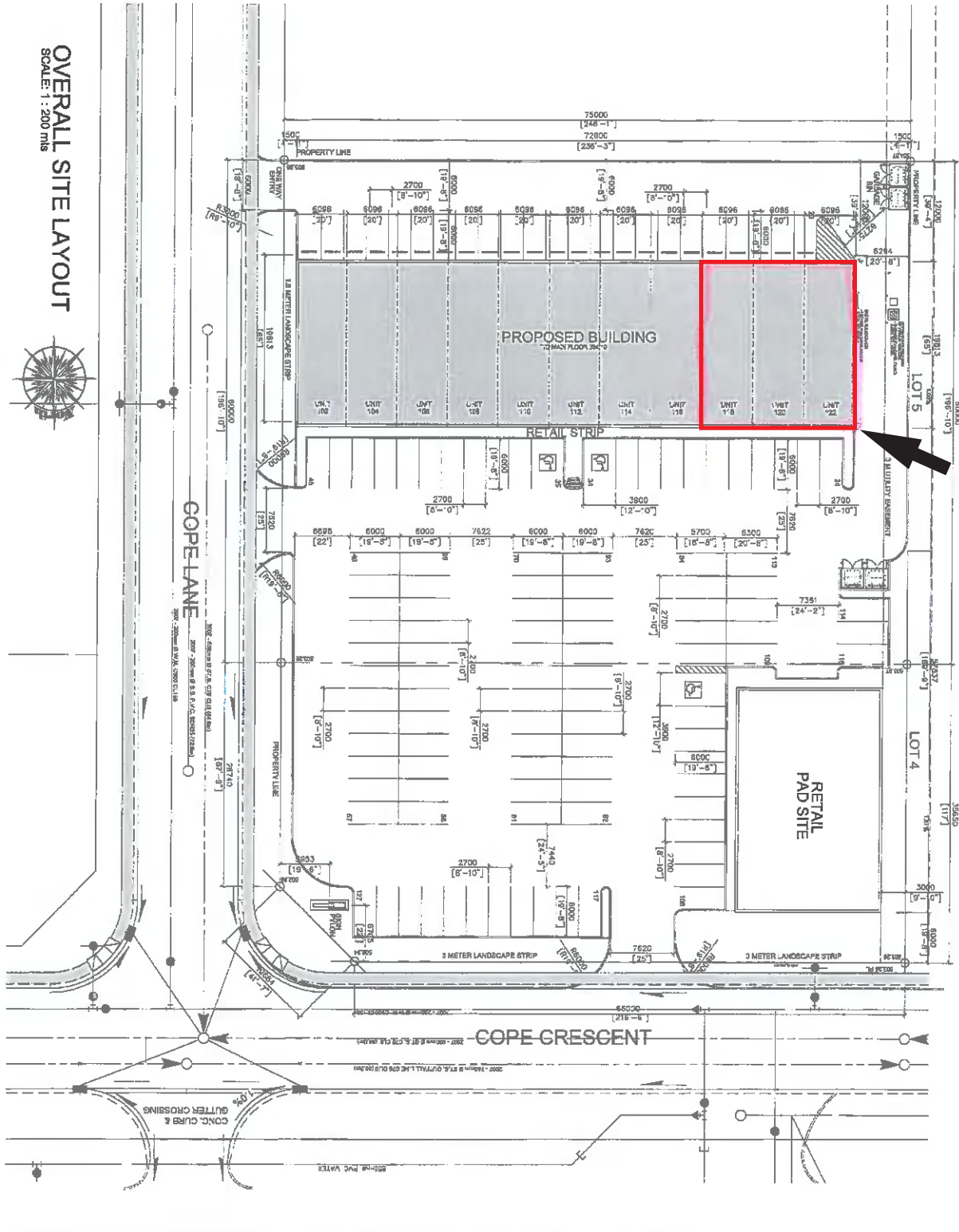
Written by: Chantel Riou, Planner, Planning and Development  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MPC – Discretionary Use Application – Private School – 311 Cope Lane/ks

Location Plan  
(311 Cope Lane)



Site Plan  
(311 Cope Lane)



OVERALL SITE LAYOUT  
SCALE: 1 : 200 MBS



**Copyright reserved**

1. The Developer shall verify and report to the Council on the site plan.

2. The copyright to all designs and drawings are retained by the Developer.

3. Reproduction or use for any purpose other than that authorized by NorthPrairie Developments Ltd. is prohibited.

**North Prairie Developments Ltd.**  
SAGINAW, MICHIGAN  
127 1208 KILBURN AVE. SAGINAW, MICHIGAN

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**Client/Project:**  
"STONEGATE"  
"CENTER"  
311 COPE LANE  
STONEBRIDGE BUSINESS PARK

**Address:**  
311 COPE LANE  
STONEBRIDGE BUSINESS PARK

**Overall Site Plan**

**Client/Project:**  
North Prairie Developments Ltd.  
311 Cope Lane  
Stonebridge Business Park

**Scale:**  
1:200

**Project No.:**  
C2014-02

**Drawing No.:**  
S201

**Version:**  
A1.0

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**Notes:**

1. The Developer shall verify and report to the Council on the site plan.

2. The copyright to all designs and drawings are retained by the Developer.

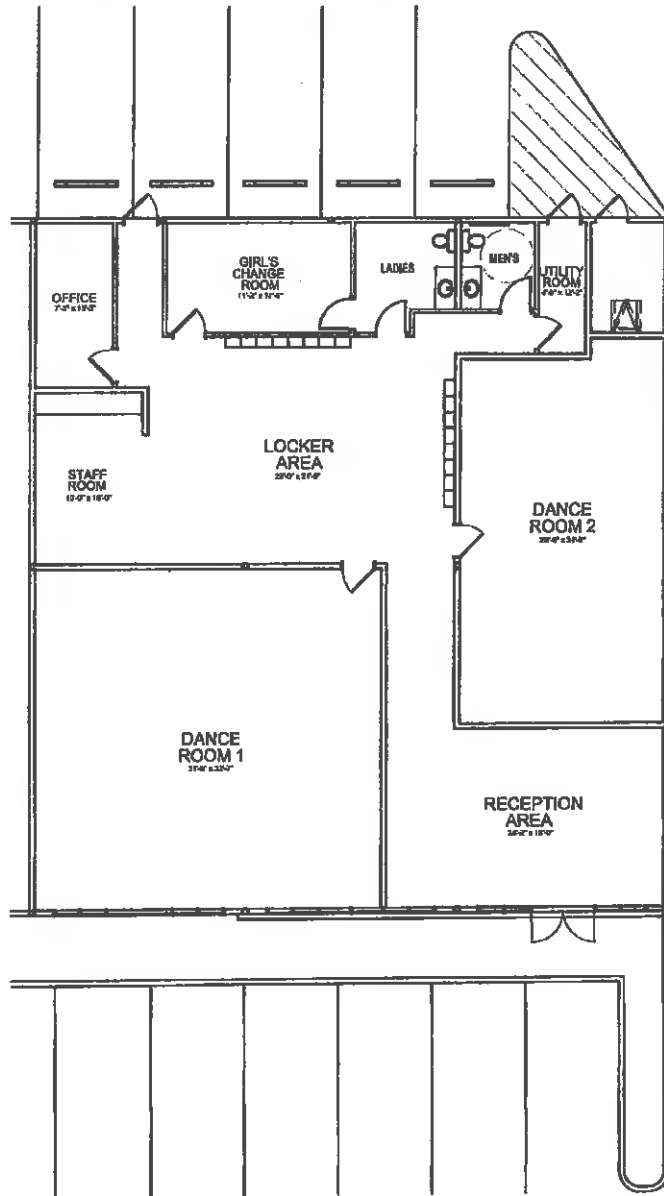
3. Reproduction or use for any purpose other than that authorized by NorthPrairie Developments Ltd. is prohibited.

**Revisions:**

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# STONEGATE CENTRE



**DANCE STUDIO ( Bays 9 to 11)**  
**FLOOR LAYOUT - 3,810 sq.ft.**  
Scale : 1:200 mts.

July 6, 2017

**Department Comments for Discretionary Use Application – 311 Cope Lane**

1. Transportation and Utilities Department

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

The Saskatoon Transit Division has reviewed the proposal and has no comments regarding the Discretionary Use Application.

2. Community Services Department

The Building Standards Division has no objection to the Discretionary Use Application, provided that a building permit is obtained and closed without deficiencies for the new 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.

*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 Proposed Discretionary Use – Private School 311 Cope Lane

### Project Description

The Community Services Department has received a Discretionary Use Application to operate a private school (Dance Culture by Bri Ltd.) at 311 Cope Lane in the Stonegate Centre. Property owners in the Stonebridge neighbourhood, specifically those within 75 metres of the subject site, have the opportunity to learn about the proposed development and the discretionary use process, and have the opportunity to comment on the proposal and ask any questions they may have.

### Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on October 6, 2017. Notices were also sent to the Stonebridge Community Association, the Ward Councillor, and Community Consultant.

The purpose of the notice was to inform, and consult with, the nearby property owners 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.

### Summary of Community Engagement Feedback

No responses were received from the notice provided to nearby property owners.

### Next Steps

All feedback from the public notification process 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 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 Stonebridge Community Association. A notification poster will also be placed on the subject site. No other public engagement is planned.



ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	December 19, 2017
Public Notice – The Community Consultant, Ward Councillor, Community Association, and all property owners who were notified previously will receive written notification. A notification poster will be placed on site.	January 8 to January 29, 2018
Public Hearing – Public hearing conducted by City Council, with 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 29, 2018
City Council Decision - May approve or deny proposal.	January 29, 2018

Prepared by:  
Chantel Riou, Planner  
Planning and Development  
November 23, 2017

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## Local Area Planning Program Review

### Recommendation

That the information be received.

### Topic and Purpose

The purpose of this report is to provide an update on the internal review of the Local Area Planning Program.

### Report Highlights

1. The Neighbourhood Planning Section conducted a internal review of the Local Area Planning Program (LAP Program).
2. A strategy to improve the effectiveness of the LAP Program has been developed and will be implemented for future Local Area Plans (LAPs).
3. Identified improvements to the LAP Program include efficiencies in the planning process; piloting Community Led Implementation; interdepartmental communication and monitoring of LAP implementation; expanding use of technology; and evaluation of LAP implementation effectiveness.

### Strategic Goal

This report supports the City of Saskatoon's (City) long-term Strategic Goal of Continuous Improvement by modernizing civic government to reflect best practices and changing demands.

### Background

The LAP Program was established in 1997, resulting from the Plan Saskatoon public engagement project. During Plan Saskatoon, the City was requested to provide greater opportunities for direct citizen input into growth and change within Saskatoon's established and historic neighbourhoods.

The LAP Program is a comprehensive, community-based planning process that involves neighbourhood residents, business owners, and other stakeholders in the development of long-range plans, called LAPs, for selected established neighbourhoods in the city. LAP neighbourhoods are selected based on the priority outcome of the Neighbourhood Monitoring Report, which is a monitoring system that ensures neighbourhood issues are identified before reaching a crisis point and assesses changes that are taking place in all of Saskatoon's neighbourhoods. The indicators are aligned with Official Community Plan Bylaw No. 8769 regarding LAPs, and consider available data related to crime, housing, employment/income, infrastructure, land use, population change, and traffic statistics.

LAPs are community-based, long-range plans that focus on the renewal of selected, established neighbourhoods and distinct areas in Saskatoon. To date, 14 LAPs have been adopted by City Council, each of which include a set of recommendations that

have led to significant improvements and leveraged additional funding for several major projects. The Montgomery Place LAP is currently in progress and expected to be brought forward to City Council in early 2018. Neighbourhood indicators have been used to select the Exhibition neighbourhood for the next LAP process, followed by the Mount Royal and Confederation Park/Massey Place neighbourhoods. See Attachment 1 for a map showing neighbourhoods with LAPs approved by City Council, LAPs with engagement in progress, and future LAP neighbourhoods.

### **Report**

The Neighbourhood Planning Section conducted an internal review of all aspects of the LAP Program to identify opportunities for improvements and efficiencies. Civic departments were consulted to gain additional perspective and feedback related to their role in the LAP process. The following summary outlines the strategy for improving the effectiveness of the LAP Program moving forward.

### Efficiencies in the Planning Process

The LAP Program follows a general planning process which includes identifying issues, setting goals, and outlining strategies. However, there are a few factors that have varied the length of each LAP process, including: the number of topics discussed, how often engagement occurs, meeting space availability, and Neighbourhood Planning Section staffing resources. To ensure community and stakeholders stay engaged through the planning process, the Neighbourhood Planning Section intends to improve the following aspects of the planning process:

1) Initial LAP Consultation (meetings and surveys)

Focus will be on identifying issues faced by the community rather than offering a list of possible items future LAPs could contain. This will focus the LAP on the wants and needs specific to each neighbourhood, while reducing or eliminating time spent on items that are not a priority.

2) Engagement Opportunities

As public engagement plays a key role in the LAP Program, stakeholders commit a considerable amount of time to the LAP process. While continuing to initially ask stakeholders about best approaches to engagement for open houses, meetings, surveys, and online elements, the Neighbourhood Planning Section will regularly request feedback on whether additional stakeholder groups should be engaged in the process (youth, community organizations, businesses, etc.). Regular review of engagement opportunities will help ensure that the process is as inclusive and equitable as possible for the neighbourhood and maintain momentum in the planning process.

3) Neighbourhood Planning Section Resources

To create efficiency through the process, the Neighbourhood Planning Section will manage the creation of a single LAP at a time. This will allow dedicated staff to focus on the LAP creation process and the writing of the LAP document, and ensure implementation of approved recommendations is also moving forward.

### Community Led Implementation

In an effort to maintain effective engagement during the implementation phase, the Neighbourhood Planning Section will increase community involvement through a “Community Led Implementation” initiative. The Neighbourhood Planning Section will work with LAP neighbourhoods to identify LAP and neighbourhood safety recommendations that may be appropriate for the community to take the lead role in implementation. Funding would be available within the LAP implementation budget to financially assist with the identified Community Led Implementation projects. It is expected that this focus will support neighbourhood building and improve implementation completion times. This initiative is specific to Saskatoon but is modeled on best practices from similar municipal programs in Seattle, Toronto, Chicago, Victoria, and Minneapolis.

### Interdepartmental Monitoring and Communication of LAP Implementation

LAPs contain recommendations which require the participation of other civic departments to implement. During the preparation of the LAP, relevant departments will review and approve proposed recommendations that relate to their work plans. When LAPs are adopted by City Council, it is the responsibility of the relevant work group to assist the Neighbourhood Planning Section in implementing the recommendations.

To improve awareness of implementation items, the Neighbourhood Planning Section will create schedules for annual meetings with departments involved in LAP implementation. Also, a SharePoint page will be created, allowing the specific work groups responsible for implementation to inform the Neighbourhood Planning Section of progress and project updates.

### Use of Technology in Public Engagement, Implementation, and Monitoring

In an effort to be more inclusive and reach all neighbourhood stakeholders, the LAP Program will increase the use of online and social media tools for future public engagement and updates on implementation. Traditional forms of engagement will continue to be integral to the public engagement plan; however, these new strategies will be used to augment and increase choices for community participation.

### LAP Implementation Effectiveness

Including the recently approved Meadowgreen LAP (June 26, 2017), the LAP Program has implemented 403 of 604 (67%) recommendations. Without the involvement and partnerships of other civic departments and divisions across the entire corporation, the success of LAP implementation would not be possible. The LAP Program has celebrated many achievements, and numerous major initiatives have stemmed from recommendations contained in LAPs since 1997.

Evaluating the impact and effectiveness of all LAPs and their recommendations is an important aspect of the LAP Program that allows the Neighbourhood Planning Section to continuously identify ways to improve on recommendation outcomes and processes. Feedback received from LAP communities and stakeholders, insight from

civic departments involved with implementation, and monitoring the contribution improvements and enhancements made to an LAP neighbourhood and the city as a whole, will continuously be used to evaluate and improve the LAP Program. Reviewing an LAP's goals and objectives throughout the implementation process will ensure that they are still relevant, and effectively drive improvements.

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

Staff within the Planning and Development Division involved in previous and current LAP processes were surveyed for their feedback on the strengths, weaknesses, opportunities, and threats identified from past LAP creation and implementation processes. Survey feedback from stakeholders involved with LAPs was also used to inform the improvements to the LAP Program. Civic departments were consulted to gain additional perspective on the effectiveness of the process and to design new tools for implementation.

### **Communication Plan**

The changes to the LAP Program will be communicated to the public during the LAP Process by the Neighbourhood Planning Section. Community Led Implementation opportunities will be discussed with community associations and/or sub-groups of the LAP neighbourhoods. New tools for implementation tracking will be created with the assistance of affected departments and work groups.

### **Other Considerations/Implications**

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

### **Due Date for Follow-up and/or Project Completion**

The Neighbourhood Planning Section reports annually on Section highlights, including LAP Program implementation status and achievements as part of the Planning and Development Division Annual Report. LAP Program improvements will be integrated into upcoming LAP planning processes.

### **Public Notice**

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

### **Attachment**

1. Local Area Plan Neighbourhood Map

### **Report Approval**

Written by: Melissa Austin, Senior Planner, Planning and Development  
Keith Folkersen, Senior Planner, Planning and Development

Reviewed and

Approved by: Lesley Anderson, Acting General Manager, Community Services Department

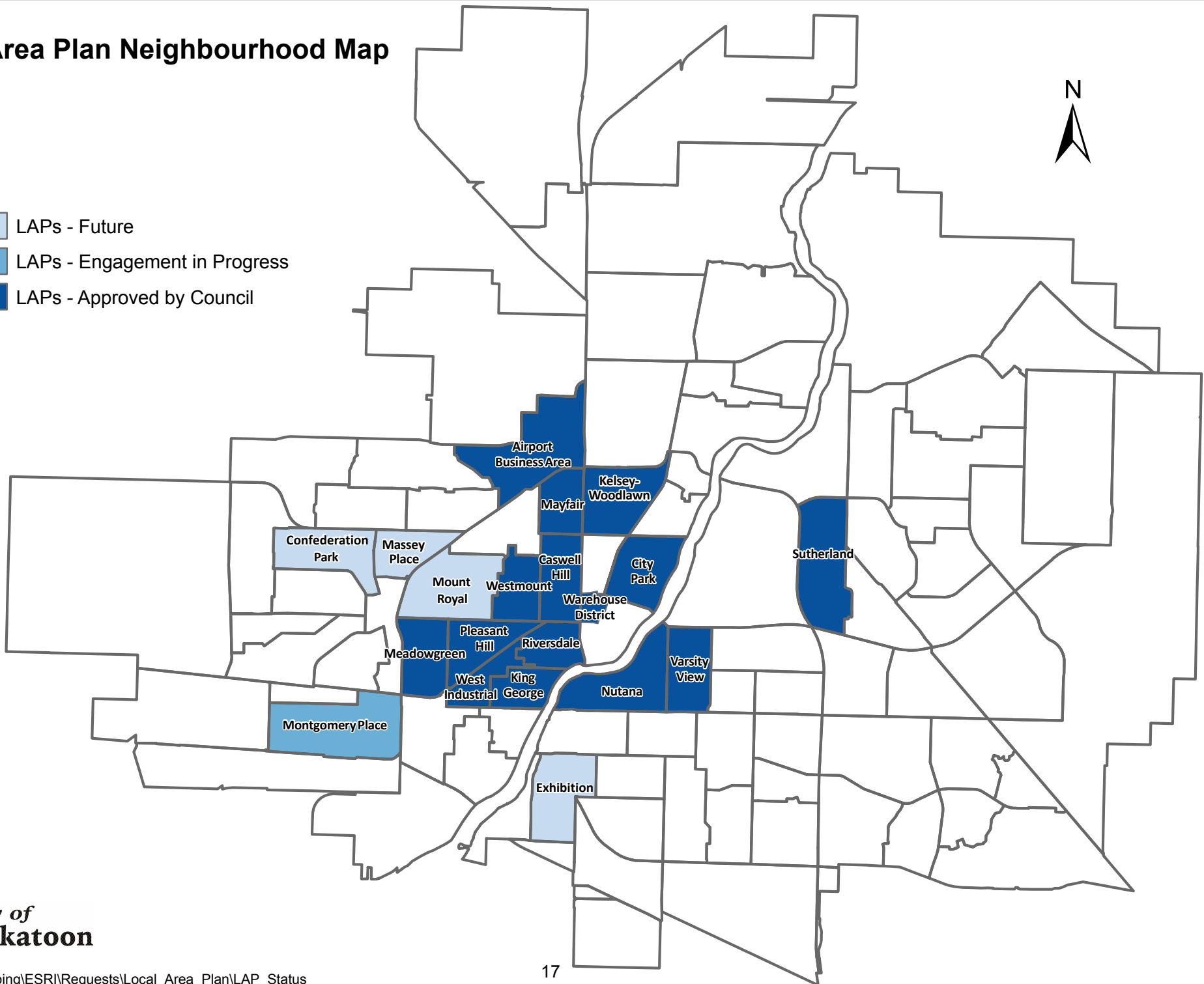
S/Reports/2017/PD/MPC – Local Area Planning Program Review/ks



# Local Area Plan Neighbourhood Map



- LAPs - Future
- LAPs - Engagement in Progress
- LAPs - Approved by Council



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## Neighbourhood Level Infill Development Strategy – Three- and Four-Unit Dwellings per Corner Site

### Recommendation

That the report of the General Manager, Community Services Department, dated December 4, 2017, be forwarded to the Municipal Planning Commission and City Council for information.

### Topic and Purpose

The purpose of this report is to provide an update on implementation of the Neighbourhood Level Infill Development Strategy, specific to the development of three- and four-unit dwellings on corner sites in established neighbourhoods.

### Report Highlights

1. The Neighbourhood Level Infill Development Strategy (Strategy) provided recommendations to facilitate the development of three- and four-unit dwellings on corner sites in low-density residential areas in established neighbourhoods.
2. Consultation with the selected established neighbourhoods indicated that those communities did not support the development of three- and four-unit dwellings on corner sites. Significant concerns were expressed by residents and the community associations regarding the potential effects that increased density through this form of development would have on established residential areas.
3. The development of three- and four-unit dwellings on corner sites in established neighbourhoods, on appropriate sites, can be evaluated and accommodated through the rezoning process on a case-by-case basis.
4. The Corridor Planning initiative of the Growth Plan to Half a Million (Growth Plan) may identify opportunities for the development of three- and four-unit dwellings.

### Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth by ensuring that infill development is compatible with the existing built form.

### Background

At its December 16, 2013 meeting, City Council endorsed the Strategy. The Strategy was completed to address growing concerns with residential infill development in established neighbourhoods. The Strategy outlined best practices, design guidelines, and regulations that provide design flexibility and minimize the impact of neighbourhood level infill development on neighbouring property owners.

A report was considered by the Planning and Operations Committee on March 25, 2014, that identified four main items for implementation: garden and garage suites, development standards and design guidelines for primary dwellings, corner lot

infill development, and site drainage requirements. The status of these items are as follows:

1. Zoning Bylaw No. 8770 (Zoning Bylaw) regulations to allow for garden and garage suites when accessory to a one-unit dwelling were adopted by City Council in May 2014.
2. Zoning Bylaw regulations for primary dwellings in the established neighbourhoods were adopted by City Council in March 2015.
3. The Community Standards Division is currently undertaking a project to develop a regulatory compliance model to control drainage. The project is being funded by Capital Project No. 2604 – CY Drainage Regulation. The project is expected to be completed in 2019 and the Community Standards Division will report at that time.

This report provides an update on corner lot infill development consisting of three- and four-unit dwellings.

## **Report**

### **Corner Site Development**

The Strategy identified corner site infill development that may be appropriate in established neighbourhoods. Corner site development is a unique opportunity that could include increased density and affordable housing options in these areas. The Strategy recommended that this form of development be accommodated, subject to site suitability, location, and servicing capacity. As well, the Strategy provided regulations and design guidelines for development of three- and four-unit dwellings on corner sites in established neighbourhoods. Most of the low-density residential areas in established neighbourhoods are in the R2 – One- and Two-Unit Dwelling Zoning District that provides for the development of one- and two-unit dwellings.

Corner sites are characterized by their exposure to two street frontages. Those sites suitable for corner site development must have a rear lane and be of adequate size to accommodate buildings containing three to four units, landscaping, and on-site parking. The Strategy proposed that suitable sites have a width of at least 15 metres (49.21 feet) and an area of 570 square metres (6,135.40 square feet). The development would address both street frontages and provide entrances to individual units. Attachment 1 provides an example elevation and a site plan for a townhouse-style development.

### **Consultation**

There was significant community engagement during the development of the Strategy, including public information meetings, a community advisory committee who met throughout the duration of the project, and a project website with online feedback. In general, the feedback received supported allowing for new infill development in the forms of garden and garage suites and three- and four-unit dwellings on corner sites.

In the spring of 2016, the Planning and Development Division (Planning and Development) met with several community associations in established neighbourhoods

that have experienced infill development. The purpose of the consultation was to present proposed regulations and obtain feedback for this form of development. Planning and Development met with community association executives from the Nutana, Caswell Hill, King George, Buena Vista, City Park, and Pleasant Hill neighbourhoods. In addition, the Varsity View Community Association organized a wider community meeting to discuss this topic, and it was attended by approximately 75 people. Those in attendance at the Varsity View meeting were not in support of allowing the development of three- or four-unit dwellings on corner sites to occur in that neighbourhood. Attachment 2 contains a full summary of the consultation.

The feedback received indicated that corner site development is generally not supported. The main issues that were identified are as follows:

1. Concerns that sites with a 15 metre (49.21 feet) site width are not large enough to accommodate the building along with adequate vehicular and bicycle parking, recycling and garbage containers, snow storage, and amenity space.
2. Adjacent properties would experience a loss of privacy and solar access as the structure would likely be two storeys high and shade the rear yard of adjacent properties.
3. There is inadequate separation distance provided between adjacent properties, which could affect privacy.
4. Concerns that increased density could affect site drainage and stormwater collection on adjacent properties.
5. Adequate parking cannot be provided on site and the increased density could cause increased parking pressure on nearby streets.
6. Additional traffic would cause deterioration of rear lanes.

Following the consultation, Planning and Development determined that Zoning Bylaw amendments would not be brought forward to allow this form of development on corner sites as either a permitted or discretionary use, as it was evident by the outcome of the consultation that corner site development is not acceptable to neighbourhood residents in established neighbourhoods. Subsequent to the consultation, information was provided to the community associations that took part, indicating that the Administration would not be recommending amendments to the Zoning Bylaw to accommodate corner site development.

#### Approval Process

Not all corner sites are suitable for the development of three- and four-unit dwellings; however, developments could be accommodated through the rezoning process. As such, each proposal would require evaluation based on its merits, including site size, location, and adjacent land uses. The Administration would not support any application where the physical attributes of the site or infrastructure do not accommodate infill development of this scale. As part of the rezoning application process, community engagement would occur for each proposal.

A rezoning application of this type has an application fee of \$3,750, and the process takes from 8 to 12 months depending on the complexity of the application.

### Growth Plan

A key direction of the Growth Plan, approved in principle by City Council in April 2016, was to balance growth between infill and greenfield locations. The Growth Plan recommends 35% of new growth be dedicated to strategic and neighbourhood infill sites, and an additional 15% be targeted to corridor growth as the city grows to a population over 500,000 people. Corridor Planning is a key initiative of the Growth Plan and outlines the long-term vision and possibilities for growth along the city's major corridors. This initiative may provide more opportunity for development of three- and four-unit dwellings, particularly in the transition areas between corridors and established low-density residential areas.

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

There was significant community engagement during the development of the Strategy.

Specific to corner site development, the Administration met with community association executives from the Nutana, Caswell Hill, King George, Buena Vista, City Park, Varsity View, and Pleasant Hill neighbourhoods. A public information meeting was organized in the Varsity View neighbourhood by its community association.

### **Other Considerations/Implications**

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

### **Due Date for Follow-up and/or Project Completion**

A report will be provided by the Community Standards Division following completion of the review of drainage regulations in 2019.

### **Public Notice**

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

### **Attachments**

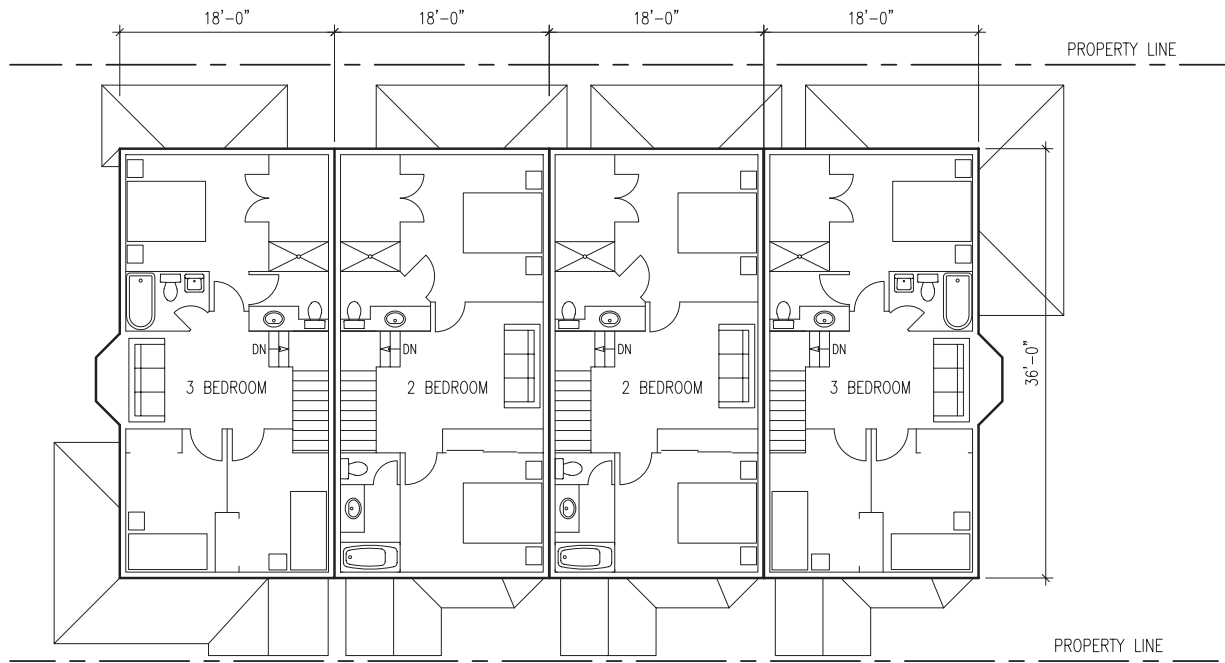
1. Example Site Plan and Elevation of Four-Unit Dwelling
2. Community Engagement Summary

### **Report Approval**

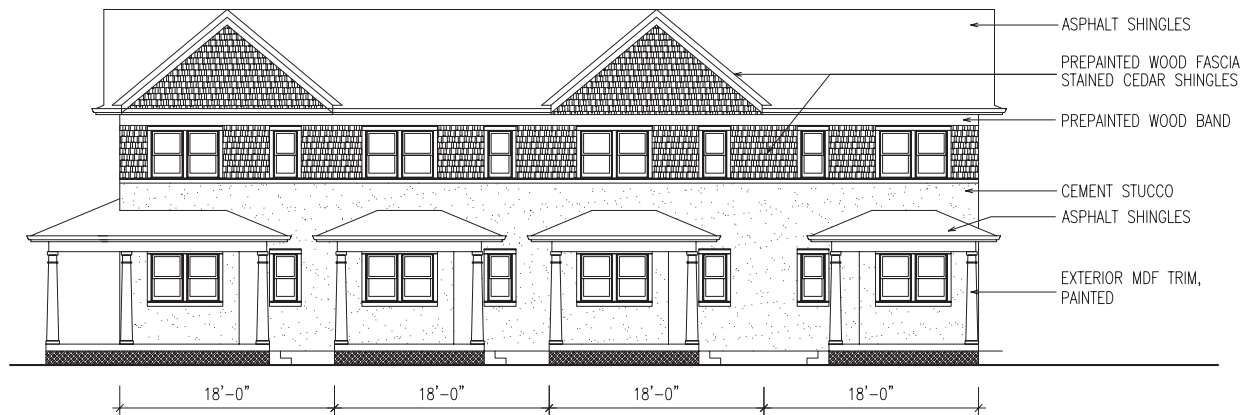
Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development

Reviewed and

Approved by: Lesley Anderson, Acting General Manager, Community Services Department

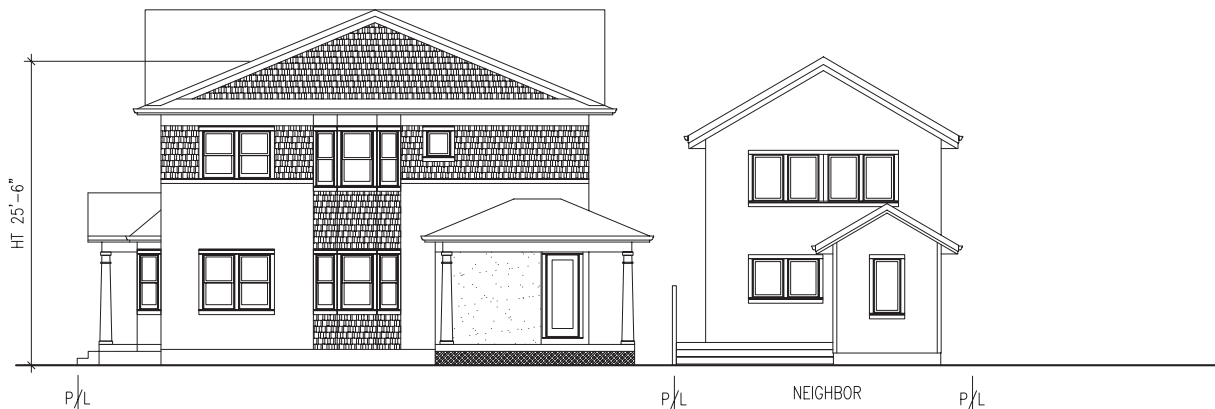


Sample 2nd Floor Plan, 2-3 Bedrooms @ 650 s.f.



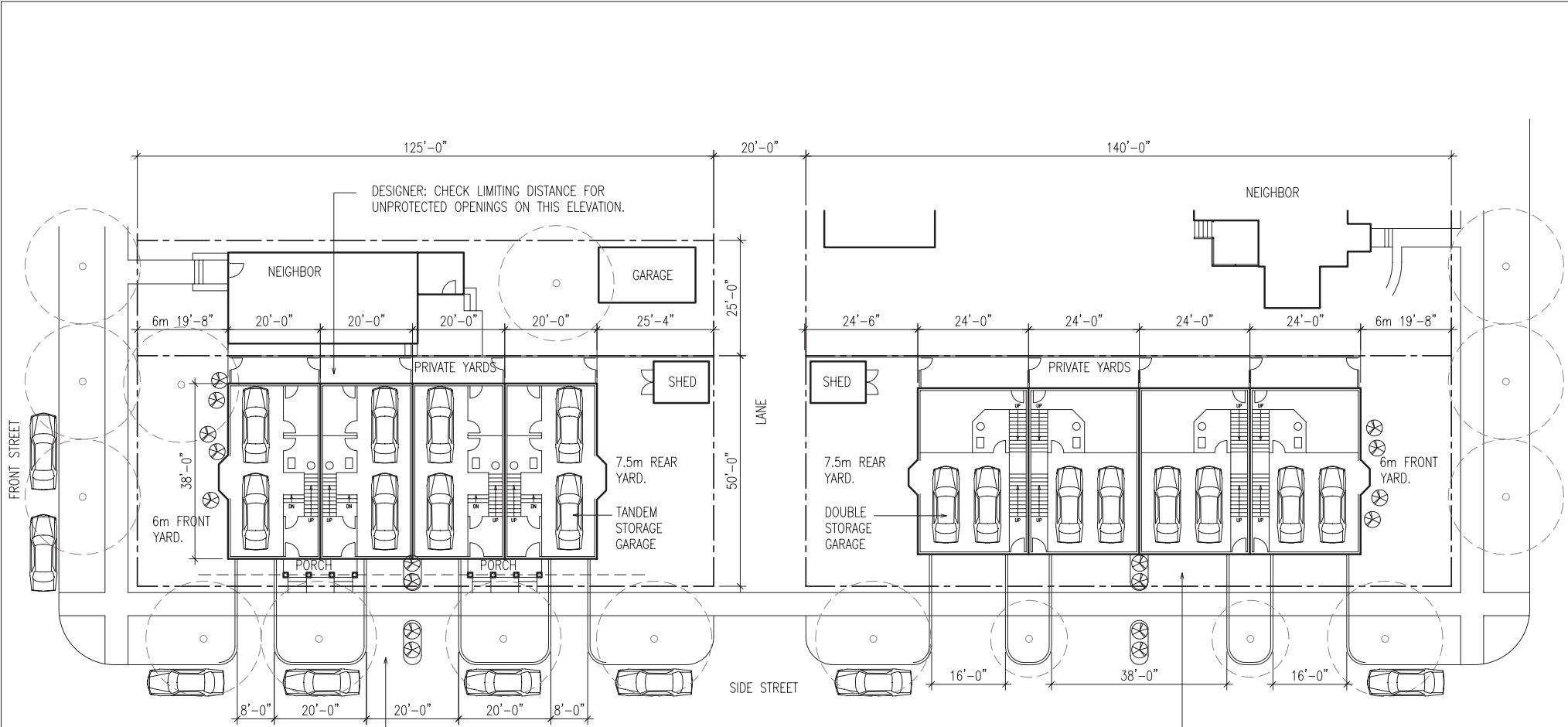
Interior Side Yard

CODE NOTE, APPROXIMATE LIMITING DISTANCE: 33m<sup>2</sup> PER FIRE COMPARTMENT @ 2.1m FROM PROPERTY LINE = 12% ALLOWABLE UNPROTECTED OPENINGS



Rear Yard facing Lane





**Narrow curb cuts: more desirable**

NOT MORE THAN THREE CURB CUTS SHOULD BE CONSIDERED FOR THE SIDE STREET. AT LEAST 20'-0" SHOULD BE PROVIDED BETWEEN CURB CUTS FOR ON-STREET PARKING.

NUMBER, WIDTH AND LOCATION OF CURB CUTS ARE SUBJECT TO APPROVAL BY THE CITY OF SASKATOON INFRASTRUCTURE SERVICES DEPARTMENT.

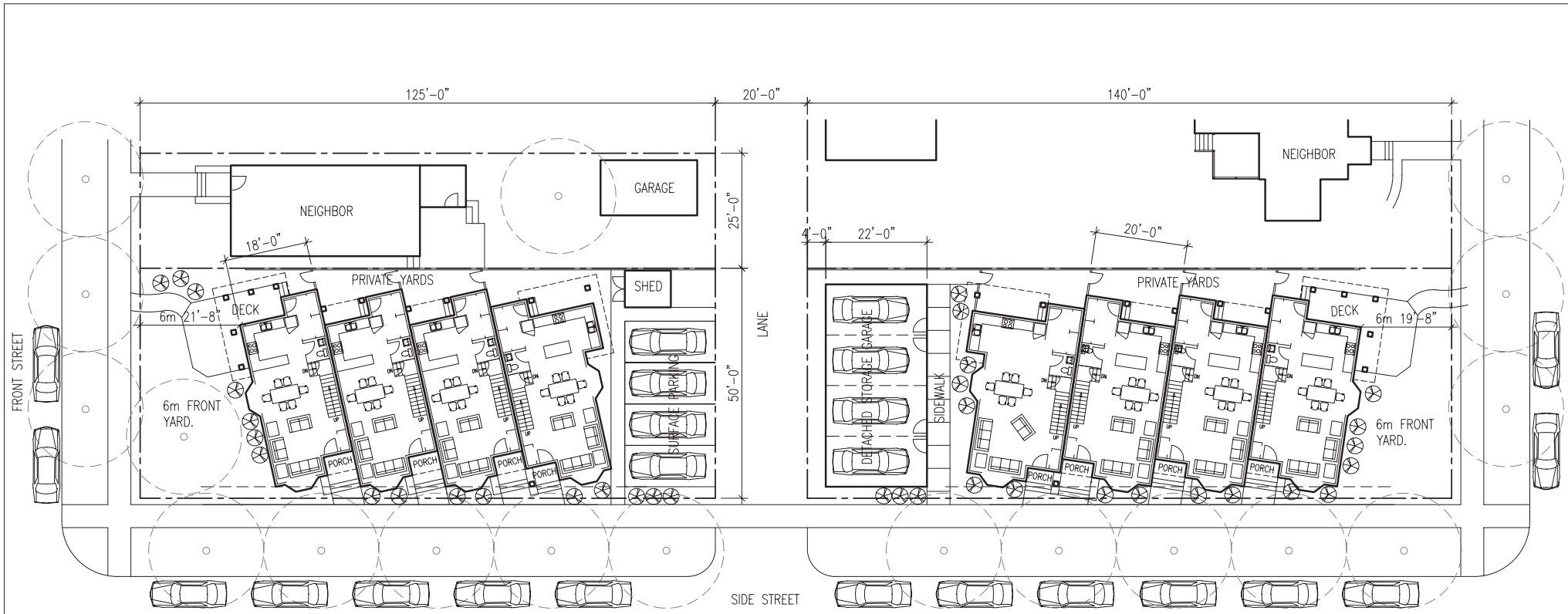
BUILDING ELEVATIONS: SEE FIGURE 3.2

**Wide curb cuts: undesirable**

- PARALLEL STALLS UNDESIRABLE:
1. BECAUSE MORE THAN 50% OF THE BOULEVARD WILL BE CONVERTED TO CURB CUT. STREET PARKING SHOULD NOT BE MONOPOLIZED BY THE PRIVATE HOMEOWNERS.
  2. BECAUSE CURB CUTS FOR SHARED DRIVEWAY WILL EXCEED 20' IN WIDTH.
  3. BECAUSE DRIVEWAYS MAY PUT MATURE TREES AT RISK.
  4. BECAUSE VEHICLE DOORS WILL TOTAL >50% THE WIDTH OF THE STREET ELEVATION.
  5. BECAUSE PRINCIPAL ENTRANCES WILL BE AT GRADE, TREATED WITH LESS IMPORTANCE THAN THE VEHICLE DOORS.



Figure 3.1: Vehicle doors on Principal Building 1:250



- UNITS NEED NOT BE SQUARE TO TO PROPERTY LINES.
- LAYOUTS CAN BE SKEWED TO ARTICULATE INDIVIDUAL BAYS AND TO PRESENT AN INTERESTING SAWTOOTH ELEVATION TO THE STREET.
- NOTICE THE SIMPLE ROOF GEOMETRY OF THE VANCOUVER EXAMPLE AT LEFT. PRINCIPAL ENTRANCES HAVE BEEN TREATED AS RECESSED ALCOVES, AS SHOWN AT LEFT.
- UNITS AT THE ENDS CAN BE ENLARGED INTO THE TRIANGLE BETWEEN THE SETBACK LINE AND THE BUILDING LINE. SKEWED UNITS CAN BE A BIT LONGER THAN IF PARALLEL TO THE FRONT STREET.



Figure 4 Site Arrangements: Skewed Bays 1:250





# Shaping Saskatoon

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



## **Community Engagement Summary Implementation of Neighbourhood Level Development Strategy Three- and Four-Unit Dwellings per Corner Site**

### Project Description

The Neighbourhood Level Infill Development Strategy (Strategy) provided regulations and design guidelines for development of three- and four-unit dwellings on corner sites in established neighbourhoods. The Strategy identified corner lots as unique development opportunities to increase density and provide for affordable housing options in established neighbourhoods.

In May and June 2016, Planning and Development met with several community associations regarding implementation of the Strategy; specifically, the recommendation to allow for small multiple-unit dwellings on corner sites in established neighbourhoods.

Consultation occurred with the Nutana, Caswell Hill, King George, Buena Vista, City Park, Pleasant Hill, and Varsity View Community Associations.

### Community Engagement Strategy

Planning and Development contacted the community association executives and requested to meet with community associations that had experienced infill development and contain zoning that could accommodate small multiple-unit dwellings.

The purpose of these meetings was to consult with members of the community associations regarding corner lot development and ascertain whether development of three- and four-unit dwellings on corner sites would be suitable in these areas.

In the Nutana, Caswell Hill, King George, Buena Vista, City Park, Varsity View, and Pleasant Hill neighbourhoods, Planning and Development staff attended a regular meeting of each community association executive. These meetings provided an opportunity to discuss the Strategy and present a sample development and proposed regulations. Renderings of typical developments and photos of corner lot developments were presented, and the proposals were discussed. Further conversation followed and comments were summarized.

The Varsity View Community Association arranged a public information meeting and distributed notices to residents in the Varsity View and Grosvenor Park neighbourhoods. Approximately 75 people attended the meeting. Planning and Development staff made a presentation with a sample development and proposed regulations. A question and answer period followed and those in attendance spoke against allowing corner lot development to



proceed. At the end of the meeting, those in attendance voted that they were not in favour of the proposal to allow for corner lots to be rezoned for four-unit dwellings.

## Summary of Community Engagement Feedback

### **May 4, 2016 – Nutana**

- concerns with loss of privacy and sunlight;
- site plan does not have room to accommodate garden space or solar panels;
- sites not large enough to accommodate individual garbage or recycling bins;
- drainage and stormwater collection will occur due to greater site coverage - need to have stormwater storage mechanism on site;
- developments could provide increased density and affordable housing options in the community;
- loss of privacy for neighbours who would have four units looking at their property;
- suggestion for a bigger setback from the neighbourhood's yard;
- valuable because works within the existing pattern examples, but current examples have deeper lots than in Nutana;
- value of land will increase for the corner site development, but the value of the next door property goes down;
- Nutana has good transit access and developments could provide a more affordable set of housing stock; and
- pattern of tearing down smaller older homes and putting in larger new homes eliminates affordable housing over time. Suggestion to have a requirement to create affordable homes (e.g., no bigger than 1,200 square feet).

### **May 10, 2016 – Caswell Hill**

- already allows for four-unit dwellings in the R2A Zoning District on corner sites;
- many vehicles associated with a multi-unit building;
- many people who live in Caswell Hill do not have cars;
- developments should fit within the character of existing houses; and
- there should be a requirement for locked secure bike parking.

### **May 11, 2016 – King George**

- multiple-unit dwellings are already permitted on corner lots in the R2A District – this area should be rezoned to R2 so that they are not allowed;
- Local Area Plan stated that the zoning be maintained and not changed;
- there are already parking concerns, especially for the development across from the Royal Canadian Legion Hall on Spadina Crescent;
- need to provide adequate parking on site and no front yard driveways;
- amenities in the neighbourhoods are substandard in terms of recreational activities in the core;



- any bylaw allowing for infill should be shaped where permission of the neighbourhood is required; and
- developments should be built in good taste and architectural style.

### **May 18, 2016 – Buena Vista**

- there is an illegal four-unit dwelling already in the neighbourhood;
- developments could work well - design and how the space is utilized is key;
- issue of boulevard encroaching (people use the boulevard to park and for storage);
- parts of the neighbourhood do not have sidewalks; and
- alleys need to be repaired after an infill development.

### **May 19, 2016 – City Park**

- the zoning that is in place is appropriate as it - does not currently allow for four-unit dwellings in a large area of City Park;
- this type of development would provide more affordable housing options for young families that wish to move into the neighbourhood - the current demographic that is moving in is older couples with no small kids;
- discussion of some larger duplexes that have been built, particularly along Spadina Crescent;
- there are lots of rental properties - concerns were parking pressure and no room for garbage containers;
- rezoning process (and public consultation) for projects that may want to go into City Park is reasonable and the neighbourhood can work the process; and
- developments should fit architecturally.

### **June 15, 2016 – Varsity View**

- Varsity View should be rezoned as R1 to be exempt from allowing corner site development;
- regarding townhouses on Temperance Street - if a similar development was allowed on corner lots, the kitchen window at the back would look out on a parking lot;
- City has done nothing about existing drainage problems - these will be worsened by new infill and should be dealt with first;
- developer who has lived in Varsity View for 25 years was concerned that decision has already been made and that consultation is not meaningful;
- every year, many students return to University and park their cars in Varsity View. This makes parking very difficult. In winter, snow plowing restricts the width of the roads. The combination of snow and parking makes movement very difficult. One parking stall per dwelling is inadequate;
- City should exempt Varsity View from this plan;
- concerns about decrease in property values;
- existing rental duplexes are not maintained;



- following previous redevelopment in Varsity View, had to personally pay for sewer improvements;
- property values - value of corner lot will increase; adjacent houses will see a decrease in value - how much will these changes be?;
- young children that walk to school along streets that do not have sidewalks. The City will need to make traffic improvements to keep kids safe as the amount of local traffic increases due to four-unit dwellings;
- at present, a developer can apply on a case-by-case basis to have a corner lot rezoned as a four-unit dwelling. This will still be the case if the proposal allows corner lots to be rezoned for a four-unit dwelling;
- if units are developed on several corners, the result would be greater use of the back alleys. These are already in poor shape and will require more maintenance;
- in favour of allowing development as duplexes;
- parking issues are very important to Varsity View and rezoning will have a tremendous impact as it will worsen parking problems;
- condo development on Clarence Avenue and 14<sup>th</sup> Street has made it very hard to park - this is a big problem for visitors. Also, there are garbage problems;
- why are you looking at infill in a highly sought after neighbourhood? Why not develop new neighbourhoods so that they are like Varsity View and will be highly sought after?;
- a two-storey townhouse with stairs in the proposed new dwellings on rezoned corner lots would make them unsuitable for use by people looking to move out of their existing home;
- recent infill is not in keeping with character on neighbourhood. Little faith that infill on rezoned corner lots will be any better. Varsity View should be rezoned as R1;
- Varsity View is a unique neighbourhood, partly because it is next to the University and will be disproportionately affected by these changes. Varsity View is already 60% rental and the proportion could increase further. The proposed rezoning changes could go ahead even if we are against it. There should be a process in place to reflect the views of the neighbourhood if individual rezoning applications come up;
- City objective is to allow infill to keep the neighbourhood vital. We already have houses with illegal suites, leading to problems with parking, including cars that obstruct driveways, and maintenance. Varsity View already has one of the highest densities of people in the City. Much of recent infill has had poor esthetics and the new houses are very tall;
- not in favour of duplexes with suites;
- Varsity View is not in favour of having corner lots rezoned to allow for four-unit dwellings on corner lots. A vote was taken on this question and all but three people in attendance agreed; and
- the report to City Council will state that Varsity View is not in favour of allowing a zoning change to allow for corner lot development.

# Shaping Saskatoon



## June 15, 2016 - Pleasant Hill

- multiple-unit dwellings are not appropriate mid-block;
- do not like it when back doors face Avenue P; and
- may be a need to re-examine existing zoning.

### Next Steps

Feedback from the engagement will be summarized and presented as part of the report to the Standing Policy Committee on Planning, Development and Community Services.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents an information report to the Standing Policy Committee on Planning, Development and Community Services	December 4, 2017
Planning and Development Division presents the information report to Municipal Planning Commission	December 19, 2017

Prepared by:  
Paula Kotasek-Toth, Senior Planner  
Planning and Development  
November 10, 2017