



PUBLIC AGENDA

MUNICIPAL PLANNING COMMISSION

TUESDAY, NOVEMBER 4 2014, AT 12:00 NOON, COMMITTEE ROOM "E"

Ms. J. Braden, Chair
Mr. K. Martens, Vice-Chair
Councillor C. Clark
Mr. S. Betker
Ms. 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

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

3. ADOPTION OF MINUTES

3.1 Minutes of Regular Meeting of the Municipal Planning Commission held on October 7, 2014.

4. UNFINISHED BUSINESS

5. COMMUNICATIONS

6. REPORTS FROM ADMINISTRATION

6.1 Proposed Rezoning from B6 to B6 by Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower [Files CK 4351-014-020 and PL 4350-Z42/14]

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 309 and 319 22nd Street East and 116 and 130 3rd Avenue South from B6 – Downtown Commercial District to B6 - Downtown Commercial District, subject to a Zoning Agreement, be approved.

6.4 Land Use Applications Received by the Community Services Department for the Period between September 23, 2014 to October 16, 2014 [Files CK 4000-5, PL 4350-1, PL 4350 and PL 4300]

Recommendation

That the information be received.

7. REPORTS TO COUNCIL

7.1 Update of Items Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, October 27, 2014. [File No. CK. 175-16]

Recommendation

That the information be received.

8. ADJOURNMENT

Proposed Rezoning From B6 to B6 by Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower

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 309 and 319 22nd Street East and 116 and 130 3rd Avenue South from B6 – Downtown Commercial District to B6 – Downtown Commercial District, subject to a Zoning Agreement, be approved.

Topic and Purpose

The purpose of this report is to consider an application from AODBT Architecture and Interior Design, on behalf of North Prairie Developments Ltd., requesting to rezone 309 and 319 22nd Street East and 116 and 130 3rd Avenue South from B6 – Downtown Commercial District (B6 District) to B6 – Downtown Commercial District, subject to a Zoning Agreement (see Attachment 1). The proposed Zoning Agreement will facilitate the construction of the City Centre Tower Project.

Report Highlights

1. The City Centre Tower Project consists of three phases of development:
 - a) the existing office building located at 116 and 130 3rd Avenue South;
 - b) a proposed commercial and residential tower at 309 22nd Street West designed to be approximately 105 metres; and
 - c) a commercial and office tower located at 319 22nd Street West designed to be approximately 87 metres tall in height.
2. The project incorporates commercial and retail uses on the ground floor and architectural designs to encourage walkable streets while providing a significant increase in density in the City Centre.
3. The proposed Zoning Agreement will provide for 309 and 319 22nd Street East and 116 and 130 3rd Avenue South to be developed as one development site, in a manner that is consistent with the regulations contained in the B6 District.

Strategic Goal

Under the Strategic Goal of Sustainable Growth, this report supports the long-term strategy of encouraging development in our City Centre, ensuring it is a vibrant hub for culture, commerce, and civic life.

Background

309 and 319 22nd Street East and 116 and 130 3rd Avenue South are currently zoned B6 District and are developed with office buildings and surface parking. The B6 District provides for a wide range of commercial, institutional, and residential uses in a high-density form, in the downtown area.

Proposed Rezoning From B6 to B6 by Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower

Report

Proposed Development

The City Centre Tower project involves three phases of development:

- a) Phase One consists of the existing office building located at 116 and 130 3rd Avenue South and will be connected to Phase Two by an above-grade walkway across a lane;
- b) Phase Two consists of a proposed commercial and residential tower at 309 22nd Street West designed to be approximately 105 metres; and
- c) Phase Three of the development consists of a commercial and office tower located at 319 22nd Street West designed to be approximately 87 metres tall in height.

A proposed site plan is included in Attachment 2.

City Centre Goals

The project supports the City Centre Plan by providing commercial and retail uses on the ground floor and architectural designs to encourage walkable streets. The development will also increase density by replacing low-rise low density uses and a surface parking lot.

The development also supports the City's long-range goal of increasing the population of Downtown to 15,000 people by providing approximately 290 residential units.

Design Guidelines

New design guidelines are being developed for the Downtown. The design of Phase 2 of the proposed City Centre project has been influenced by the consultation process to ensure general consistency with design objectives. For example, wind mitigation, building wall relief, and street level amenities have been addressed. It is expected that further discussion and review of Phase 3 will take place prior to construction, which is not expected for a few years.

Parking

The City Centre Tower project will provide approximately 805 additional structured parking spaces located below and above grade (310 spaces in Phase Two and 495 in Phase Three). Architectural treatments on the façade of the above grade parking structure ensure that it is appropriately screened and attractive.

Provisions for public parking will be used for height bonusing for the development, resulting in up to 55 public parking spaces in the development.

Proposed Zoning Agreement

The proposed Zoning Bylaw No. 8770 amendment is intended to change the zoning designation to a B6 District by agreement. The Zoning Agreement will provide for 309 and 319 22nd Street East and 116 and 130 3rd Avenue South to be developed as one development site in a manner that is consistent with the regulations contained in the B6

Proposed Rezoning From B6 to B6 by Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower

District. Elevations of the proposed City Centre Tower project are included in Attachment 3.

It is recommended that the Zoning Agreement include the following provisions:

- a) a minimum of 50% open volume be provided for the entire development site (309 and 319 22nd Street East and 116 and 130 3rd Avenue South) and a minimum open volume of 35% be provided for Phase Two and Three combined (309 and 319 22nd Street East);
- b) building height to exceed 76 metres by providing height bonusing requirement through provision of publicly available parking spaces (40 publicly available parking spaces for Phase Two and 15 publicly available parking spaces for Phase Three).
- c) minimum of 1 metre building setback from property line for floors containing dwelling units;
- d) balconies are a permitted obstruction in the entire front, side, and rear yard; and
- e) Phase Two and Three may each include two electronic message centres.

All other development standards shall be those required in the B6 District.

Comments from Other Divisions

No significant issues were identified through the Administrative referral process.

The Transportation and Utilities Department have noted that a Traffic Impact Study will be required, prior to construction, to ensure safe and efficient operation of adjacent streets, sidewalks, and lane.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as this proposal provides for development that is consistent with the City Centre Plan and the B6 District. If denied, the Administration would request further direction.

Public and/or Stakeholder Involvement

The Partnership was consulted regarding this proposal. As the development is consistent with land uses and development in the B6 District and consistent with the City Centre goals and objectives, no further consultation was considered necessary.

Communication Plan

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

Other Considerations/Implications

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

Proposed Rezoning From B6 to B6 by Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower

Due Date for Follow-up and/or Project Completion

Future reports concerning requests for an encroachment agreement (for link between Phase 1 and 2 across lane) and development incentives for housing, structured parking, and office development will be forthcoming after the rezoning process.

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. Notice boards will be placed on the site. The property owners affected by this rezoning will also be notified, in writing.

Attachments

1. Location Map
2. Proposed Site Plan
3. Elevations of Proposed Development

Report Approval

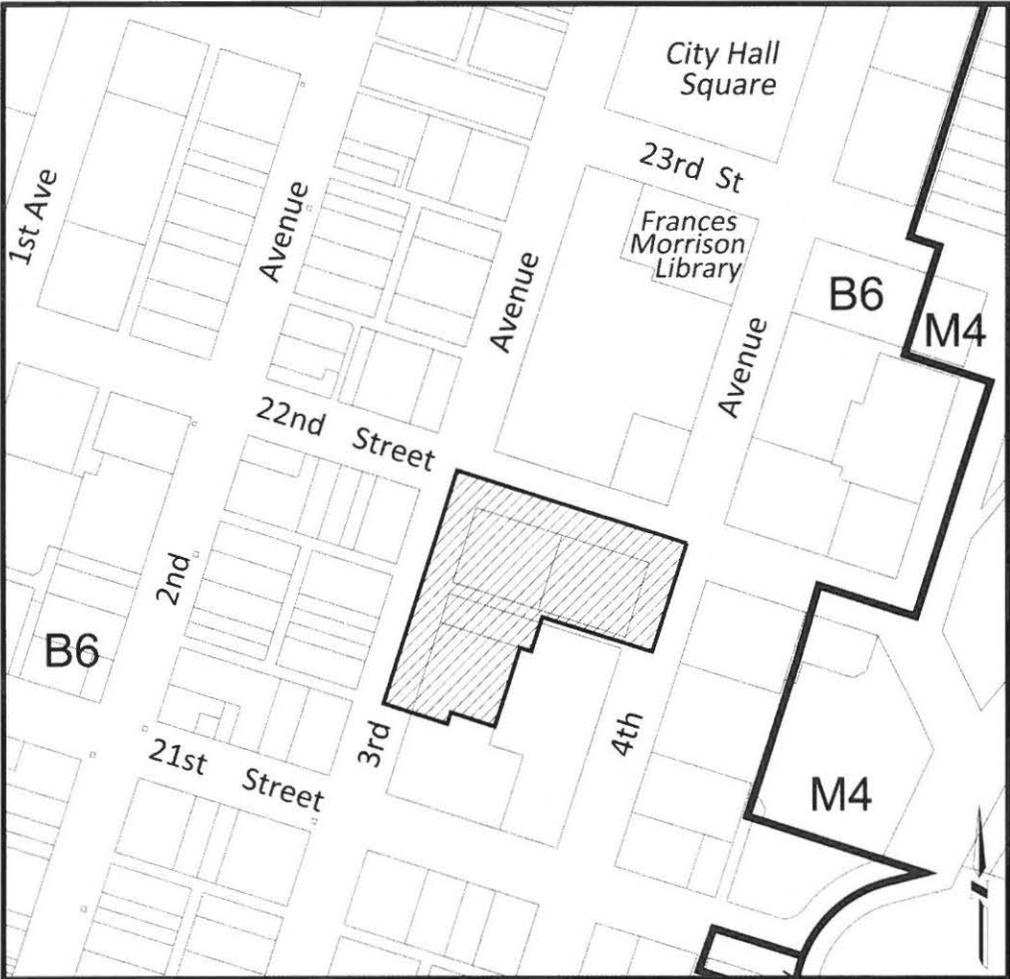
Written by: Darryl Dawson, Manager, Development Review Section,
Planning and Development Division

Reviewed by: Alan Wallace, Director of Planning and Development

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

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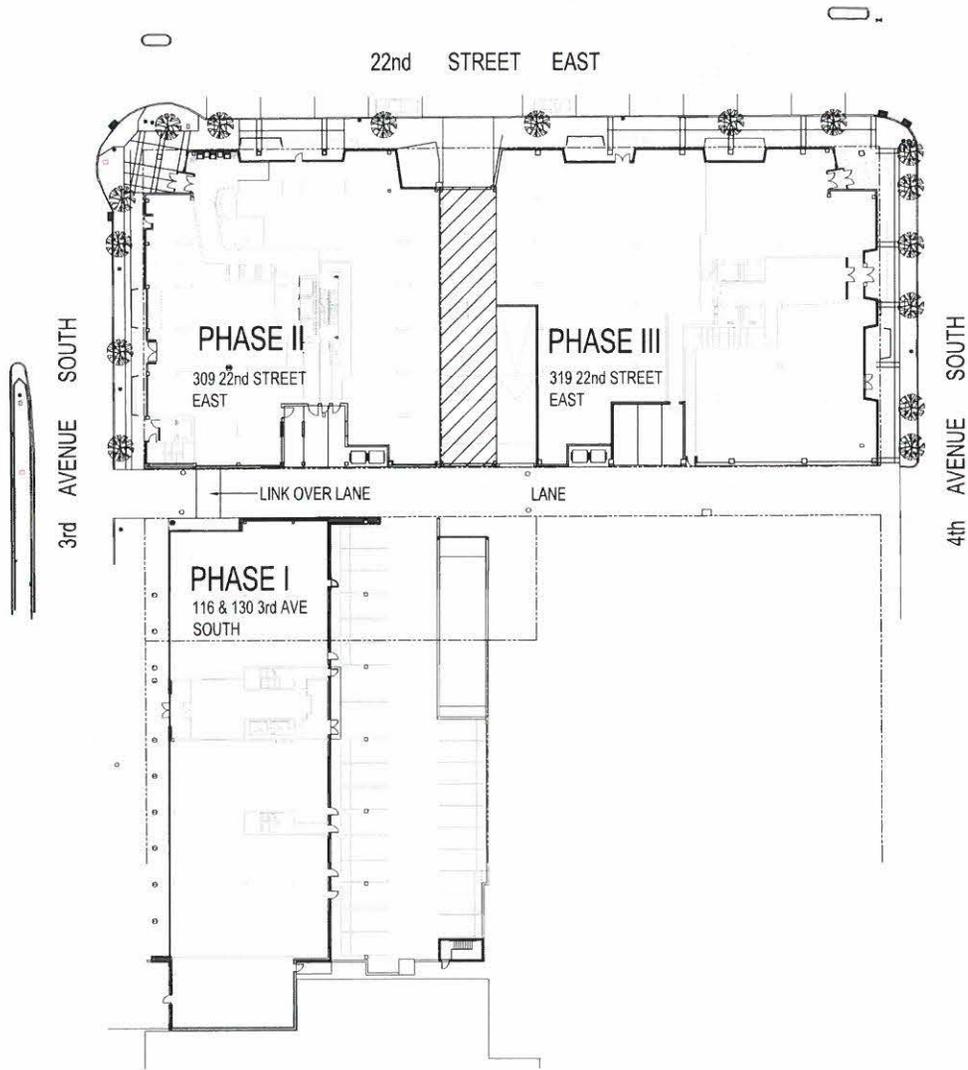
Location Map



ZONING AMENDMENT

 From B6 to B6 by Agreement





All drawings and specifications are the property of aodbt and their subsidiaries and may not be reproduced or used in any manner without the prior written permission of aodbt. Information herein is for use on the project only. Contractor shall verify and be responsible for all dimensions and conditions, and shall consult with any visitors may vary color, dimensional and give note any scale dimensions.

NO.	REVISION/REMARKS/REVISIONS	DATE

PROJECT NAME:

CITY CENTRE



CITY CENTRE TOWER I LTD.

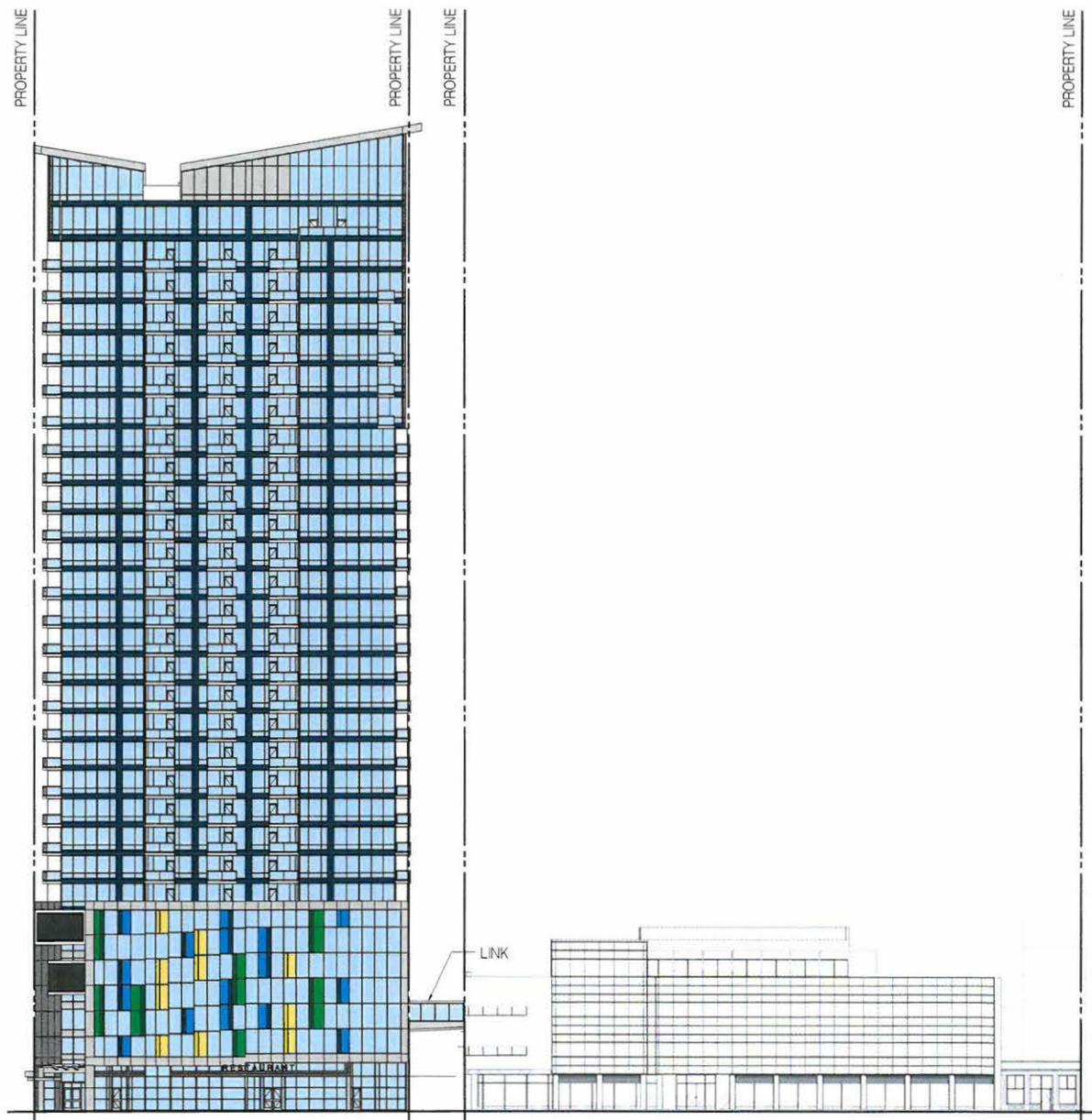
Saskatoon, SK

PROJECT NUMBER: 13-26

DRAWING NAME:
OVERALL SITE PLAN

DRAWN: LA / JB DATE: 2014-10-16
CHECKED: LA

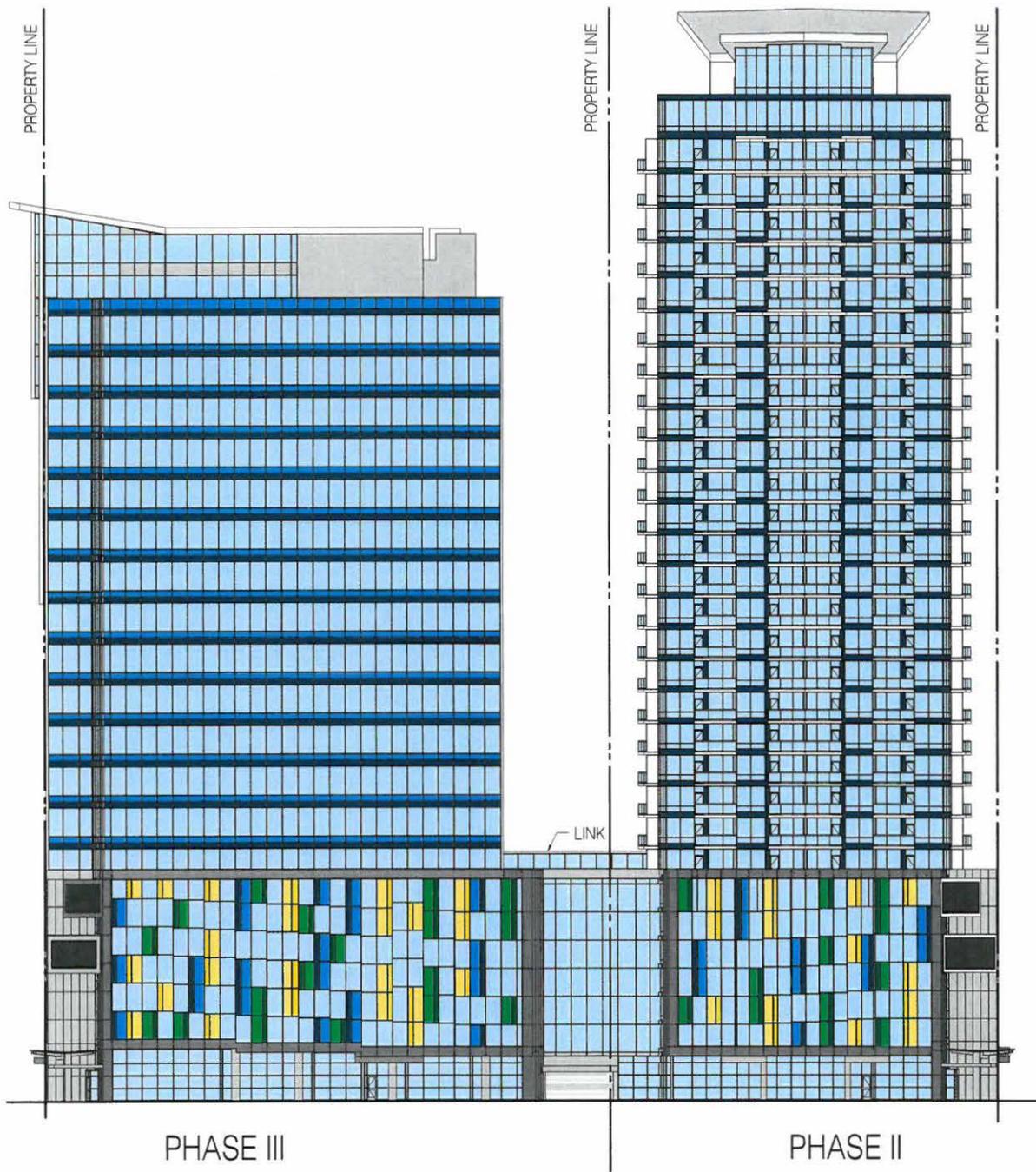
A1.03



PHASE II

PHASE I

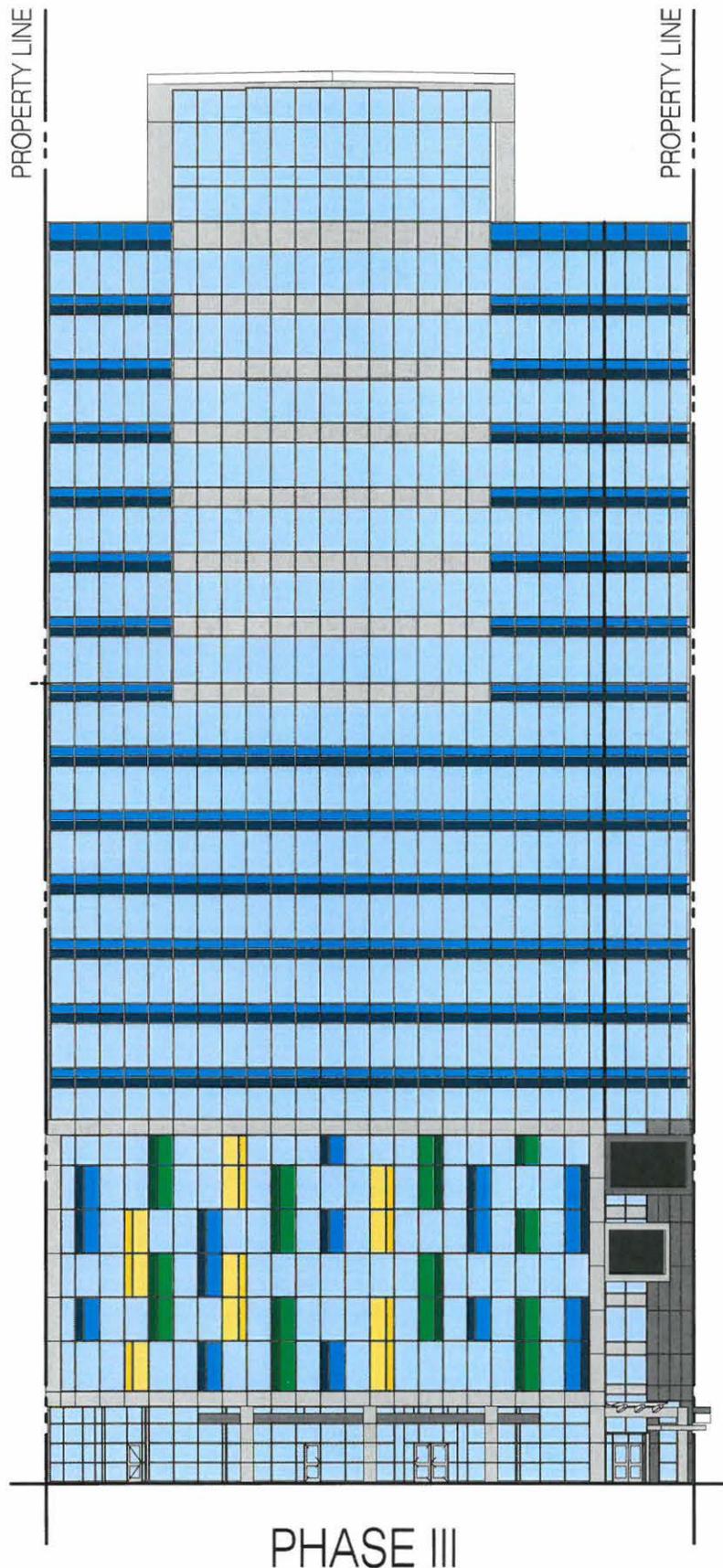
WEST ELEVATION - 3rd AVENUE SOUTH



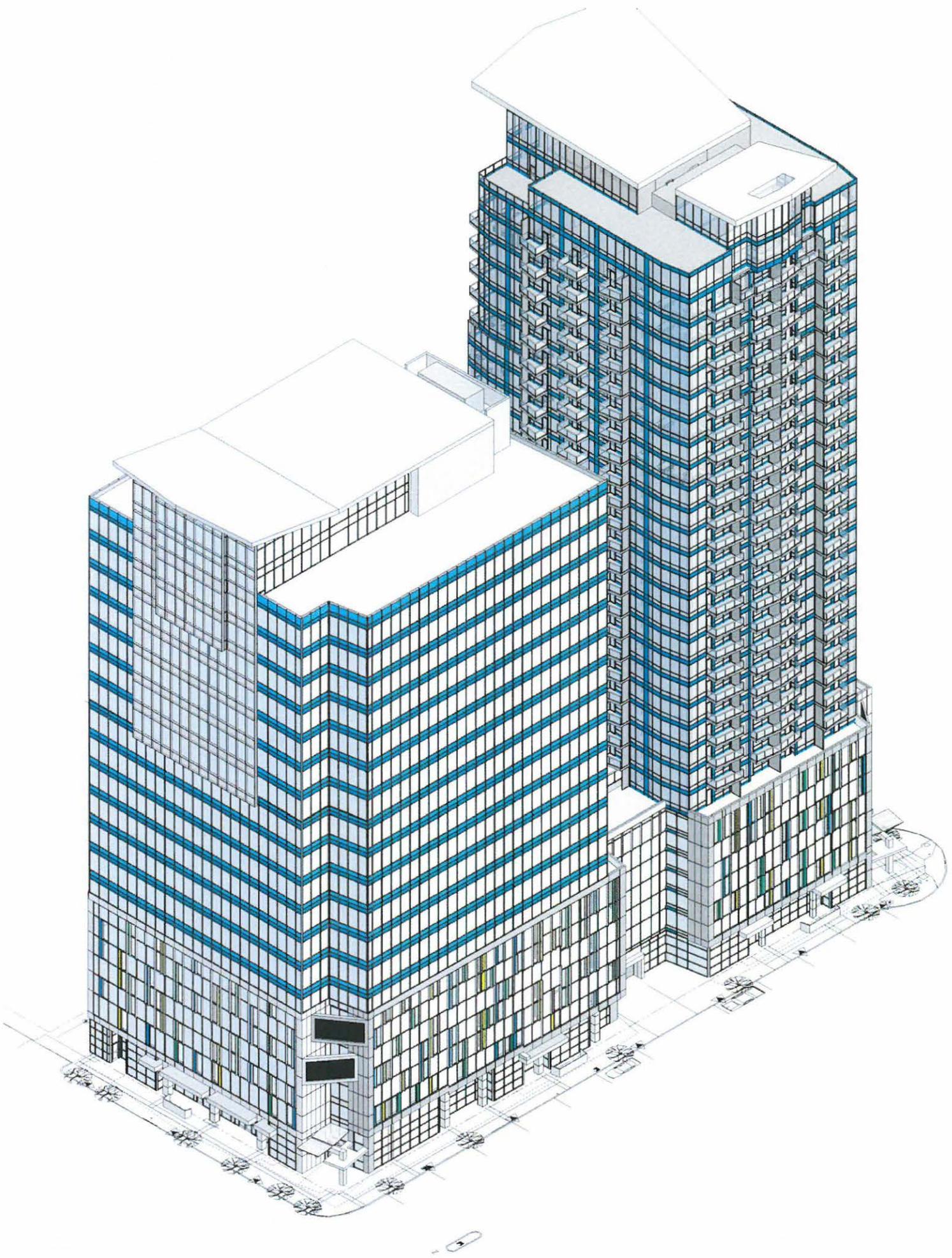
PHASE III

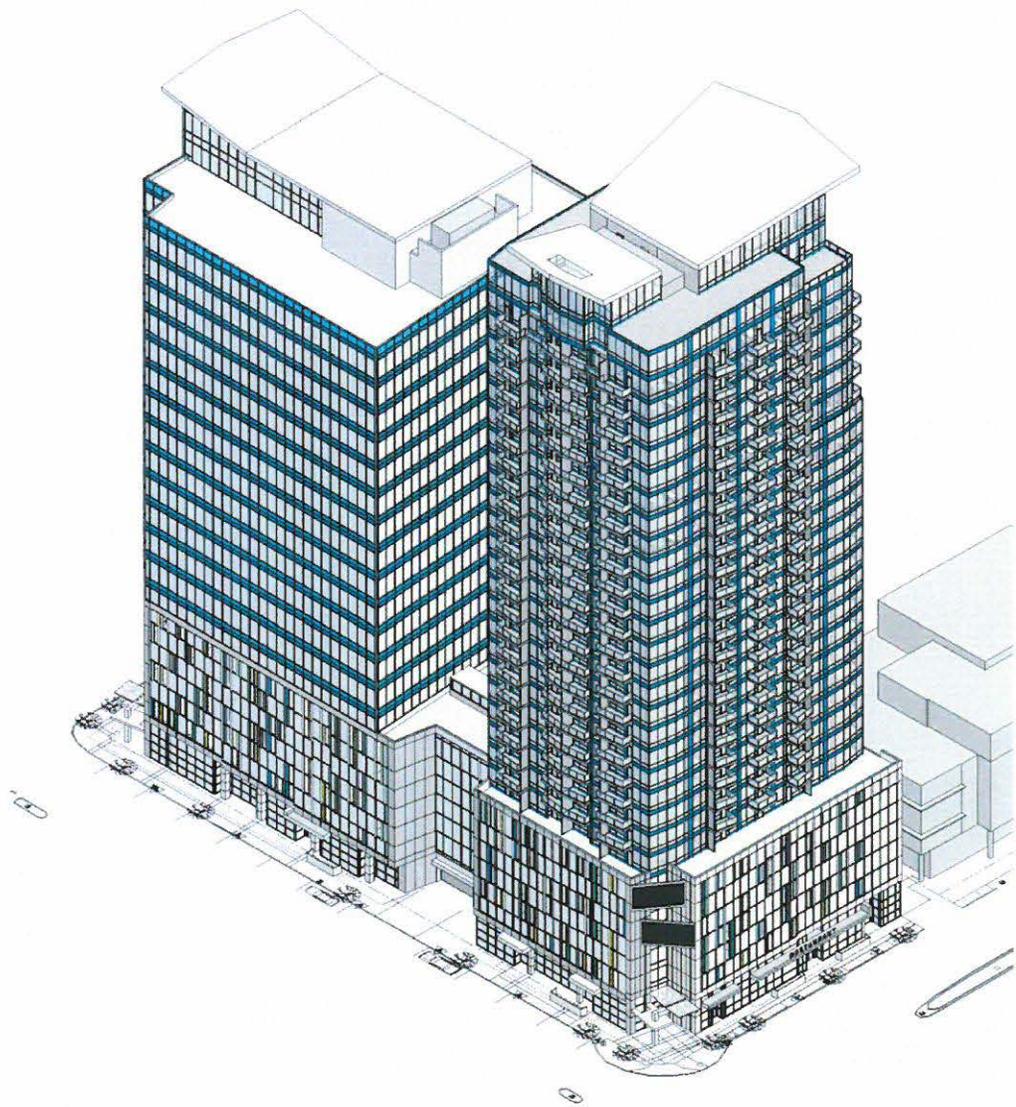
PHASE II

NORTH ELEVATION - 22nd STREET EAST



EAST ELEVATION - 4th AVENUE SOUTH





Land Use Applications Received by the Community Services Department For the Period Between September 23, 2014, to October 16, 2014

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 23, 2014, to October 16, 2014.

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 the 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

Land Use Applications Received by the Community Services Department For the Period Between September 23, 2014 to October 16, 2014

The following applications have been received and are being processed:

Rezoning

- Application No. 42/14: 309 - 319 22nd Street East
Applicant: aodbt Architects for North Prairie Developments
Legal Description: Lots 21 - 32, Block 157, Plan No. (Q2) C195
Current Zoning: B6
Proposed Zoning: B6 by Agreement
Neighbourhood: Central Business District
Date Received: October 8, 2014
- Application No. 43/14: Stonebridge Common
Applicant: Dream Development
Legal Description: Parcel H, Plan No. 101923477
Current Zoning: R1A
Proposed Zoning: RM3
Neighbourhood: Stonebridge
Date Received: October 8, 2014

Subdivision

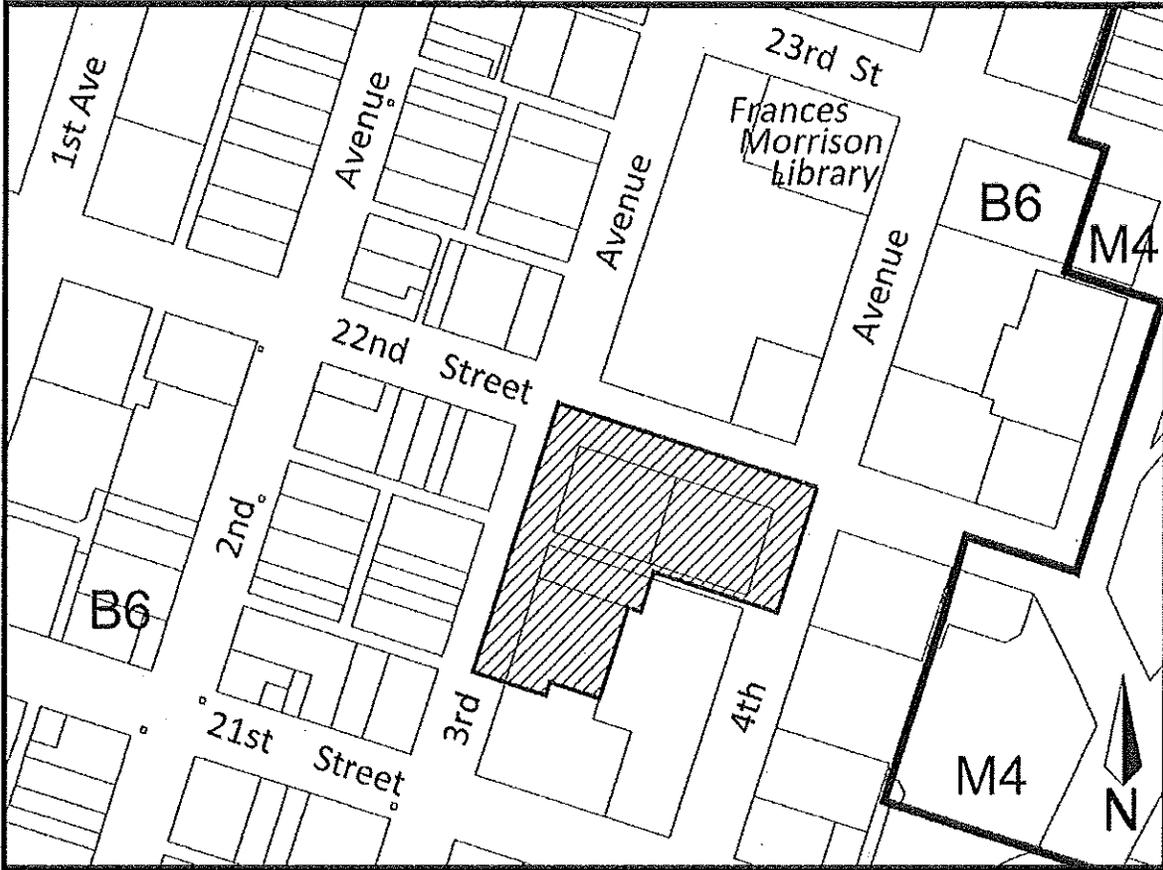
- Application No. 69/14: College Drive/McOrmond Drive
Applicant: Webster Surveys for Dream Asset Management
Legal Description: Parcel X, Plan No. 01SA27946;
Parcels A and B, Plan No. 101897062;
Parcel A, Plan No. 94S05078
Current Zoning: FUD
Neighbourhood: Holmwood Development Area
Date Received: September 17, 2014
- Application No. 70/14: 3210 McGill Street
Applicant: Altus Geomatics for Archie and Mahnaz Robertson
Legal Description: Lot 25, Block 606, Plan No. 66S19386
Current Zoning: R2
Neighbourhood: College Park
Date Received: September 18, 2014

Subdivision

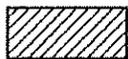
- Application No. 71/14: 343 - 351 Kolynchuk Manor
Applicant: Webb Surveys for Dream Asset Management
Legal Description: Lots 50 to 52, Block 203, Plan No. 102147285
Current Zoning: R1B
Neighbourhood: Stonebridge
Date Received: October 1, 2014
- Application No. 72/14: 2225 Melrose Avenue
Applicant: George, Nicholson, Franko for Aaron Cain
Legal Description: Lot 17, Block 11, Plan No. G902
Current Zoning: R2
Neighbourhood: Queen Elizabeth
Date Received: October 1, 2014
- Application No. 73/14: 1555 Paton Crescent
Applicant: Larson Surveys Ltd. for Jastek Paton Project
Legal Description: Parcel C, Plan No. 101928405
Current Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: October 1, 2014
- Application No. 74/14: CNR ROW – Chappell Drive
Applicant: Meridian Surveys for
CN Business Development and Real Estate
Legal Description: E. ½ Sec. 24-36-6-W3M; SW ¼ Sec. 24-36-6-W3M
Current Zoning: AG
Neighbourhood: CN Yards Management Area
Date Received: October 8, 2014

Attachments

1. Plan of Proposed Rezoning No. Z42/14
2. Plan of Proposed Rezoning No. Z43/14
3. Plan of Proposed Subdivision No. 69/14
4. Plan of Proposed Subdivision No. 70/14
5. Plan of Proposed Subdivision No. 71/14
6. Plan of Proposed Subdivision No. 72/14
7. Plan of Proposed Subdivision No. 73/14
8. Plan of Proposed Subdivision No. 74/14



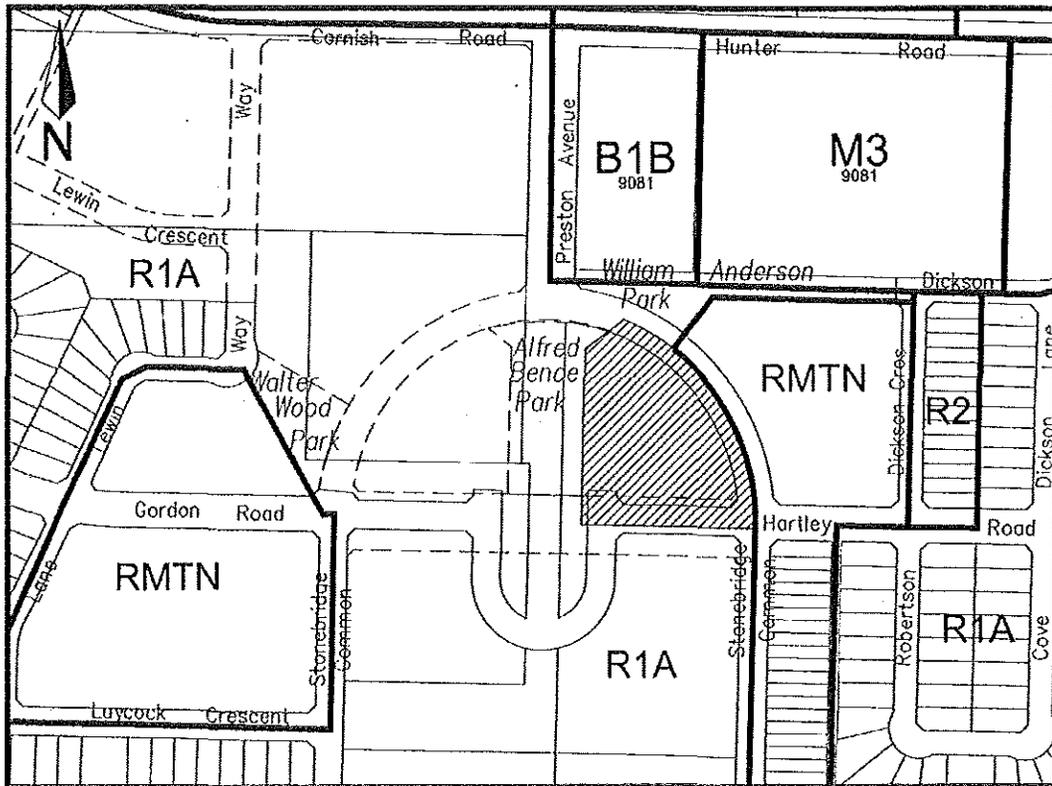
PROPOSED ZONING AMENDMENT



From B6 to B6 by Agreement

File No. R42-2014

Plan of Proposed Rezoning No. Z43/14



PROPOSED ZONING AMENDMENT

 From R1A to RM3

File No. RZ43-2014

7.1 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, October 27, 2014.

- a) Proposed Zoning Bylaw Amendment – Amendment to Existing M3 by Agreement – 1202 and 1236 20th Street West, Pleasant Hill Neighbourhood
 - i. Proposed Bylaw No. 9229, *The Zoning Amendment Bylaw, 2014 (No. 25)*

- b) Proposed Zoning Bylaw Amendment – R1A District to B1B District - Rosewood Boulevard and Phelps Way, Rosewood Neighbourhood
 - i. Proposed Bylaw No. 9230, *The Zoning Amendment Bylaw, 2014 (No. 26)*

- c) Proposed Amendments to the Rosewood Neighbourhood Concept Plan and Zoning Bylaw – R1A District to R1B District – Rosewood Drive - Applicant: Rosewood Land Inc.
 - i. Rosewood Neighbourhood Concept Plan Amendment
 - ii. Proposed Bylaw No. 9231, *The Zoning Amendment Bylaw, 2014 (No. 27)*