

PUBLIC AGENDA

MUNICIPAL PLANNING COMMISSION

TUESDAY, OCTOBER 7, 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 September 9, 2014.

4. UNFINISHED BUSINESS

5. COMMUNICATIONS (*requiring the direction of the Committee*)

6. REPORTS FROM ADMINISTRATION

**6.1 Proposed Rosewood Neighbourhood Concept Plan Amendment and Proposed Rezoning from R1A to R1B – Rosewood Drive
[Files CK. 4351-014-017, CK. 4110-40 and PL 4350-Z22/14]**

Recommendation

1. That at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed Rosewood Neighbourhood Concept Plan amendment be approved; and

2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone the properties identified in the attached map from an R1A – One-Unit Residential District to an R1B – Small Lot One-Unit Residential District, be approved.

6.2 Proposed Amendment to Existing Zoning Agreement – M3 – General Institutional Service District – 1202 – 1236 20th Street West [Files CK. 4351-013-001 and PL 4350-Z2-14]

Recommendation

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to amend an existing Zoning Agreement for the property located at 1202 - 1236 20th Street West, as outlined in this report, be approved.

6.3 Proposed Rezoning from R1A to B1B – Rosewood Boulevard and Phelps Way [Files CK. 4351-014-018 and PL. 4350-Z23/14]

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 Parcel AA, Plan No. 101875394, and Parcel F, Plan No. 94S17318 from an R1A – One-Unit Residential District to a B1B – Neighbourhood Commercial – Mixed-Use District, be approved.

6.4 Land Use Applications Received by the Community Services Department for the Period between August 22, 2014 to September 22, 2014 [Files CK. 4000-5 and PL. 4132, PL. 4115, PL. 4300, PL. 4350-1]

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, September 29, 2014. [File No. CK. 175-16]

Recommendation

That the information be received.

8. ADJOURNMENT

Proposed Rosewood Neighbourhood Concept Plan Amendment and Proposed Rezoning from R1A to R1B – Rosewood Drive

Recommendation

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed Rosewood Neighbourhood Concept Plan amendment be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone the properties identified in the attached map from an R1A – One-Unit Residential District to an R1B – Small Lot One-Unit Residential District, be approved.

Topic and Purpose

An application has been submitted by Rosewood Land Inc. requesting to amend the Rosewood Neighbourhood Concept Plan (Concept Plan) to re-designate the parcel of land shown in Attachment 1 from Multi-Family (Townhouse) Residential to Single-Family (Detached) Residential. A portion of this amendment area will also be rezoned from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District. This report seeks City Council's approval for both the concept plan amendment and rezoning.

Report Highlights

1. A concept plan amendment is required to ensure sanitary sewer capacity in the area.
2. Additional concept plan amendments may be required to ensure sanitary sewer capacity in Rosewood.
3. No additional concerns were identified through the administrative review process.

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. These amendments ensure that development can be adequately supported by existing servicing capacity.

Background

The Concept Plan was originally approved by City Council in May 2008. A subsequent major amendment to the Concept Plan was approved on June 9, 2014, although the subject property of this report was not affected by those changes.

In May 2012, City Council approved an amendment to the Concept Plan from Multi-Family (Townhouse) to Multi-Family (Medium Density) for 110 Phelps Way in the southwest corner of Rosewood. The amendment allowed for medium-density

apartment-style residential at a proposed density of approximately 28 units per acre, higher than the approved 13 units per acre as per the original concept plan. As a result of this increase in density, the developer agreed that the density of development would be reduced on other lands within Rosewood to ensure sanitary sewer capacity.

Report

Concept Plan Amendment Required

A concept plan amendment from Multi-Family (Townhouse) Residential to Single-Family (Detached) Residential as shown in Attachment 1 is required to decrease density of residential development in this area. This is required to ensure sanitary sewer capacity following a 2012 concept plan amendment and rezoning that provided for a higher density of development in the southwest corner of the neighbourhood than was provided for in the original concept plan. A change to the configuration of local streets will provide access to the new single-family lots.

Zoning Bylaw Amendment

An amendment to Zoning Bylaw No. 8770 (Zoning Bylaw) is required to rezone a portion of the new single-family lots from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District. The remainder of lots within the concept plan amendment area will remain R1A – One-Unit Residential District. The proposed zoning amendment is depicted in Attachment 1.

Sanitary Sewer Capacity

The Transportation and Utilities Department is in agreement with the proposal as the lower density of development will help ensure sanitary sewer capacity in Rosewood. It is acknowledged that additional parcels under the ownership of Rosewood Land Inc. that are designated for Multi-Family (Townhouse) development may need to be re-designated to a lower density of development. This will completely offset the higher density approved for 110 Phelps Way in the southwest corner of Rosewood to ensure sanitary sewer capacity.

Comments from Other Stakeholders

No other comments or concerns from internal and external stakeholders contacted through the administrative referral process were identified.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as the concept plan amendment will help ensure sanitary sewer capacity in the area.

Public and/or Stakeholder Involvement

A public open house was held on September 15, 2014. No property owners or members of the general public attended. The Community Engagement Project Summary has been included as Attachment 2.

Communication Plan

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

Safety/Crime Prevention Through Environmental Design (CPTED)

A CPTED review was completed as part of the administrative review process of the concept plan amendment. No CPTED issues were identified through this review.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

Additional amendments to the Concept Plan to re-designate additional parcels of land to a lower density of development may be required in future.

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

Attachments

1. Location Maps
2. Community Engagement Summary

Report Approval

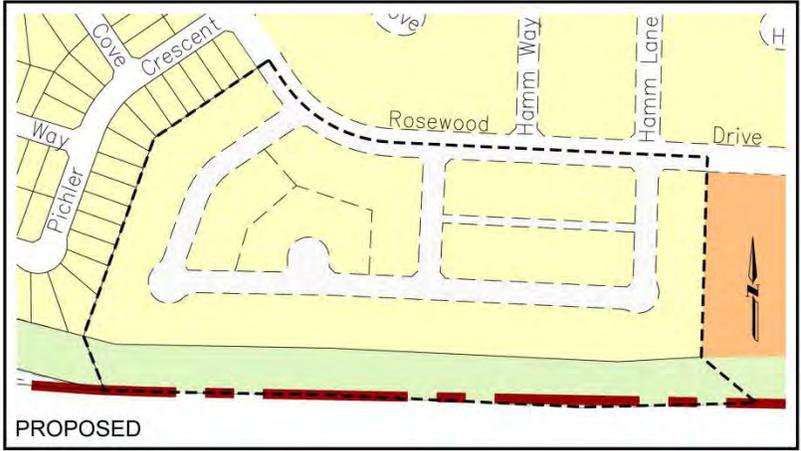
Written by: Brent McAdam, Planner, Planning and Development
Reviewed by: Alan Wallace, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

Location Maps

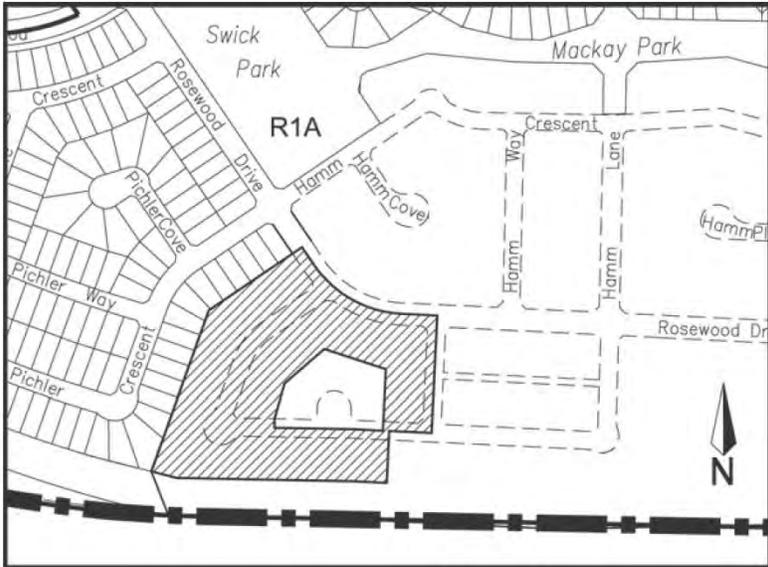


PROPOSED ROSEWOOD CONCEPT PLAN AMENDMENT

- AMENDMENT BOUNDARY
- SINGLE FAMILY
- MULTI-FAMILY
- BUFFER STRIP
- CITY LIMITS



CPA_063-09



From R1A to R1B



COMMUNITY ENGAGEMENT SUMMARY

PUBLIC OPEN HOUSE PROPOSED ROSEWOOD NEIGHBOURHOOD CONEPT PLAN AMENDMENT & ZONING AMENDMENT

Applicant: Rosewood Land Inc.
File: PL 4350 – Z22/14

Project Description

A public open house was held regarding a proposed amendment to the Rosewood Neighbourhood Concept Plan and related amendment to the Zoning Bylaw. The concept plan amendment was to re-designate a parcel of land from Multi- Family (Townhouse) to Single Family (Detached) residential, and to rezone a portion of this area from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District

The open house was held at Lakeridge School Library on September 15, 2014 from 7:00 to 9:00 PM.

Community Engagement Strategy

Purpose:

To inform and consult. Residents provided with an overview of the applicant's proposal and provided the opportunity to ask questions and provide comments.

Form of community engagement used:

Public Open House – Residents are provided an opportunity to view a series of display boards regarding the amendments and speak directly with City staff.

Level of input or decision making required from the public:

Comments and opinions were sought from the public.

Who was involved:

- Internal stakeholders: The standard referral process was implemented. Internal Departments were contacted for comments, in addition to the local Ward 9 Councillor, Councillor Paulsen.
- External stakeholders: Through the standard referral process, several external agencies including utility companies and the school boards were contacted for comments. Public Notices (attached) were sent to the addresses of 81 property owners in the surrounding area, as well as the Rosewood Community Association. The meeting was not attended by any residents or property owners. The Councillors from Wards 8 and 9 were in attendance.

Summary of Community Engagement Feedback

This community engagement initiative would have provided interested & concerned individuals with an opportunity to learn more about the proposed amendments and to provide perspective and comments, which would be considered by both the proponent and municipal staff in further analysis of this proposal. Since no one attended the meeting, it is believed that there is no opposition to this proposal.

Next Steps

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	October 7, 2014
Public Notice - Community Consultant, Ward Councillor as well as all participants that attended the Public Informaiton Meeting will be provided with direct notice of the Public Hearing, as well as all residents who were notified previously. A notification poster sign will be placed on site. Advertisements prepared and placed in the Star Phoenix, City Page (as per the City's Public Notice Policy).	October 10-15, 2014
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, Municipal Planning Commission, and any written or verbal submissions received by City Council.	October 27, 2014
Council Decision - may approve or deny proposal.	October 27, 2014

Prepared by:

Brent McAdam, Planner
Planning and Development Division
September 15, 2014

Proposed Amendment to Existing Zoning Agreement – M3 - General Institutional Service District – 1202 - 1236 20th Street West

Recommendation

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to amend an existing Zoning Agreement for the property located at 1202 - 1236 20th Street West, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Curtis Kimpton on behalf of the Kinsmen Club of Saskatoon (Kinsmen Club) requesting an amendment to an existing Zoning Agreement, Bylaw No. 9082, for 1202 - 1236 20th Street West (see Attachment 1). The proposed amendment will accommodate proposed changes to gross floor area, setbacks, landscaping, and parking on the property.

Report Highlights

1. The proposal will preserve a long-standing community facility in the Pleasant Hill neighbourhood, utilize existing infrastructure, and provide a variety of community services.
2. The existing Zoning Agreement will be amended to provide for an addition to the building, an increase in the number of on-site parking spaces, and a revised landscaping plan.
3. This proposal supports the goals of the Junction Improvement Strategy (Strategy).

Strategic Goals

Under the City of Saskatoon's (City) Strategic Goals of Sustainable Growth and Quality of Life, this proposal will preserve a significant community facility which will provide services that support the long-term strategies of community building through community development and building capacity within the community.

Background

During its February 11, 2013 meeting, City Council approved the rezoning of 1202 - 1236 20th Street West from an R2A – Low Density Residential Infill District and B5 – Inner-City Commercial Corridor District to an M3 – General Institutional Service District, subject to a Zoning Agreement. This approval permitted the repurposing of a long-standing community facility (St. George's Parish Hall) to accommodate community and not-for-profit agencies that focus on providing educational support services and enhancing quality of life in the neighbourhood. The Kinsmen Club planned to expand the space by developing the gymnasium level into two floors, creating additional work space where common areas, meeting space, and resources could be shared among

tenants. A child care centre, offering services to promote optimal child growth and development, was also proposed for the building. See Attachment 2 for the existing approved site plan.

The current Rezoning Agreement restricts the use of the land to that of:

- a) offices limited to those where clients attending the subject property are incidental and secondary to the principal office uses;
- b) a child care centre; and
- c) a community centre.

The specific development standards stated in the current Zoning Agreement are as follows:

- a) Parking: 28 on-site spaces and 1 loading space is required;
- b) Setbacks: no minimum front, rear, or west-side setbacks required; minimum 50 metre east-side yard setback required;
- c) Gross Floor Area: 4,000 square metres maximum.

The specific landscaping requirements stated in the current Rezoning Agreement are as follows:

“A landscaping strip of not less than 3 metres is required along the eastern flank of the property. This requirement may be amended at the discretion of the General Manager, Community Services Department in order to facilitate additional on-street parking adjacent to Avenue L South. No other landscaping is required.”

Through the final design process, changes to the building and site layout were made. The Kinsmen Club then applied to amend the Zoning Agreement with respect to gross floor area, setbacks, parking, and landscaping, as outlined in this report, in order to accommodate the changes.

Report

Building and Site Configuration

The applicant is proposing an addition to the existing building in order to preserve existing two-storey space in the building and to provide flexible space in the building addition. See Attachment 3 for the proposed site plan which depicts the proposed addition.

The footprint of the addition extends into the child care centre’s proposed outdoor play area. This results in a reduction of the on-site outdoor play area from 630 square metres to 328 square metres. Through consultation with the Ministry of Education, Early Years Branch, it was confirmed that Steve Patola Park, directly across 20th Street West, can be utilized to help meet outdoor play area requirements under The Child Care Regulations. The St. George’s Senior Citizen’s Centre, which leases the park, has authorized its use by the child care centre. Further, a multi-purpose room

on the main floor of the addition will be dedicated for use as year-round indoor play area. The combined indoor and outdoor play areas will provide suitable space that is comparable to the original proposal.

The building addition has also resulted in the placement of the outdoor play area adjacent to 20th Street West. To provide for the safety of its users, a 1.829 metre high fence is proposed around the perimeter of the play area. The applicant is proposing the fence to be constructed with metal supports, transparent panels, and wood finishes. Pick-up and drop-off for the child care centre is proposed on Avenue M South via the existing building's west entrance.

The addition will increase building area by 225 square metres. This extra space is dedicated to the inclusion of the multi-purpose room and to reconfigure uses within the building to retain the two-storey open space of the existing gymnasium for use as a commons area and atrium for building tenants. The mix of tenants in the building has not changed from the original proposal.

Parking Requirements

During the public consultation that took place in November 2012, concerns were expressed with respect to a reduction in parking on the subject property, as well as parking pressures in the area.

The original proposal reduced the parking area on the east side of the building to accommodate outdoor play area for the child care centre. In 2012, the applicant offered to dedicate over 1.7 metres of land along Avenue L South for possible expansion of on-street parking for the Good Food Junction Grocery Store at Station 20 West. In 2013, it was determined that the City would not be pursuing the on-street parking on Avenue L South, and as a result, this land was no longer required from the subject site.

The original Zoning Agreement required 28 on-site parking spaces and 1 loading space. In conjunction with the proposed changes, the parking layout has also been revised to provide a minimum of 40 parking spaces and 1 loading space; an increase of 12 spaces.

Landscaping

The applicant is proposing a 1.0 metre landscape strip along Avenue L South. Additionally, they will also landscape the City boulevard, which is approximately 5.5 metres in width (minus the sidewalk). This is now possible as additional on-street parking along Avenue L South is not being pursued, which would have limited the ability to landscape this area. A planting and maintenance plan for the City-owned portion of the landscape area is required to be submitted to the Parks Division for their approval.

Junction Improvement Strategy

This proposal was reviewed within the context of the Strategy, which was endorsed by City Council on April 14, 2014. The purpose of the Strategy is to link together

redevelopment projects in Pleasant Hill, Riversdale, and West Industrial by recommending public realm improvements, identifying future uses for vacant and contaminated lands, increasing investor confidence, and to develop specific recommendations for improvements within the area.

This proposal is felt to support the Strategy in the following ways:

- a) provides gradual densification along 20th Street West, an area identified for growth and renewal;
- b) reduces the number of vacant and underutilized sites to create a more pedestrian-friendly and cohesive form along 20th Street West; and
- c) helps to mitigate the impact of the Canadian Pacific Rail line that bisects the area.

Proposed Zoning Agreement

The proposed Zoning Bylaw No. 8770 amendment is intended to amend the existing Zoning Agreement.

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

- a) Setbacks: no minimum front, rear, or side-yard setbacks are required;
- b) Gross Floor Area: 5,000 square metre maximum;
- c) Fences: maximum height of 2.0 metres along front south site line;
- d) On-Site Parking: 40 on-site parking spaces and 1 loading space is required; and
- e) Landscaping: a 1.0 metre wide landscape strip along the length of the eastern property line is required.

The uses outlined in the original Zoning Agreement will remain the same. All other development standards shall be those required in the M3 District.

Comments from Other Divisions

No concerns were identified through the Administrative referral process. Please refer to Attachment 4 for complete comments.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as this proposal is consistent with the intent of the original project and supports the Junction Improvement Strategy.

Public and/or Stakeholder Involvement

A public information meeting was held on November 15, 2012 as part of the consultation process for the original proposal. The major concerns identified at this meeting were parking and the uses within the building. The applicant will be providing additional parking than originally proposed, and the uses within the building will not change. Because the revised proposal is consistent with the original intent of the project, an additional public information meeting was not held for this amendment.

However, the Pleasant Hill Community Association was notified. No comments or concerns have been received from them to date.

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

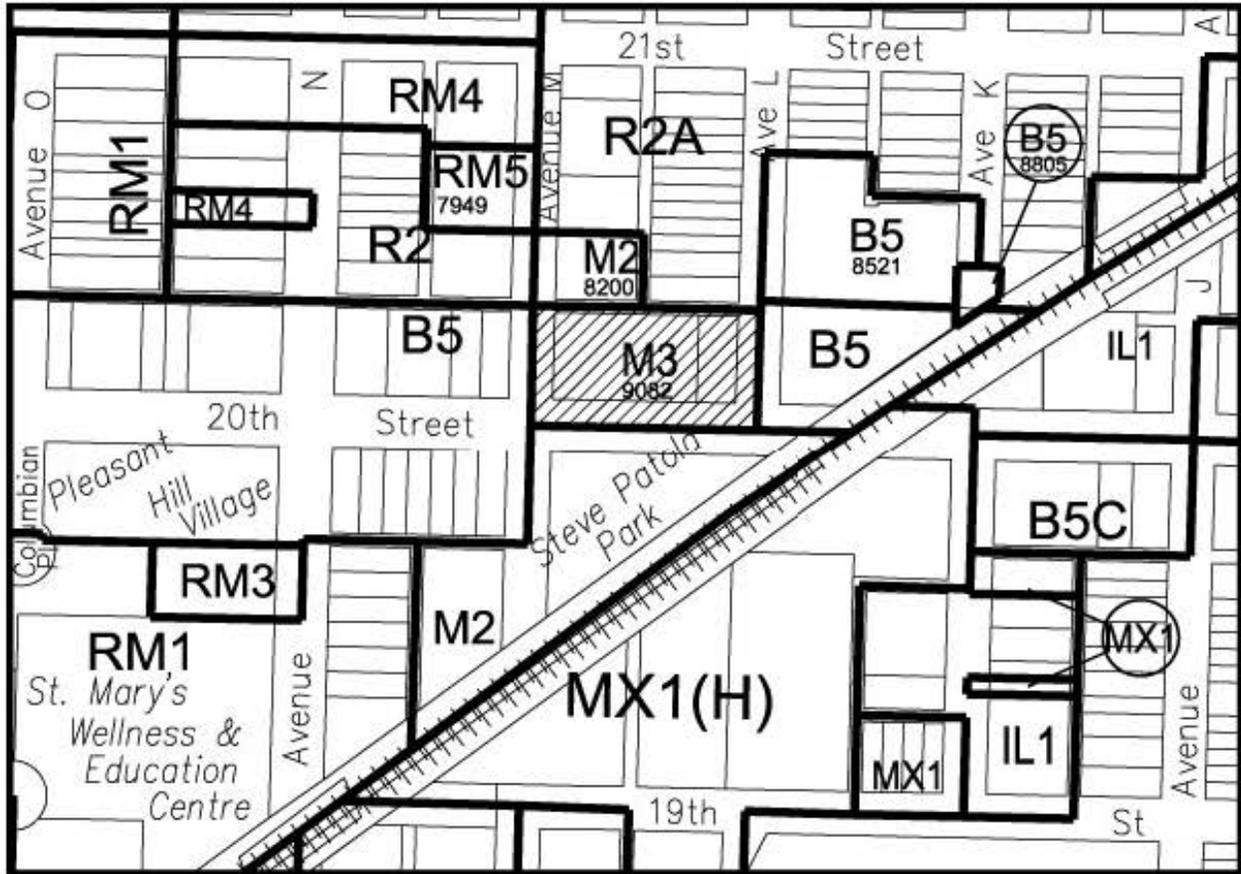
Attachments

1. Location Map
2. Existing Site Plan
3. Proposed Site Plan
4. Comments from Other Divisions

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

Location Map



PROPOSED REZONING



Proposed Amendment to M3
by Agreement

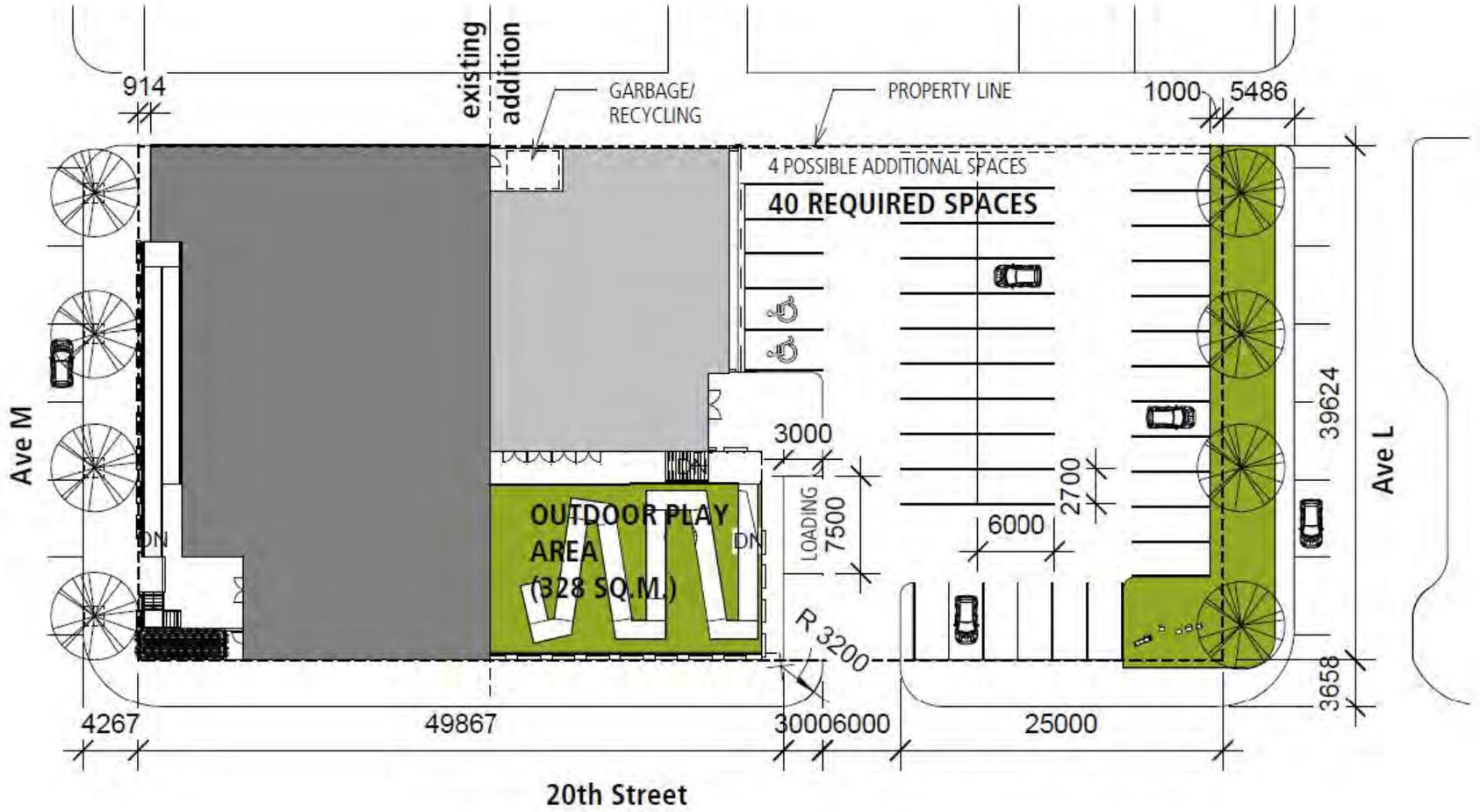


File No. RZ02-2014

Existing Site Plan



Proposed Site Plan



Comments From Other Divisions

Transportation and Utilities Department

The proposed Zoning Bylaw No. 8770 amendment, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. Access has been shown from the lane to the proposed site. This will require the lane to be paved.
2. The driveway must be dimensioned and may require an application and permit.
3. There is insufficient fire flow for this rezoning. The required fire flow for M3 District is 220L/s @ 20 psi according to City of Saskatoon (City) standards, while the available fire flow is only 110L/s @ 20 psi adjacent to the parcels according to the water model. The developer should hire a Consulting Engineer to calculate the actual required fire flow for the building to make sure it is lower than the available fire flow. If the actual required fire flow is higher than what is available, then an upgrade in the water distribution system is required.
4. There is insufficient capacity in the City's storm sewer system adjacent to the proposed development. The extra storm volume, as a result of this rezoning for a two - year storm, should be stored onsite.
5. This change in zoning could allow other future uses, under M3, that may become a high user of water and sewer services. This could potentially cause a future problem. A tighter zoning or land-use restriction may be more appropriate for this reason.

Saskatoon Transit Division

Saskatoon Transit has no easement requirements regarding the referenced property.

Proposed Rezoning from R1A to B1B – Rosewood Boulevard and Phelps Way

Recommendation

1. 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 Parcel AA, Plan No. 101875394, and Parcel F, Plan No. 94S17318 from an R1A – One-Unit Residential District to a B1B – Neighbourhood Commercial – Mixed-Use District, be approved.

Topic and Purpose

An application has been submitted by Boychuk Investments Ltd. requesting to rezone Parcel AA, Plan No. 101875394, and Parcel F, Plan No. 94S17318 from R1A – One-Unit Residential District to a B1B – Neighbourhood Commercial – Mixed-Use District (see Attachment 1). The rezoning would facilitate commercial development of the property consistent with the Rosewood Neighbourhood Concept Plan (Concept Plan).

Report Highlights

1. This application is consistent with the Concept Plan.
2. No issues or concerns were raised through the administrative review process.

Strategic Goal

Under the City of Saskatoon's (City) Strategic Goal of Sustainable Growth, providing commercial and mixed uses at the neighbourhood scale supports the priority to create "complete community" neighbourhoods.

Background

The Concept Plan was originally approved by City Council in May 2008. A subsequent major amendment to the Concept Plan was approved on June 9, 2014, although the subject property of this report was not affected by those changes.

Report

Rosewood Neighbourhood Concept Plan

The Concept Plan identifies the subject property for commercial use. A zoning designation of B1B – Neighbourhood Commercial – Mixed Use is consistent with the Concept Plan (see Attachment 2).

Zoning Bylaw

Development of the subject property will be required to comply with the requirements of the B1B – Neighbourhood Commercial – Mixed-Use District.

The purpose of the B1B District is to facilitate mixed-use development, which may include a limited range of commercial and institutional uses, as well as medium-density

residential uses, that are generally compatible with residential land uses and which are intended to serve the needs of residents within a neighbourhood.

Comments from Other Divisions

No concerns were identified through the administrative referral process. Please refer to Attachment 3 for complete comments.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as it is consistent with the Concept Plan.

Public and/or Stakeholder Involvement

Extensive public consultation was conducted in conjunction with the development of the Concept Plan. As this application is consistent with the Concept Plan, a public information meeting was not held.

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.

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

Attachments

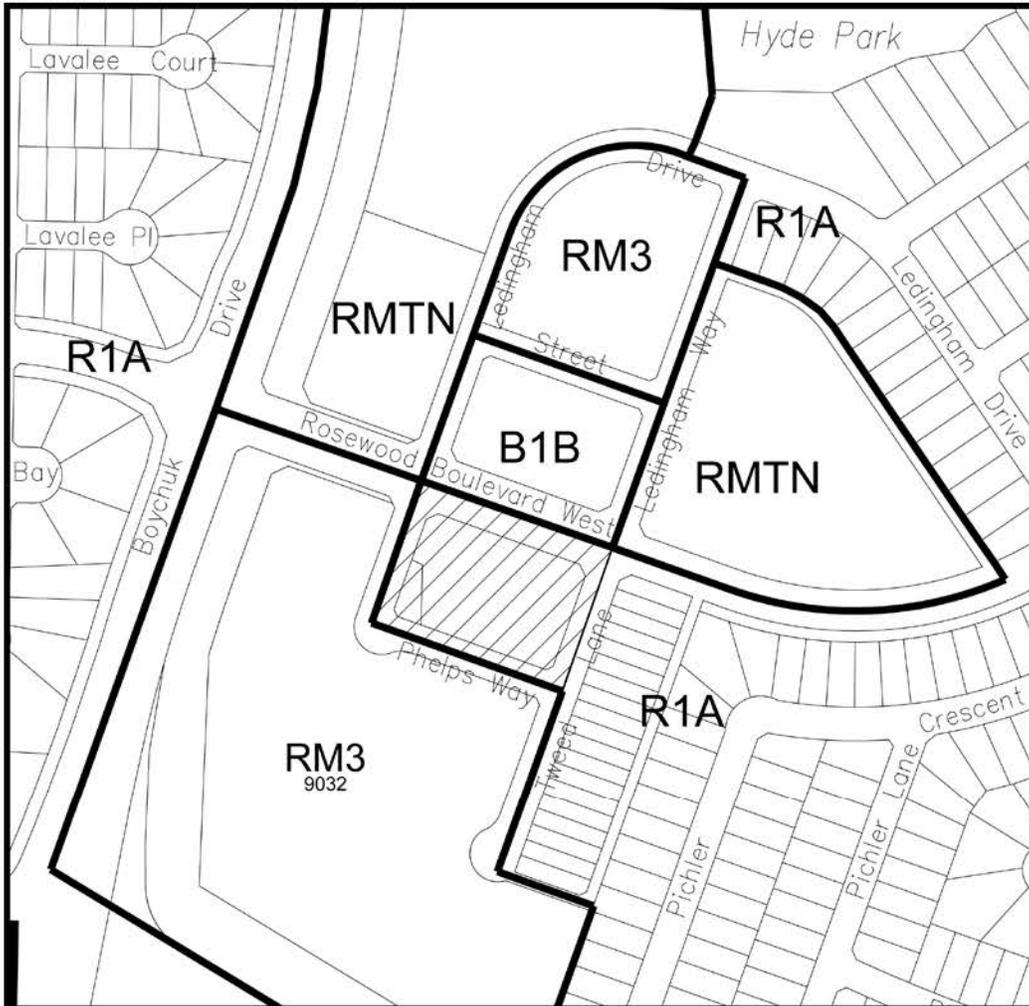
1. Location Map
2. Rosewood Neighbourhood Concept Plan
3. Comments from Other Divisions

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/2014/MPC – Proposed Rezoning from R1A to B1B – Rosewood Boulevard and Phelps Way/ks

Location Map



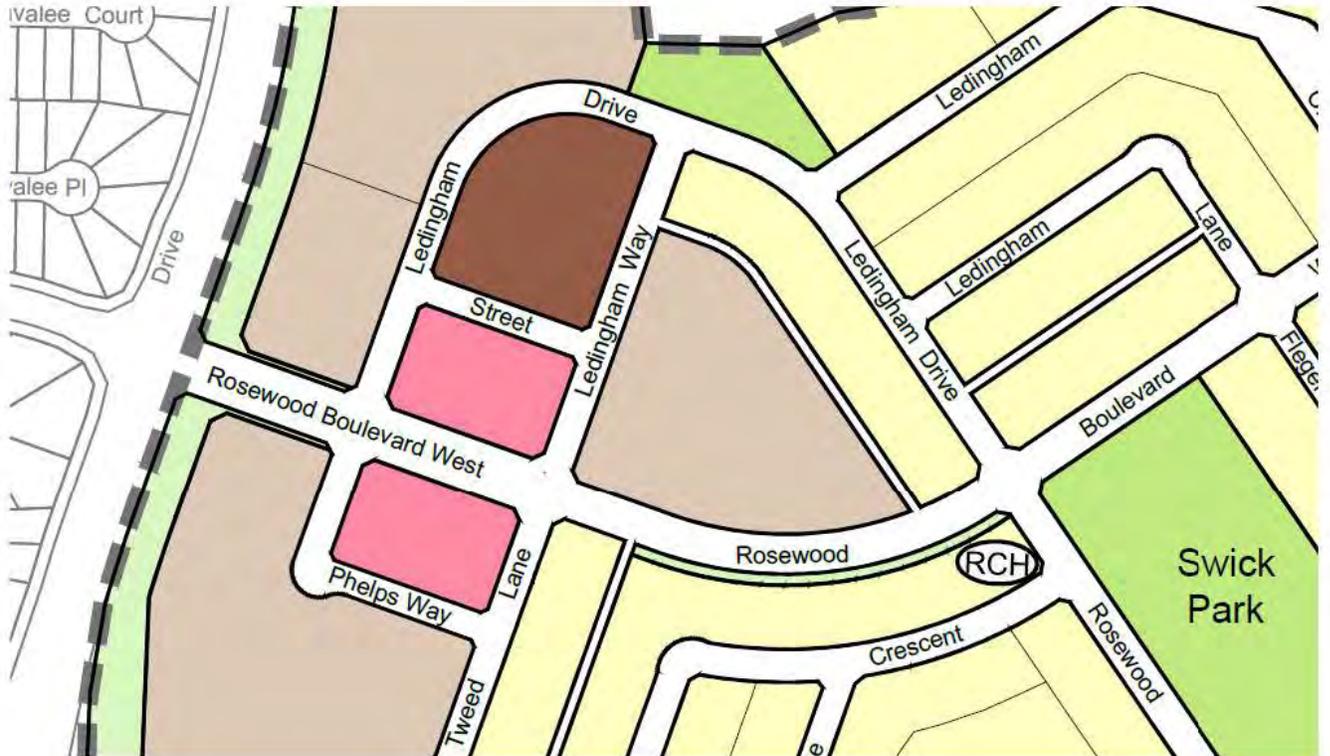
ZONING AMENDMENT



N:\Planning\MAPPING\Rezoning\2014\IRZ23_14.dwg



Rosewood Neighbourhood Concept Plan



 COMMERCIAL

Comments From Other Divisions

Transportation and Utilities Department

The proposed Zoning Bylaw No. 8770 amendment, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comment:

1. Specific development may require a Traffic Impact Study. The Transportation and Utilities Department should be contacted prior to obtaining a Building Permit application.

Land Use Applications Received by the Community Services Department For the Period Between August 22, 2014 to September 22, 2014 (For Information Only)

Recommendation

That the information be received.

The following applications have been received and are being processed:

Condominium

- Application No. 13/14: 1010 Ruth Street (62 New Units)
 Applicant: Webb Surveys for Churchill Seniors Living Inc.
 Legal Description: Condominium Unit 2, Plan No. 102099450
 Current Zoning: RM3
 Neighbourhood: Adelaide/Churchill
 Date Received: September 4, 2014
- Application No. 14/14: 225 Hassard Close (44 New Units)
 Applicant: Webb Surveys for Filbar Developments Inc.
 Legal Description: Parcel FF, Plan No. 102152427
 Current Zoning: RMTN1
 Neighbourhood: Kensington
 Date Received: September 11, 2014

Official Community Plan

- Amendment No. OCP 40/14: Adolph Crescent
 Applicant: Saskatoon Land
 Legal Description: All of SE ¼ 2-37-5 W3M lying to the north of the North East limit of Plan No. 83S50429 and east of the East limit of Plan No. 83S27375
 Current Land Use Designation: Low-Density Residential
 Proposed Land Use Designation: Medium-Density Residential
 Neighbourhood: Sutherland
 Date Received: August 25, 2014

Rezoning

- Application No. Z35/14: Olson Lane East – Rosewood Core Park
 Applicant: Boychuk Investments
 Legal Description: Part of Parcel EE, Plan No. 102028586
 Current Zoning: FUD
 Proposed Zoning: R1A
 Neighbourhood: Rosewood
 Date Received: Sept 2, 2014

Rezoning

- Application No. Z39/14: 2406 Dudley Avenue/2321 - 11th Street West
Applicant: Saskatoon Land
Legal Description: Lots 17,18, and 19, Block 183, Plan 102125494
Current Zoning: IH
Proposed Zoning: IL1
Neighbourhood: South West Industrial
Date Received: August 14, 2014

- Application No. Z41/14: McOrmond Drive and Highway 5
Applicant: Dream Asset Management Corporation
Legal Description: Part Parcel 161665072, Block X, Plan 01SA27946
Part Parcel 161665083, Block B, Plan 10187062
Part Parcel 161665061, Block A, Plan 10187062
Part Parcel 144883075, Block A, Plan 94505078
Current Zoning: FUD
Proposed Zoning: B4
Neighbourhood: Brighton
Date Received: September 9, 2014

Subdivision

- Application No. 59/14: 415 Willowgrove Square
Applicant: Webb Surveys for M and A Homes Group Ltd.
Legal Description: Lot D, Block 520, Plan No. 101884215
Current Zoning: B1B
Neighbourhood: Willowgrove
Date Received: August 26, 2014

- Application No. 60/14: Preston Avenue and Cornish Road
Applicant: Webb Surveys for Pinnacle Developments Inc.
Legal Description: Parcel A, Plan No. 62S15086
Current Zoning: R1A
Neighbourhood: Stonebridge
Date Received: September 3, 2014

- Application No. 61/14: 525 Avenue I South
Applicant: Webb Surveys for
The Doukhobor Society of Saskatoon
Legal Description: Part of Lane 18, Plan No. H2894 consolidated with
Lot 13, Block 2, Plan No. F5554
Current Zoning: R2
Neighbourhood: Riversdale
Date Received: September 3, 2014

- Application No. 62/14: 542 Pringle Crescent
Applicant: Webb Surveys for
North Prairie Developments Ltd.
Legal Description: Parcel GG, Plan No. 102109788
Current Zoning: RMTN
Neighbourhood: Stonebridge
Date Received: September 3, 2014
- Application No. 63/14: Olson Lane West
Applicant: Webster Surveys for Boychuk Investments Ltd.
Legal Description: Parcel BB, Plan No. 101875394;
Parcel DD, Plan No. 102028586
Current Zoning: R1A
Neighbourhood: Rosewood
Date Received: September 8, 2014
- Application No. 64/14: Preston Avenue/Stonebridge Green
Applicant: Webster Surveys for Dream Asset Management Corp.
Legal Description: Parcel G and Stonebridge Green and Part of
Parcel H, Plan No. 101923477; Parcels M and N,
Plan No.101955641; Stonebridge Green,
Plan No. 101934446;
Part of Preston Avenue, Plan No. 66S07349
Current Zoning: R1A
Neighbourhood: Stonebridge
Date Received: September 8, 2014
- Application No. 65/14: Bergen Way/Link; Avery Way/Lane;
Barrett Cove
Applicant: Webster Surveys for Dream Asset Management Corp.
Legal Description: Lots 11, 12, 13, and 14
Current Zoning: FUD
Neighbourhood: Brighton
Date Received: September 8, 2014
- Application No. 66/14: Rosewood Square/Olson Lane West
Applicant: Webster Surveys for Boychuk Investments Ltd.
Legal Description: Rosewood Square S2, Plan No. 1021337295;
Parcel BB, Plan No. 101875394;
Part of Parcel EE, Plan No. 102028586
Current Zoning: R1A and FUD
Neighbourhood: Rosewood
Date Received: September 8, 2014

- Application No. 67/14: Flynn Way/Manor/Bend/Link
 Applicant: Webster Surveys for Dream Asset Management Corp.
 Legal Description: Parcel A, Plan No. 94S05078;
 Parcel B, Plan No. 00SA23204;
 LS 12, 13, and 14, Sec. 29 and 32 in-36-4 W3M;
 Current Zoning: FUD
 Neighbourhood: Brighton
 Date Received: September 8, 2014
- Application No. 68/14: 1502 11th Street West
 Applicant: Webb Surveys for Milano Homes Ltd.
 Legal Description: Tie Code Amendment for Lots 1, 2, and 4, Block 4,
 Plan No. G3820;
 Lot 52, Block 4, Plan No. 101282880;
 Lot 53, Block 4, Plan No. 101282891;
 Lot 54, Block 4, Plan No. 101282903
 Current Zoning: R2
 Neighbourhood: King George
 Date Received: September 10, 2014

Public Notice

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

Attachments

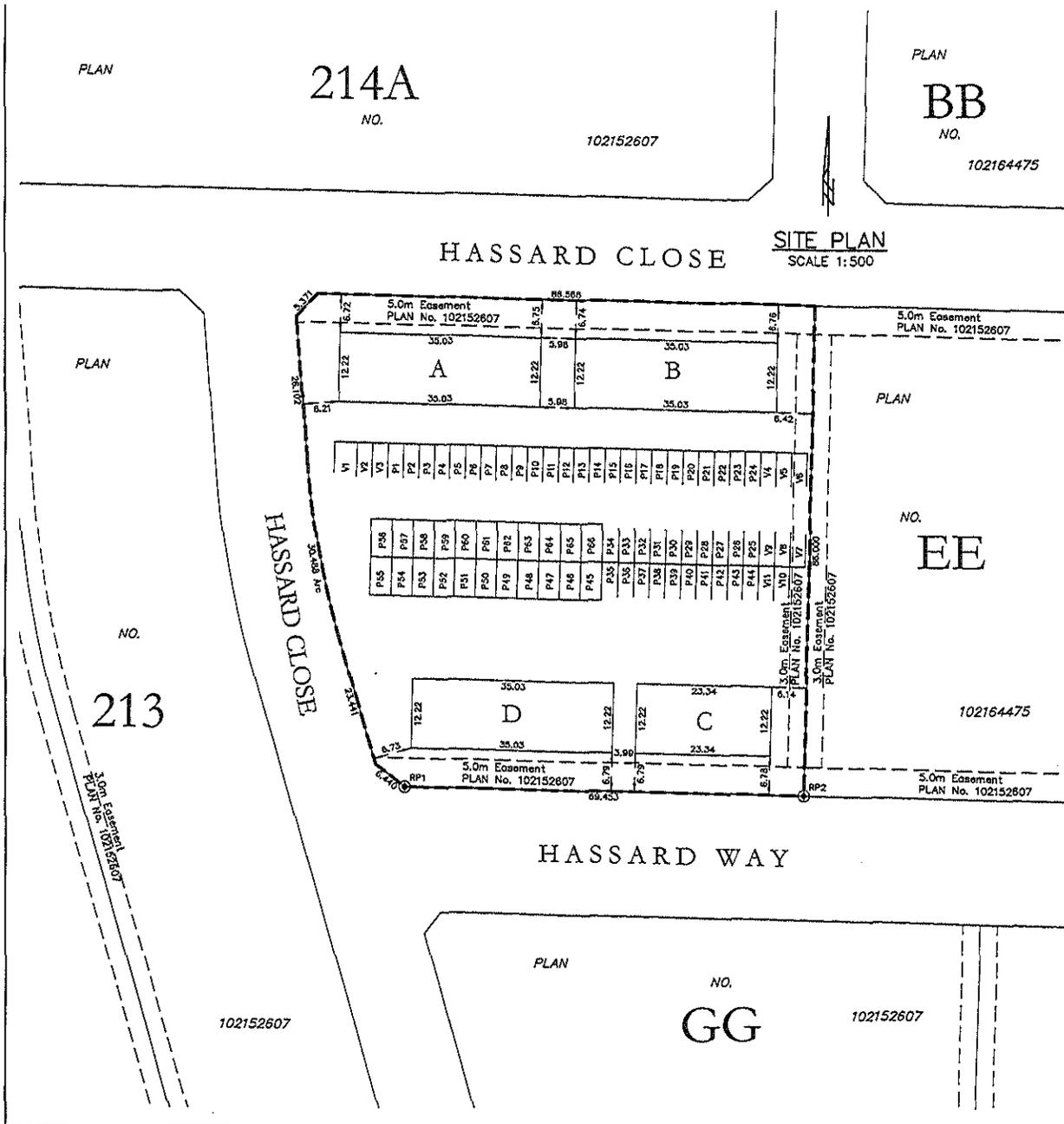
1. Plan of Proposed Condominium No. 13/14
2. Plan of Proposed Condominium No. 14/14
3. Plan of Proposed Official Community Plan No. OCP 40/14
4. Plan of Proposed Rezoning No. Z35/14
5. Plan of Proposed Rezoning No. Z39/14
6. Plan of Proposed Rezoning No. Z41/14
7. Plan of Proposed Subdivision No. 59/14
8. Plan of Proposed Subdivision No. 60/14
9. Plan of Proposed Subdivision No. 61/14
10. Plan of Proposed Subdivision No. 62/14
11. Plan of Proposed Subdivision No. 63/14
12. Plan of Proposed Subdivision No. 64/14
13. Plan of Proposed Subdivision No. 65/14
14. Plan of Proposed Subdivision No. 66/14
15. Plan of Proposed Subdivision No. 67/14
16. Plan of Proposed Subdivision No. 68/14

Report Approval

Reviewed by: Alan Wallace, Director of Planning and Development

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

S:\Reports\DS\2014\PDCS – Land Use Applications Received by the Community Services Department for the Period of August 22, 2014 to September 22, 2014\kt



PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR PARCEL FF

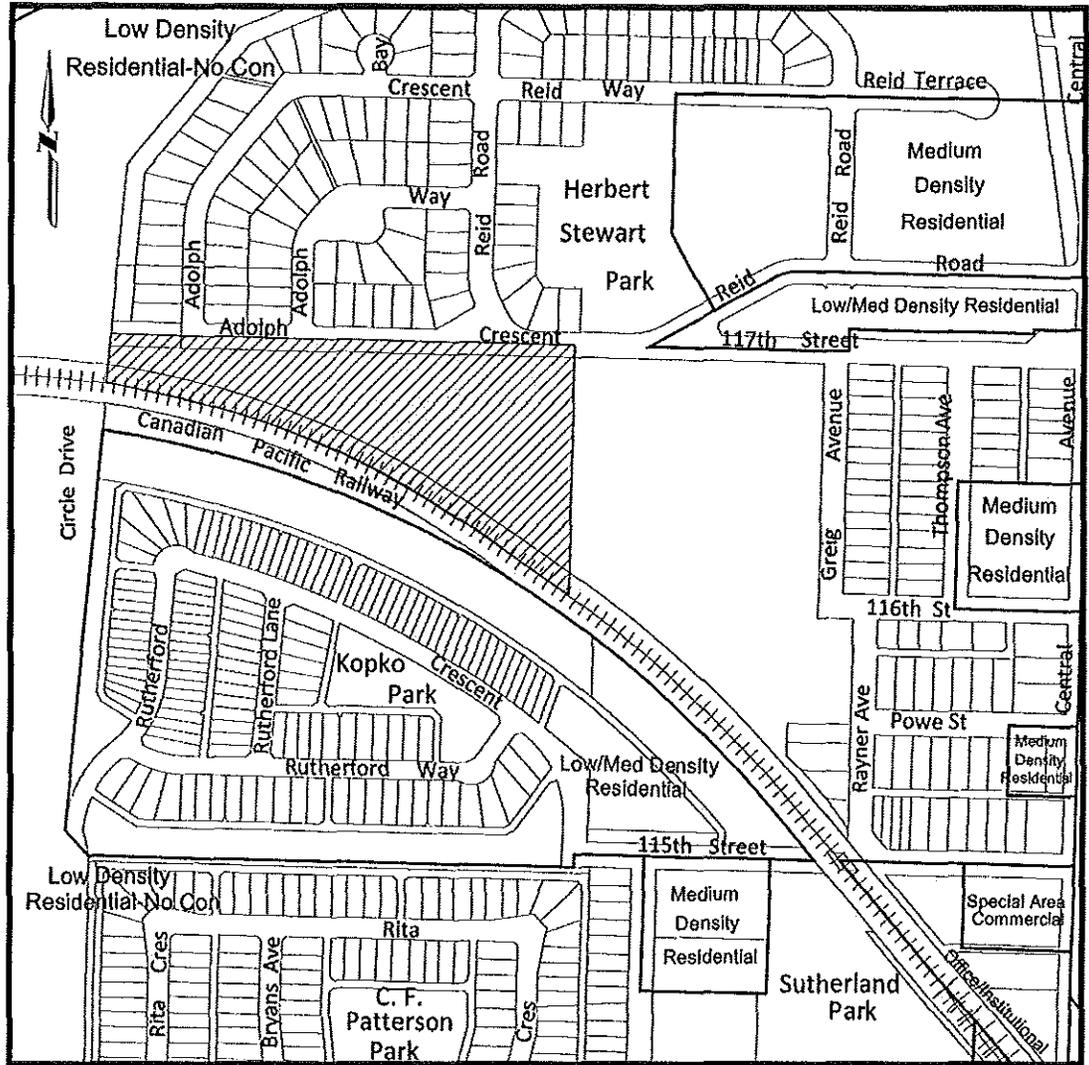
Plan No. 102152427
S.W. 1/4 OF SECTION 35
TWP. 36, RGE. 6, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: JULY 2014
SCALE: AS SHOWN

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 sheets 2 & 3.
4. Regular residential unit boundaries are shown on Sheets 2 & 3 by a heavy solid line and are defined as follows:
 - the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
5. The doors and windows form part of the regular residential units.
6. All exterior surfaces are common property.
7. The owner of each regular residential unit shall have exclusive use of that balcony to which that unit has sole access.
8. Parking spaces are in accordance with Section 11(1)(q) of The Condominium Property Act.
9. For the assignment of exclusive use parking stalls, see attached parking schedule on Sheet 3.
10. Parking spaces shown on Sheet 1 are designated P1, P2, P3, etc.
11. Parking spaces P25 - P28 have not been assigned to any units intentionally at the request of the Developer.
12. Visitor parking spaces shown on Sheet 1 are designated as V1, V2, V3 etc.
13. All areas not designated with a unit number are common property.
14. Area to be approved is outlined by a heavy dashed line.
15. The parcel within the line of approval has an Extension O.
16. Standard iron posts found are shown thus unless otherwise shown.
17. Reference Points are shown thus: 
18. The Datum used: NAD83 (CSRS88)
19. The Projection used: UTM Zone13N extended
20. RP Coordinates were derived from the "Precision Point Positioning Service from Natural Resources Canada"
21. RP Coordinates are current as of July 24th, 2014



Proposed Official Community Plan Amendment OCP40/14

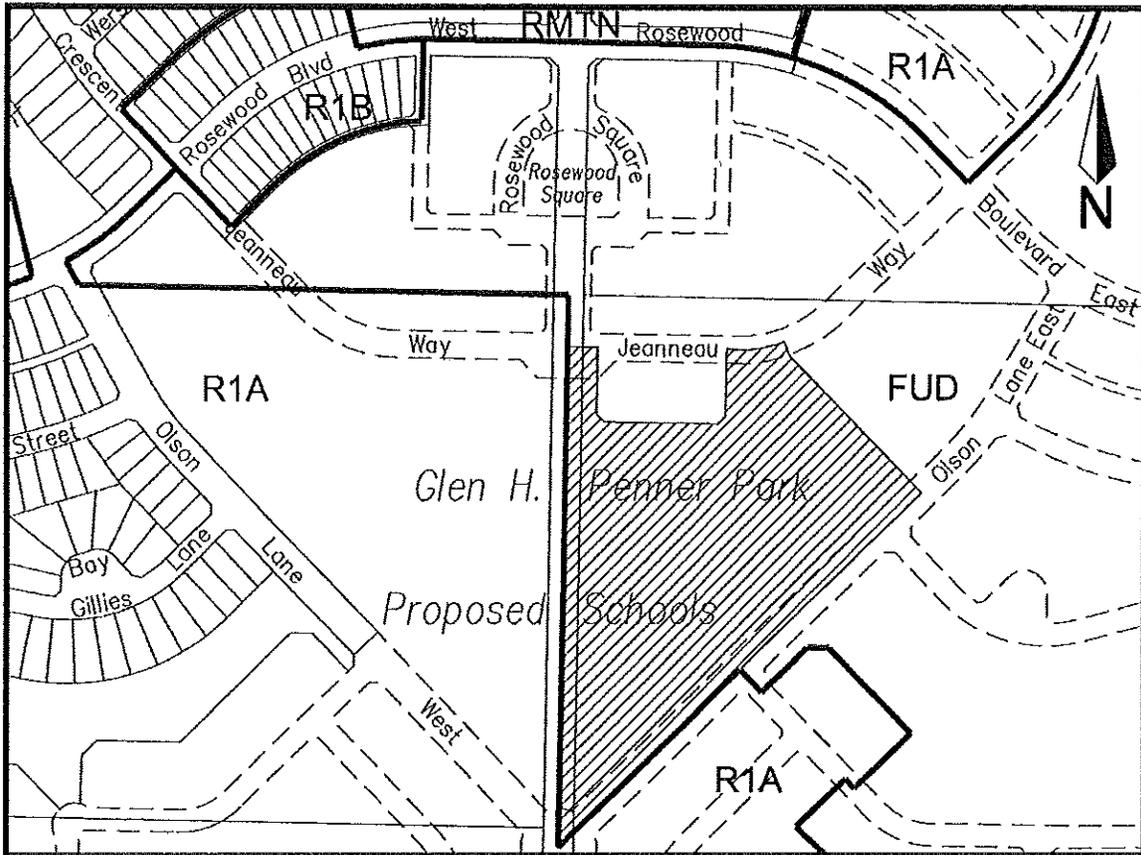


OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP

 From 'Low Density Residential' to 'Medium Density Residential'



Proposed Rezoning No. Z35/14



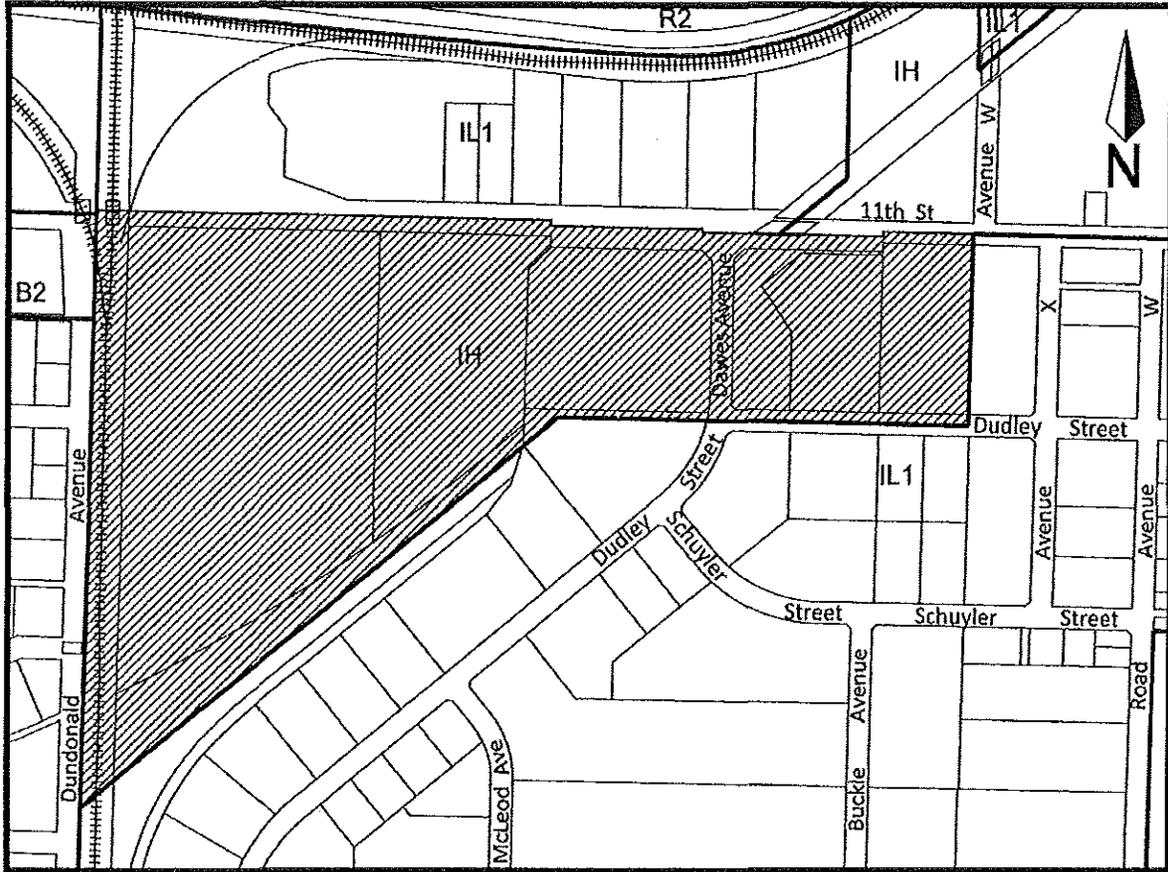
PROPOSED ZONING AMENDMENT

 From FUD to R1A

File No. RZ35-2014



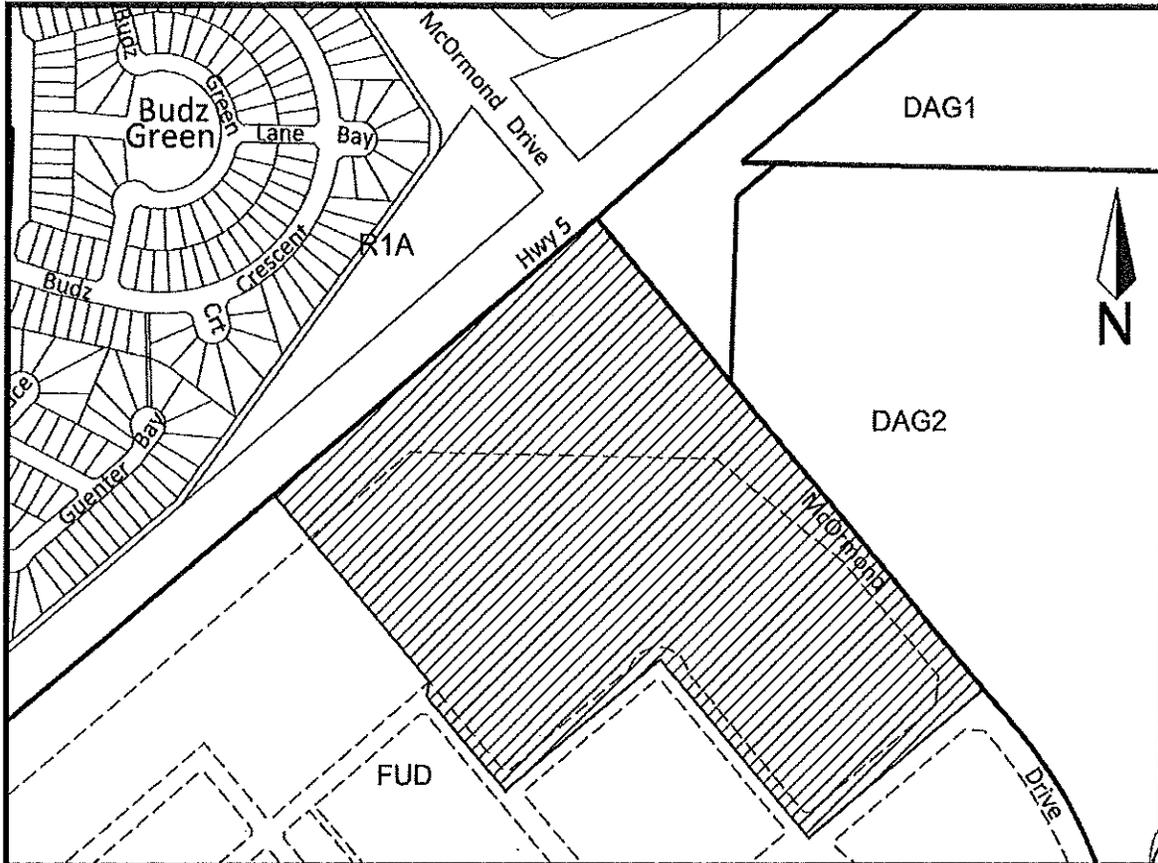
Plan of Proposed Rezoning No. Z39/14



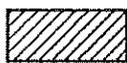
PROPOSED ZONING AMENDMENT

 From IH to IL1

File No. RZ39-2014



PROPOSED ZONING AMENDMENT

 From FUD to B4

File No. RZ41-2014

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, September 29, 2014.

- a. Discretionary Use Application – Bed and Breakfast Home 101 - 27th Street West, RM3 District
- b. Proposed Rezoning from IL1(H) to IL1 Light Industrial District and Discretionary Use Application – Shopping Centre 105 – 71st Street East
 - i. Proposed Bylaw No. 9222, *The Zoning Amendment Bylaw, 2014 (No. 24)*
 - ii. Discretionary Use Application Shopping Centre - 105 – 71st Street East
- c. Proposed Amendments to the Official Community Plan Bylaw No. 8769, Zoning Bylaw No. 8770, and Pleasant Hill Village Enhanced Concept Plan
 - i. Proposed Bylaw No. 9208, *The Official Community Plan Amendment Bylaw, 2014 (No. 11)*
 - ii. Proposed Bylaw No. 9209, *The Zoning Amendment Bylaw, 2014 (No. 18)*
- d. Proposed Zoning Bylaw Amendment – Minimum Site Width for R1A - One-Unit Residential Zoning District
 - i. Proposed Bylaw No. 9213, *The Zoning Amendment Bylaw, 2014 (No. 20)*
- e. Proposed Zoning Bylaw Amendment – School Drop-Off Parking
 - i. Proposed Bylaw No. 9214, *The Zoning Amendment Bylaw, 2014 (No. 21)*
- f. Proposed Rezoning - M2 to M3 Agreement 210, 216, 218, 222 and 224 Avenue P South (Pleasant Hill)
 - i. Proposed Bylaw No. 9215, *The Zoning Amendment Bylaw, 2014 (No. 22)*