



City of
Saskatoon

Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

June 17, 2014

Ms. Janice Braden, Chair
Mr. Karl Martens, Vice-Chair
Mr. Al Douma
Mr. John McAuliffe
Ms. Sydney Smith
Mr. Shaun Betker
Councillor Charlie Clark

Mr. Andy Yuen
Mr. Stan Laba
Ms. Colleen Christensen
Ms. Kathy Weber
Mr. James Yachyshen
Mr. Jeff Jackson

Dear Commission Members:

**NOTICE OF MEETING
MUNICIPAL PLANNING COMMISSION**

Please take note of the following meeting of the above-noted Commission.

DATE: Tuesday, June 24, 2014

TIME: 12:00 noon

PLACE: Committee Room E, Ground Floor, South Wing, City Hall

A copy of the agenda is attached.

Please notify the City Clerk's Office two days in advance of the meeting if you are unable to attend.

Yours truly,

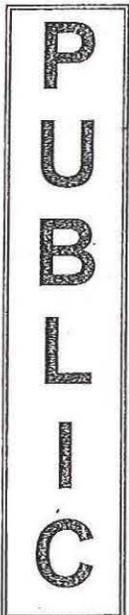
Elaine Long, Secretary
Municipal Planning Commission

EL:aam

Attachment

cc: City Manager
City Solicitor
General Manager, Community Services
Director of Saskatoon Land
Director of Planning and Development
Councillor T. Davies
Councillor R. Donauer
Councillor D. Hill

Mayor D. Atchison
Councillor A. Iwanchuk
Councillor Z. Jeffries
Councillor M. Loewen
Councillor P. Lorje
Councillor E. Olauson
Councillor T. Paulsen



AGENDA

(OPEN TO THE PUBLIC)

MUNICIPAL PLANNING COMMISSION

TUESDAY, JUNE 24, 2014, AT 12:00 NOON, COMMITTEE ROOM E

GROUND FLOOR, SOUTH WING, CITY HALL

1. Minutes - of meeting held on June 10, 2014.

2. Regional Commercial Areas – Site Plan Control
Amendments to Official Community Plan Bylaw No. 8769 and
Zoning Bylaw No. 8770
(Files CK. 4351-014-013 X CK. 4125-1 and PL. 4115-OCP31/14 X PL. 4350-Z32/14)

RECOMMENDATION: that the June 9, 2014 report of the General Manager, Community Services Department be submitted to City Council at the time of the public hearing recommending:

- 1) that the proposed amendments to Official Community Plan Bylaw 8769 to provide for site plan control in regional commercial areas be approved; and
- 2) that the proposed amendments to Zoning Bylaw 8770 to provide for site plan control in regional commercial areas be approved.

Attached is a report of the General Manager, Community Services Department, dated June 9, 2014, regarding an application from Arbutus Properties to implement site plan control for areas designated in Official Community Plan Bylaw No. 8769 as Regional Commercial Areas.

3. Amendments to the Official Community Plan Bylaw No. 8769 and
Zoning Bylaw No. 8770 – Rosewood Neighbourhood
(Files CK. 4351-014-007 X CK. 4110-40 and PL. 4115-OCP7/14 X PL. 4350-Z4/14)

RECOMMENDATION: that a report be submitted to City Council at the time of the public hearing recommending:

- 1) that the proposed amendment to Official Community Plan Bylaw 8769 – Land Use Policy Map, to redesignate the properties identified in the attached Location Plan – Official Community Plan Bylaw 8769 Amendment Map be approved; and

- 2) that the proposed amendment to Zoning Bylaw 8770 to rezone the properties identified in the attached Location Plan – Zoning Bylaw 8770 amendment be approved.

Attached is a report of the General Manager, Community Services Department, dated May 2, 2014, regarding an application from Arbutus Properties to amend Official Community Plan Bylaw No. 8769 – Land Use Policy Map and Zoning Bylaw No. 8770 to allow for development consistent with the proposed amendment to the Rosewood Neighbourhood Concept Plan.

4. Proposed Zoning Bylaw Amendment
Minimum Site Width for the R1A – One-Unit Residential Zoning District
(Files CK. 4350-1 and PL. 4350-Z33-14)

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that advertising respecting the proposal to amend Zoning Bylaw 8770, as outlined in the June 4, 2014 report of the General Manager, Community Services Department be approved;
- 2) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw 8770; and
- 4) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw 8770, as outlined in the June 4, 2014 report of the General Manager, Community Services Department be approved.

Attached is a report of the General Manager, Community Services Department, dated June 4, 2014, requesting an amendment to Zoning Bylaw No. 8770 to provide consistency in the minimum site width standard for developments contained within the R1A – One-Unit Residential Zoning District, in new and established neighbourhoods.

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5. Saskatchewan Professional Planners Institute Conference
September 22 – 24, 2014
Elk Ridge, Saskatchewan
(File No. CK. 175-16)
-

At the meeting held on June 10, 2014, the Commission discussed the 2014 CIP/API Conference in Fredericton, New Brunswick, and determined that no one was interested in attending. It was suggested that five people be approved to attend the provincial conference which will be held in Elk Ridge, Saskatchewan, from September 22 to 24, and resolved that the decision as to who will attend the Provincial Conference in September be discussed at the meeting on June 24, 2014.

Attached is a one-page information sheet regarding the conference. Registration information was not posted on the SPPI webpage at the time this agenda was printed; however, it is to be available by Friday, June 20, at www.sppi.ca. Conference fees are expected to be approximately \$500, which includes the pre-conference workshop and the two-day conference.

Accommodation for the conference is at the Elk Ridge Resort, 306-663-5800 or Toll Free, 1-800-510-1824. When booking, ask for the Saskatchewan Professional Planners Institute rate. In order to receive the SPPI rate, you must book by July 30, 2014.

6. Reports to Council
(File No. CK. 175-16)

RECOMMENDATION: that the information be received.

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meetings held on May 20, 2014, and June 9 and 23, 2014.

- a) Discretionary Use Application – Private School
819 29th Street West – B2 District (Basement)
Applicant: Dance Ink Ltd.
- b) Proposed Brighton Neighbourhood Concept Plan
Applicant: Dundee Developments
- c) Proposed Official Community Plan Amendment – Land Use Policy Map
Brighton Neighbourhood

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- d) Proposed Zoning Bylaw Amendment – Rezoning of Properties from DREC1, DAG1, DAG2, DCR3, and DM3 Districts to an FUD District Brighton Neighbourhood
- e) Proposed Amendment to the Rosewood Neighbourhood Concept Plan Applicant: Arbutus Properties
- f) Proposed Zoning Bylaw Amendment
Rezoning from R1A to R1B District
103 to 175 Tweed Lane – Rosewood Neighbourhood
Applicant: Rosewood Land Inc.
- g) Proposed Amendment to the Official Community Plan – Land Use Map
Reclassification from “Suburban Centre” to “District Commercial”
210 Slimmon Road – Lakewood Suburban Centre Area
- h) Proposed Zoning Bylaw Amendment
Rezoning from RM4 to B2 District
210 Slimmon Road – Lakewood Suburban Centre Area
Applicant: Royalty Construction Inc.
- i) Proposed Amendment to the Evergreen Neighbourhood Concept Plan
Applicant: Saskatoon Land
- j) Proposed Amendment to the Official Community Plan – Land Use Map
Evergreen Neighbourhood
Reclassification from Residential to District (Village) Commercial
- k) Proposed Zoning Bylaw Amendment
Rezoning from R1A and AG to RMTN1, RM3, M3, B1B, and B4A
Evergreen Neighbourhood
- l) Proposed Aspen Ridge Neighbourhood Concept Plan
Applicant: Saskatoon Land
- m) Proposed Amendment to the Official Community Plan – Phasing Map
Aspen Ridge Neighbourhood
Reclassification from Phase II to Phase I
- n) Proposed Amendment to the Official Community Plan – Land Use Map
Aspen Ridge Neighbourhood
Redesignation to Residential, District Commercial, and Urban Holding Area

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- o) Proposed Zoning Bylaw Amendment
Rezoning from DAG1 to FUD
Aspen Ridge Neighbourhood
 - p) Proposed Amendment to the Stonebridge Neighbourhood Concept Plan
Applicant: Dream Development (formerly Dundee Developments)
 - q) Proposed Zoning Bylaw Amendment
Rezoning from R1A to R2 and RMTN
Stonebridge Neighbourhood
7. Land Use Applications Received by the Community Services Department
for the Period Between May 8, 2014, and June 13, 2014
(Files CK. 4000-5 and PL. 4131-3-9-1, PL. 4132, PL. 4355-D, PL. 4115, PL. 4350,
PL. 4300)

Attached is a copy of Clause A1, Administrative Report No. 11-2014 which was received as information by City Council at its meeting held on June 23, 2014.

8. Next Meeting
Municipal Planning Commission
(File No. CK. 175-16)

The next meeting of the Commission is scheduled for Tuesday, July 22, 2014, at 12:00 noon in Committee Room E, Ground Floor, South Wing, City Hall.

TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: June 9, 2014
SUBJECT: Regional Commercial Areas – Site Plan Control
Amendments to Official Community Plan Bylaw No. 8769 and Zoning
Bylaw No. 8770
FILES: CK 4351-014-013, CK 4125-1; PL 4115 – OCP 31/14, PL 4350 – Z32/14

RECOMMENDATION: that a copy of this report be submitted to City Council recommending:

- 1) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Official Community Plan Bylaw No. 8769 to provide for Site Plan Control in Regional Commercial Areas; and
- 2) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to provide for Site Plan Control in Regional Commercial Areas.

TOPIC AND PURPOSE

The purpose of this report is to consider an application from Arbutus Properties to implement Site Plan Control for areas designated in Official Community Plan Bylaw No. 8769 (OCP) as Regional Commercial Areas.

REPORT HIGHLIGHTS

1. Implementing Site Plan Control in Regional Commercial Areas will provide flexibility where a Direct Control District (DCD) may not be considered an appropriate tool for implementation due to site size or nature of development.
2. Site Plan control will provide for a higher quality of site design taking into account site access/egress, pedestrian circulation and safety, landscaping, and placement of buildings.
3. Site Plan control will not place restrictions on architecture nor reduce the scale or intensity of use.
4. *The Planning and Development Act, 2007* allows an approval authority to adopt policies respecting Site Plan Control for commercial and industrial development.

5. The OCP and Zoning Bylaw No. 8770 (Zoning Bylaw) are proposed to allow Site Plan Control to be implemented in Regional Commercial Areas. Site Plan Control will be delegated to the Development Officer.

STRATEGIC GOAL

Under the Strategic Goal of Sustainable Growth, this report ensures that new commercial areas include paths and routes that encourage walking, cycling, and transit use. Furthermore, under the Strategic Goal of Economic Diversity and Prosperity, this report supports creation of a business-friendly environment where the economy is diverse and builds on our city and region's competitive strengths.

BACKGROUND

Regional Commercial Areas provide space for large format or "big box" retail stores, which serve a city-wide and regional market population. The OCP requires that Regional Commercial Areas are regulated through a Direct Control District (DCD).

REPORT

Regional Commercial Areas

Regional Commercial Areas, by nature, have high traffic volumes expected to and from the site(s) and have the potential for public safety concerns, including conflicts between pedestrians and vehicular traffic. While a DCD does provide for individual project design specific for each development, the Administration is proposing the option to use Site Plan Control where a DCD may not be considered an appropriate tool for implementation due to site size or nature of development.

Site Plan Control

Site Plan Control is a process that is provided for in *The Planning and Development Act, 2007* and provides an additional tool for Council and Administration to control or regulate certain features on a site, including building location and access by pedestrians and vehicles. Use of Site Plan Control is limited to development where high volumes of vehicular traffic are expected to and from the site and where there are potential public safety concerns.

Section 19 of *The Planning and Development Act, 2007* allows an approving authority, in its Official Community Plan, to adopt policies respecting Site Plan Control for commercial or industrial development. If an approving authority has adopted Official Community Plan policies, it may, in its zoning bylaw, prescribe conditions and performance standards for specific industrial or commercial development, with respect to all or any of the following:

- a) traffic operations and access to public streets to and from the site;
- b) the circulation of traffic within the site;
- c) the placement of buildings and other structures within the site; and
- d) the placement of landscaping within the site.

The conditions and performance standards that may be applied cannot impact the intensity of the proposed use.

Further, *The Planning and Development Act, 2007* allows City Council, in its zoning bylaw, to delegate approval of a site plan to a Development Officer. If Site Plan approval is delegated, a person aggrieved by a decision of the Development Officer may, within a time specified in the bylaw, apply to a council to review and confirm or alter the decision.

OCP and Zoning Bylaw Amendments

This report establishes the framework for Site Plan Control to be implemented in areas designated as Regional Commercial Areas as follows:

1. OCP amendment – The OCP requires that Regional Commercial Areas are regulated through a DCD. This amendment will provide for the implementation of Site Plan Control in areas designated as Regional Commercial Areas, in addition to DCDs. The proposed amendments to the OCP policies are included in Attachment 1.
2. Zoning Bylaw Text amendment – The amendment provides for specific conditions and performance standards for Site Plan Control in Regional Commercial Areas. Considerations for a Site Plan Control application include:
 - a) servicing by community infrastructure including roadways and public transit systems;
 - b) appropriate arrangement of buildings and lighting;
 - c) adequate access and circulation for pedestrians and vehicular traffic; and
 - d) sufficient landscaping and screening.

The amendment also delegates the approval of a site plan to the Development Officer and provides for appeal provisions consistent with *The Planning and Development Act, 2007*. The proposed amendment to the Zoning Bylaw is included in Attachment 2.

OPTIONS TO THE RECOMMENDATION

City Council could deny the proposed OCP and Zoning Bylaw amendments. Development in Regional Commercial Areas would continue to be regulated through DCDs.

POLICY IMPLICATIONS

The OCP amendment will result in changes to policies in the OCP.

FINANCIAL IMPLICATIONS

There are no financial implications related to the OCP and Zoning Bylaw amendments. Site Plan Control will be reviewed and applied through the development permit process.

Approved by: “Murray Totland”
Murray Totland, City Manager
Dated: “June 16, 2014”

S:\Reports\DS\2014\MPC – Regional Commercial Areas – Site Plan Control – Amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770\kt

Proposed Official Community Plan Bylaw No 8769 (OCP) Amendment

Amendments to Section 6.2.1 of the OCP are proposed to allow for the option of Site Plan Control in Regional Commercial Areas where a Direct Control District (DCD) may not be considered an appropriate tool for implementation due to site size or nature.

The proposed amendment would provide for flexibility in the site design for regional commercial areas as follows:

- Individual Design*
- c) Each Regional Commercial Area shall be individually designed for local conditions. Individual project design, land use, phasing, and related servicing will be regulated through either:
 - i. a Direct Control District (DCD). Direct Control Districts are designed pursuant to Section 63 of *The Planning and Development Act, 2007*. No use or development of land or buildings is permitted except as directly regulated and controlled by the Council of the City of Saskatoon in accordance with Section 63 to 68 of *The Planning and Development Act, 2007*, and the regulations set out in Zoning Bylaw No. 8770; or,
 - ii. where a DCD is not considered appropriate due to site size or nature, the appropriate designation in the zoning bylaw in conjunction with Site Plan Control. No use or development of land or buildings is permitted except as shown in an approved site plan in accordance with Section 19 of *The Planning and Development Act, 2007*, and the regulations set out in Zoning Bylaw No. 8770.

Zoning Bylaw No. 8770 Amendment

Changes to the Zoning Bylaw are proposed to allow for the option of Site Plan Control in Regional Commercial Area as follows:

Section 4 of the Zoning Bylaw is amended by adding the following provisions:

Site Plan Control Application Process

1. In accordance with Section 19 of *The Planning and Development Act, 2007*, the Development Officer is responsible for exercising and carrying out the duties and responsibilities in reviewing and considering the following Site Plan Control applications:
 - Any Commercial use proposed within an area designated as Regional Commercial Area in the Official Community Plan and that is not part of a Direct Control District.
2. The following procedures shall apply to Site Plan Control applications considered by the Development Officer:
 - a. applicants must file with the Community Services Department the prescribed application form, a site plan, any other plans and information as required by the Development Officer and pay any applicable fees;
 - b. the application will be examined by the Community Services Department for conformance with the Official Community Plan, this bylaw, and any other applicable Civic Policies and regulations;
 - c. the Community Services Department may request comments from other civic departments and other government agencies where applicable;
 - d. the Development Officer shall consider the application together with any comments received from other civic departments and other government agencies and any written submissions received by the Community Services Department;
 - e. the Development Officer may reject the application, approve the application, or approve the application with conditions, in accordance with Section 19 of *The Planning and Development Act, 2007*; and
 - f. the Development Officer shall notify the applicant of the decision by ordinary mail addressed to the applicant at the address shown on the application form.

Site Plan Control Evaluation Criteria

1. Commercial and industrial uses subject to site plan control shall conform to the development standards and applicable provisions of the zoning district in which they are located. For the purposes of this Section, applications shall be deemed to conform with the yard, open space, and other requirements of the district where such requirements are met as a result of a decision of the Development Appeals Board or Saskatchewan Municipal Board Planning Appeals Committee, or where the building or parcel comes within the provisions of Section 91 of *The Planning and Development Act, 2007*.

ATTACHMENT 2

2. The proposal must demonstrate that the site will be developed in a manner that will promote access and safety, including:
 - a. ensure adequate site lines for both vehicles and pedestrians;
 - b. consideration of traffic calming features such as raised surface treatments and curb extensions;
 - c. clear and direct access between building entrances, parking areas, internal and public sidewalks and any proposed transit stops. The site plan must depict a dedicated pedestrian pathway(s) for safe travel through the site;
 - d. barrier-free pedestrian access through the site, including consideration of the location of catch basins and other obstructions;
 - e. provide appropriate landscaping and screening;
 - f. provide for an unobstructed route for emergency vehicles;
 - g. traffic operations and access to public streets to and from the site;
 - h. the circulation of traffic within the site;
 - i. the proposal must be capable of being economically serviced by community infrastructure including roadways and public transit systems.

Terms and Conditions for Site Plan Control Approvals

1. In approving a Site Plan Control application, the Development Officer may prescribe specific development standards with respect to that use or form of development, consistent with the evaluation criteria.
2. Site Plan Control approval will be provided by letter signed by the Development Officer.
3. The applicant may, within 30 days from the date the decision was issued by the Development Officer, apply to Council to review and confirm or alter the decision of the Development Officer.

Delegation of Authority

1. Council delegates the authority to approve Site Plan Control applications to the Development Officer.
2. The Development Officer may:
 - a. approve a site plan control application;
 - b. deny a site plan control application; or
 - c. approve a site plan control application subject to Terms and Conditions.
3. The Development Officer shall notify the applicant of the decision by ordinary mail addressed to the applicant at the address shown on the application form.

Right of Appeal

A person aggrieved by the decision of the Development Officer may apply to Council to review and confirm or alter the decision of the Development Officer.

Specific conditions or performance standards for Site Plan Control may be appealed to the Development Appeal Board.

TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: May 2, 2014
SUBJECT: Amendments to the Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 - Rosewood Neighbourhood
FILE NO.: CK. 4351-014-007, x CK. 4110-40, PL. 4115-OCP7/14 and PL. 4350-Z4/14

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Official Community Plan Bylaw No. 8769 - Land Use Policy Map to redesignate the properties identified in the attached Location Plan - Official Community Plan Bylaw No. 8769 Amendment Map, 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 Location Plan – Zoning Bylaw No. 8770 amendment, be approved.

TOPIC AND PURPOSE

The purpose of this report is to consider an application from Arbutus Properties to amend Official Community Plan Bylaw No. 8769 (OCP) – Land Use Policy Map and the Zoning Bylaw No. 8770 (Zoning Bylaw) to allow for development consistent with the proposed amendment to the Rosewood Neighbourhood Concept Plan (Concept Plan).

REPORT HIGHLIGHTS

1. The proposed amendments to the OCP – Land Use Map and the Zoning Bylaw will accommodate the development of the Rosewood neighbourhood in a manner that is consistent with the proposed Concept Plan amendment.
2. The proposed OCP – Land Use Map amendment will redesignate the lands to "Residential," "District Commercial," "Regional Commercial," and "Light Industrial."
3. The proposed Zoning Bylaw amendment will rezone the lands to "B4 - Arterial and Suburban Commercial District," "B2 - District Commercial District," "FUD - Future Urban Development," "RMTN - Townhouse Residential District," "R1A – One-Unit Residential District," and "IL1 - General Light Industrial District."
4. The holding symbol "H" will be applied in order to address servicing constraints.

STRATEGIC GOAL

Under the City of Saskatoon's (City) Strategic Goal of Sustainable Growth, this report supports the creation of complete communities in new neighbourhoods that feature employment opportunities, main streets, suburban centres, and greater connectivity both internally and externally; and of ensuring that new commercial areas include parks, paths, and routes that encourage walking, cycling, and transit use.

BACKGROUND

The Rosewood neighbourhood is part of the Lakewood sector. The Lakewood Sector Plan was endorsed by City Council on December 18, 2000. At its May 20, 2008 meeting, City Council approved the Concept Plan.

REPORT

Concept Plan

During its June 9, 2014 meeting, City Council will consider an application from Arbutus Properties to approve an amendment to the Concept Plan. The proposed amendments to the OCP – Land Use Map and Zoning Bylaw No. 8770 will accommodate the development of the proposed neighbourhood in a manner that is consistent with the proposed Concept Plan amendment.

OCP – Land Use Map Amendment

An OCP – Land Use Map amendment is required in order to accommodate the proposed Concept Plan amendment. Redesignation of the subject lands to "Residential," "District Commercial," "Regional Commercial," and "Light Industrial" will be required. The proposed Location Plan – OCP Amendment is included in Attachment 1.

Zoning Bylaw Amendment

A Zoning Bylaw amendment is required in order to accommodate the proposed Concept Plan amendment. The lands will be rezoned to "B4 - Arterial and Suburban Commercial District," "B2 - District Commercial District," "FUD – Future Urban Development," "RMTN - Townhouse Residential District," "R1A – One-Unit Residential District," and "IL1 - General Light Industrial District." The proposed Location Plan – Zoning Bylaw amendment is included in Attachment 2. Further refinements to the zoning districts needed for various types of residential, commercial, and mixed-use developments will be brought forward as the neighbourhood is developed.

Development Phasing and Holding Symbol

The Administration has developed a servicing solution for the subject lands that involves phasing of development. Phasing development will provide for servicing capacity to grow with demand within the neighbourhood. In order to accommodate the development of the lands in line with the servicing solution, the holding symbol "H" will be applied to parcels identified in Attachment 3. The holding symbol "H" will restrict

development on the subject lands and will only be removed based on the following criteria:

- a) adequate sewer, water, and servicing capacity to the satisfaction of the General Manager of Transportation and Utilities;
- b) adequate transportation infrastructure designed to accommodate the expected traffic generated from new development to the satisfaction of the General Manager of Transportation and Utilities;
- c) for the lands designated “Regional Commercial,” a retail market analysis, which demonstrates the need for more regional commercial land at this location; and
- d) agreement between the City and Developer for payment of Development Charges and Levies.

OPTIONS TO THE RECOMMENDATION

City Council could deny the proposed OCP – Land Use Map amendment and Zoning Bylaw amendment. This option would preclude the implementation of the Concept Plan.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The financial implications are addressed in the accompanying Concept Plan Amendment Report.

PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

Comments from Other Divisions and Agencies

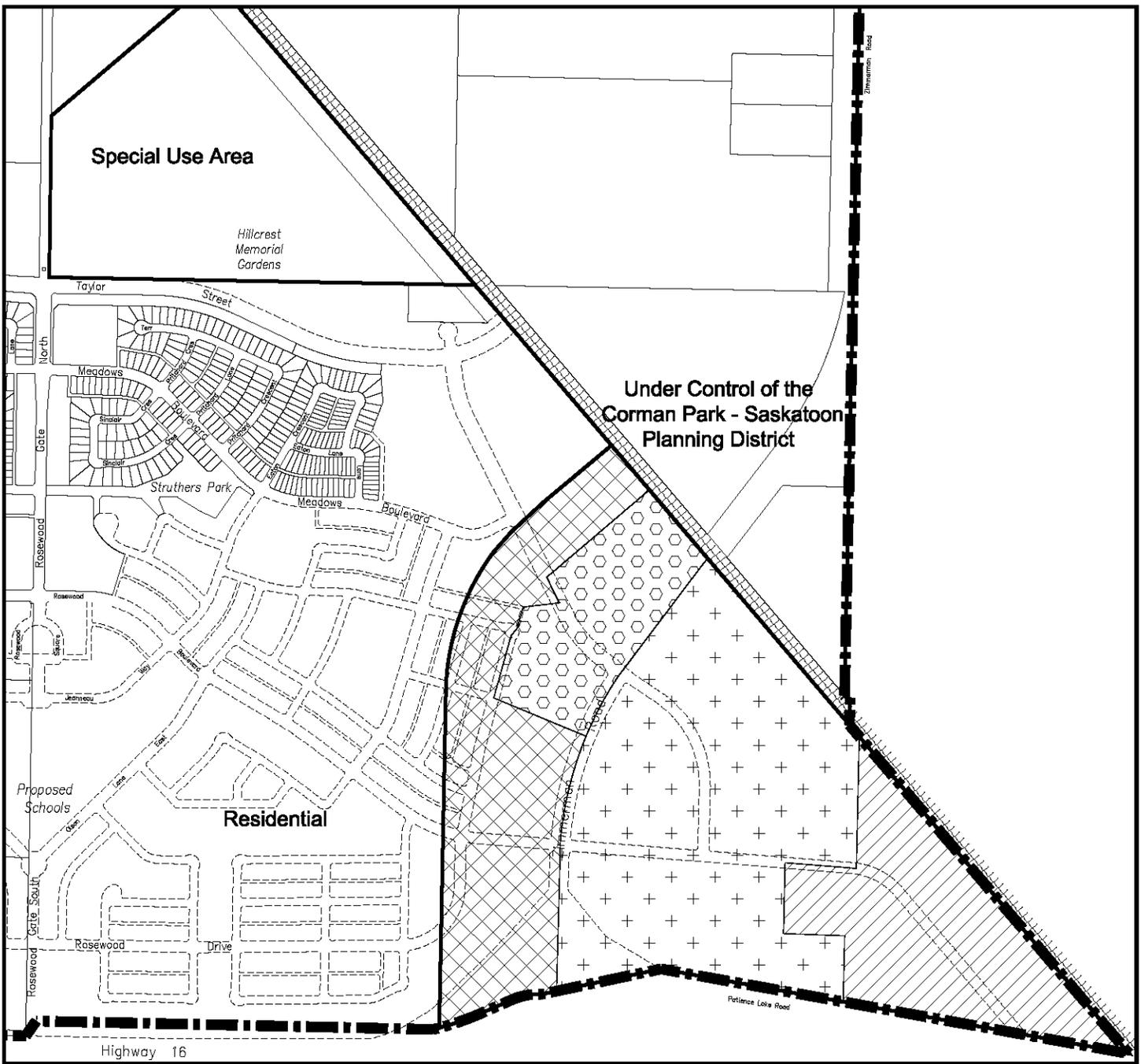
Consultation with other divisions and agencies occurred through the circulation of the proposed Concept Plan amendment. Comments from other divisions and agencies are included in the companion report from the General Manager, Community Services Department, Proposed Rosewood Concept Plan Amendment, April 30, 2014.

Public Engagement

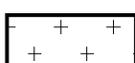
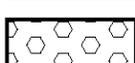
A public open house was held on March 20, 2014, for the proposed Concept Plan amendment. A copy of the proposed OCP – Land Use Map and proposed Zoning Bylaw amendment was also presented at the public open house. Furthermore, a public information meeting was held on May 6, 2014, for the proposed Concept Plan amendment. The Community Engagement Project Summary has been included in Attachment 4.

COMMUNICATION PLAN

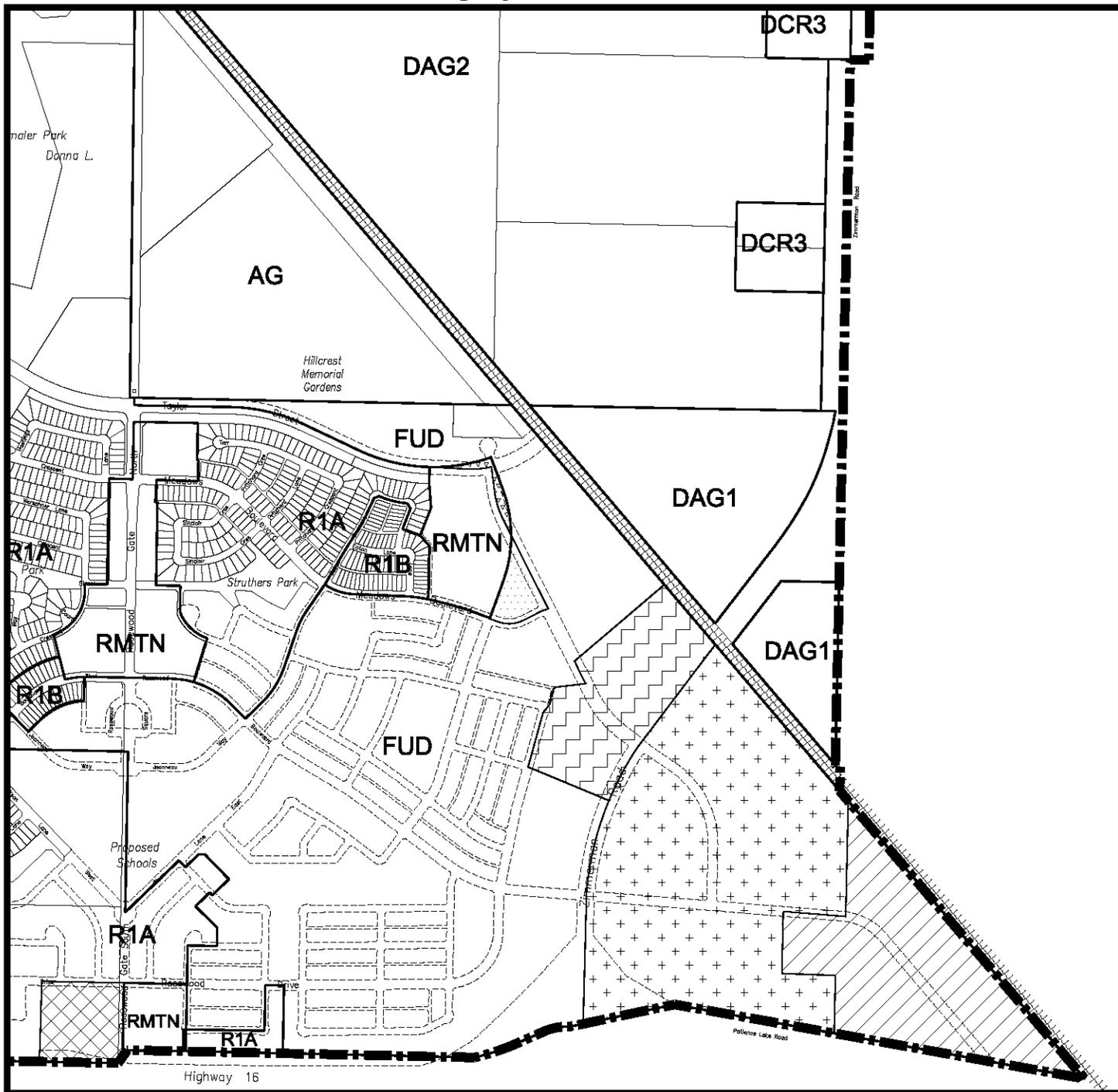
Public hearing notices will be advertised two weeks prior to City Council’s meeting date. No further consultation is planned beyond the stakeholder involvement noted above.



AMENDMENT TO THE OFFICIAL COMMUNITY PLAN - LAND USE MAP

-  From Urban Holding Area to Light Industrial
-  From Urban Holding Area to Regional Commercial
-  From Urban Holding Area to District Commercial
-  From Urban Holding Area to Residential

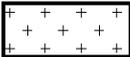




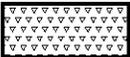
REZONING

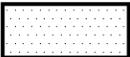
 From R1A to RMTN

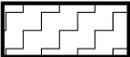
 From RMTN to R1A

 From FUD to B4

 From FUD to IL1

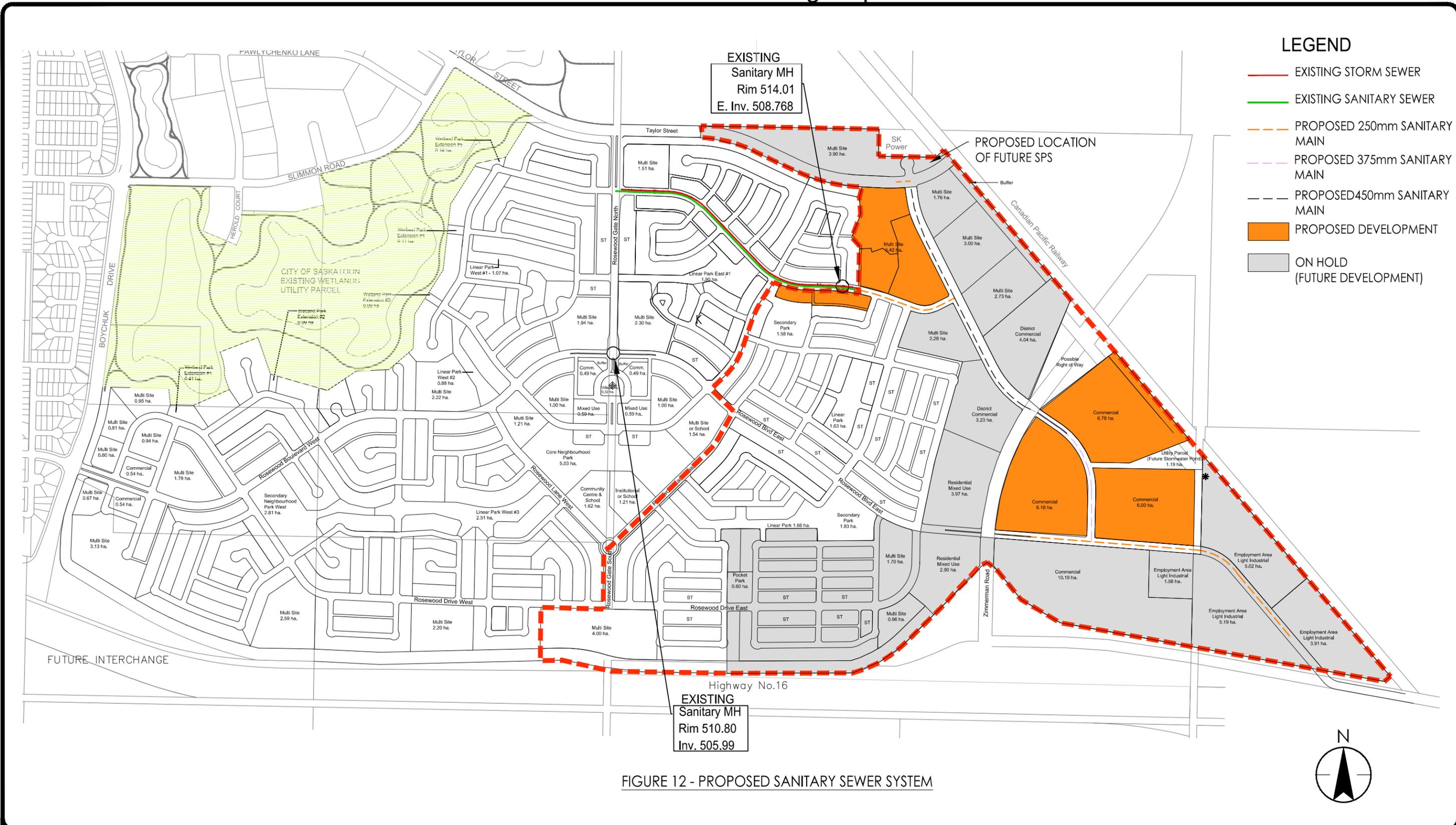
 From RMTN to FUD

 From FUD to RMTN

 From FUD to B2



Location Plan - Phasing Map



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Rosewood Concept Amendment Area
Arbutus Properties

Prepared for:
Arbutus Properties

Stantec

DRAWN BY: LE
CHECKED BY: NM
SCALE: NTS
PROJECT #: 113155027

April, 2014



Community Engagement Summary

Project Name: Proposed Rosewood Neighbourhood Concept Plan
Applicant: Amendment Arbutus Properties
File: PL 4131-33-2

Project Description

A public open house was held for the proposed Rosewood Concept Plan Amendment. Information about the proposed Concept Plan was also posted on the Shaping Saskatoon online engagement tool (Shaping Saskatoon). Information was also provided at the meeting about the associated Official Community Plan Amendment and Zoning Bylaw Amendment.

The proposal will provide for the inclusion of lands east of Zimmerman Road as a Regional Commercial Area consisting of commercial and light industrial land uses. Also proposed are changes to the layout and land use pattern of the eastern portion of the neighbourhood, including new opportunities for higher-density residential and mixed-use development along appropriate corridors. Roadway access to the neighbourhood from Highway 16, previously proposed to be via Rosewood Gate South, is now proposed via Zimmerman Road.

The open house was held in the atrium of the Elim Church on March 20, 2014, from 5 p.m. to 8 p.m. The Ward Councillor was in attendance.

In addition to the open house and Shaping Saskatoon, the Administration also met with the Rosewood Community Association on February 3, 2014, to discuss the proposal. A facilitated information session was also held on May 6, 2014.

Community Engagement Strategy

Purpose	To inform and consult. Participants were provided an overview of the proposal and an opportunity to ask questions of both City staff and the developer. Written comments were accepted at the open house and on Shaping Saskatoon for two weeks following the open house.
How will the information be used	Comments gathered from the open house and on Shaping Saskatoon will be used to inform the decision making process.
Tools used	Information boards were presented at the public open house and were posted on Shaping Saskatoon. Participants were given the opportunity to discuss the proposal with City staff and the developer. Comment sheets were provided at the open house. Comments could also be provided on Shaping Saskatoon for two weeks following the open house. Individuals could also provide comments to the Planning and Development Division directly (contact information was included on the public notices and on Shaping Saskatoon).

Shaping Saskatoon



Notification	2517 public open house notices outlining the details of the proposal were sent to property owners, as well as neighbouring property owners using Canada Post Admail, as well as addressed mail. The Rosewood, Briarwood, and Lakeridge Community Associations were also notified. The open house and Shaping Saskatoon was also advertised in <u>The StarPhoenix</u> for two weeks prior to open house.
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Summary of Community Engagement Feedback

Public Open House Attendees: 81 signed in

Written comments received at the openHouse and on Shaping Saskatoon:

<i>Commercial</i>	New commercial will be a great asset.
	Multi-use/commercial is a drastic change to the existing plan.
	No concerns if it is developed appropriately.
<i>Change to neighbourhood</i>	Bought into a neighbourhood, and now that plan is changing.
	Rosewood was marketed as "country living in the city". This changes that.
	Prefer to have a Mac Store in the south-east.
<i>Transportation</i>	Removing Rosewood Gate South access is a mistake. Keep single right lane out on Rosewood Gate South.
	Removal of fly-over is a significant issue. Bought into Rosewood because of multiple exits and now this is changing.
	Removal of the Rosewood Gate South access is a concern and will increase traffic in front of my house.
	Concerned about traffic flow around schools.
	Perimeter Hwy through a neighbourhood is a concern.
	Road network may encourage cutting through the neighbourhood to the commercial development.
	Move the school off the busy street where the multi-sites are.
	Zimmerman Road needs to connect to McOrmond.
Access into particular sites needs to be considered.	
<i>Servicing</i>	Ensure that lift station is included in the amendment (otherwise misleading). Need to ensure sanitary capacity is a dealt with.
<i>Comparison between Approved and Proposed</i>	Change in density is misleading.
<i>Industrial Development</i>	Concerned about industrial development proposed, in particular pollution.
<i>Parks</i>	Please ensure parks are developed in a decent time frame.
	Multi-unit housing behind cemetery should be a park. Hard to understand why someone would want to live overlooking a cemetery.



Next Steps

Action	Anticipated Timing
Planning and Development Report prepared and presented to Municipal Planning Commission (MPC). MPC reviews the proposal and recommends approval or denial to City Council.	May 20
Public Notice – report prepared and Public Hearing date set. The Willowgrove/University Heights, Briarwood, College Park East, and Arbor Creek/Erindale Community Associations, Community Consultant, and the Ward Councillor will be provided with direct notice of the public hearing.	May 29
Public Hearing – Public hearing conducted by City Council, with the opportunity provided for interested persons or groups to present. The proposal is considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.	June 9
Council Decision – may approve or deny the proposal.	June 9

Prepared by:

Christine Gutmann, Senior Planner
Planning and Development Division
May 6, 2014

Attachments

1. Notice of Public Open House
2. Notice of Facilitated Information Session



PUBLIC OPEN HOUSE

Amendment to the Rosewood Neighbourhood Concept Plan

Thursday, March 20, 2014

5:00 - 8:00 PM (Come-and-Go)

Location: Elim Church (Atrium) – 419 Slimmon Road

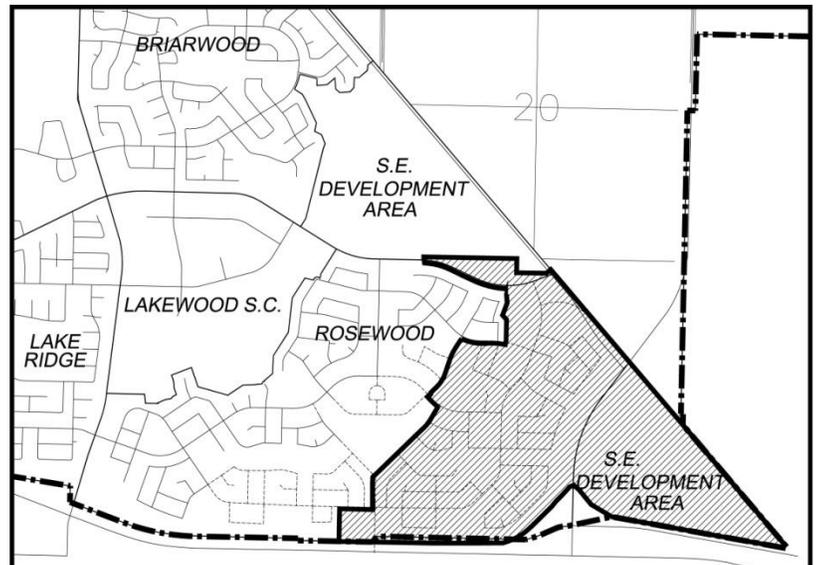
A major amendment to the Rosewood Neighbourhood Concept Plan is proposed to accommodate a number of changes to the east side of the neighbourhood. The amendment will provide for the inclusion of lands east of Zimmerman Road as an employment area, consisting of commercial and light industrial land uses. Also proposed are changes to the layout and land use pattern of the eastern portion of the neighbourhood, including new opportunities for higher-density residential and mixed-use development along corridors. Roadway access to the neighbourhood from Highway 16, previously proposed to be via Rosewood Gate South, is now proposed for Zimmerman Road.

The proposed changes will add 152 acres to the neighbourhood, bringing the total area to 876 acres. The original concept plan, approved by City Council in 2008, projected a total neighbourhood population of 10,657 residents. The proposed amendment would result in approximately 11,890 residents.

Amendments to the Official Community Plan and Zoning Bylaw related to this concept plan amendment are also proposed.

The open house will provide an opportunity to view the proposals and to ask questions to City of Saskatoon staff and development partners.

Can't make the open house? Visit www.shapingsaskatoon.ca/discussions to view details of the proposals and to share your thoughts. Details of the proposal will be made available online March 20th.



PROPOSED AMENDMENT TO THE ROSEWOOD CONCEPT PLAN

 Amendment Area



For more information, please contact:

Christine Gutmann, Senior Planner

Planning & Development Division, Community Services Department, City of Saskatoon

222-3rd Avenue North Saskatoon, S7K 0J5

Email: christine.gutmann@saskatoon.ca PH: (306) 975-2993 Fax: (306) 975-7712



PUBLIC INFORMATION MEETING & OPEN HOUSE

Amendments to the Rosewood Neighbourhood Concept Plan

Tuesday, May 6, 2014

Elim Church – 419 Slimmon Road

You're invited to a public event to discuss proposed amendments to the Rosewood Neighbourhood Concept Plan.

PUBLIC INFORMATION MEETING | 6:00 PM – Chapel

Amendment by Arbutus Properties

An update will be provided on the major amendment to the Rosewood Neighbourhood Concept Plan proposed by Arbutus Properties, which includes the inclusion of lands east of Zimmerman Road as an employment area consisting of commercial and light industrial land uses.

OPEN HOUSE | 5:00-8:00 PM – Atrium

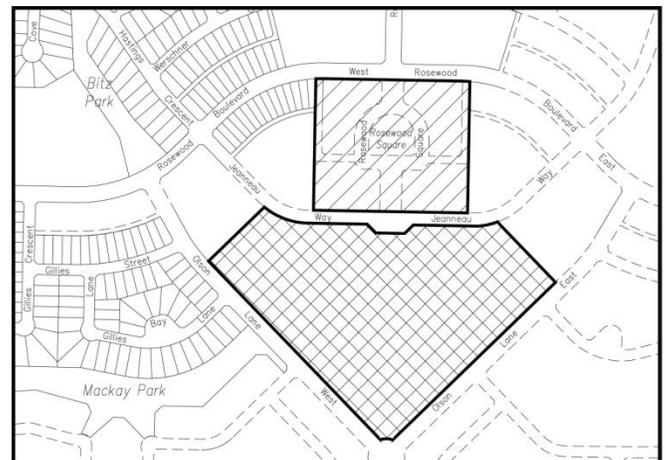
Village Square

Saskatoon Land is proposing a change to the design of the Village Square and the configuration of adjacent development parcels. The change is intended to provide greater pedestrian connectivity, more on-street parking in the area, and greater flexibility for site design on the development parcels.

Neighbourhood School Site

Boychuk Investments, in collaboration with the City of Saskatoon, is proposing minor changes to the concept plan to provide for a school site in order to meet the Province of Saskatchewan's new joint school model requirements.

Please note that details on the design and construction timeline of the school facilities will not be available at this open house.



PROPOSED AMENDMENT TO THE ROSEWOOD CONCEPT PLAN

- Village Square Amendment Area
- School Sites Amendment Area



Can't make the open house? Visit www.shapingsaskatoon.ca/discussions to view details of the concept plan amendment and to share your thoughts. Details of the proposal will be made available online approximately one week prior to the meeting.

For more information, please contact:
 Christine Gutmann, Senior Planner
 Planning & Development Division, Community Services Department, City of Saskatoon
 222-3rd Avenue North Saskatoon, S7K 0J5
 Email: christine.gutmann@saskatoon.ca PH: (306) 975-2993 Fax: (306) 975-7712

TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: June 4, 2014
SUBJECT: Proposed Zoning Bylaw Amendment – Minimum Site Width for the R1A–One-Unit Residential Zoning District
FILES: CK 4350-1; PL 4350-Z33-14

RECOMMENDATION: that a copy of this report be submitted to City Council recommending:

- 1) that City Council approve the advertising respecting the proposal to amend Zoning Bylaw No. 8770, as outlined in this report;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770; and
- 4) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

TOPIC AND PURPOSE

The purpose of this report is to consider an amendment to Zoning Bylaw No. 8770 (Zoning Bylaw) to provide consistency in the minimum site width standard for developments contained within the R1A–One-Unit Residential Zoning District (R1A District), in new and established neighbourhoods.

REPORT HIGHLIGHTS

1. The proposed Zoning Bylaw amendment will allow a one-unit dwelling to have a minimum site width of 12 metres for sites that have no access to a rear lane, and a minimum site width of 9 metres for sites that do have access to a rear lane in new and established neighbourhoods.

STRATEGIC GOAL

Under the Strategic Goal of Sustainable Growth, this report supports the creation of complete communities in new neighbourhoods.

BACKGROUND

The Zoning Bylaw provides for a minimum site width of 12 metres for one-unit dwellings in the R1A District. If the R1A District is within an established neighbourhood, the Zoning Bylaw provides for a minimum site width of 12 metres if the site has no access to a rear lane, and a minimum site width of 9 metres if a site has access to a rear lane.

The Zoning Bylaw contains a separate provision that a site area within the R1A District may be reduced to 270 m² if the site has access to a rear lane. Based on a minimum required site depth of 30 metres, this equates to a minimum site width of 9 metres.

REPORT

Proposed Zoning Bylaw Amendment

In 2004, lanes were reintroduced into new neighbourhoods with the approval of the Hampton Village Neighbourhood Concept Plan (Concept Plan). Since that time, Concept Plans have been approved for the Stonebridge, Rosewood, Evergreen, Kensington, and Brighton neighbourhoods, each of which identifies, in varying amounts, R1A District development to be served with lane access.

The reintroduction of lanes into new neighbourhoods has resulted in inconsistent interpretations of the Zoning Bylaw with regard to minimum site width standards for one-unit dwellings in the R1A District in new neighbourhoods, based on rear lane access and site area.

To ensure consistency in the application of the Zoning Bylaw, the Administration is recommending that the R1A District be amended to provide for a minimum site width for one-unit dwellings of 12 metres for sites without access to a rear lane, and a minimum site width of 9 metres for sites with access to a rear lane, in both established and new neighbourhoods.

OPTIONS TO THE RECOMMENDATION

City Council could deny the proposed amendment. This option is not recommended as the site width standards in new neighbourhoods would remain at 12 metres, regardless if the site is served by a rear lane or not, creating inconsistencies in site width in the R1A District throughout the City.

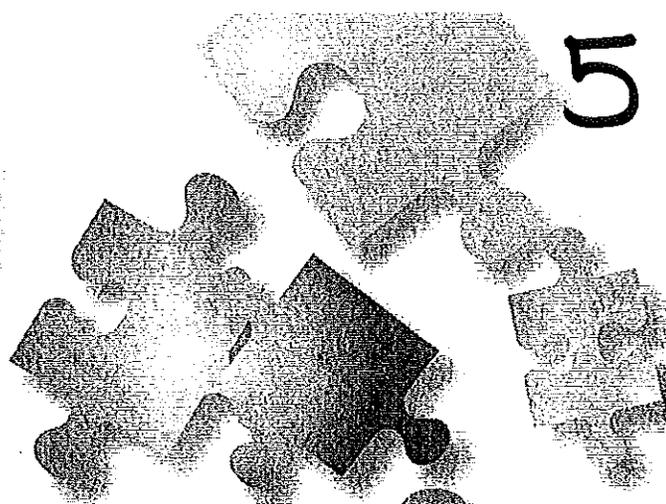
POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

There are no financial implications.

growing STRONG



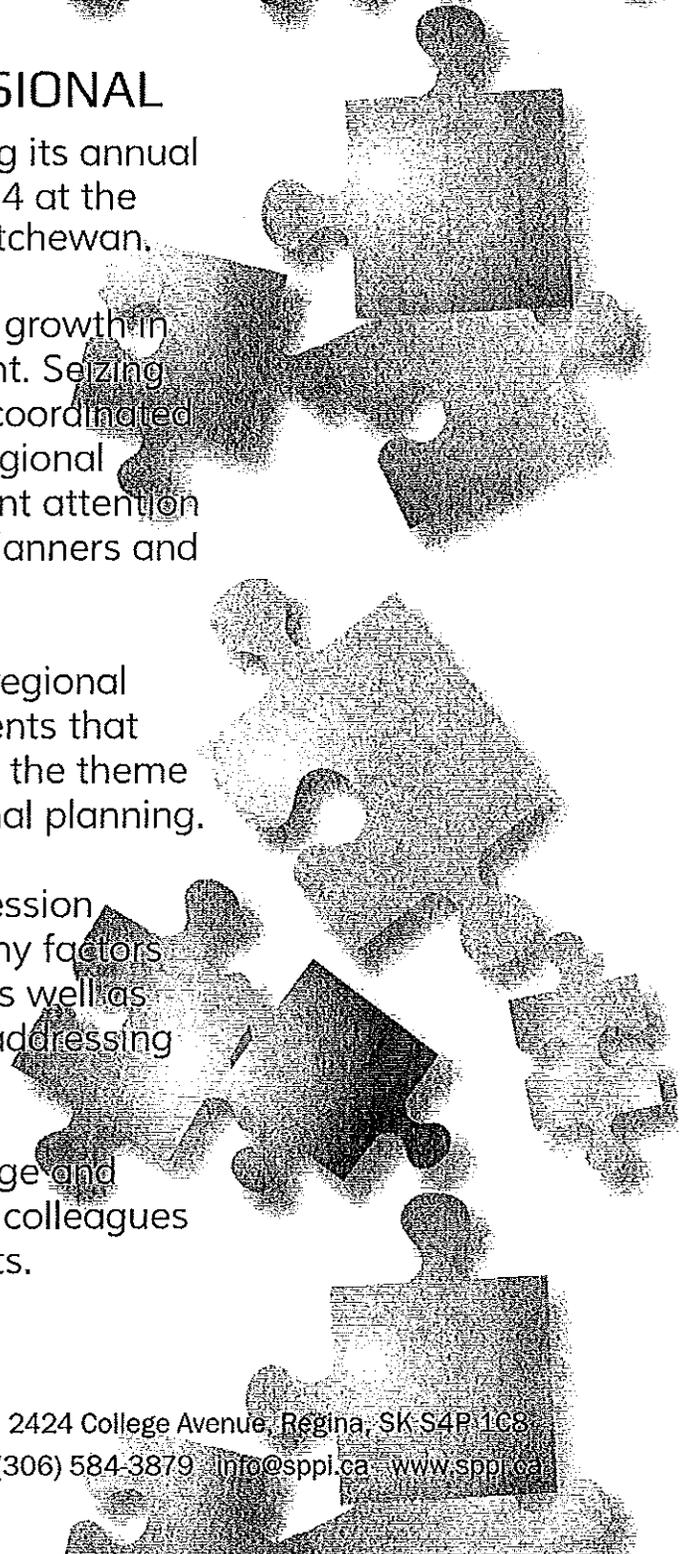
The **SASKATCHEWAN PROFESSIONAL PLANNERS INSTITUTE** is holding its annual conference on September 22 to 24, 2014 at the Elk Ridge Resort near Waskesiu, Saskatchewan.

Saskatchewan continues to experience growth in population, employment and investment. Seizing the opportunities of growth requires a coordinated response from multiple jurisdictions. Regional planning has recently received significant attention from elected officials, administrators, planners and related professionals.

To continue the momentum of various regional planning summits, conferences and events that have occurred throughout the province, the theme of the 2014 annual conference is regional planning.

We are planning a conference where session proposals discuss and examine the many factors that contribute to growth as a region, as well as introduce new and innovative ways of addressing regional planning challenges.

This is an excellent opportunity to engage and share information with fellow planners, colleagues in related fields, academics and students.

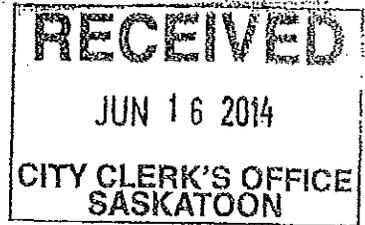


SASKATCHEWAN
PROFESSIONAL PLANNERS INSTITUTE

2424 College Avenue, Regina, SK S4P 1G8
(306) 584-3879 info@sppl.ca www.sppl.ca

A) Land Use Applications Received by the Community Services Department
 For the Period Between May 7, 2014, and June 13, 2014
 (For Information Only)
 File No.: PL 4131-3-9-1, PL 4132, PL 4355-D, PL 4115, PL 4350, PL 4300

RECOMMENDATION: that the information be received,



The following applications have been received and are being processed:

Concept Plan Amendment

- Address/Location: Rosewood Phase B
 Applicant: Boychuk Investments Ltd.
 Legal Description: Blocks 29, 30, and 31, Plan No. 94S17318
 Purpose of Amendment: Multi-Family Dwelling to Single-Family Dwelling
 Neighbourhood: Rosewood
 Date Received: April 24, 2014

Condominium

- Application No. 8/14.: 412 Willowgrove Square (63 New Units)
 Applicant: Altus Geomatics for Baydo Development Corp.
 Legal Description: Lot C, Block 519, Plan No. 101874764
 Current Zoning: B1B
 Neighbourhood: Willowgrove
 Date Received: June 3, 2014

Discretionary Use

- Application No. D11/14: 1024 King Crescent
 Applicant: Jessica Fritshaw
 Legal Description: Lot 69, Block 4, Plan No. 99SA06423
 Current Zoning: R2
 Proposed Use: Garage Suite
 Neighbourhood: City Park
 Date Received: May 28, 2014
- Application No D12/14: 345 4th Avenue South
 Applicant: A to B Development Consultants for Hope's Homes Inc.
 Legal Description: Lot 2, Block A, Plan No. G616, Ext. 0
 Current Zoning: B6
 Proposed Use: Child Care Center/Supportive Living Home/Respite Centre
 Neighbourhood: Central Business District
 Date Received: June 12, 2014

Official Community Plan

- Amendment No. OCP 30/14: Aspen Ridge Concept Plan and Evergreen Concept Plan
 Applicant: City of Saskatoon
 Legal Description: Area bound on the south by Evergreen neighbourhood and the University of Saskatchewan, on the northeast by proposed Perimeter Highway, and on the northwest by the northeast swale.
 Current Land Use Designation: Phase II
 Proposed Land Use Designation: Phase I
 Neighbourhood: Aspen Ridge and Evergreen
 Date Received: May 28, 2014

Rezoning

- Application No. Z 10/14: Aspen Ridge Concept Plan and Evergreen Concept Plan
 Applicant: City of Saskatoon
 Legal Description: Area bound on the south by Evergreen neighbourhood and the University of Saskatchewan, on the northeast by proposed Perimeter Highway, and on the northwest by the northeast swale.
 Current Zoning: DAG1
 Proposed Zoning: FUD
 Neighbourhood: Aspen Ridge and Evergreen
 Date Received: May 28, 2014
- Application No. Z 22/14: Rosewood Phase B
 Applicant: Rosewood Land Inc.
 Legal Description: Blocks 29, 30, and 31, Plan No. 94S17318
 Current Zoning: R1A
 Proposed Zoning: R1B
 Neighbourhood: Rosewood
 Date Received: April 24, 2014

Subdivision

- Application No. 36/14: 1423 12th Street East
 Applicant: Webb Surveys for Gary Ayotte
 c/o Britwood Interiors Ltd.
 Legal Description: Lots 20 and 21, Block 10, Plan No. G91 and Lot 36, Block 10, Plan No. 101410490
 Current Zoning: Varsity View
 Neighbourhood: Varsity View
 Date Received: May 7, 2014

Subdivision

- Application No. 37/14: 414 Packham Avenue
 Applicant: Webb Surveys for 101022891 Sask. Ltd.
 Legal Description: Parcel A, Plan No. 77S26886, and
 Lane 3, Plan No. 65S02405
 Current Zoning: IH
 Neighbourhood: Sutherland
 Date Received: May 8, 2014
- Application No. 38/14: 1519 Prince of Wales Avenue
 Applicant: Webb Surveys for Lawrence and Judith Hassen
 Legal Description: Lot 21, Block 6, Plan No. 1196
 Current Zoning: R2
 Neighbourhood: North Park
 Date Received: May 13, 2014
- Application No. 39/14: 3213 McGill Street
 Applicant: George, Nicholson, Franko & Associates Ltd. Surveys
 for Carol Joyce Greva
 Legal Description: Lot 7, Block 607, Plan No. 66S19386
 Current Zoning: R2
 Neighbourhood: College Park
 Date Received: May 15, 2014
- Application No. 40/14: 1234 15th Street East
 Applicant: Altus Geomatics for Custer Construction
 and Darlene Busch
 Legal Description: Lot 9, Block 1, Plan No. G705
 Current Zoning: R2
 Neighbourhood: Varsity View
 Date Received: May 26, 2014
- Application No. 41/14: 1840 McOrmond Drive
 Applicant: Webb Surveys for Pillar Development Corp.
 Legal Description: Part of Parcel T, Plan No. 102058512
 Current Zoning: B4A
 Neighbourhood: University Heights Suburban Centre
 Date Received: June 2, 2014

Subdivision

- Application No. 42/14: 1005 and 1015 Avenue P South and
1610 and 1616 Garfield Street
Applicant: Ironwood III Assets Inc., Heroux Investments Inc.,
Lazer Autobody Inc., and City of Saskatoon
Legal Description: Proposed Lane Closure of all of Lane in Block 4,
Plan No. G670; Lane in Block 4, Plan No. G1221;
Consolidated with Lots 1 to 18, Block 4,
Plan No. G670, and Lots 19 to 23, Block 4,
Plan No. G1221
Current Zoning: IL1 and IH
Neighbourhood: West Industrial
Date Received: June 4, 2014

- Application No. 43/14: Rosewood Drive West
Applicant: Webster Surveys for Rosewood Land Inc.
Legal Description: Part of Parcel F, Plan No. 94S17318; and
Part of Parcel DD, Plan No. 102028586
Current Zoning: R1A
Neighbourhood: Rosewood
Date Received: June 11, 2014

- Application No.44/14: 111 – 108th Street West
Applicant: Larson Surveys for BEGG Developments Corp.
Legal Description: Lot 23, Block 2, Plan No. G122, and
Lot 45, Block 2, Plan No. 101336756
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: June 12, 2014

PUBLIC NOTICE

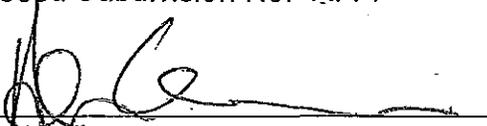
Public Notice, pursuant to Section 3 of the Public Notice Policy No. C01-021, is not required.

ATTACHMENTS

1. Plan of Proposed Concept Plan Amendment to Rosewood – Phase B
2. Plan of Proposed Condominium No. 8/14
3. Plan of Proposed Discretionary Use No. D11/14
4. Plan of Proposed Discretionary Use No. D12/14
5. Plan of Proposed Official Community Plan Amendment OCP 30/14
6. Plan of Proposed Rezoning No. Z10/14
7. Plan of Proposed Rezoning No. Z22/14
8. Plan of Proposed Subdivision No. 36/14
9. Plan of Proposed Subdivision No. 37/14
10. Plan of Proposed Subdivision No. 38/14
11. Plan of Proposed Subdivision No. 39/14

12. Plan of Proposed Subdivision No. 40/14
13. Plan of Proposed Subdivision No. 41/14
14. Plan of Proposed Subdivision No. 42/14
15. Plan of Proposed Subdivision No. 43/14
16. Plan of Proposed Subdivision No. 44/14

Reviewed by: _____


Alan Wallace
Director of Planning and Development

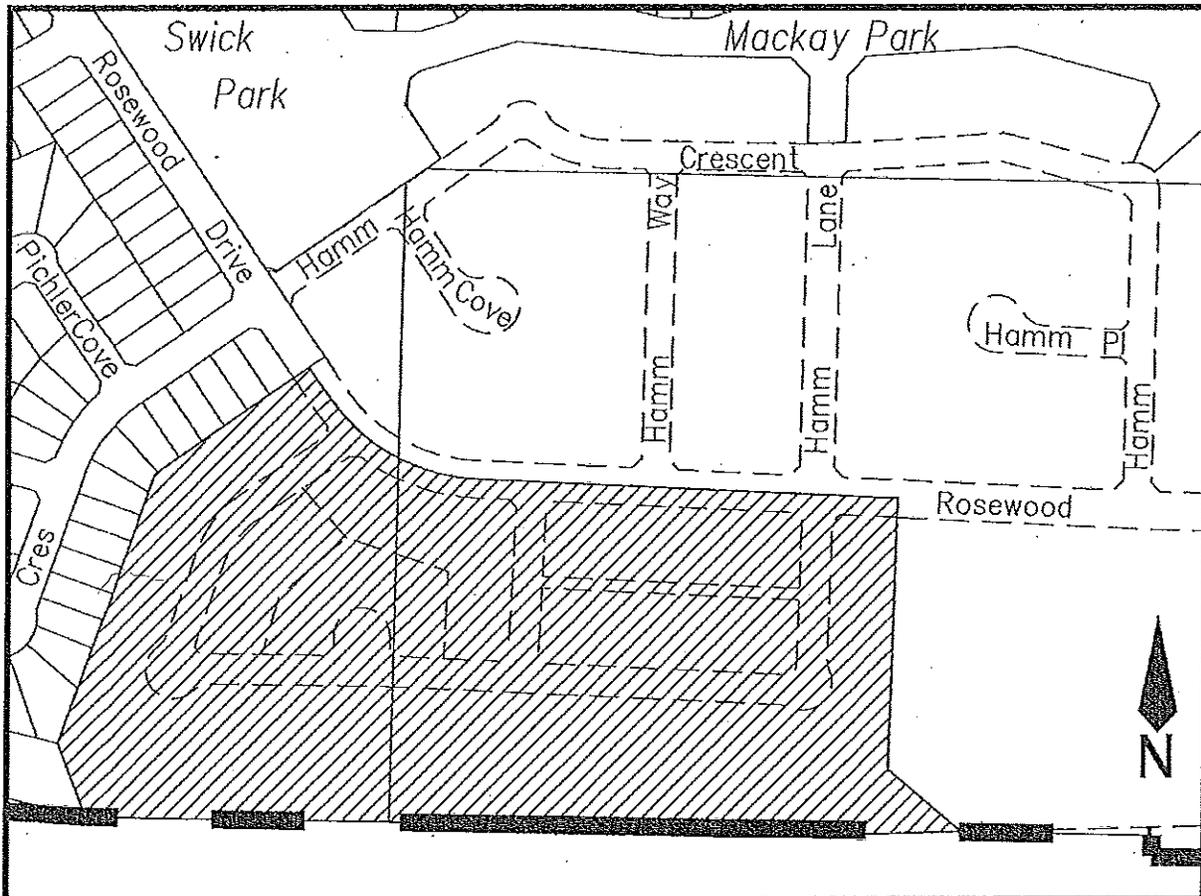
Approved by: _____


Randy Grauer, General Manager
Community Services Department
Dated: June 15/14

cc: Murray Totland, City Manager

S:\Reports\DS\2014\COUNCIL Land Use Apps for June 23, 2014\ks

Concept Plan Amendment for Rosewood



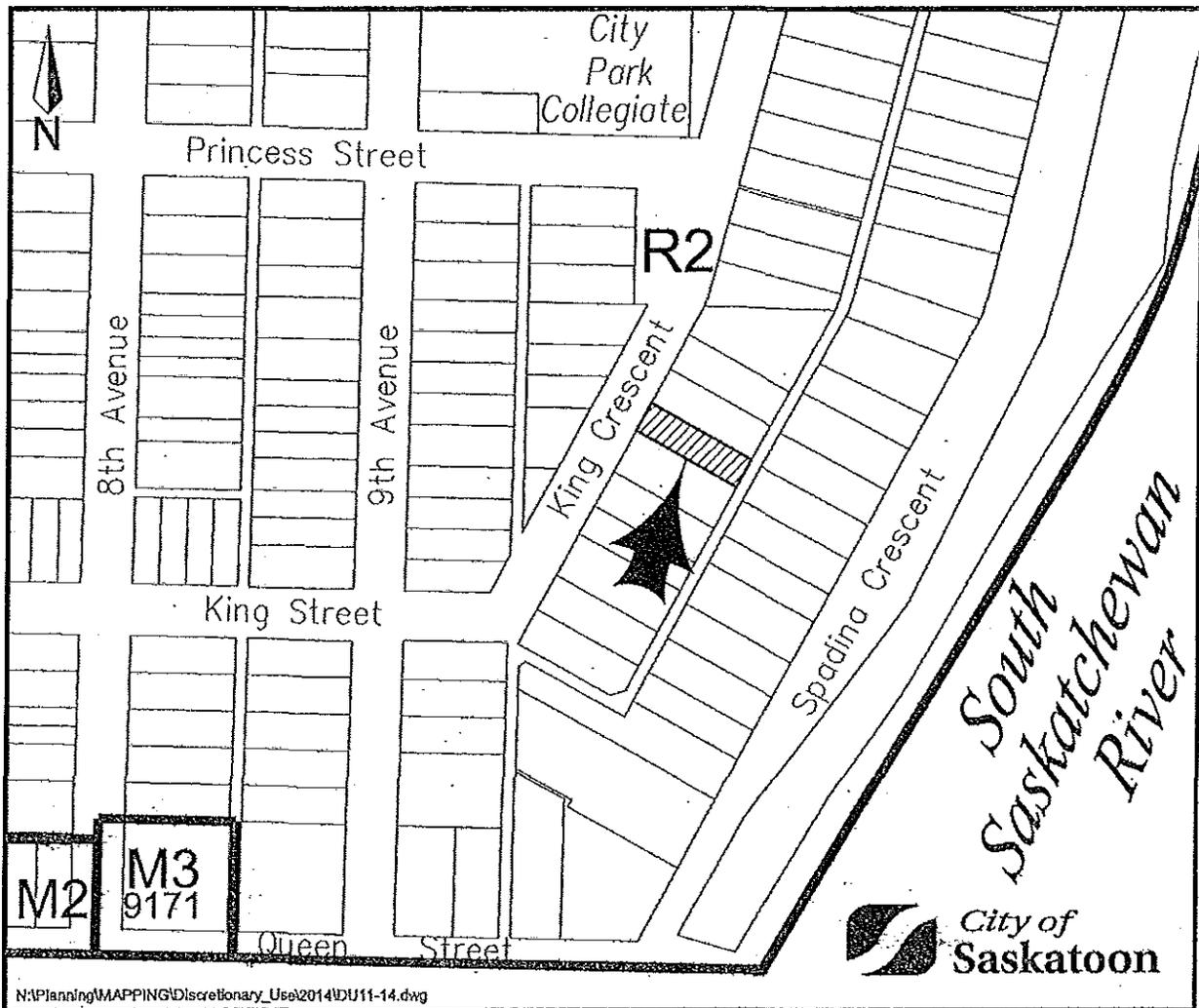
PROPOSED CONCEPT PLAN AMENDMENT
ROSEWOOD

 Amendment Area

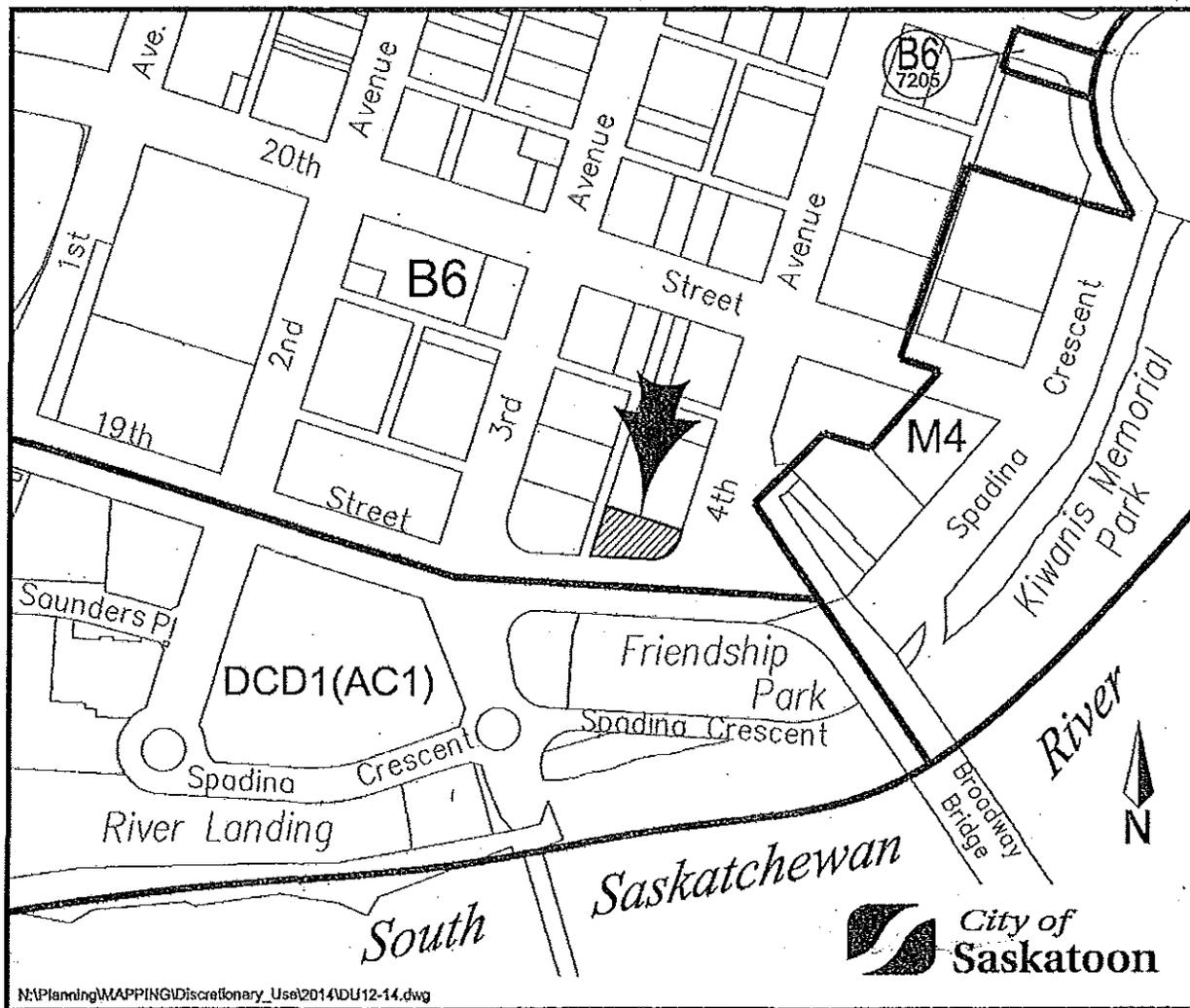
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Proposed Discretionary Use No. D11/14



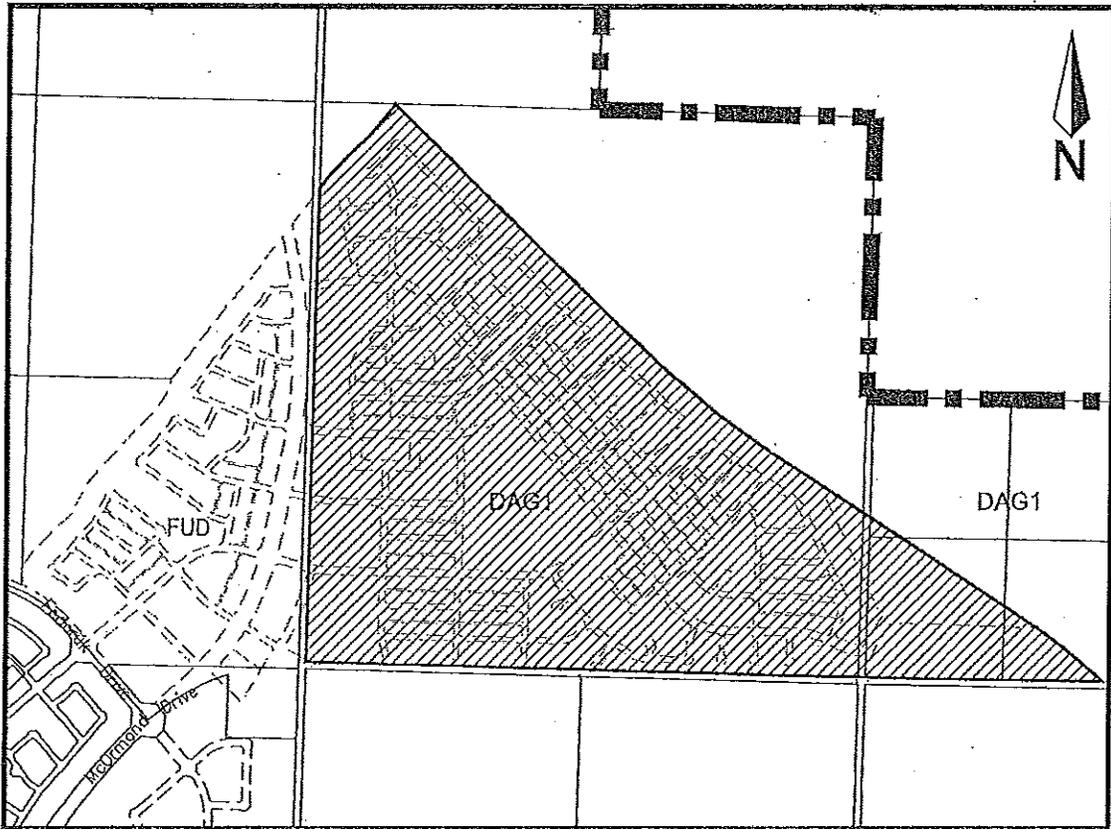
Proposed Discretionary Use No. D12/14



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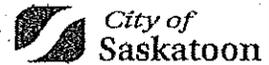
Proposed Rezoning Amendment No. Z10/14

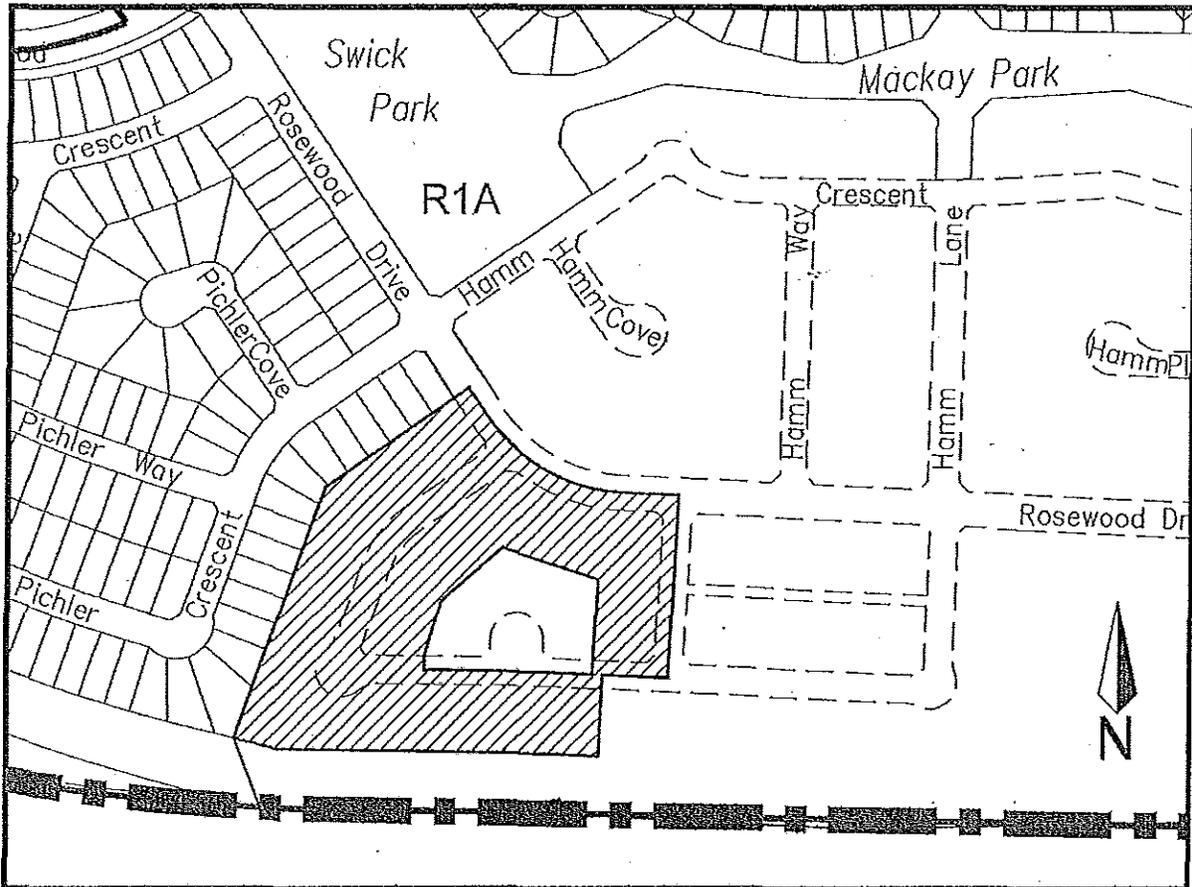


PROPOSED ZONING AMENDMENT

 From DAG1 to FUD

File No. RZ10-2014





PROPOSED ZONING AMENDMENT

 From R1A to R1B

File No. RZ22-2014

