



PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION
TUESDAY, JANUARY 6, 2015, AT 11:30 A.M.
COMMITTEE ROOM "E"

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

1. CALL TO ORDER

1.1 Appointments and Reappointments to Municipal Planning Commission [File No. CK. 175-16]

At its Regular Business meeting held on November 24, 2014, City Council adopted a recommendation of its Executive Committee that the following be appointed and reappointed to the Municipal Planning Commission for the terms indicated:

For 2015:

Councillor Olauson

To the End of 2016:

Ms. Colleen Christensen
Mr. Al Douma
Mr. Jeff Jackson
Mr. Karl Martens
Mr. John McAuliffe

Recommendation

That the information be received.

1.2 Appointment of Chair

1.3 Appointment of Vice-Chair

2. CONFIRMATION OF AGENDA

3. ADOPTION OF MINUTES

3.1 Minutes of Regular Meeting of the Municipal Planning Commission held on December 9, 2014.

4. UNFINISHED BUSINESS

4.1 Update on the Saskatchewan Professional Planners Institute Conference from Attendees [File No. CK. 175-16]

Recommendation

That the information be received.

5. COMMUNICATIONS

6. REPORTS FROM ADMINISTRATION

6.1 Discretionary Use Application – Child Care Centre Expansion 1529 Preston Avenue South [Files CK 4355-014-010 and PL 4350 D14/14]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the application submitted by the Preston Early Learning Centre requesting permission to expand their child care centre at 1529 Preston Avenue South from 29 to 35 children, be approved subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses;
2. That the applicant provide a parking and loading zone plan; and
3. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6.2 Discretionary Use Application – Residential Care Home (Maximum Nine Residents) – 705/707 Avenue L North [Files CK 4355-014-008 and PL 4350 D16/14]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the application submitted by the Central Urban Metis Federation Inc. requesting permission to operate a Residential Care Home – Type II, with a maximum of nine residents, at 705/707 Avenue L North be approved, subject to the following conditions:

1. That a building permit is obtained to convert the existing two-unit dwelling to a Residential Care Home - Type II;
2. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
3. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6.3 Discretionary Use Application – Bed and Breakfast Home – 526 Guelph Crescent [Files CK 4355-014-009 and PL 4350-D18/14]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the application submitted by Patti Kidd requesting permission to operate a Bed and Breakfast Home located at 526 Guelph Crescent be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6.4 Proposed Rezoning by Agreement – RM3 – Medium-Density Multiple-Unit Dwelling District – 530 to 538 Avenue F South [Files CK 4351-014-022 and PL 4350-Z36/14]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the proposed amendment to Zoning Bylaw No. 8770 to rezone 530, 532, 534, and 538 Avenue F South from RM3 by Agreement to RM3 by Agreement, be approved.

6.5 Proposed Official Community Plan Amendment and Proposed Rezoning from B1 to M3 – 840 Idylwyld Drive North [Files CK 4351-014-014 and PL 4350-Z29/14]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendment to Official Community Plan Bylaw No. 8769 – Land Use Map to redesignate 840 Idylwyld Drive North from Special Area Commercial and Special Use Area to Residential, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone a portion of 840 Idylwyld Drive North from B1 – Neighbourhood Commercial District to M3 – General Institutional Service District, be approved.

6.6 Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5th Avenue North [Files CK 4351-014-013 and PL 4350-Z18/14]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendment to the Official Community Plan Bylaw No. 8769 – City Park Land Use Policy Map to re-designate 410 5th Avenue North from “High-Density Residential” to “Special Area Commercial,” be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone 410 5th Avenue North from M3 – General Institutional Service District to B5 – Inner-City Commercial Corridor District, be approved.

6.7 Proposed Zoning Bylaw No. 8770 Amendment – Joint-Use Elementary School Site Regulations [Files CK 4350-64 and PL 4350-Z47/14]

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the proposed amendment to Zoning Bylaw No. 8770 to provide flexibility in the regulations for joint-use elementary schools, as outlined in the report of the General Manager, Community Services, be approved.

6.8 Land Use Applications Received by the Community Services Department for the Period between November 13, 2014, to December 17, 2014. [Files CK. 4000-5, PL 4132, PL 4355-D, and PL 4300]

Recommendation

That the information be received.

7. REPORTS FROM COMMISSION

- 7.1 Update of Item Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, December 15, 2014. [File No. CK. 175-16]**

Recommendation

That the information be received.

8. ADJOURNMENT

Discretionary Use Application – Child Care Centre Expansion 1529 Preston Avenue South

Recommendation

That a report be forwarded to City Council, at the time of the public hearing, recommending that the application submitted by the Preston Early Learning Centre requesting permission to expand their child care centre at 1529 Preston Avenue South from 29 to 35 children, be approved subject to the following conditions:

- 1) That the applicant obtain a Development Permit and all other relevant permits and licenses;
- 2) That the applicant provide a parking and loading zone plan; and
- 3) That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Topic and Purpose

The purpose of this report is to consider the application from the Preston Early Learning Centre to expand their child care centre at 1529 Preston Avenue South from 29 to 35 children.

Report Highlights

1. The Preston Early Learning Centre has applied to expand their child care centre from 29 to 35 children at 1529 Preston Avenue South in the Brevoort Park neighbourhood.
2. This proposal meets all relevant Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
3. The Preston Early Learning Centre has developed a parking and loading strategy.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Quality of Life as the proposal offers increased child care opportunities within a neighbourhood setting.

Background

1529 Preston Avenue South is located in the Brevoort Park neighbourhood and is zoned R2 District under the Zoning Bylaw (see Attachment 1). A child care centre is considered a discretionary use in the R2 District.

A discretionary use application to establish the Preston Early Learning Centre, a child care centre for care of up to 29 children at this location, was approved by City Council on April 28, 1980. One parking space was provided in the rear yard, and pick-up and drop-off was informally provided on the street along Preston Avenue in front of the child

Discretionary Use Application – Child Care Centre Expansion – 1529 Preston Avenue South

care centre. The Preston Early Learning Centre has submitted an application requesting City Council's approval to expand their childcare centre at this location.

Report

Zoning Bylaw Requirements

A "Child Care Centre" means an establishment providing for the care, supervision, and protection of children, but does not include the provision of overnight supervision. A child care centre is considered a discretionary use in the R2 District and the expansion of an existing child care centre requires discretionary use approval from City Council.

The Zoning Bylaw requires one additional parking space on-site for the addition of six child care spaces. Based on the information submitted by the applicant, two on-site parking spaces will be provided in the rear yard to meet Zoning Bylaw requirements for parking (see Attachment 2).

In addition to the requirement for parking, the applicant is required to provide 3.5 m² of fenced outdoor play area per child. The expansion to 35 children will require a minimum area of 122.5 m² that must be fenced. Both the front and rear yards of this property are fenced and will accommodate this requirement.

This proposal meets all other Zoning Bylaw requirements.

Parking and Loading Zone Spaces

Access to the site is available from Preston Avenue South, which is designated as a major arterial in the City's Roadway Classification System. The facility currently mitigates congestion as pick-up and drop-off occur in small numbers throughout the day (see Attachment 3 for an example of pick up and drop off times for a week). The pick-up and drop-off is accommodated on Preston Avenue South, in front of the child care centre. The Preston Early Learning Centre has been approved for an official loading zone by the Transportation and Utilities Department to be placed on-street adjacent to the facility. The childcare centre also addresses employee parking in their employee manual, requiring employees to park on 3rd Street East (see Attachment 4). It is anticipated that these precautions will reduce any impact on traffic flows or parking in the area.

Comments from Other Divisions

No significant issues were noted by other divisions with respect to this proposal (see Attachment 5).

Conclusion

The proposed expansion of a child care centre at 1529 Preston Avenue South meets all relevant Zoning Bylaw provisions. Any potential impacts on surrounding land uses or traffic flows is anticipated to be mitigated by the parking and loading plans provided, as well as the requirements of the Zoning Bylaw for parking and play space.

Discretionary Use Application – Child Care Centre Expansion – 1529 Preston Avenue South

Options to the Recommendation

City Council could deny this Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the bylaw.

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site were mailed out in July 2014 to solicit feedback on the proposal. The Brevoort Park Community Association was also advised.

A public information meeting was held on September 18, 2014, and was attended by five residents. Items discussed included pick-up and drop-off times and noise of children. Neither issue was contentious. The facility operates from 7 a.m. to 6 p.m. with a range of pick-up and drop-off times, ensuring that there is not a time with substantial traffic congestion. The residents in attendance were supportive of the operation (see Attachment 6).

Other Considerations/Implications

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

Communication Plan

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public Notice is required for consideration of this matter, pursuant to Section 11 (b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice by ordinary mail to assessed property owners within 75 metres of the subject site and to the Brevoort Park Community Association. Notification posters will also be placed on the subject site.

Attachments

1. Location Plan – 1529 Preston Avenue South
2. Site Plan – 1529 Preston Avenue South
3. Pick-up and Drop-off Information
4. Excerpt of Employee Handbook - Parking
5. Comments From Other Divisions

Discretionary Use Application – Child Care Centre Expansion – 1529 Preston Avenue South

6. Community Engagement Summary

Report Approval

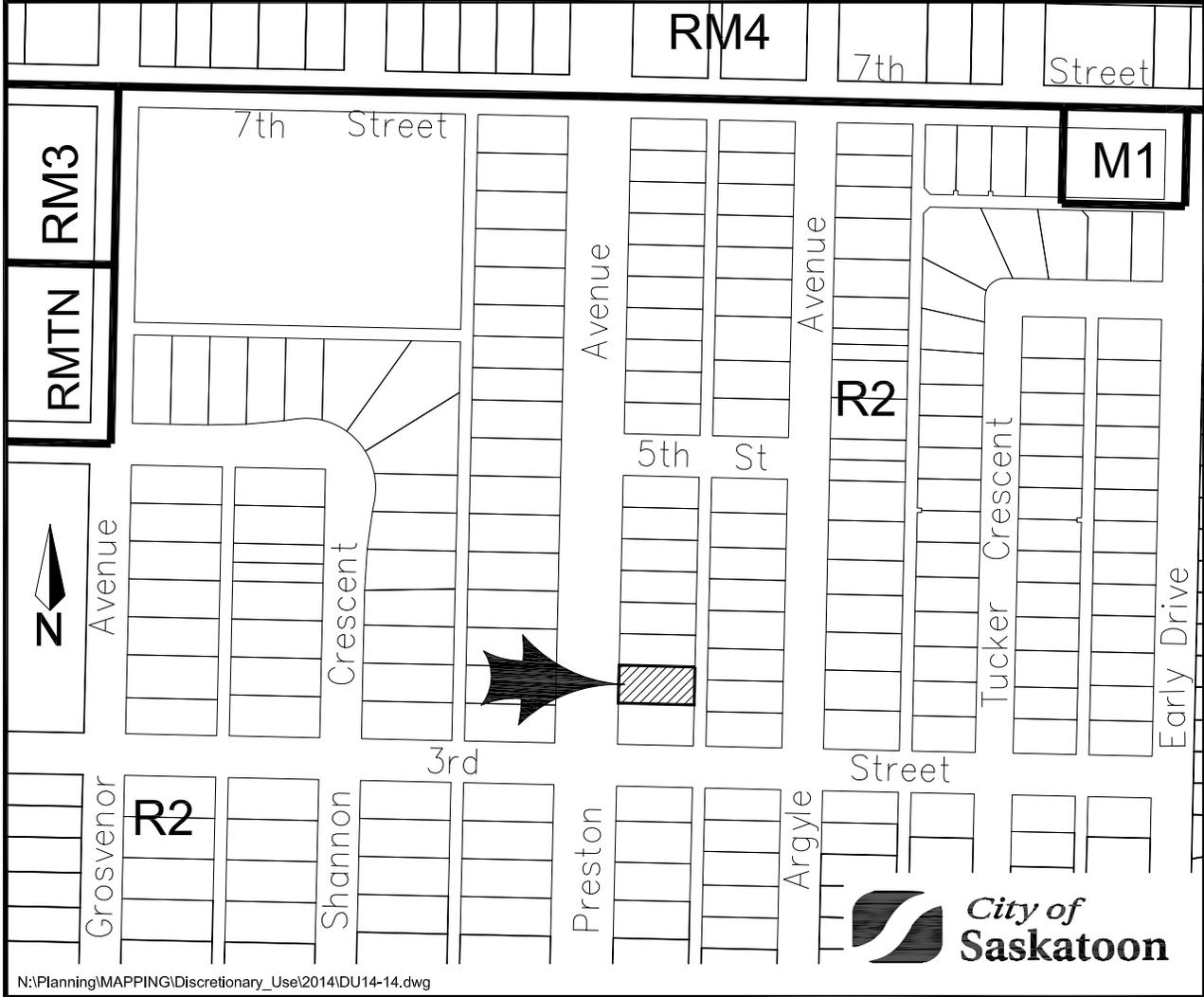
Written by: Daniel McLaren, Planner, Planning and Development

Reviewed by: Alan Wallace, Director of Planning and Development

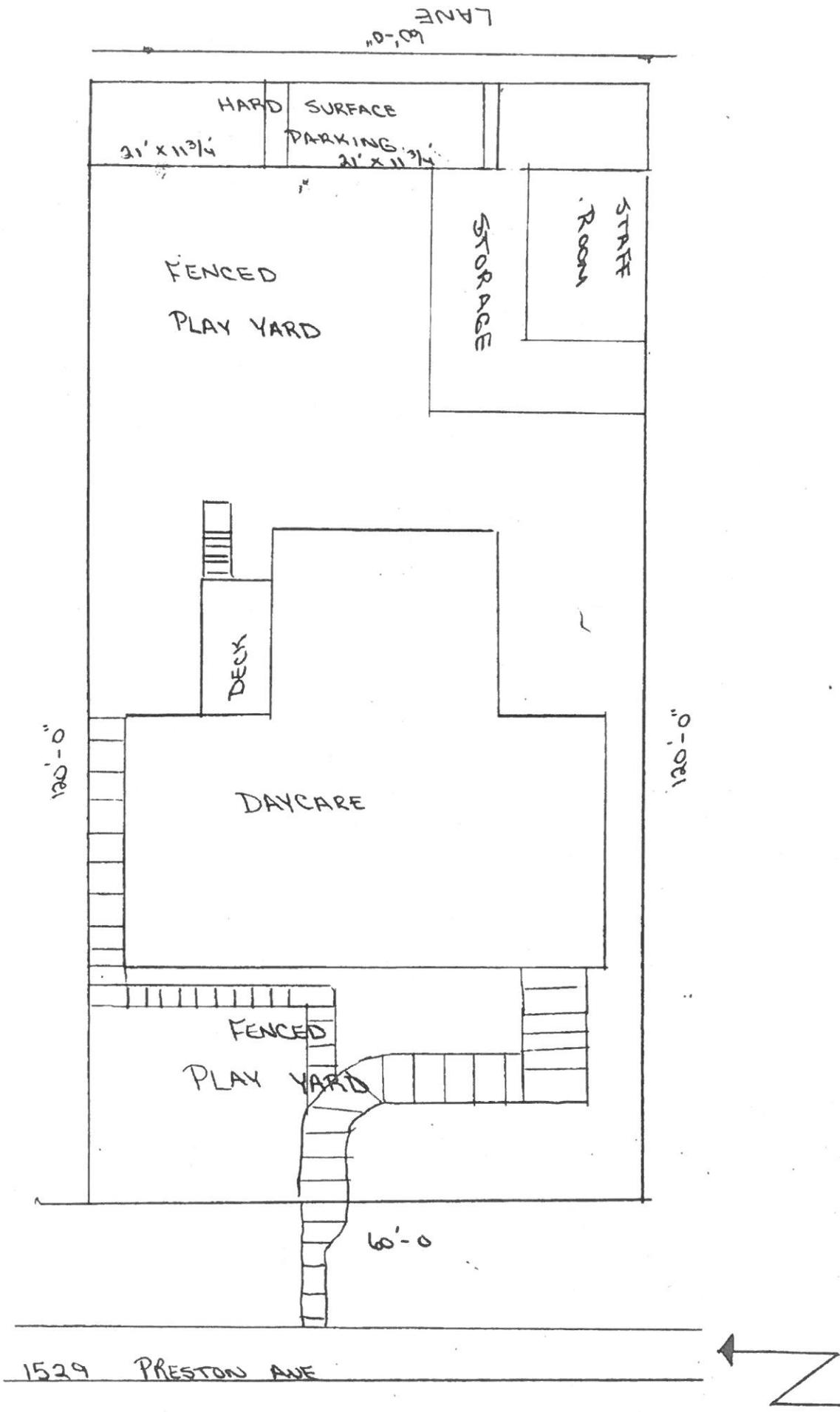
Approved by: Randy Grauer, General Manager, Community Services Department

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Location Plan - 1529 Preston Avenue South



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Pick-up and Drop-off Information

Open 7:15-6:00	Monday	Tuesday	Wed	Thurs	Friday
7:15-8:00	4	6	7	6	2
8:00-8:30	7	5	2	4	8
8:30-9:00	5	5	7	10	6
9:00-9:30	4	6	2	2	2
9:30-10:00	1	1	1		5
10:00-10:30	1	2	2	2	
10:30-11:00		1		1	
11:00-12:30	2		3	1	2
10:00-10:30am				1	1
1:00pm					1
2:30-3:00			1	1	
3:00-4:00	1	1	4	4	2
4:00-4:30	8	6	6	6	6
4:30-5:00	4	5	7	7	4
5:00-5:30	6	8	4	4	8
5:30-6:00	5	6	2	3	3
Total children per day	24	26	24	26	25

p.02

HP LASERJET FAX

12:41AM

30/09/14

3.19 INSURANCE ON PERSONAL EFFECTS

All employees should be sure that their own personal insurance policies cover the loss of anything occasionally left at the office. Preston Early Learning Centre Inc. assumes no risk for any loss or damage to personal property.

3.20 SUPPLIES; EXPENDITURES; OBLIGATING THE COMPANY

Only authorized persons may purchase supplies in the name of Preston Early Learning Centre Inc. No employee whose regular duties do not include purchasing shall incur any expense on behalf of Preston Early Learning Centre Inc. or bind Preston Early Learning Centre Inc. by any promise or representation without written approval. Those employees designated to purchase groceries are limited to grocery items only unless prior authorization has been received from the Director.

3.21 EXPENSE REIMBURSEMENT

Expenses incurred by an employee must have prior approval by the Director. Reimbursements under \$ 10.00 will be paid immediately. If the amount is more than \$ 10.00, the reimbursement request will be processed like an invoice.

3.22 PARKING

Employees working at the main location on Preston Ave must park their cars in on 3rd Street or on the West side of Preston Early Learning Centre Inc. Employees are not allowed to park in front of the Daycare during normal working hours. Please do not park in front of the neighbor's house to the north or south of the day care. (Preston location)

Comments From Other Divisions

Transportation and Utilities

The proposed discretionary use application is acceptable to the Transportation and Utilities Department with the following condition:

- 1) The required fire flow is 220 L/s, the current model shows available fire flow is approximately 200 L/s. If the facility has fire sprinklers, there is no need for further action. If the facility does not have fire sprinklers, it is recommended that a fire flow test and a calculation of the required fire flow by a professional engineer be completed adjacent to the facility. This will identify whether the required fire flow will exceed the available fire flow.

NOTE: This test was completed to the satisfaction of the Transportation and Utilities Department on October 24, 2014, who expressed no further concerns.

Building Standards

The Building Standards Division, Community Services Department, has no objection to the above referenced discretionary use application provided that:

- 1) A building permit is obtained if there is an expansion of the child care centre. A building permit is required to evaluate the increase in the number of children in the daycare and the classification of the facility if care is being provided to children under the age of 18 months. All drawings submitted for building permit application are required to be signed and sealed by a design professional (architect or engineer), licensed to practice in the Province of Saskatchewan.

Saskatoon Transit

Saskatoon Transit has no easement requirements regarding the above referenced property.



Community Engagement Summary

Public Information Meeting for Proposed Discretionary Use 1529 Preston Avenue South to be used for a Child Care Centre (Preston Early Learning Centre)

Project Description

A public information meeting was held regarding a proposed expansion to a child care centre from 29 to 40 children located at 1529 Preston Avenue South. The meeting provided residents of Brevoort Park, specifically those within 75 metres of the subject site, to learn more about the proposed development and the discretionary use process, and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at Holliston School on Thursday, September 18, 2014 at 7 p.m.

Community Engagement Strategy

Notice to residents within a 75 metre radius of the subject site were sent out on August 28, 2014. Letters along with the public meeting notice were also sent to the Community Association, Ward Councillor and Community Consultant.

The purpose of the meeting was to inform and consult with the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration. Written comments were also accepted up to one week afterwards. Questions and comments were received for consideration by both the proponent and municipal staff regarding the impact of this proposal.

The public information meeting provided an opportunity to listen to a presentation by the applicant, and create a dialogue between the applicant and nearby residents. City staff were also available to answer questions regarding the discretionary use process and general zoning regulations.

Summary of Community Engagement Feedback

A total of 5 residents attended the public information meeting.

Comments received at the public meeting were supportive of the proposal. The primary topics of conversation were pick up and drop off times and noise of children. Neither issue was contentious, nor is anticipated to be negatively impacted by an increase in child care spaces. The facility operates from 7 a.m. to 6 p.m. with a range of pick-up and drop-off times, ensuring that there is not a time with substantial traffic congestion. The facility, as built, is suitable to provide for 40 child care spaces; therefore, no changes to the building or yard are required. The residents in attendance were supportive of the operation.



Next Steps

Feedback from the meeting will be summarized and presented as part of the report to the Municipal Planning Commission and City Council.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and notices will be sent by ordinary mail to property owners within 75 metres of the subject site and to the Brevoort Park Community Association. Notification posters will also be placed on the subject site. No other public engagement is planned.

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.	January 6, 2015
Public Notice - Community Consultant, Ward Councillor as well as all participants that attended the Public Information 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.	January 12-26, 2015
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.	January 26, 2014
Council Decision - may approve or deny proposal.	January 26, 2014

Prepared by:
Daniel McLaren, Planner
Planning and Development
November 5, 2014

Discretionary Use Application – Residential Care Home (Maximum Nine Residents) – 705/707 Avenue L North

Recommendation

That a report be forwarded to City Council at the time of the public hearing, recommending that the application submitted by the Central Urban Metis Federation Inc. requesting permission to operate a Residential Care Home – Type II, with a maximum of nine residents, at 705/707 Avenue L North be approved, subject to the following conditions:

- 1) That a building permit is obtained to convert the existing two-unit dwelling to a Residential Care Home - Type II;
- 2) That the applicant obtain a Development Permit and all other relevant permits and licenses; and
- 3) That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from the Central Urban Metis Federation Inc. (CUMFI) to operate a Residential Care Home - Type II with a maximum of nine residents at 705/707 Avenue L North.

Report Highlights

1. A Residential Care Home is proposed at 705/707 Avenue L North to accommodate up to nine residents.
2. This proposal meets all relevant Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
3. The proposed expansion is not anticipated to impact the surrounding land uses.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Quality of Life as the proposal continues to promote and facilitate the development of supportive housing forms in all areas of the city.

Background

705/707 Avenue L North is located in the Westmount neighbourhood and is zoned R2 District under the Zoning Bylaw (see Attachment 1). A Residential Care Home - Type II is considered a discretionary use in the R2 District. CUMFI has submitted an application requesting City Council's approval to operate a Residential Care Home - Type II, with a maximum of nine residents at this location.

Discretionary Use Application – Residential Care Home (Maximum Nine Residents) – 705/707 Avenue L North

Report

Zoning Bylaw Requirements

A “Residential Care Home” means a licensed or approved group care home governed by Provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities for daily living or for the protection of the individual.

A “Residential Care Home – Type II” means a residential care home in which the number of residents, excluding staff, is more than 5 and not more than 15.

The parking requirement for a residential care home is one space for every five residents, plus 0.75 spaces per staff member on duty. Plans submitted by the applicant indicate the three required parking spaces for this use will be provided in the front yard (see Attachment 2).

A Residential Care Home – Type II will require interior alterations to allow for interior access between 705 and 707 Avenue L North. No exterior alterations will be undertaken which would be inconsistent with the residential character of the existing properties.

This proposal meets all relevant Zoning Bylaw requirements.

Comments from Other Divisions

No concerns were noted by other divisions with respect to this proposal. Refer to Attachment 3 for the full remarks.

Conclusion

The proposed Residential Care Home – Type II at 705/707 Avenue L North, accommodating nine residents, meets all relevant Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

Options to the Recommendation

City Council could deny this Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the bylaw.

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site were mailed out in October 2014 to solicit feedback on the proposal. The Westmount Community Association was also advised.

A public information meeting was held on November 27, 2014, and was attended by CUMFI and two residents. CUMFI outlined the operation of the facility and that they would be available to neighbours should there be any questions or concerns. The

Discretionary Use Application – Residential Care Home (Maximum Nine Residents) – 705/707 Avenue L North

residents in attendance initially had concerns regarding the age and behaviour of the residents, which were addressed by the applicants. The residents will be aged 12 years and under and will be supervised 24 hours per day by 2 full-time staff. The residents in attendance were satisfied with the responses provided (see Attachment 4).

Communication Plan

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

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public Notice is required for consideration of this matter, pursuant to Section 11 (b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice by ordinary mail to assessed property owners within 75 metres of the subject site and to the Westmount Community Association. Notification posters will also be placed on the subject site.

Attachments

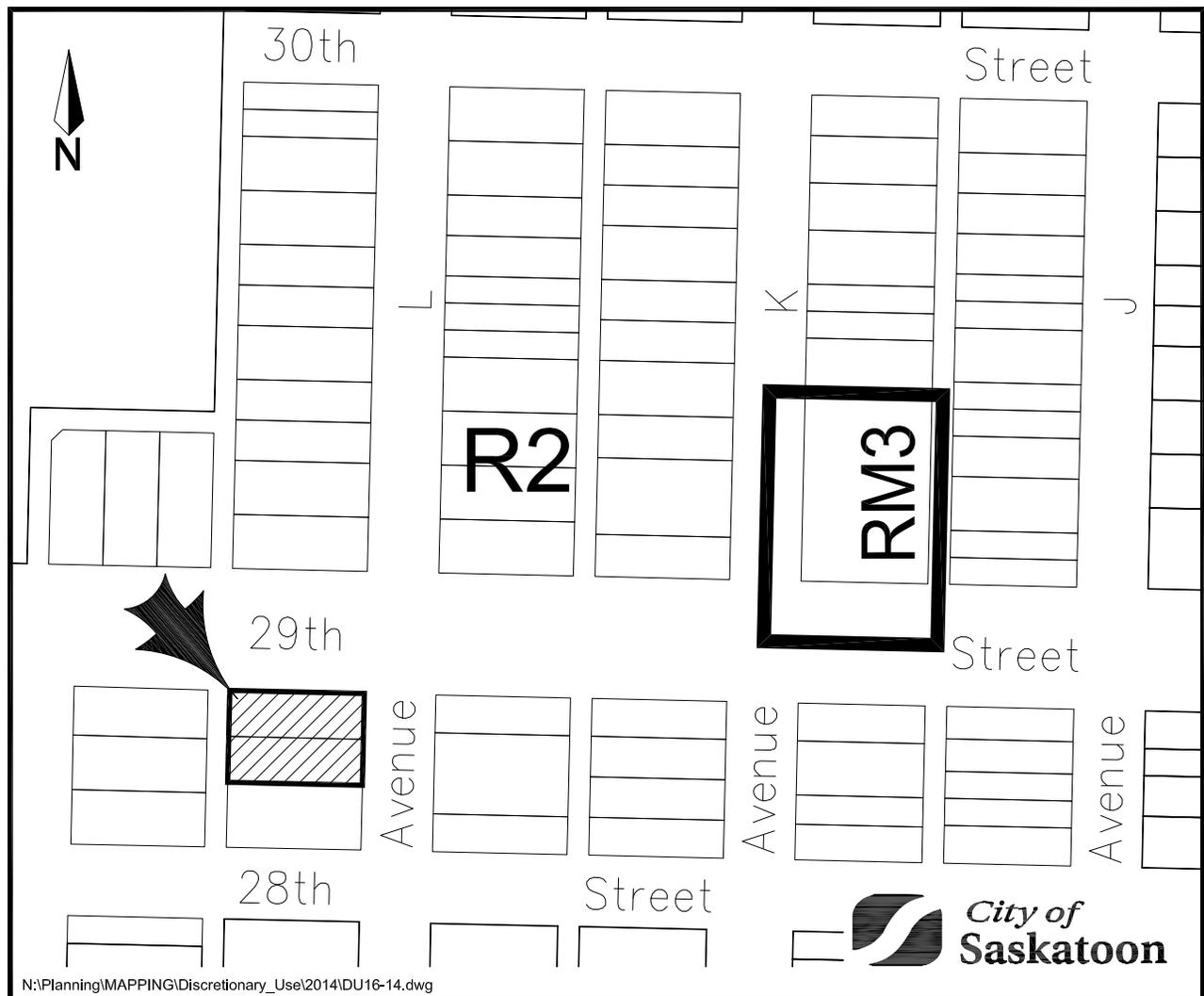
1. Location Plan – 705/707 Avenue L North
2. Site Plan – 705/707 Avenue L North
3. Comments From Other Divisions
4. Community Engagement Summary

Report Approval

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

S/Reports/DS/2015/MPC – Discretionary Use Application – Residential Care Home (Maximum Nine Residents) – 705/707 Avenue L North/ks

Location Plan - 705/707 Avenue L North



Comments From Other Divisions

1. Transportation and Utilities Department Comments
The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department with the following comments:
 - a) Building Standards should be consulted to ensure the spacing to the nearest hydrant is adequate; and
(**Note:** This will be a part of the building permit approval process.)
 - b) No further driveway crossings adjacent to this site will be permitted for vehicular access beyond those for the existing driveway.
2. Saskatoon Transit Division, Transportation and Utilities Department, Comments
Saskatoon Transit Services has no comments regarding the referenced property.
3. Building Standards Division, Community Services Department, Comments
The Building Standards Division of the Community Services Department has no objection to the proposed Discretionary Use Application provided that:
 - a) A building permit is obtained to convert the existing two-unit dwelling to a one-unit dwelling Residential Care Home Type II; and
 - b) A residential care home is permitted to be classified as a residential occupancy provided the home does not provide sleeping accommodations for more than ten persons.



Shaping Saskatoon

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



Community Engagement Summary

Public Information Meeting for Proposed Discretionary Use

705/707 Avenue L North to be Used for a Residential Care Home- Type II with a Maximum of Nine Residents (Central Urban Metis Federation Inc.)

Project Description

A public information meeting was held regarding a proposed Residential Care Home – Type II located at 705/707 Avenue L North. The meeting provided residents of Westmount, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the discretionary use process, and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at Bedford Road Collegiate on November 27, 2014, at 7 p.m.

Community Engagement Strategy

Notice to residents within a 75 metre radius of the subject site were sent out on November 12, 2014. Letters, along with the public meeting notice, were also sent to the Community Association, Ward Councillor, and Community Consultant.

The purpose of the meeting was to inform and consult with the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration. Questions and comments were received for consideration by both the proponent and municipal staff regarding the impact of this proposal.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby residents. City staff were also available to answer questions regarding the discretionary use process and general zoning regulations.

Summary of Community Engagement Feedback

Two representatives of the applicant organization, three city staff, and two nearby property owners attended the public information meeting.

The applicants and residents engaged in a conversation about expectations and the type of facility being proposed. The applicants outlined the age of children served being between 0-12 years, and that they would be supervised 24 hours per day. There would be two full-time staff and other staff on-call as needed. Shirley Isbister, President of CUMFI, made herself available to answer questions or concerns moving forward with the development. She also invited the residents to tour the facility, once approved. At the onset of the meeting, the residents expressed concerns but left supportive of the proposal.

Next Steps

Feedback from the meeting will be summarized and presented as part of the report to the Municipal Planning Commission and City Council.



Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and notices will be sent by ordinary mail to property owners within 75 metres of the subject site and to the Westmount Community Association. Notification posters will also be placed on the subject site. No other public engagement is planned.

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.	January 6, 2015
Public Notice - Community Consultant, Ward Councillor, as well as all participants that attended the Public Information 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.	January 12 to 26, 2015
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.	January 26, 2015
Council Decision - may approve or deny proposal.	January 26, 2015

Prepared by:
Daniel McLaren, Planner
Planning and Development
December 12, 2014

Discretionary Use Application – Bed and Breakfast Home – 526 Guelph Crescent

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Patti Kidd requesting permission to operate a Bed and Breakfast Home located at 526 Guelph Crescent be approved, subject to the following condition:

- a) that the applicant obtain a Development Permit and all other relevant permits and licenses; and
- b) that the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Topic and Purpose

The purpose of this report is to consider the application from Patti Kidd to operate a Bed and Breakfast Home at 526 Guelph Crescent.

Report Highlights

1. A Bed and Breakfast Home is proposed for 526 Guelph Crescent in the East College Park neighbourhood.
2. This proposal meets all relevant Zoning Bylaw No. 8770 requirements.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity as the proposal provides the opportunity for a small business to succeed within a neighbourhood setting.

Background

526 Guelph Crescent is located in the East College Park neighbourhood and is zoned R2 District under Zoning Bylaw No. 8770 (see Attachment 1). A Bed and Breakfast Home is considered a discretionary use in the R2 District. Patti Kidd has submitted an application requesting City Council's approval to operate a Bed and Breakfast Home at this location.

Report

Zoning Bylaw No. 8770 Requirements

A "Bed and Breakfast Home" means a dwelling unit in which the occupants use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodations and one meal per day to members of the general public, for periods of one week or less, and in which:

Discretionary Use Application – Bed and Breakfast Home – 526 Guelph Crescent

- a) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation;
- b) the dwelling unit is the principal residence of the person or persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and
- c) the meal that is provided is served before noon each day.

Bed and Breakfast Homes are required to provide a minimum of two off-street parking spaces that are to be hard surfaced. Based on the information submitted by the applicant, two hard-surfaced parking spaces have been provided; one in the front yard and one in the rear yard (see Attachment 2).

This property is zoned R2 – One- and Two-Unit Residential District under Zoning Bylaw No. 8770. Adjacent properties are detached one-unit dwellings.

This proposal meets all other Zoning Bylaw No. 8770 requirements.

Comments from Other Divisions

No concerns were noted by other divisions with respect to this proposal. Building Standards has noted a special inspection by a City building official will be required for a Bed and Breakfast. Refer to Attachment 3 for the full remarks.

Conclusion

The proposed Bed and Breakfast Home at 526 Guelph Crescent meets all relevant Zoning Bylaw No. 8770 provisions and is not anticipated to have any impact on surrounding land uses.

Options to the Recommendation

City Council could deny this Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw No. 8770 requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of Zoning Bylaw No. 8770.

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site were mailed out in October 2014 to solicit feedback on the proposal. The East College Park Community Association was also advised. To date, one response has been received expressing concerns of safety, privacy, and property values. The Community Services Department is not aware of any complaints regarding established Bed and Breakfasts in the City. This was expressed to the respondent.

Communication Plan

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

Discretionary Use Application – Bed and Breakfast Home – 526 Guelph Crescent

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice by ordinary mail to assessed property owners within 75 metres of the subject site and to the East College Park Community Association. Notification posters will also be placed on the subject site.

Attachments

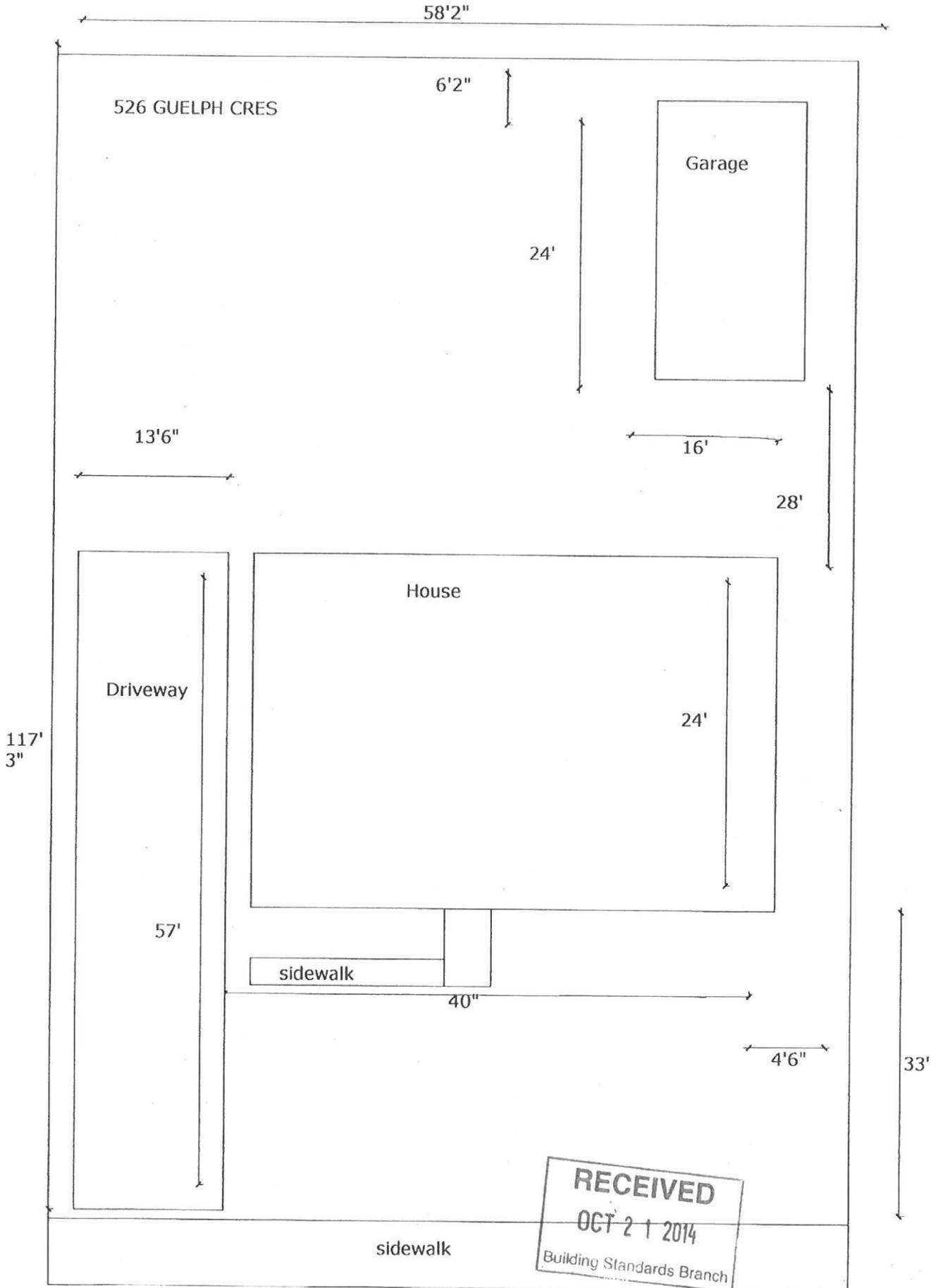
1. Location Plan – 526 Guelph Crescent
2. Site Plan – 526 Guelph Crescent
3. Comments from Other Divisions

Report Approval

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

S/Reports/DS/2015/MPC – Discretionary Use Application – Bed and Breakfast Home – 526 Guelph Crescent/ks

Site Plan - 526 Guelph Crescent



RECEIVED
OCT 21 2014
Building Standards Branch

Comments From Other Divisions

1. Transportation and Utilities Department Comments
The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.
2. Saskatoon Transit Division, Transportation and Utilities Department Comments
Saskatoon Transit Services has no comments regarding the referenced property.
3. Building Standards Division, Community Services Department Comments
The Building Standards Division of the Community Services Department has no objection to the proposed Discretionary Use Application provided that:
 - a) A special inspection by a City of Saskatoon building official is conducted, and the recommendations of their report (if any) are carried out under the authority of building and plumbing permits;
 - b) If necessary, a Building Permit is obtained before any construction begins on this parcel; and
 - c) If necessary, a Plumbing Permit is obtained before the installation of plumbing systems on this parcel.

Proposed Rezoning by Agreement – RM3 - Medium-Density Multiple-Unit Dwelling District – 530 to 538 Avenue F South

Recommendation

That a copy of this report be submitted to City Council recommending 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 530, 532, 534, and 538 Avenue F South from RM3 by Agreement to RM3 by Agreement, be approved.

Topic and Purpose

An application has been submitted by Shift Development Inc. requesting that the existing Zoning Agreement for 530 to 538 Avenue F South be repealed and that a new Zoning Agreement be approved (see Attachment 1). The proposed new agreement will permit the construction of a 21-unit residential development under the RM3 – Medium-Density Multiple-Unit Dwelling District.

Report Highlights

1. In 2009, City Council approved a rezoning of these properties, subject to a Zoning Agreement, to permit construction of a 23-unit multiple-unit dwelling.
2. Shift Development Inc. has submitted a revised development proposal for a dwelling group consisting of 21 units.
3. The revised proposal is considered to be more compatible with the established character of the Riversdale neighbourhood.
4. The existing Zoning Agreement is required to be repealed, and a new agreement put in place in order to facilitate construction of the revised proposal.

Strategic Goal

This application supports the Strategic Goal of Sustainable Growth by encouraging infill development in an appropriate location and scale within an established neighbourhood.

Background

City Council approved a rezoning of 530 to 538 Avenue F South from R2 – One- and Two-Unit Residential District to RM3 – Medium-Density Multiple-Unit Dwelling District, subject to a Zoning Agreement, on January 12, 2009.

The Zoning Agreement restricts use of the land to that of a multiple-unit dwelling consisting of a maximum of 23 dwelling units. All development standards of the RM3 District apply, save for the following:

- a. On-Site Parking: 38 spaces minimum, 27 of which shall be enclosed; and
- b. Landscaping:

Proposed Rezoning by Agreement – RM3 - Medium-Density Multiple-Unit Dwelling District – 530 to 538 Avenue F South

- (i) Patios and garbage storage may be located in the 1.5 metre landscape strip along the north property line;
- (ii) The required 4.5 metre landscape strip adjacent to the south property line may be reduced to 4.1 metres adjacent to the parking area.

The proposal approved in 2009 has not been constructed, and the properties remain developed as one-unit dwellings. Shift Development Inc. has acquired the properties and is requesting that the current Zoning Agreement be repealed and that a new agreement be put in place in order to facilitate a new development proposal.

Report

New Development Proposal

Shift Development Inc. is proposing a development for 530 to 538 Avenue F South that is different from the proposal approved under the existing Zoning Agreement from 2009. They are proposing construction of a 21-unit dwelling group, with 6 townhouse units fronting 17th Street West in Phase One, and an additional 15 units to the north in Phase Two. Shift Development Inc. plans to offer a portion of the units for sale as owner-occupied housing, and retain the rest as rental units. See Attachment 2 for the proposed site plan of the project, and Attachment 3 for building elevations. A site plan and elevations of the approved proposal from 2009 are included as Attachment 4.

Parking

The regular parking standard for dwelling groups in the RM3 District is 1.5 spaces per unit. The proposed Zoning Agreement applies a rate of 1.425 spaces per unit, which produces a total parking requirement that is one or two spaces less (depending on the final size of units) than the standard of 1.5 spaces per unit would require. The slightly reduced parking requirement is considered appropriate for this proposal given the site's proximity to the City Centre and the Meewasin Trail, which aids in the viability of alternate modes of transportation. The Zoning Agreement will require visitor parking spaces equivalent to the RM3 District's regular requirements.

Thirty-three parking spaces are proposed, with all but three located in garages attached to units fronting 17th Street West, or within an enclosed parkade with rear lane access. Three surface parking stalls are located off the lane and will be for visitors.

Compatibility with Neighbourhood

The subject site is primarily surrounded by one-unit dwellings, with the Royal Canadian Legion Branch No. 63 immediately to the south. The Administration is of the opinion that this proposal is more compatible with the established neighbourhood character than the multiple-unit dwelling approved in 2009 for the following reasons:

- a. The development is proposed as three smaller buildings rather than one larger building, reducing its impact on the surrounding low-density land use;

Proposed Rezoning by Agreement – RM3 - Medium-Density Multiple-Unit Dwelling District – 530 to 538 Avenue F South

- b. Building massing and peaked roofs employed as a design feature are reminiscent of the tall, narrow, wood-framed houses that characterize much of the Riversdale housing stock;
- c. Individual street-facing entrances to units are provided, where possible, consistent with that of detached one-unit dwellings; and
- d. Building height is proposed to be 9.6 metres, less than the 12 metre maximum permitted in the RM3 District, which is more consistent with the building height maximum of 8.5 metres for one-unit dwellings in the surrounding R2 District.

Proposed Zoning Agreement

In order to accommodate this development proposal, it is recommended that the Zoning Agreement include the following provisions:

- a. Use of Land: Dwelling group with a maximum of 21 dwelling units;
- b. Setbacks: 1.2 metre front yard (west); 2.4 metre side yard (north); 1.8 metre side yard (south); and 1.2 metre rear yard (east);
- c. Site Coverage: 70% maximum;
- d. Building Height: not to exceed 10 metres to the highest point of the roof surface;
- e. Parking: A minimum of 1.425 spaces per unit, plus a minimum of three spaces for visitor parking, one of which shall be a barrier-free stall. A maximum of five small car spaces may be provided, and a maximum of 25% of spaces may be tandem;
- f. Parkade Ramp: Not to exceed a 10% slope within 5.0 metres of the property line next to the rear lane and over a grade change of not more than 0.6 metres; and
- g. Landscaping: Within the required front and side yards to the satisfaction of the Development Officer. Hard landscaping on the south side yard may not exceed 40%.

All other requirements of the RM3 District shall apply.

Comments from Other Divisions

No concerns were identified through the administrative referral process that precludes this application from proceeding to the public hearing. Please refer to Attachment 5 for complete comments.

Options to the Recommendation

City Council could choose to deny this application. This decision would not allow the revised development proposal to proceed.

Public and/or Stakeholder Involvement

A public information meeting was held on December 1, 2014, at King George School, with notice provided to property owners within 75 metres of the site, as well as the

Proposed Rezoning by Agreement – RM3 - Medium-Density Multiple-Unit Dwelling District – 530 to 538 Avenue F South

Riversdale and King George Community Associations. Eleven members of the general public attended, as well as the Ward 2 Councillor.

Discussion centered on specific design details of the project, concerns over rental housing versus owner-occupied housing, and parking and traffic issues in the area. See Attachment 6 for more details.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

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

Attachments

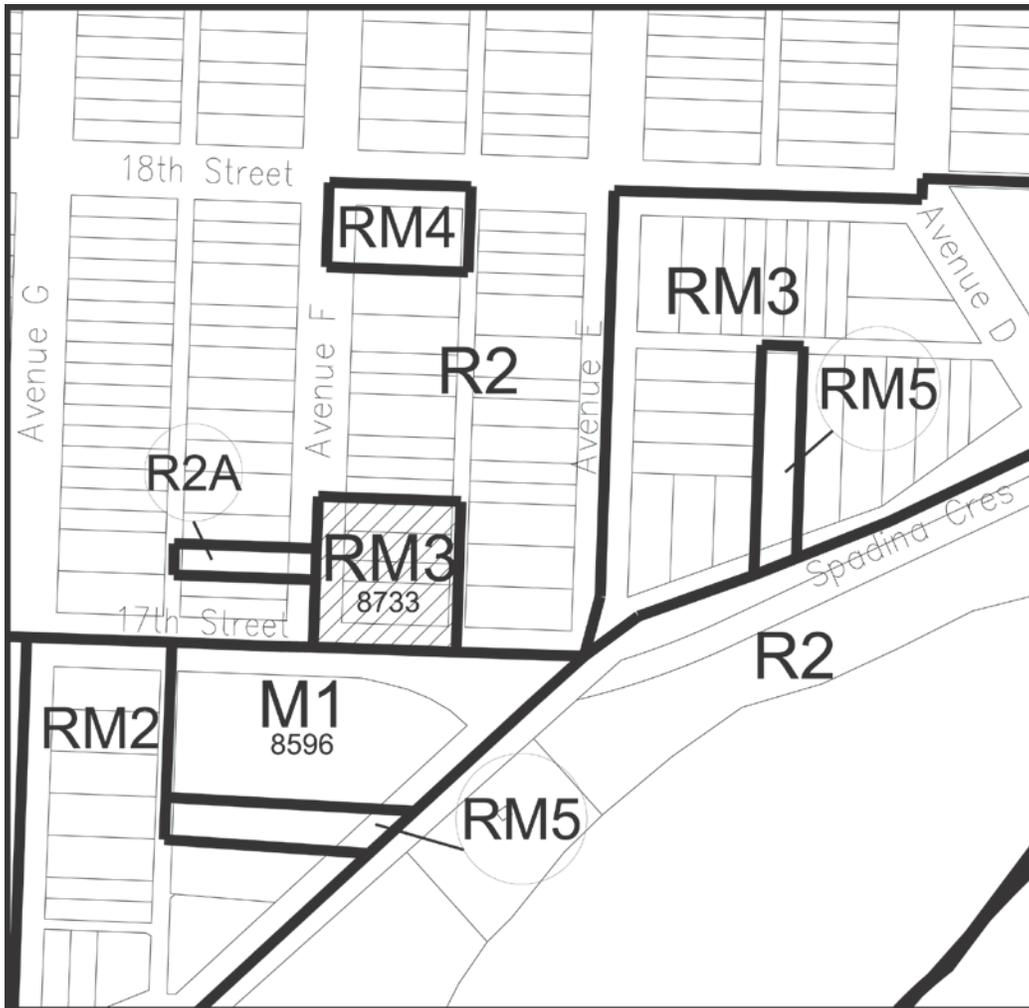
1. Location Map
2. Proposed Site Plan
3. Proposed Building Elevations
4. Approved Proposal from 2009
5. Comments from Other Divisions
6. Community Engagement Summary

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

S/Reports/DS/2015/MPC – Proposed Rezoning by Agreement – RM3 – Medium-Density Multiple-Unit Dwelling District – 530 to 538 Avenue F South/ks

Location Map

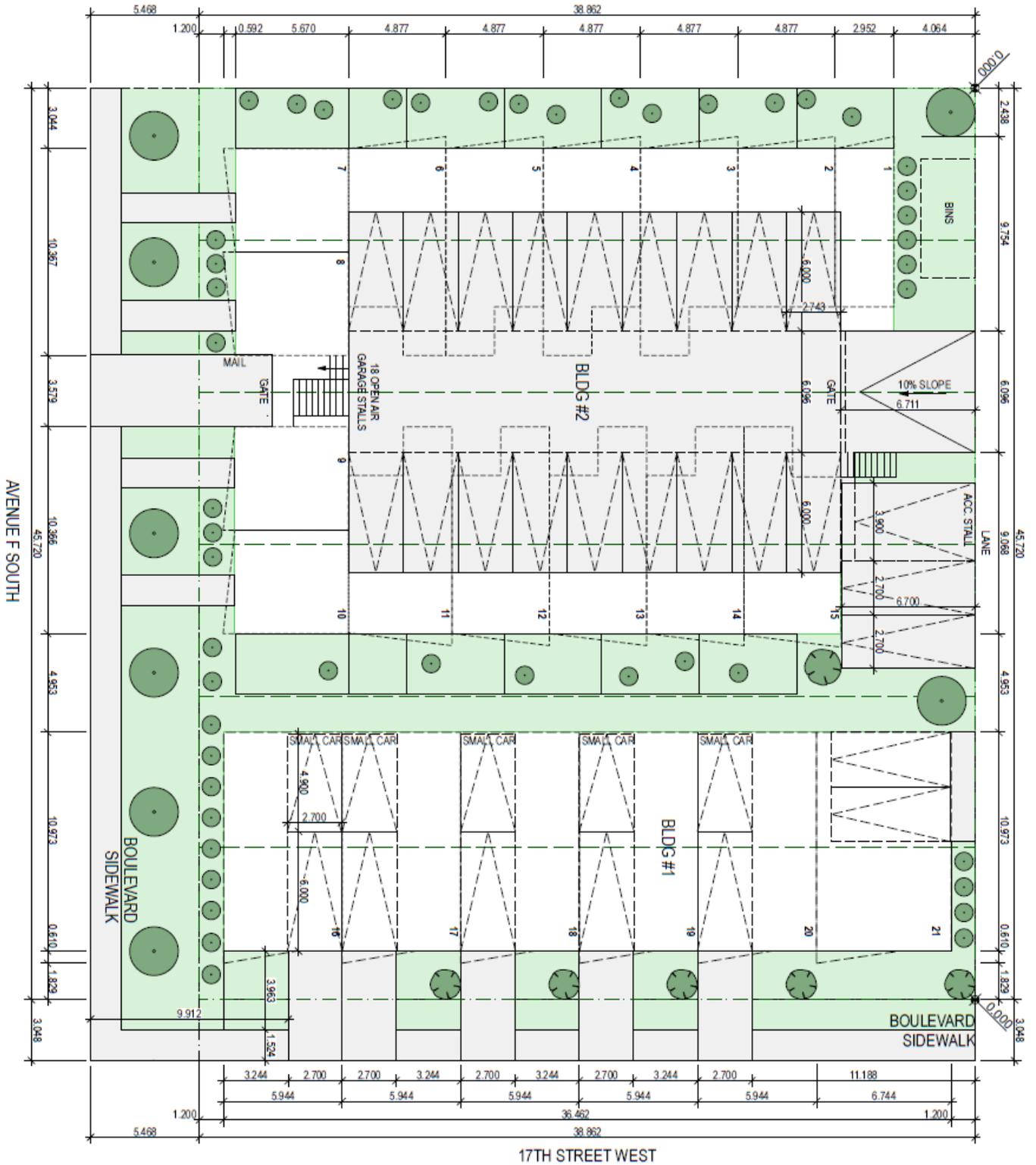


ZONING AMENDMENT

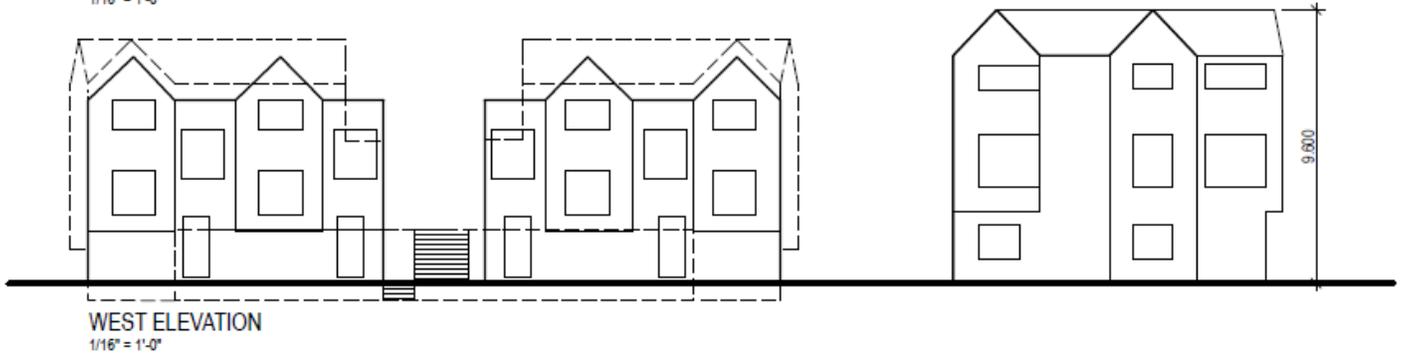
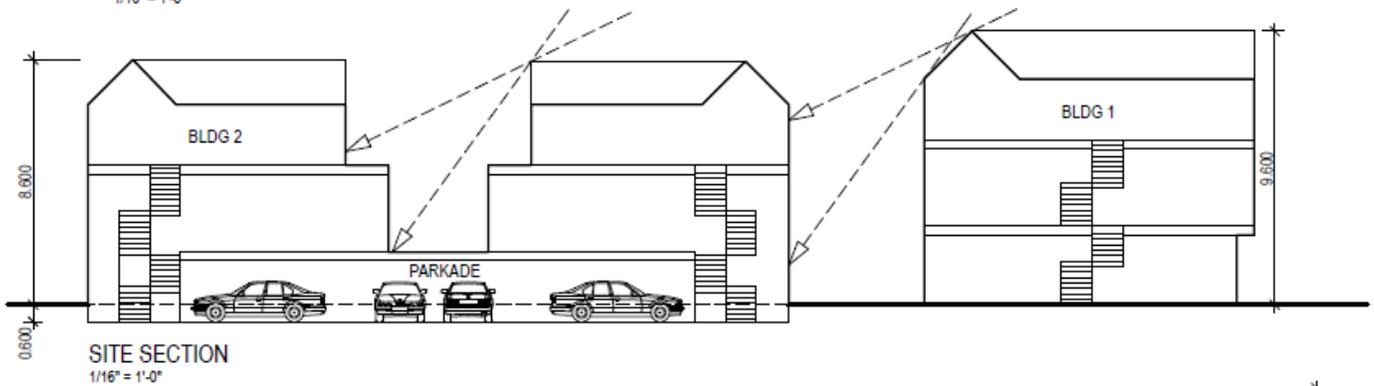
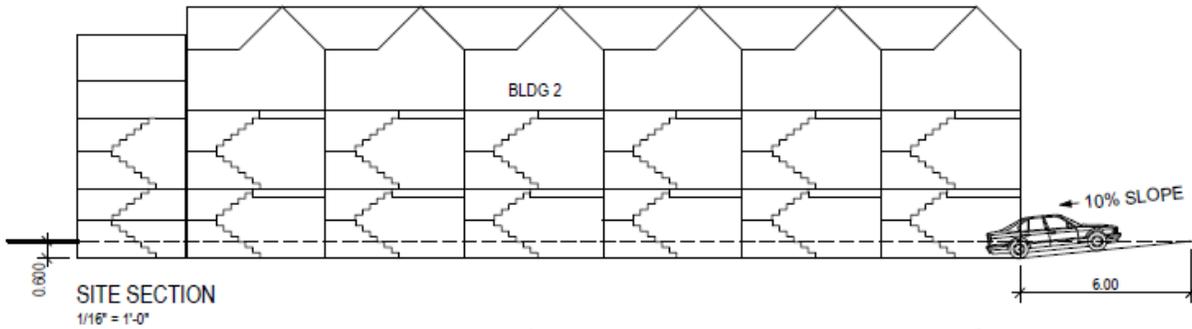
 From RM3 by Agreement to RM3 by Agreement (NEW)



Proposed Site Plan

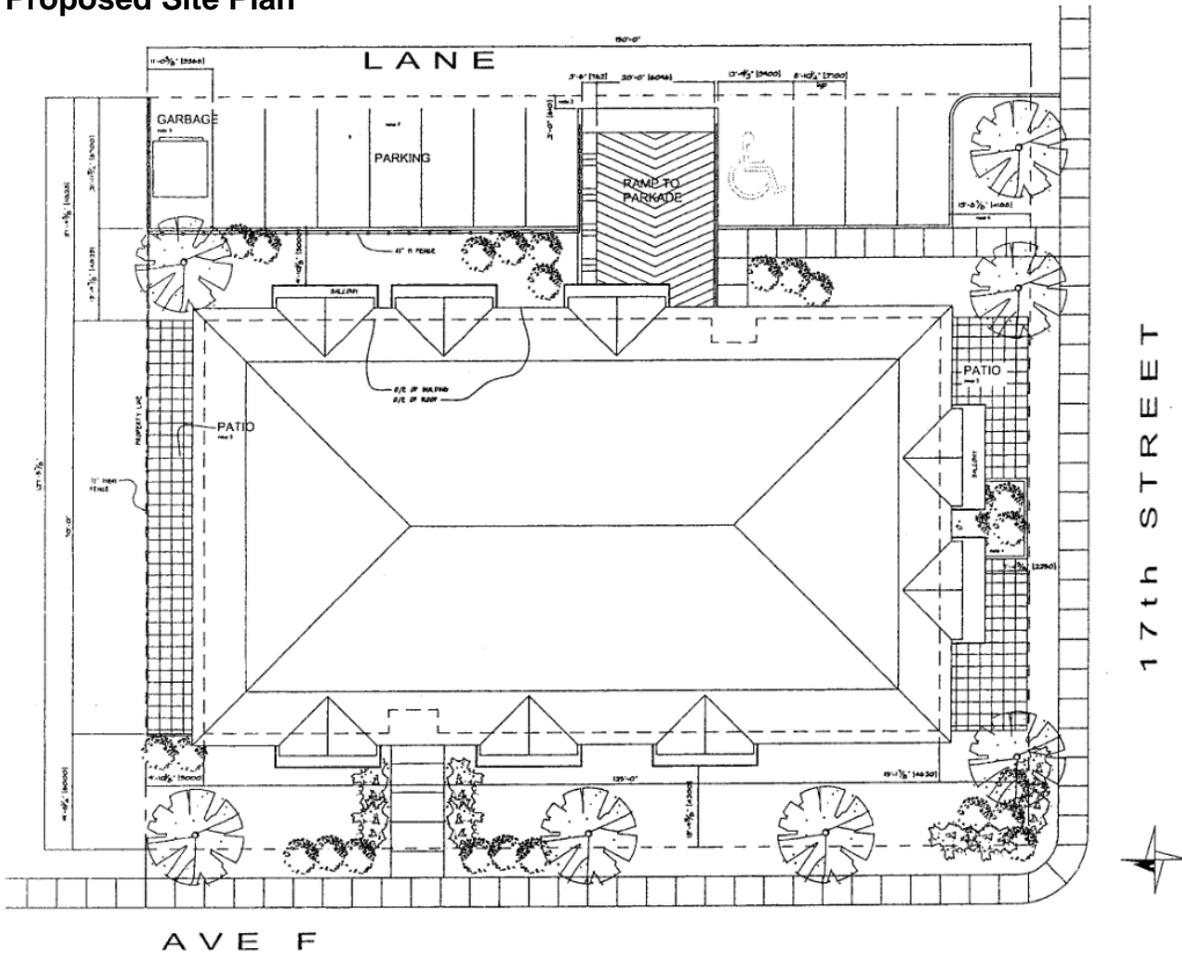


Proposed Building Elevations



Approved Proposal from 2009

Proposed Site Plan



Proposed Building Elevations



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. The required fire flow for RM3 would be 150 litres per second (L/s) that cannot be provided from the adjacent hydrants according to the city-wide water distribution model. It is recommended that the developer measure the fire flow in adjacent hydrants and calculate the required fire flow for the development through a professional engineer. The required fire flow must be equal or lower than the available fire flow by the adjacent hydrants. The hydrant spacing must be such that all principal entrances must be within 90 metres of a hydrant, and Fire Department sprinkler connections must be within 45 metres of a hydrant. Additional hydrants may need to be installed to meet the minimum distance requirements.

Planning and Development Comment: The Applicant acknowledges and accepts this requirement and will address it in the detailed design stage prior to the issuance of a Building Permit.

2. There is insufficient capacity in the storm sewer system adjacent to the proposed development. Onsite storm water storage is required for a two-year storm event.

Planning and Development Comment: The Applicant acknowledges and accepts this requirement and will address it in the detailed design stage prior to the issuance of a Building Permit.

3. The adjacent sanitary sewer capacity appears to be sufficient for this development.

4. Upon future subdivision or registration of condominiums, offsite levies will be payable on this site, based on City Council approved rates at that time. By way of illustration only, the cost based on the 2013 rates plus approximate inflation for 2014 amount to \$71,558.27.

Planning and Development Comment: The Applicant acknowledges and accepts this requirement.

5. The lane adjacent to this development shall be paved by the Developer.

Planning and Development Comment: The Applicant acknowledges and accepts this requirement.

COMMUNITY ENGAGEMENT SUMMARY

PUBLIC INFORMATION MEETING FOR PROPOSED REZONING BY AGREEMENT 530 to 538 AVENUE F SOUTH

Applicant: Shift Development Inc.
File: PL 4350 – Z36/14

Project Description

A public information meeting was held regarding a proposed rezoning by agreement of 530 to 538 Avenue F South (Riversdale).

The meeting was held at King George School on December 1, 2014, at 7:00 p.m.

Community Engagement Strategy

Purpose:

To inform and consult. Residents were provided with an overview of the applicant's proposal and provided the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted following the meeting.

Form of community engagement used:

Public Information Meeting – Residents are provided an opportunity to listen to a presentation by the applicant, participate in a question and answer session, and speak directly with the applicant and/or City staff following the formal portion of the meeting. City staff were in attendance to provide an overview of the rezoning process and the next steps following the meeting.

Level of input or decision making required from the public:

Comments, concerns, and opinions were sought from the public.

Who was involved:

- Internal stakeholders: The standard referral process was followed, and relevant internal divisions of the City were contacted for comments. Councillor Lorje was also contacted.
- External stakeholders: A flyer with details of the meeting was sent to property owners within a 75 metre radius of the subject site in advance of the meeting (a total of 68 notices). The Riversdale and King George Community Associations were also provided notice. Twelve members of the general public attended the meeting, in addition to Councillor Lorje.

Summary of Community Engagement Feedback

Following introductory remarks of the rezoning process by City staff and an overview of the proposed rezoning by the applicant, a question and answer period and general discussion followed. Concerns raised, questions, and general points of discussion related to:

- Owner-occupied versus rental housing units (the proponent intends to retain a portion of the units for rental):
 - Some expressed a preference that all units be sold as condominium units and none be retained as rental;
 - The area has past experience with problem renters; and

- There are many young, creative people in the neighbourhood that prefer to rent and would be attracted to a development like this.
- The area has changed over the years (mostly for the better).
- Parking can be a challenge in the area when major events or festivals are going on in Victoria Park or at the Legion Hall.
- Will driveways on 17th Street West take away from street parking there?
- Where will the garbage bins and pick-up occur?
- Will the lane be paved?
- Will the developer employ a “good neighbour policy” during construction to ensure that disruption to the area is minimized?
- Questions on sizes of units and number of bedrooms.
- What is the timing for construction and how will it be phased?

Two comment sheets were received following the meeting regarding the following comments:

- Concern over units being retained for rental, given past negative experiences with renters in the area. Support for “high end/high quality” condos.
- Preference for a 50/50 split between owner-occupied and rental units.

A letter of support from an area property owner was received directly by our office. No other comments or concerns have been received to date.

Next Steps

ACTION	ANTICIPATED TIMING
Planning and Development prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	January 6, 2015
Public Notice - Community Consultant, Ward Councillor, as well as all participants that attended the public information 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 <u>The StarPhoenix</u> , City Page (as per the City’s Public Notice Policy).	January 10 to 16, 2015
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.	January 26, 2015
Council Decision - may approve or deny proposal.	January 26, 2015

Prepared by: Brent McAdam, Planner, Planning & Development
December 10, 2014

Proposed Official Community Plan Amendment and Proposed Rezoning from B1 to M3 – 840 Idylwyld Drive North

Recommendation

That a copy of this report be forwarded 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 Map to redesignate 840 Idylwyld Drive North from Special Area Commercial and Special Use Area to Residential, 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 a portion of 840 Idylwyld Drive North from B1 – Neighbourhood Commercial District to M3 – General Institutional Service District, be approved.

Topic and Purpose

Applications have been submitted by NORR Architects Planners to redesignate 840 Idylwyld Drive North from Special Area Commercial to Residential on the Official Community Plan Bylaw No. 8769 (OCP) – Land Use Map and to rezone a portion of the property from B1 – Neighbourhood Commercial District to M3 – General Institutional Service District in Zoning Bylaw No. 8770 (Zoning Bylaw). The amendments will facilitate, in part, a comprehensive redevelopment of the site.

Report Highlights

1. A comprehensive redevelopment of 840 Idylwyld Drive North is proposed.
2. Amendments to the OCP – Land Use Map and Zoning Bylaw are required.
3. This proposal supports the goals of the North Downtown Master Plan (NDMP) and the Growth Plan to Half a Million.

Strategic Goal

This application supports the Strategic Goal of Sustainable Growth. The amendments will facilitate an increase in residential density along a major corridor near our City Centre.

Background

The address of 840 Idylwyld Drive North, located in Central Industrial, is presently developed as a dwelling group with two principal buildings: a 22-unit building fronting Idylwyld Drive, originally constructed in the 1920's for the Sisters of Sion; and a 55-unit building constructed in the 1980's and located on the eastern side of the property.

The property is currently split-zoned with two zoning designations: M3 District encompassing most of the property and a portion zoned B1 District in the northwest corner of the site, which is currently undeveloped and used for parking.

Report

Comprehensive Redevelopment of the Site

The amendments proposed in this report will facilitate, in part, a comprehensive redevelopment of the site. The existing buildings, totalling 77 units, are currently being refurbished. Two new multiple-unit dwellings are proposed to be constructed to add 85 additional units for a total of 162 units on the property (see Attachment 1). The units will be available as rental housing.

OCP Amendment

An amendment to the OCP – Land Use Map is required to redesignate this property from Special Area Commercial and Special Use Area to Residential (see Attachment 2). The use of this property has transitioned over time such that the current land use designations are no longer appropriate.

Zoning Bylaw Amendment

A rezoning of the portion of the property zoned B1 – Neighbourhood Commercial District to M3 – General Institutional Service District is required to align it with the zoning designation of the rest of the property (see Attachment 2). This will facilitate the development of a multiple-unit dwelling in the northwest corner of the site. Development plans for the rest of the site are located within the existing M3 District and are permitted to proceed, regardless of this rezoning.

NDMP

This property lies within the study area for the NDMP, located within the proposed Cross-rail District. This area of the NDMP is considered to be part of the implementation of the plan over the long term, with an estimated 15- to 20-year window for infrastructure improvements.

This proposal supports the NDMP's objective of creating a vibrant and liveable new neighbourhood in the heart of the city by providing increased residential density that better utilizes existing land and promotes a compact urban form and by retaining built heritage that contributes to a distinct identity for the area.

Growth Plan to Half a Million

This proposal supports the Growth Plan to Half a Million by providing increased housing options along the major corridor of Idylwyld Drive and near the Downtown employment area, as well as Saskatchewan Polytechnic, a major educational institution. It also supports revitalization in an established area of the city.

Comments from Other Divisions

No concerns were identified through the administrative referral process that precludes this application from proceeding to a public hearing (see Attachment 3).

Options to the Recommendation

City Council could choose to deny the proposed amendments. This decision would prevent proposed development plans for the site to proceed in full.

Public and/or Stakeholder Involvement

A public information meeting related to these amendments was held on October 29, 2014, at Caswell School with notice provided to property owners within 75 metres of the site, as well as the Caswell Hill Community Association. Councillors from Ward 1 and Ward 2 were in attendance, although no members of the general public attended. No comments or concerns have been received by our office to date.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public Notice is required for consideration of this matter, pursuant to Section 11 (a) of Public Notice Policy No. C01-021.

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

Attachments

1. Conceptual Site Plan
2. Location Maps
3. Comments from Other Divisions

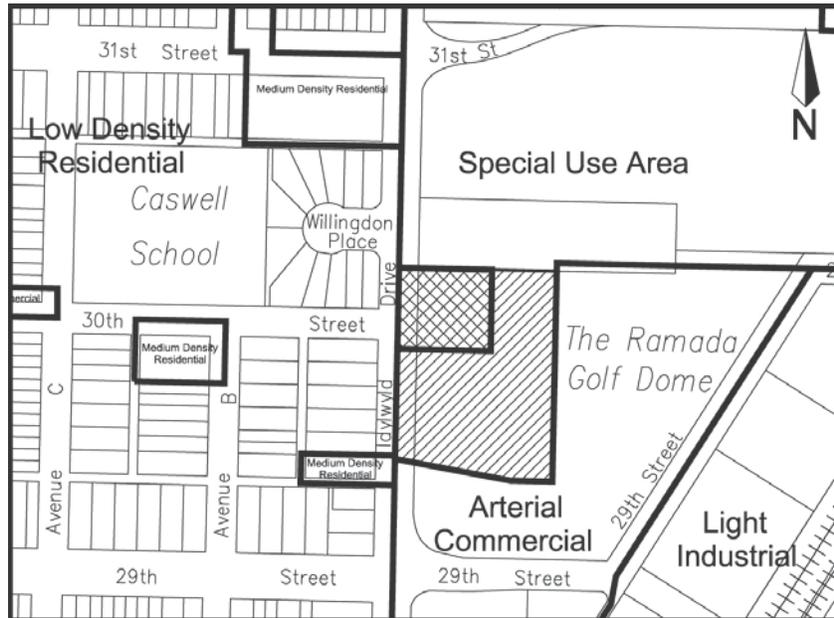
Report Approval

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

Conceptual Site Plan
(subject to change)



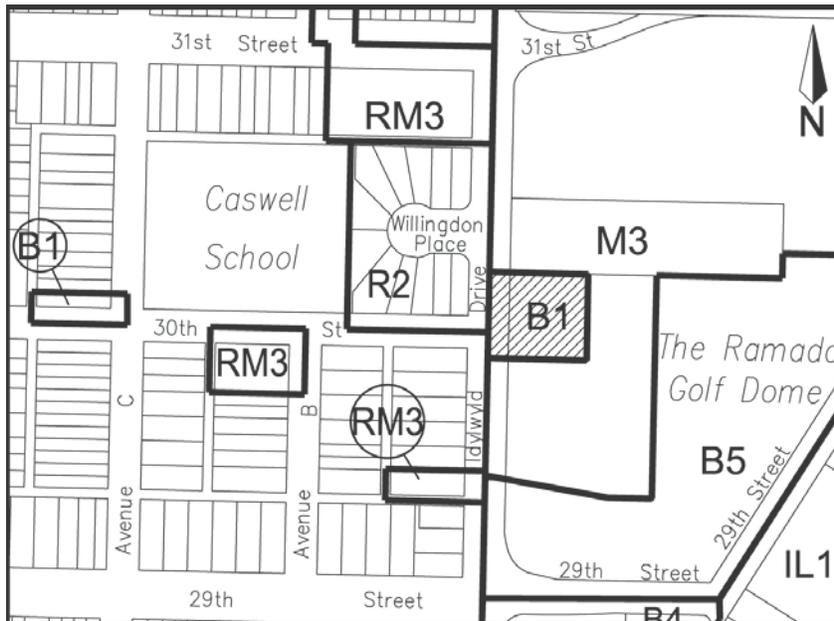
Location Maps



**PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP**

-  From Special Area Commercial to Residential
-  From Special Use Area to Residential

File No. OCP28-2014



PROPOSED ZONING AMENDMENT

-  From B1 to M3

File No. RZ29-2014



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. The existing driveway to Idylwyld Drive must be corrected to 6.0 metres as per the site plan. A driveway crossing application and permit will be required for this change.

Planning and Development Comment: The applicant has acknowledged this requirement and confirmed that it will be complied with at the development stage.

2. The hydrants adjacent to this parcel should be able to provide the required 220 L/s fire flow according to our model. The developer must perform a fire flow test to confirm the model results.

Planning and Development Comment: A fire flow test has been completed by the applicant and confirmed that any requirements with respect to this will be complied with at the detailed design and development stage.

3. The sanitary sewer system appears to have capacity in dry conditions for this development.
4. The storm sewer system does not have any additional capacity; therefore, on-site storage is recommended.

Planning and Development Comment: The applicant has acknowledge this requirement and confirmed that it will be complied with at the detailed design and development stage.

5. If a subdivision or condominium is contemplated for this site in the future, offsite levies will apply.

Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5th Avenue North

Recommendation

That a copy of this report be forwarded 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 the Official Community Plan Bylaw No. 8769 – City Park Land Use Policy Map to re-designate 410 5th Avenue North from “High-Density Residential” to “Special Area Commercial,” 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 410 5th Avenue North from M3 – General Institutional Service District to B5 – Inner-City Commercial Corridor District, be approved.

Topic and Purpose

Applications have been submitted by Saskatoon Land to re-designate 410 5th Avenue North from “High-Density Residential” to “Special Area Commercial” on the Official Community Plan – City Park Land Use Policy Map and to rezone it from M3 – General Institutional Service District to B5 – Inner-City Commercial Corridor District. These amendments provide for a greater mix of uses in a future redevelopment of the property.

Report Highlights

1. A land use policy change and rezoning of 410 5th Avenue North are proposed.
2. This proposal will support a greater mix of potential land uses in a high-density form that supports the City Centre Plan and Growth Plan to Half a Million.

Strategic Goal

This application supports the Strategic Goal of Sustainable Growth. The rezoning will enable increased density and a greater mix of potential uses along a major corridor in our City Centre, supporting emerging directions in the Growth Plan to Half a Million.

Background

The subject property, located at the southern boundary of City Park and adjacent to Downtown, is currently developed as a surface parking lot. It served as staff parking for the Saskatoon Police Service until their new headquarters opened in summer 2014. Saskatoon Land is exploring options for sale of the property.

Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5th Avenue North

Report

Official Community Plan Amendment

An amendment to the Official Community Plan – City Park Land Use Policy Map is required to re-designate 410 5th Avenue North from “High-Density Residential” to “Special Area Commercial” to accommodate the proposed rezoning (see Attachment 1).

Zoning Bylaw Amendment

A rezoning from M3 – General Institutional Service District to B5 – Inner-City Commercial Corridor District is proposed. The current M3 zoning permits a wide range of institutional, office, and community activities, as well as medium- and high-density residential uses. The proposed B5 zoning permits many of these same uses in a medium- to high-density form, in addition to a wide range of commercial uses.

The B5 District will enable a greater mix of uses in a high-density area of our City Centre. Commercial uses could be established under the zoning that would serve the convenience and amenity of area residents and contribute to the City Centre as being a desirable place for more people to live, work, and play.

City Centre Plan

This property falls within the City Centre Plan (Plan) area, endorsed by City Council on December 16, 2013. The Plan’s vision includes fostering a vibrant mix of uses in the City Centre, which the proposed B5 zoning supports.

Growth Plan to Half a Million

The proposed amendments identify this site in the context of a major corridor redevelopment, which promotes increased density and mixed uses along strategic corridors in Saskatoon. The upcoming Growth Plan to Half a Million has identified a set of major corridors which could support new growth and a potential Bus Rapid Transit (BRT) system, of which 25th Street East is being considered as a prime candidate for a BRT route. Greater density and mixed uses are to be encouraged along BRT routes to increase viability of public transit.

It is understood that Saskatoon Land will be offering this site as a mixed-use development opportunity. The Planning and Development Division supports this rezoning request on that basis.

Potential Redevelopment of the Site

It is the opinion of the Planning and Development Division that a single-use building is not the best use of this site and would not demonstrate the potential benefits that mixed uses can yield along this major corridor.

This site offers unique opportunities to achieve several public objectives if offered as a mixed-use site. Such opportunities include:

- Partnering with the Community Service Village to expand their offices;
- The possibility of a Food Store in our City Centre;

Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5th Avenue North

- Structured parking within walking distance to employment, retail, and other services and amenities within our City Centre;
- Supporting BRT and a potential transit station at this location;
- Providing high-density housing in our City Centre; and
- Inclusion of other commercial and community uses that serve the convenience and amenity of area residents.

City Park Local Area Plan

The City Park Local Area Plan (LAP), adopted by City Council on April 26, 2010, recommends that guidelines for land use changes included in that report be considered by Planning and Development for any rezoning in City Park. Relevant guidelines that were considered in this rezoning are included in Attachment 2.

Comments from Other Divisions

No concerns were identified through the administrative referral process that precludes this application from proceeding to the public hearing. Please refer to Attachment 3 for complete comments.

Options to the Recommendation

City Council could choose to deny the proposed amendments. This decision would maintain the current zoning of M3 District and land use designation of High-Density Residential, and would limit the mixed-use potential and increase the likelihood of single-use development.

Public and/or Stakeholder Involvement

A public information meeting related to these amendments was held on November 13, 2014, at Le Relais Community Centre, with notice provided to property owners within 75 metres of the site, as well as the City Park Community Association. Seven members of the general public attended, as well as the Ward 1 Councillor.

Discussion centered around Saskatoon Land's plans for sale of the site, the range of uses possible under B5 zoning, differences in building height and form between M3 and B5, and existing parking and access issues in the area. See Attachment 4 for more details.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021.

Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5th Avenue North

Once this application has been considered by the Municipal Planning Commission, a report will be submitted to the Standing Policy Committee on Planning, Development and Community Services (PDCS) to seek approval to advertise this application in accordance with Public Notice Policy No. C01-021.

If the request is approved, the application will be advertised, and a date for a public hearing will be set. Planning and Development 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.

Attachments

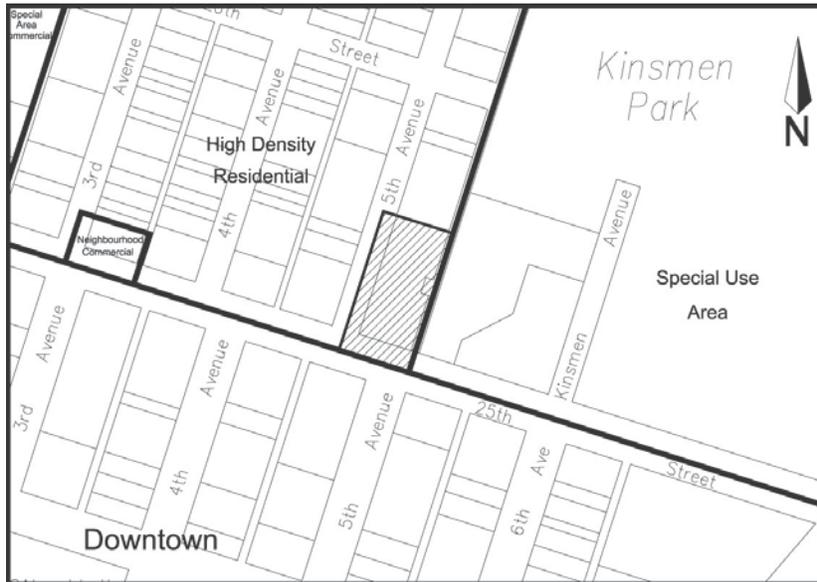
1. Location Maps
2. Considerations for Land Use Changes – City Park Local Area Plan
3. Comments from Other Divisions
4. Community Engagement Summary

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

S/Reports/DS/2015/MPC – Proposed OCP Amendment and Proposed Rezoning from M3 to B5 – 410 5th Avenue North/ks

Location Maps

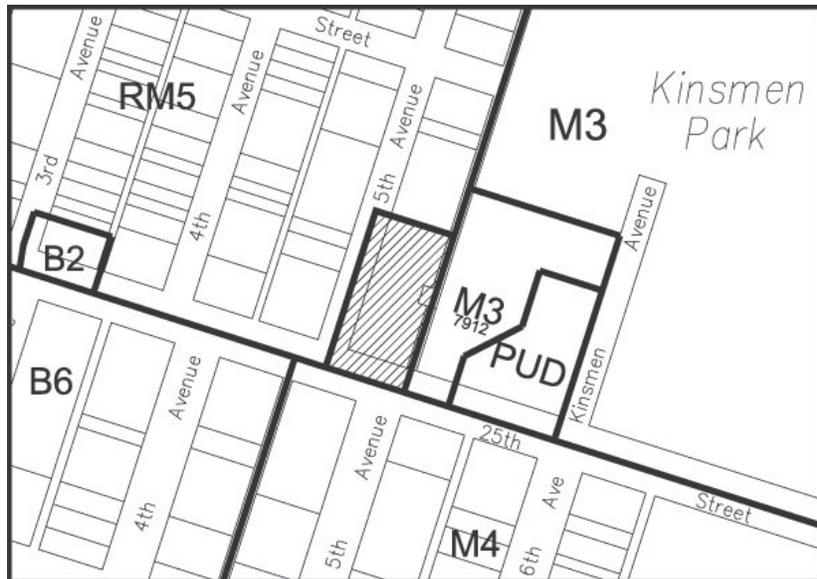


PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN
CITY PARK LAND USE POLICY MAP

 From High Density Residential to Special Area Commercial

 City of Saskatoon

File No. OCP17-2014



PROPOSED REZONING

 From M3 to B5

 City of Saskatoon

File No. RZ18-2014

Considerations for Land Use Changes – City Park Local Area Plan

The following guidelines are from Section 1.10 (page 68) of the City Park Local Area Plan (LAP). The LAP recommends that these guidelines be used in evaluating applications for rezoning applications in the City Park neighbourhood.

Not all guidelines from Section 1.10 are relevant to the application to rezone 410 5th Avenue North; however, those that are applicable are discussed below.

Guideline for Land Use Changes	Comment
<i>Considerations for Residential Land Use</i>	
Infill developments should be compatible in scale, massing, and function with the predominant housing in the area.	Residential development in this area is high density in nature, with adjacent building ranging from approximately 10 to 20 floors.
The predominant residential land use pattern should be retained with changes complementing the existing pattern.	Adjacent land uses are high-density residential and institutional in nature. The current zoning of this property provides for residential and institutional uses. B5 zoning provides for similar uses, in addition to commercial. Existing RM5 residential zoning will not be affected by this rezoning.
Conservation of existing trees is important, particularly where it is practical and where safety will not be compromised.	A future developer of this property will be required to retain and protect existing trees in the City right-of-way as per Urban Forestry requirements.
<i>Considerations for Development Standards</i>	
Building design shall be consistent with the existing neighbourhood character.	The existing character of this area is high density in nature, which is supported by B5 zoning.
Parking shall be provided as the development occurs. Sites closer to Saskatoon City Hospital, or other multiple-unit dwellings, will experience more parking pressure.	A development proposal in the B5 District requires parking to be provided on-site for residential and institutional uses, as per the Zoning Bylaw.
Screening and location of parking: Parking should be encouraged to be located in the rear yards and should be adequately screened.	A future developer of this property should consider this in the design of a development proposal.
Traffic: Shall not negatively affect neighbouring sites.	A future development proposal may necessitate a Traffic Impact Study at the permit stage.

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. No driveways or access to 25th Street will be permitted.

Planning and Development Comment: The applicant acknowledges and understands this condition.

2. Both the existing and proposed zoning have required fire flows of 220 L/s. The water model shows available fire flow adjacent to this parcel would be approximately 90 L/s. It is recommended that the developer hire a professional engineer to calculate the actual required fire flow (based on acceptable fire codes) for the development to determine if the available fire flow is adequate. If the required fire flow is more than what is available, upgrades to the water system or changes to the building specifications may be required.

Planning and Development Comment: Because there is no specific development proposal for this site, actual required fire flow cannot be calculated at this time. Any requirements for water system upgrades or changes to building specifications must be addressed by the developer of the site at the detailed design and development stage. The applicant acknowledges and understands this condition.

3. There is insufficient sanitary sewer capacity in the storm sewer system adjacent to the proposed development. A storm pipe will need to be extended from 26th Street to this site to capture internal drainage. Alternatively, connection to the adjacent storm sewer with provision for onsite storm water storage for a two-year storm event may be considered. All costs would be the responsibility of the developer.

Planning and Development Comment: This requirement must be complied with at the detailed design and development stage of a specific development proposal. The applicant acknowledges and understands this condition.

4. The adjacent sanitary sewer capacity appears to be sufficient for this development.
5. Upon future subdivision, offsite levies will be payable on this site based on City Council approved rates at that time. By way of illustration only, the cost based on the 2014 rates, plus approximate inflation for 2015, amount to \$175,108.05.

COMMUNITY ENGAGEMENT SUMMARY

PUBLIC INFORMATION MEETING FOR PROPOSED REZONING and OCP AMENDMENT 410 5TH AVENUE NORTH

Applicant: Saskatoon Land
File: PL 4350 – Z18/14; PL 4115 – OCP17/14

Project Description

A public information meeting was held regarding a proposed rezoning of 410 5th Avenue North (City Park) from M3 – General Institutional Service District to B5 – Inner City Commercial Corridor District, and a related amendment to the Official Community Plan – City Park Land Use Policy Map from “High-Density Residential” to “Special Area Commercial.”

The meeting was held at Le Relais Community Centre on November 14, 2014, at 7:00 p.m.

Community Engagement Strategy

Purpose:

To inform and consult. Residents were provided with an overview of the applicant’s proposal and provided the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted following the meeting.

Form of community engagement used:

Public Information Meeting – Residents are provided an opportunity to listen to a presentation by the applicant, participate in a question and answer session, and speak directly with the applicant and/or City staff following the formal portion of the meeting. City staff were in attendance to provide an overview of the rezoning process and the next steps following the meeting.

Level of input or decision making required from the public:

Comments, concerns, and opinions were sought from the public.

Who was involved:

- Internal stakeholders: The standard referral process was followed and relevant internal divisions of the City were contacted for comments. Councillor Hill was also contacted.
- External stakeholders: A Public Notice (attached) was sent to property owners within a 75 metre radius of the subject site in advance of the meeting (a total of 306 notices). The City Park Community Association was also provided notice. Seven members of the general public attended the meeting, in addition to Councillor Hill.

Summary of Community Engagement Feedback

Following introductory remarks of the rezoning process by City staff and an overview of the proposed rezoning by the applicant, a question and answer period and general discussion followed. Concerns raised, questions, and general points of discussion related to:

- The types of uses permitted in the B5 District and how they compared to the M3 District.
- General support expressed for the potential of commercial and greater mixing of uses.
- Clarification of where else B5 zoning is in place in Saskatoon, the present character of those areas, and the appropriateness of B5 zoning in this location.

- The maximum height in the B5 District (approx. 25 floors) versus the M3 District (approx. 12 floors).
- New development may obstruct existing views from residential buildings.
- This is already a high-density area, and something high density in nature may be developed on this site today under the current zoning.
- There are existing parking pressures in the area with proximity to Downtown, City Hospital, and the high density of the area.
- The existing parking lot is currently being used as a cut-through for traffic from the rear lane. With development of the site, this informal access between the street and lane would be eliminated, compounding access issues in the area. Access to and from 25th Street is restricted with one-way streets in the immediate area, and the rear lane not accessing the 25th Street at all.
- How does Saskatoon Land intend to sell this property? (through Request for Proposal or tender).
- How does either method of sale control what is eventually built there?
- What else would control what is built here? (Zoning requirements).
- Requirements for protection and retention of mature trees in City right-of-way.
- Landscaping and green space requirements.

No comment sheets were received following the meeting, and to date, no formal comments have been received by our office.

Next Steps

ACTION	ANTICIPATED TIMING
Planning and Development seeks approval to advertise the application in accordance with the Public Notice Policy from the Standing Policy Committee on Planning, Development and Community Services.	January 5, 2015
Planning and Development prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	January 6, 2015
Public Notice - Community Consultant, Ward Councillor, as well as all participants that attended the public information 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 <u>The StarPhoenix</u> , City Page (as per the City's Public Notice Policy).	January 10 to 16, 2015
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.	January 26, 2015
Council Decision - may approve or deny proposal.	January 26, 2015

Prepared by: Brent McAdam, Planner, Planning & Development
November 26, 2014

Proposed Zoning Bylaw No. 8770 Amendment – Joint-Use Elementary School Site Regulations

Recommendation

That a copy of this report be forwarded to City Council recommending:

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to provide flexibility in the regulations for joint-use elementary schools, 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 flexibility in the regulations for joint-use elementary schools to deal with unique building design and site constraints.

Report Highlights

1. The proposed Zoning Bylaw amendment will provide the Development Officer the option to alter development standards for joint-use elementary schools.

Strategic Goal

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

Background

In October 2013, the Province of Saskatchewan announced that four new joint-use elementary schools will be built in Saskatoon in the Stonebridge, Hampton Village, Rosewood, and Evergreen neighbourhoods. At maximum capacity, each joint-use school is anticipated to hold 1,400 students.

For the four joint-use schools proposed, the design of the schools and site configuration pose challenges to meet current regulations, such as landscaping, parking, and loading.

Report

Proposed Zoning Bylaw Amendment

To ensure that there is flexibility in site design that best utilizes the community-owned school sites to accommodate the construction of the new joint-use elementary school model, the Administration is recommending that Section 4.2 of the Zoning Bylaw be amended to provide the Development Officer the option to alter development standards for joint-use elementary schools.

It is recommended that the Development Officer be allowed to alter the normal development standards related to parking, side yard setbacks, rear yard setbacks, landscaping, building and fence height, signage, or the number of principle buildings on a site provided the development remains generally compatible with nearby uses.

Proposed Zoning Bylaw No. 8770 Amendment – Joint-Use Elementary School Site Regulations

Options to the Recommendation

City Council could deny the proposed amendment. The new joint-use school sites would be required to fully comply with the current regulations for elementary schools as contained in the Zoning Bylaw.

Public and/or Stakeholder Involvement

The school boards will be advised of the proposed amendment.

Communication Plan

Public hearing notices will be advertised two weeks prior to City Council's meeting.

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 additional follow up is required or anticipated.

Public Notice

Public Notice is required for consideration of this matter, pursuant to Section 3 of Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Report Approval

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

S:\Reports\DS\2014\MPC – Proposed Zoning Bylaw No. 8770 Amendment – Joint –Use Elementary School Site Regulation\kt

Land Use Applications Received by the Community Services Department For the Period Between November 13, 2014, to December 17, 2014

Recommendation

That the information be received.

Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department from the period between November 13, 2014, to December 17, 2014.

Report

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

Public Notice

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

Attachment

1. Land Use Applications

Report Approval

Reviewed by: Alan Wallace, Director of Planning and Development

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

S/Reports/DS/2015/PDCS – Land Use Apps – Jan 5, 2015/ks

Land Use Applications Received by the Community Services Department For the Period Between November 13, 2014, to December 17, 2014

The following applications have been received and are being processed:

Condominium

- Application No. 15/14: 502 Wellman Lane (Nine Unit Commercial)
Applicant: Webb Surveys for Streetscape Properties Inc.
Legal Description: Lot 3, Block 201, Plan No. 102036002
Current Zoning: IB
Neighbourhood: Stonebridge
Date Received: November 20, 2014

Discretionary Use

- Application No. D21/14: 213 3rd Street East
Applicant: Shawn and Cindy Deagon
Legal Description: Lots 33 and 34, Block 21, Plan No. G229
Current Zoning: R2
Proposed Use: Garden Suite
Neighbourhood: Buena Vista
Date Received: November 13, 2014

Subdivision

- Application No. 82/14: 2428 - 2434 Melrose Avenue
Applicant: Larson Surveys for Sami & Sherin Restaurant Inc.
Legal Description: Lots 1, 2, and 3, Block 31, Plan No. G234;
Lot 45, Block 31, Plan No. 101505518
Current Zoning: R2
Neighbourhood: Avalon
Date Received: November 14, 2014

- Application No. 83/14: 3620 Kochar Avenue
Applicant: Webb Surveys for Reddee Properties Inc.
Legal Description: Lot 8A, Block 921, Plan No. 102038880
Current Zoning: IL1
Neighbourhood: Marquis Industrial
Date Received: November 18, 2014

Subdivision

- Application No. 85/14:
Applicant: 647 Saskatchewan Crescent East
Webb Surveys for Vaughn Wyant Automotive Group
Legal Description: Lot 37, Block 87, Plan No. 101872896
Current Zoning: R2
Neighbourhood: Nutana
Date Received: November 20, 2014
- Application No. 86/14:
Applicant: 606 McPherson Avenue
Webb Surveys for Tyler Grand
Legal Description: Lot 8, Plan No. K510; Lot 58, Plan No. 101457682
Current Zoning: R2
Neighbourhood: Nutana
Date Received: November 26, 2014
- Application No. 87/14:
Applicant: 130 110th Street West
Webb Surveys for Tyler Grand
Legal Description: Lots 34 to 36, Block 3, Plan No. I5611
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: November 26, 2014
- Application No. 88/14:
Applicant: 410 Lowe Road
Digital Planimetrics Inc. for AG Canada
Legal Description: Parcel C, Plan No. 90S19051
Current Zoning: AG
Neighbourhood: University Heights Development Area
Date Received: December 3, 2014
- Application No. 89/14:
Applicant: 11th Street/Lancaster Boulevard
Webb Surveys for North Ridge Development Corporation
Legal Description: Part of Parcel E, Plan No. 102080225
Current Zoning: RM4
Neighbourhood: Montgomery Place
Date Received: December 9, 2014
- Application No. 90/14:
Applicant: 1820 College Drive
James Gorkoff for University of Saskatchewan
Legal Description: N.E. ¼ Section 27-36-5-W3M
Current Zoning: AG
Neighbourhood: U of S Lands South Management Area
Date Received: December 10, 2014

Subdivision

- Application No. 91/14: 114 Rosewood Gate North
Applicant: Webb Surveys for Riverbend Developments Ltd.
Legal Description: Block 23, Plan No. 102037799
Current Zoning: RMTN
Neighbourhood: Rosewood
Date Received: December 16, 2014
- Application No. 92/14: 115 Veltkamp Crescent
Applicant: Webb Surveys for Hawthorne Place Ltd.
Legal Description: Parcel MM, Plan No. 102116898
Current Zoning: RMTN
Neighbourhood: Stonebridge
Date Received: December 16, 2014

Attachments

1. Plan of Proposed Condominium No. 15/14
2. Plan of Proposed Discretionary Use No. D21/14
3. Plan of Proposed Subdivision No. 82/14
4. Plan of Proposed Subdivision No. 83/14
5. Plan of Proposed Subdivision No. 85/14
6. Plan of Proposed Subdivision No. 86/14
7. Plan of Proposed Subdivision No. 87/14
8. Plan of Proposed Subdivision No. 88/14
9. Plan of Proposed Subdivision No. 89/14
10. Plan of Proposed Subdivision No. 90/14
11. Plan of Proposed Subdivision No. 91/14
12. Plan of Proposed Subdivision No. 92/14

Plan of Proposed Discretionary Use No. D21/14



7.1 UPDATE ON REPORTS TO COUNCIL

The Chair will provide an update on the following item, previously considered by the Commission, and which was considered by City Council at its meeting held on Monday, December 15, 2014.

- a. Zoning Bylaw Amendment - Rezoning from B6 to B6 by Agreement
 - 309 and 319 22nd Street East and 116 and 130 3rd Avenue South
 - City Centre Tower, Central Business District