1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

3. ADOPTION OF MINUTES

   3.1 Minutes of Regular Meeting of the Municipal Planning Commission held on January 27, 2015.

4. UNFINISHED BUSINESS

5. COMMUNICATIONS

6. REPORTS FROM ADMINISTRATION

   6.1 Development Standards for Structured Parking and Design [Files CK. 4350-015-001, CK. 4130-1 and PL. 4130-22-3]

Recommendation

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

That the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as outlined in this report, be approved.
6.2 Proposed Rezoning from FUD to B4(H) and RMTN(H) – McOrmand Drive and Highway 5 – Brighton Neighbourhood [Files CK. 4351-015-002, CK. 4110-46 and PL. 4350-Z41/14]

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 the properties identified in Attachment 1 of the report of the General Manager, Community Services Department, dated February 24, 2015, from FUD – Future Urban Development District to B4(H) – Arterial and Suburban Commercial District, with the Holding Symbol “H”, be approved.

6.3 Proposed Rezoning from R1A to RM3 – Stonebridge Common – Stonebridge Neighbourhood [Files CK. 4351-015-003 and PL. 4350-Z23/14]

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 the properties identified in Attachment 1 of the report of the General Manager, Community Services Department, dated February 24, 2015, from R1A – One-Unit Residential District to RM3 – Medium-Density Multiple-Unit Dwelling District, be approved.

6.4 Land Use Applications Received by the Community Services Department for the Period between December 18, 2014, to January 21, 2015 [Files CK. 4000-5, PL 4350-1, PL 4355-D, PL 4350, and PL 4300]

Recommendation

That the information be received.
7. REPORTS FROM COMMISSION

7.1 Update of Items Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, February 23, 2015. [File No. CK. 075-06]

Recommendation

That the information be received.

8. ADJOURNMENT
Development Standards for Structured Parking and Design Guidelines for the Downtown - City Centre Plan Implementation

**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 amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as outlined in this report, be approved.

**Topic and Purpose**
The purpose of this report is to propose amendments to Official Community Plan (OCP) Bylaw No. 8769 and Zoning Bylaw No. 8770 to provide development standards related to parking structures and design guidelines for the Downtown.

**Report Highlights**
1. The Administration recommends OCP Bylaw No. 8769 be amended to include a new subsection for “Active Frontages”, which will outline the goals of the design guidelines, as well as an adjustment to the boundary of the OCP Downtown Land Use Map to recognize the 25th Street extension.
2. The Administration recommends that the development standards relating to parking structures be applied to the M4, B5B, B5C, B6, and RA1 Zoning Districts, and that design guidelines for the Downtown apply in the M4 and B6 Zoning Districts.

**Strategic Goal**
This initiative supports the City of Saskatoon’s (City) Strategic Goal of Sustainable Growth by establishing development standards and design guidelines that will increase the quality and character of the Downtown area.

**Background**
At its January 20, 2014 meeting, City Council received a report entitled “City Centre Plan - Items for Immediate Implementation” (Immediate Implementation Report). At that meeting, City Council provided authorization to proceed with bylaw amendments that would establish design guidelines for the Downtown. The Administration prepared the design guidelines; however, some details presented in the Immediate Implementation Report have been modified. For this reason, the Administration has prepared this report to present the design guidelines and highlight the modifications (see Attachment 1).

**Report**
The City Centre Plan introduced a set of design guidelines for the Downtown. The design guidelines outline the construction and design goals for Downtown developments to support the overall vision of the City Centre. The guidelines are intended to be flexible enough to encourage development and allow for creative building
design, yet provide for a built environment that is attractive, safe, and sensitive to the pedestrian.

Amendments to OCP Bylaw No. 8769
The proposed amendments to OCP Bylaw No. 8769 include a new subsection named “Active Frontages.” Active frontages create a relationship between the building and the street, which will improve safety and lead to animation and vibrancy in the Downtown (see Attachment 2).

The proposed amendments also include an adjustment to the boundary of the OCP Downtown Land Use Map to align the northern boundary of the Downtown with the new 25th Street extension (see Attachment 3).

Amendments to Zoning Bylaw No. 8770
The proposed amendments to Zoning Bylaw No. 8770 are divided into two sections:

i) development standards related to parking structures, which includes design criteria; and

ii) design guidelines for the Downtown.

The amendments related to parking structures will affect the following Zoning Districts:

i) M4 (Core Area Institutional Service District);

ii) B5B (Broadway Commercial District);

iii) B5C (Riversdale Commercial District);

iv) B6 (Downtown Commercial District); and

v) RA1 (Reinvestment District 1).

The proposed design guidelines for the Downtown affect the M4 (Core Area Institutional Service) and B6 (Downtown Commercial) Zoning Districts. These design guidelines relate to setbacks, wind mitigation, wall relief, and façade standards. Attachment 2 provides details of the proposed amendments to Zoning Bylaw No. 8770. Please note that the design guidelines will not apply to the B3 (Medium-Density Arterial Commercial) areas in the Downtown as these lands are being studied under the Growing Forward project. A definition for public use will also be added to Zoning Bylaw No. 8770 to identify the potential uses on the ground floor frontages for parking structures.

Options to the Recommendation
City Council has the option to:

1) deny the proposed amendments to OCP Bylaw No. 8769 and Zoning Bylaw No. 8770; or

2) request revisions to the design guidelines and development standards.

Public and/or Stakeholder Involvement
The proposed design guidelines were discussed by the City Centre Plan Steering Committee, with stakeholder consultation held in the spring of 2013, where the design guidelines were presented to the community. The principles of the design guidelines were presented to City Council at its January 20, 2014 meeting, as part of the
Immediate Implementation Report. The Administration has also vetted the proposed design guidelines through four teams of private sector architects and developers.

**Communication Plan**
If this proposal is approved, the three core Business Improvement Districts (BIDs) will be notified, in writing, of the amendments. As well, developers of any known Downtown projects currently in the design stages will be notified. The Sutherland BID and 33rd Street BID were not included in this study as they are outside of the City Centre Plan boundary. The Administration will work with these BIDs if they are interested in exploring similar design guidelines and development standards for their area.

**Policy Implications**
The implementation of the design guidelines detailed in this report requires amendments to OCP Bylaw No. 8769 and Zoning Bylaw No. 8770.

**Other Considerations/Implications**
There are no environmental, financial, CPTED, or privacy implications or considerations.

**Due Date for Follow-up and/or Project Completion**
This project will be complete upon the public hearing.

**Public Notice**
The design guidelines will be advertised in accordance with Public Notice Policy No. C01-021, and a date for the public hearing will be set. A notice will be placed in *The StarPhoenix* two weeks prior to the public hearing.

**Attachments**
1. Modifications to the Design Guidelines for the Downtown
2. Proposed Design Guidelines for the Downtown
3. Proposed Official Community Plan Downtown Land Use Map

**Report Approval**
Written by: Paul Whitenect, Senior Planner, Neighbourhood Planning
Reviewed by: Alan Wallace, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department
**Modifications to the Design Guidelines for the Downtown**

The design guidelines outlined in the “City Centre Plan – Items for Immediate Implementation” report (Immediate Implementation Report), dated December 19, 2013, summarized the general design principles presented in the City Centre Plan. In some cases, when the guidelines were being built-out, policies were modified from what was originally proposed. The key modifications are detailed below.

1. **Setbacks**
   The Immediate Implementation Report required 75% of the front façade of buildings to be placed within 0.5 metres of the front property line. The revised guidelines do not dictate building setbacks, but instead will specify what is permitted in the setback area. This will provide flexibility for building placement on the site, and ensure that all setback areas are dedicated to public uses, including drop-off areas, bicycle parking, restaurant/dining uses, landscaping, or a public space, such as a plaza or public art space.

2. **Step Backs**
   The City Centre Plan proposed that buildings over 25 metres in height have a minimum 2 metre step back between 10 metres and 25 metres. The purpose was to redirect winds away from the sidewalk and to reduce the visual scale of the building. The revised guidelines will address these two considerations separately. It is proposed that any building over 15 metres in height will require a wind mitigation study that will identify all efforts to minimize wind at the grade level, and a Development Officer will need to be satisfied with these results before approving the development permit.

   To address the scale of the building, buildings over 25 metres in height will need to provide a step back, as was previously proposed, or will need to provide an architectural feature to disrupt the wall relief to address the scale of the building.

3. **Façade Guidelines**
   The City Centre Plan called for buildings to maintain a distinctive base, middle, and top portion. This requirement will be maintained; however, vertical articulation or a similar change in material will be permitted, in lieu of a distinctive bottom or top portion.

   The Immediate Implementation Report required a minimum of 40% of the ground floor street facing wall to be transparent and 30% above the ground floor. The revised provision maintains the 40% transparent opening at the ground floor but does not have requirements above the ground floor. The reason for the change is to provide greater flexibility for building design and architectural elements and to help buildings achieve green building standards.
4. Parking Placement and Structures
The design guidelines relating to parking placement and structures will not be amended from what was originally outlined, with two minor additions. At-grade parking will require the 7.0 metre setback as originally proposed, and parking structures will require architectural treatments. However, parking structures will be required to maintain a minimum of 50% of the ground floor frontage dedicated to public uses adjacent to a public street. As well, the regulations will clarify that parking structures must be screened on all sides that can be viewed from a public street, regardless of setback. Façade treatments will not be required for the ground floor of parking structures that abut a rear lane; however, upper floors that may be seen from a public street will require façade treatments to the satisfaction of the Development Officer.
Proposed Design Guidelines for the Downtown

The following design guidelines are proposed for Official Community Plan (OCP) Bylaw No. 8769 and Zoning Bylaw No. 8770. The design guidelines were first proposed in the City Centre Plan and will be applied to OCP Bylaw No. 8769 and relevant zoning districts as detailed below.

A. Proposed Amendments to OCP Bylaw No. 8769

1. **Section 6.1.2.7: Active Frontages**
   An Active Frontage refers to building frontages that face and open onto a public sidewalk and are designed to promote animation, vibrancy, and interest, as well as an element of comfort to the public realm. The goal of Active Frontages is to create a relationship between the building and the street and can be achieved by incorporating the following principles:
   a) frequent door and transparent window openings;
   b) no blank walls, continuous garage doors, or high fences;
   c) interesting building façades along the street frontage;
   d) building façades that vary along the block face;
   e) building façades may be articulated or contain projections, including but not limited to, bays and porches to provide visual interest;
   f) where a building is setback from the property line, the space created should be dedicated to pedestrian activities, including plazas, seating areas, landscaping, or other uses that are active or provide visual interest;
   g) public uses, including but not limited to retail uses, should be located on the ground floor where possible; and
   h) internal uses should be visible from the sidewalk or may continue onto the sidewalk.

B. Proposed Amendments to Zoning Bylaw No. 8770 - Development Standards Related to Parking Structures

The proposed amendments to Zoning Bylaw No. 8770 will provide development standards for parking structures within the Downtown and will apply to the following Zoning Districts:

i) Section 9.4: M4 – Core Area Institutional Service District
ii) Section 10.8A: B5B - Broadway Commercial District
iii) Section 10.8B: B5C – Riversdale Commercial District
iv) Section 10.9: B6 - Downtown Commercial District
v) Section 12.6: RA1 - Reinvestment District 1

1. **Parking Structures:** Parking structures must be screened with architectural treatments on all street-facing façades, as well as those
façades that can be viewed from a public street, regardless of setback distance, to the satisfaction of the Development Officer. Architectural treatments may include architectural screening or cladding resembling a building façade.

2. **Parking Structures to Contain Public Uses At-Grade:** Parking structures are required to have active frontages and must provide public uses for a minimum of 50% of the ground floor frontage along the building’s street-facing frontage where immediately adjacent to a public street. Public uses include all uses where the public may freely enter, including, but not limited to, retail uses, office uses, and bike parking facilities. The ground floor of parking structures are encouraged to be retail-ready as a means to accommodate public uses at-grade.

3. **Parking Placement:** At-grade parking areas associated with a building development that are not suitably screened with architectural treatments are required to maintain a minimum 7.0 metre setback from the front property line; and if there is no building within the setback area, the area must be landscaped in accordance with Section 7.0.

On corner lots, the side yard must be suitably screened with a fence to the satisfaction of the Development Officer.

C. **Proposed Amendments to Zoning Bylaw No. 8770 – Design Guidelines for the Downtown**

The proposed amendments to Zoning Bylaw No. 8770 will provide development standards relating to Design Guidelines within the Downtown and will apply to the following Zoning Districts:

i) Section 9.4: M4 – Core Area Institutional Service District  
ii) Section 10.9: B6 - Downtown Commercial District

1. **Setbacks:** Any area that is setback from the street-facing property line must be used for:
   a) drop-off area;  
   b) bicycle parking;  
   c) restaurant or dining uses;  
   d) landscaping; or  
   e) public space, including but not limited to a plaza, public art, or seating area.

2. **Wind Mitigation:** Any building that exceeds 15 metres in height will require a wind mitigation study from a qualified engineer or architect that demonstrates methods and features that will minimize wind at grade level to the satisfaction of the Development Officer. Wind mitigating features
may include, but are not limited to, building step backs, building articulation, or canopies.

3. **Facade Guidelines**: A minimum of 40% of the surface area of the ground floor of all street-facing façades of a building is to contain transparent openings.

4. **Divisions of the Facade**: A façade must maintain distinctive architectural elements for the base, middle, and top portions of the building. Vertical articulation of the façade or change in material may be provided, in lieu of a distinctive bottom or top portion.

5. **Wall Relief**: For buildings over 25 metres in height, a step back or related feature that disrupts the wall relief, is to be provided on all street-facing façades between 10 metres to 25 metres in height.

6. **Materials**: Materials associated with low-cost construction, such as vinyl siding and standard grades of cement block, as well as darkly tinted glass, are discouraged on façades that face a public right-of-way.
OFFICIAL COMMUNITY PLAN
Downtown Land Use Map

1. RETAIL CORE AREA
2. MIXED-USE COMMERCIAL AREA
3. RESIDENTIAL/OFFICE AREA
4. SOUTH DOWNTOWN AREA (DCD1)
5. WAREHOUSE/SERVICE AREA
Proposed Rezoning from FUD to B4(H) and RMTN(H) – McOrmond Drive and Highway 5 – Brighton Neighbourhood

**Recommendation**
That at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone the properties identified in the attached map from FUD – Future Urban Development District to B4(H) – Arterial and Suburban Commercial District, with the Holding Symbol “H,” and RMTN(H) – Townhouse Residential District, with the Holding Symbol “H,” be approved.

**Topic and Purpose**
An application has been submitted by Dream Asset Management Corporation (Dream) requesting to rezone land in the Brighton neighbourhood, as shown in Attachment 1, from FUD – Future Urban Development District to B4 – Arterial and Suburban Commercial District and RMTN – Townhouse Residential District. The Holding Symbol “H” is proposed to be applied in conjunction with the proposed zoning districts to ensure that servicing and access requirements are provided to the area prior to development commencing. The rezoning will allow the subdivision of land to proceed in order to exchange land for ownership purposes in advance of future development.

**Report Highlights**
1. Proposed zoning amendments will allow the subdivision of land to proceed in this area of Brighton, in accordance with the Brighton Neighbourhood Concept Plan (Concept Plan). The rezoning will allow the subdivision of land to proceed in order to exchange land for ownership purposes in advance of future development.
2. The application of the Holding Symbol “H” will restrict development until servicing and access requirements are provided for the area.
3. Future zoning amendments to remove the Holding Symbol “H” and to rezone lands to their appropriate zoning district, consistent with Concept Plan, will be required.

**Strategic Goal**
This rezoning supports the Strategic Goal of Sustainable Growth. Brighton, a neighbourhood in the early stages of development, was designed to align with the objectives of the Growing Forward! Shaping Saskatoon: Growth Plan to Half a Million, which is expected to be provided to City Council for consideration in 2016.

**Background**
The Concept Plan was approved by City Council on May 20, 2014 (see Attachment 2). At that time, lands within Brighton were rezoned from their previous zoning designations under the Saskatoon Planning District Zoning Bylaw to FUD – Future Urban Development District.
Proposed Rezoning from FUD to B4(H) and RMTN(H) – McOrmond Drive and Highway 5 – Brighton Neighbourhood

Development District under the City of Saskatoon Zoning Bylaw No. 8770. Dream has applied to rezone a portion of these lands, as discussed in this report, in preparation for urban development.

Report

Concept Plan
The Concept Plan identifies lands within the area to be rezoned for development as retail, mixed-use, medium-density residential, street townhouse, and single-unit residential land use.

Zoning Bylaw Amendment
Lands identified in Attachment 1 are proposed to be rezoned from FUD – Future Urban Development District to B4(H) – Arterial and Suburban Commercial District, with the Holding Symbol “H,” and RMTN – Townhouse Residential District, with the Holding Symbol “H.”

The area identified to be rezoned to RMTN(H) will, in the future, accommodate a variety of land uses consistent with the Concept Plan. The proposed zoning designation of RMTN(H) will allow the subdivision of land to proceed in order to exchange land for ownership purposes, and is an appropriate placeholder designation as much of the land within this area will ultimately remain RMTN and be developed as townhouse residential. Future zoning amendments to rezone land in this area not identified for townhouse development on the Concept Plan will be required.

Holding Symbol
As per Official Community Plan Bylaw No. 8769, City Council may use the Holding Symbol “H,” in conjunction with any other use designation in the Zoning Bylaw, to specify the use to which lands shall be put at some time in the future, but which are now considered premature or inappropriate for immediate development.

Application of the Holding Symbol “H” is necessary to ensure that the provision of required services to the Brighton neighbourhood, including adequate vehicle access, are in place prior to development commencing.

Future zoning amendments to remove the Holding Symbol “H” will be undertaken at such time that these required services are provided, which will allow development under the underlying zoning district to commence. Future zoning amendments, in conjunction with the removal of the Holding Symbol “H,” will be required for certain lands currently proposed to be zoned RMTN(H) to rezone them to a designation consistent with the Concept Plan.

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 this application. This option is not recommended as this application facilitates the initial stages of the implementation of the Concept Plan.

Public and/or Stakeholder Involvement
Extensive public consultation was undertaken during the development of the Concept Plan. As this application relates to the implementation of the Concept Plan, no further consultation was conducted.

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

Due Date for Follow-up and/or Project Completion
Future reports will address the removal of the Holding Symbol “H” and rezoning of lands within this area to align with the Concept Plan.

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.

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

Report Approval
Written by: Brent McAdam, Planner, Planning and Development
Reviewed by: Don Cook, Acting Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/MPC – Proposed Rezoning from FUD to B4(H) and RMTN(H) – McOrmond Drive and Highway 5 – Brighton Neighbourhood/ks
Location Map

ZONING AMENDMENT

- From FUD to B4 (H)
- From FUD to RMTN (H)
Comments From Other Divisions

Transportation and Utilities Department

Proposed Zoning Bylaw No. 8770 amendment, as noted in the report, is acceptable to the Transportation and Utilities Department, subject to the following conditions:

1. A Traffic Impact Study must be provided that addresses the following:
   
   i) type of traffic control and configuration of the intersection at each access into the site;
   
   ii) access scheme to the parcel south of the site, adjacent to Road C and Road B;
   
   iii) swept path for delivery trucks entering and egressing the site; and
   
   iv) location of sidewalks and proposed pedestrian crossing control.

   **Planning and Development Comment:** This requirement pertains to the District Commercial site proposed to be rezoned to B4(H), of which development may not proceed until the Holding Symbol “H” is removed. Dream is presently working with Transportation to address these requirements, which will be required to be met prior to the removal of the Holding Symbol “H”.

2. The approval is subject to no further development taking place without a servicing agreement.

   **Planning and Development Comment:** A servicing agreement will be required to be in place prior to the removal of the Holding Symbol “H”.

Proposed Rezoning from R1A to RM3 – Stonebridge Common – Stonebridge Neighbourhood

Recommendation
That at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone the properties identified in the attached map from R1A – One-Unit Residential District to RM3-Medium-Density Multiple-Unit Dwelling District, be approved.

Topic and Purpose
An application has been submitted by Dream Asset Management Corporation requesting to rezone land in the Stonebridge neighbourhood from R1A – One-Unit Residential District to RM3 – Medium-Density Multiple-Unit Dwelling District (RM3 District) (see Attachment 1). The rezoning will facilitate medium-density residential development of the property, consistent with the Stonebridge Neighbourhood Concept Plan (Concept Plan).

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

Strategic Goal
Under the City of Saskatoon’s (City) Strategic Goal of Sustainable Growth, providing a mix of housing types and densities within our neighbourhoods supports the priority to create “complete community” neighbourhoods.

Background
The Concept Plan, originally approved by City Council in June 2005, identifies this parcel for medium-density residential development. In 2014, an amendment to the Concept Plan was approved to provide a rectangular site for the proposed joint-use elementary schools. To accommodate this, a through road in front of the school site was created and the park feature with an encircling roadway was eliminated. This prompted a reconfiguration of the size and shape of the parcel that is the subject of this report, which shrunk slightly from 1.88 acres to 1.87 acres.

Report
Concept Plan
A rezoning of the subject property to RM3 District is consistent with the designation of this property as medium-density residential on the Concept Plan.

Zoning Bylaw
Development of the subject property will be required to comply with the requirements of the RM3 District.
The purpose of the RM3 District is to provide for a variety of residential developments in a medium-density form, as well as related community uses.

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 this application. This option is not recommended as it is consistent with the Concept Plan.

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

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

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

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

Report Approval
Written by: Brent McAdam, Planner, Planning and Development
Reviewed by: Don Cook, Acting Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department
Location Map

ZONING AMENDMENT

From R1A to RM3
Stonebridge Neighbourhood Concept Plan
(excerpt)

MEDIUM DENSITY RESIDENTIAL (65 units/ha±)
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, subject to the following comment:

1. One Stonebridge Common access will be approved. More than one access from this site on Stonebridge Common is not desirable.

    Should the multi-unit parcel across Stonebridge Common require access, it is preferred that the major driveway be located on Dickson Crescent. Additional access from Stonebridge Common aligning with this new crossing may be approved.

Planning and Development Comment: The applicant has been made aware of this comment for their consideration in site design of this parcel.
Land Use Applications Received by the Community Services Department For the Period Between December 18, 2014, to January 21, 2015

**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 December 8, 2014 to January 21, 2015.

**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/2014/PDCS – Land Use Apps – February 9, 2015/ks
Land Use Applications Received by the Community Services Department For the Period Between December 18, 2014 to January 21, 2015

The following applications have been received and are being processed:

Discretionary Use

- Application No. D22/14: 902 Avenue I South
  Applicant: Jeff Nattress
  Legal Description: Lot 12, Block 10, Plan No. H1017
  Current Zoning: R2
  Proposed Use: Garage Suite
  Neighbourhood: King George
  Date Received: December 19, 2014

Rezoning

- Application No. Z2/15: Kensington Boulevard
  Applicant: Dream Asset Management Corp.
  Legal Description: Parcel HH, Plan No. 1021664475
  Current Zoning: B1B
  Proposed Zoning: B2 by Agreement
  Neighbourhood: Kensington
  Date Received: January 12, 2015

  Applicant: Dream Asset Management Corp.
  Legal Description: Parcel JJ, Plan No. 1021664475
  Current Zoning: B1B
  Proposed Zoning: B2 by Agreement
  Neighbourhood: Kensington
  Date Received: January 12, 2015

Subdivision

- Application No. 84/14: 104 Fitzgerald Street
  Applicant: Larson Surveys Ltd. for Daon Construction Ltd.
  Legal Description: Lot 14, Block 4, Plan No. A7429
  Current Zoning: R2
  Neighbourhood: Forest Grove
  Date Received: January 13, 2015
Subdivision
- Application No. 93/14:
  Applicant: Meridian Surveys Ltd. for 101197527 Sask. Ltd.
  Legal Description: Parcel Q, Plan No. 101908964
  Current Zoning: RM2
  Neighbourhood: Blairmore Suburban Centre
  Date Received: December 19, 2014

- Application No. 94/14:
  Applicant: Altus Geomatics for Shell Canada Ltd. and City of Saskatoon
  Legal Description: Lots 17 and 18, Block 183, Plan No. 102125494
  Current Zoning: IH
  Neighbourhood: South West Industrial
  Date Received: December 19, 2014

- Application No. 95/14:
  Applicant: Meridian Surveys Ltd. for Canadian National Railway
  Legal Description: Part Parcel M, Plan No. 81S33311
  Current Zoning: IL1
  Neighbourhood: Airport Business Area
  Date Received: December 22, 2014

- Application No. 96/14:
  Applicant: Webster Surveys for Saskatoon Land
  Legal Description: Parts of NW ¼ 17-36-4-W3M and NE ¼ 18-36-4-W3M;
  Part Parcel EE, Plan No. 102028586;
  Part Parcel BB, Plan No. 101875395;
  Parcel S2, Plan No. 102137295;
  Part original road allowance between E. ½ Sec. 18 and W. ½ Sec. 17;
  Part of Lane L2, Plan No. 102098842
  Current Zoning: FUD and R1A
  Neighbourhood: Rosewood
  Date Received: December 23, 2014
Subdivision

- Application No. 97/14:
  Applicant: Webster Surveys for Dream Asset Management
  Legal Description: Parts of LS 12 and 13, Sec. 29; NE ¼ Sec. 30; Parcels B and C, Plan No. 101897062; Parcel A, Plan No. 94S05078; Parcel B, Plan No. 00SA23204; Part road allowance adjoining Secs. 29, 30, 31, 32 In Twp 36-4-W3M
  Current Zoning: FUD
  Neighbourhood: Brighton
  Date Received: December 23, 2014

- Application No. 1/15:
  Applicant: Webb Surveys for Condominium Corp. 102031186
  Legal Description: Lot 1, Block 278, Plan No. 102031186 and Part of Condominium Plan No. 102109104 Common Area
  Current Zoning: IH2
  Neighbourhood: Marquis Industrial
  Date Received: January 6, 2015

- Application No. 2 /15:
  Applicant: Webb Surveys for Verne and David Anderson and Eugene Danko
  Legal Description: Lot 3, Block X, Plan No. G805 and Lot 32, Block X, Plan No. 101356792
  Current Zoning: R2
  Neighbourhood: Adelaide Churchill
  Date Received: January 8, 2015

- Application No. 3/15:
  Applicant: Webb Surveys for Her Majesty the Queen and City of Saskatoon
  Legal Description: Part Lane L2 and Parcel E, Plan No. 65S02405
  Current Zoning: IL1
  Neighbourhood: Sutherland Industrial
  Date Received: January 20, 2015

- Application No. 4/15:
  Applicant: Webb Surveys for Various Owners
  Legal Description: Lots 10, 11, and Walkway Closure of Lot B, all in Block 945, Plan No. 81S22154
  Current Zoning: R1A
  Neighbourhood: Silverwood
  Date Received: January 20, 2015
Attachments
1. Plan of Proposed Discretionary Use No. D22/14
2. Plan of Proposed Rezoning No. Z2/15
4. Plan of Proposed Subdivision No. 84/14
5. Plan of Proposed Subdivision No. 93/14
6. Plan of Proposed Subdivision No. 94/14
7. Plan of Proposed Subdivision No. 95/14
8. Plan of Proposed Subdivision No. 96/14
9. Plan of Proposed Subdivision No. 97/14
10. Plan of Proposed Subdivision No. 1/15
11. Plan of Proposed Subdivision No. 2/15
12. Plan of Proposed Subdivision No. 3/15
13. Plan of Proposed Subdivision No. 4/15
Plan of Proposed Discretionary Use No. D22/14
Plan of Proposed Rezoning No. Z2/15

PROPOSED ZONING AMENDMENT

From B1B to B2 by Agreement

File No. RZ02-2015
Plan of Proposed Rezoning No. Z3/15

PROPOSED ZONING AMENDMENT

From B1B to B2 by Agreement

File No. RZ03-2015
Saskatoon
Plan of Proposed Subdivision
of Part of Lot 14, Block 4,
Reg'd Plan A7429
in the N.W. 1/4 Sec. 36,
Twp. 36, Rge. 5, W. 3 Mer.
Saskatchewan
by Howard A. Larson, S.L.S.
2014

Measurements are in metres
Area to be subdivided is outlined thus ———

November 14, 2014
Howard Larson
Saskatchewan Land Surveyor

Approved under the provisions of Bylaw number 6537 of the City of Saskatoon.

Community Services Department

Larson Surveys Ltd., Saskatoon
PLAN OF PROPOSED SUBDIVISION
of Part of
Surface Parcel # 202811037 and 202810946
Lots 17 & 18, Block 183, Plan 102125494
N.W. 1/4 Sec. 19 - Twp. 36 - Rge. 5 - W3Mer.
City of Saskatoon
Saskatchewan
Calvin W.A. Bourassa, S.L.S.
July, 2014
Scale 1:1000

OWNER(S):
Shell Canada Limited, Lot 17, Block 183, Plan 102125404
City of Saskatoon, Lot 18, Block 183, Plan 102125494
Job No.: 178254
Initials: DS - JP - MM
Preliminary Survey: July 17, 2014
Measurements are in metres and decimals thereof.
Measurements are approximate and may vary by ±0.5m.
Area to be approved is outlined in bold dashed line
and contains 1.06 ha (4.86 acres).

Dated at Saskatoon in the
Province of Saskatchewan this
24th day of July, 2014.

Saskatchewan Land Surveyor

Proposed Subdivision No. 94/14
PLAN OF PROPOSED SUBDIVISION OF
LOT 3, BLOCK X
Reg'd Plan No. G805
& LOT 32, BLOCK X
Plan No. 101356792
SW 1/4 SEC 22—TWP 36—
RGE 5—W 3RD MER
2018 HAULTAIN AVENUE
SASKATOON, SASKATCHEWAN
SCALE 1:500

F.R. Webb January 7, 2015
Saskatchewan Land Surveyor
Seal

Portion of this plan to be subdivided is outlined
with a bold, dashed line and contains 0.062 ha
(0.159 ac).
Dimensions shown are in metres and decimals
thereof.
Dimensions shown are approximate and may vary
from the final plan of survey by 0.5 metres.

Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

Prepared by
Webb Surveys
14-2743so CAS

Director of Planning and Development
Division

No. 215
PLAN OF PROPOSED SUBDIVISION OF PART OF LANE L2 & REG'D PLAN NO 65502405 SW 1/4 SEC 36- TWP 36-RGE 5-W 3RD MER SASKATOON, SASKATCHEWAN SCALE 1:1000

I.R. Webb January 15, 2013
Saskatchewan Land Surveyor

Dimensions shown are in metres and decimals thereof and may vary from the final plan of survey by 0.50 metres.

Portion of this plan to be registered is outlined in red with a bold, dashed line and contains 0.107 ha (0.260 ac.)

Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon

Director of Planning and Development Division

Prepared by
Webb Surveys 14-2732eg CAS
7.1 UPDATE ON REPORTS TO COUNCIL

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on Monday, February 23, 2015:

a. Discretionary Use Application – Private School (Kumon Learning Centre)
   1025 Boychuk Drive
   Applicant: Calvin and Laurie Fehr

b. Proposed Rosewood Neighbourhood Concept Plan Amendment and
   Proposed Rezoning from FUD to R1A – Glen H. Penner Park and
   Neighbourhood School Sites
   Applicant: Boychuk Investments