



**PUBLIC AGENDA  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, February 24, 2015, 11:30 a.m.  
Committee Room "E", City Hall**

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

**1. CALL TO ORDER**

**2. CONFIRMATION OF AGENDA**

**3. ADOPTION OF MINUTES**

3.1 Minutes of Regular Meeting of the Municipal Planning Commission held on 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**

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## 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 25<sup>th</sup> 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

## **Development Standards for Structured Parking and Design Guidelines for the Downtown – City Center Plan Implementation**

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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 25<sup>th</sup> 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

## **Development Standards for Structured Parking and Design Guidelines for the Downtown – City Center Plan Implementation**

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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 33<sup>rd</sup> 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

S/Reports/CP/2015/MPC – Dev. Standards for Structured Parking and Design Guidelines for the DT – CCP Implementation/ks

## **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**

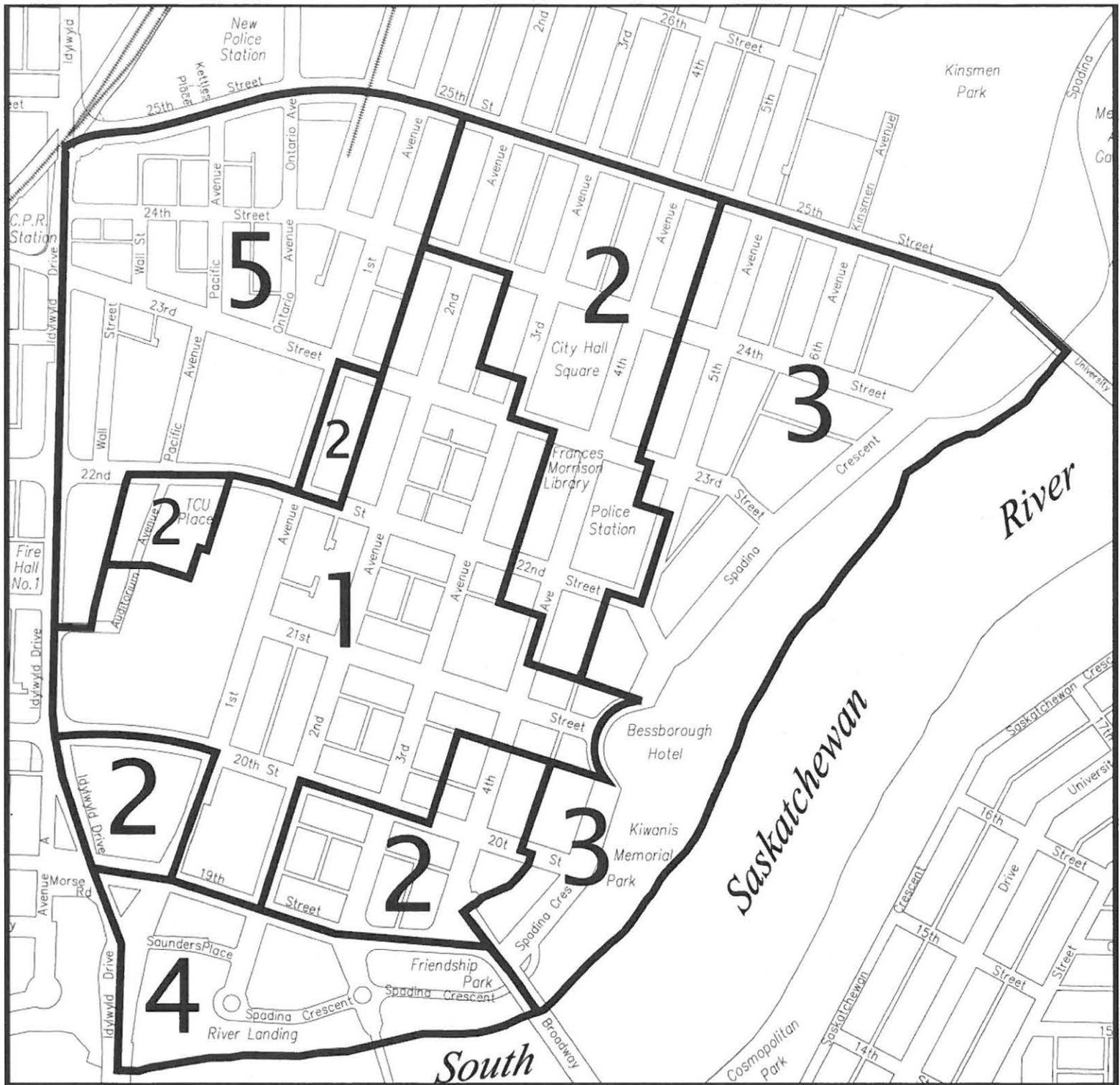
The proposed amendments to Zoning Bylaw No. 8770 will provide development standards relating to Design Guidelines within the Downtown and will apply to the following Zoning Districts:

- 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



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## 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

## **Proposed Rezoning from FUD to B4(H) and RMTN(H) – McOrmond Drive and Highway 5 – Brighton Neighbourhood**

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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.

## **Proposed Rezoning from FUD to B4(H) and RMTN(H) – McOrmond Drive and Highway 5 – Brighton Neighbourhood**

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### **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



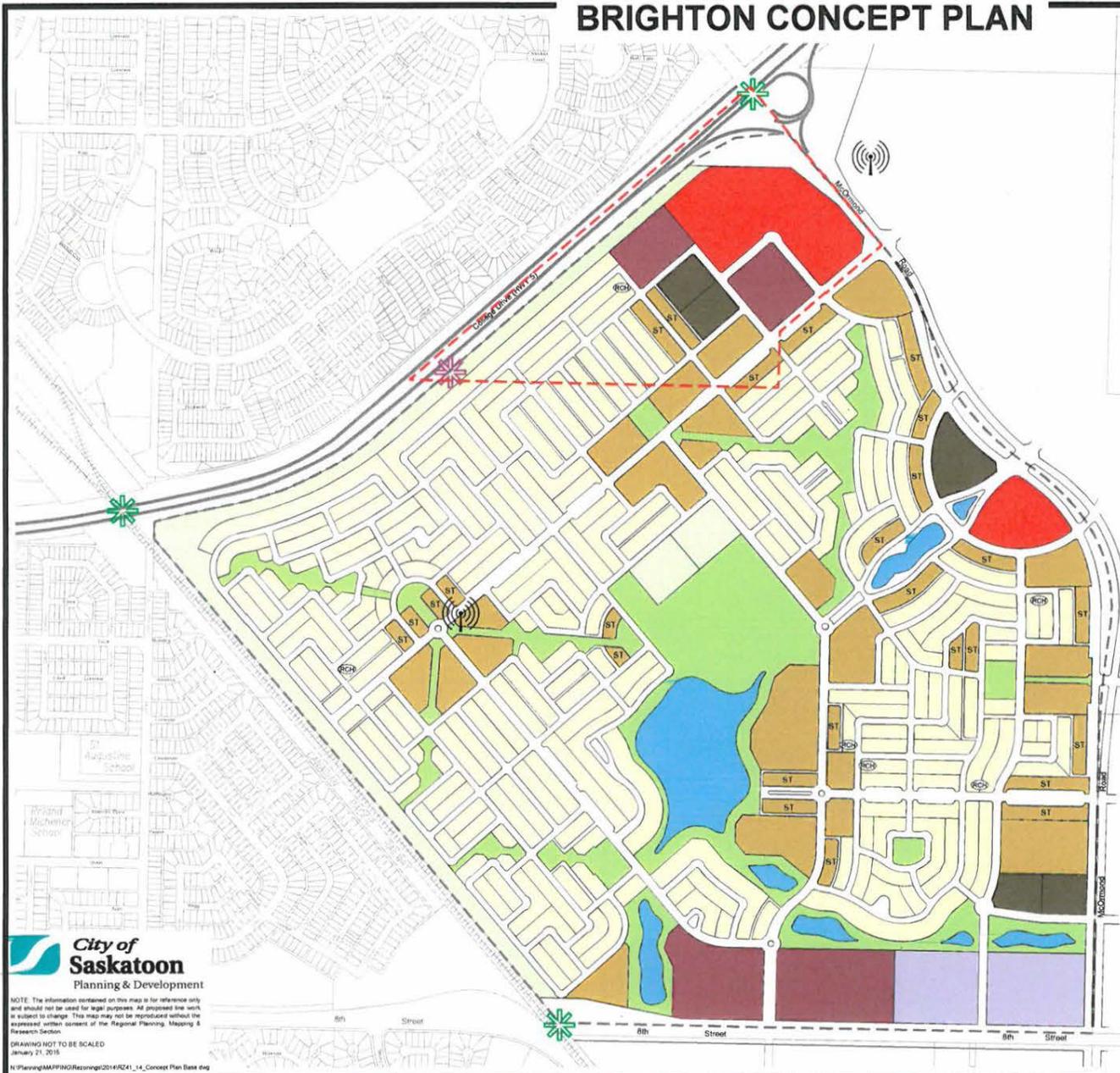
# BRIGHTON CONCEPT PLAN

ORIGINAL BRIGHTON  
CONCEPT PLAN  
APPROVED MAY 20, 2014



## LEGEND

- SINGLE UNIT/SEMI UNIT DETACHED DWELLINGS
- LOW DENSITY STREET TOWNHOUSING MULTI-UNIT DWELLINGS
- LOW DENSITY GROUP TOWNHOUSING MULTI-UNIT DWELLINGS
- MEDIUM DENSITY MULTI UNIT DWELLINGS
- MIXED USE 1 - RESIDENTIAL/RETAIL/INSTITUTIONAL
- MIXED USE 2 - OFFICE/RETAIL
- RETAIL
- POTENTIAL SCHOOL SITE
- WETLAND COMPLEX (WATER LEVEL VARIES)
- MUNICIPAL RESERVE
- BUFFER STRIP
- PEDESTRIAN LINKAGE
- POSSIBLE ACCESS (UNDER REVIEW)
- RESIDENTIAL CARE HOME
- APPROXIMATE CELL TOWER LOCATION
- CONCEPT PLAN BOUNDARY
- AREA SUBJECT TO REZONING



**City of  
Saskatoon**  
Planning & Development

NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Regional Planning, Mapping & Research Section.  
DRAWING NOT TO BE SCALED  
January 21, 2015

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## 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”.

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## 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 shrank 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.

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

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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**

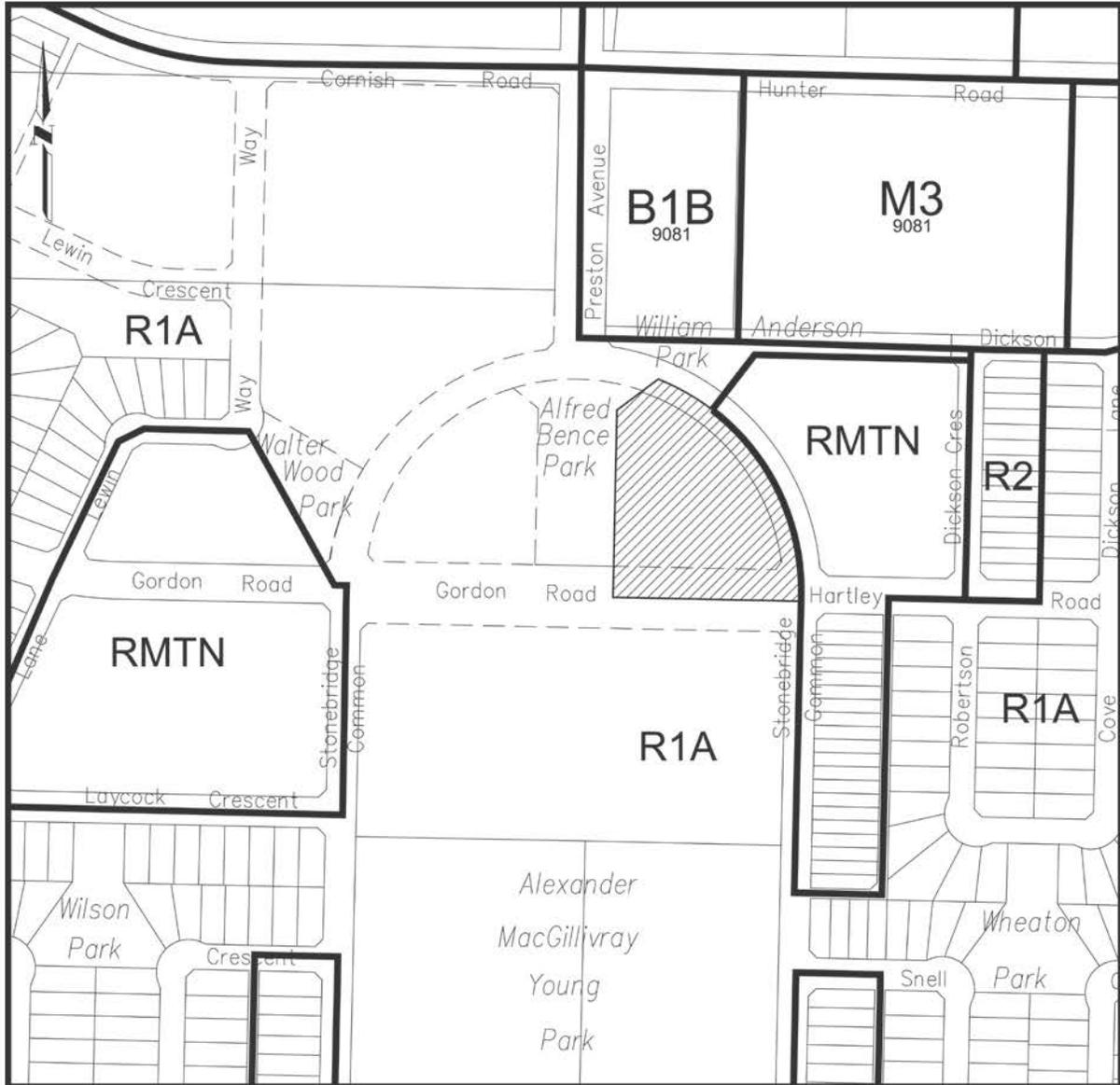
1. Location Map
2. Stonebridge Neighbourhood Concept Plan
3. Comments from Other Divisions

### **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

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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

---

## 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
- Application No. Z3/15: Kensington Boulevard  
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: 107 Hart Road  
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: 11<sup>th</sup> Street/Dawes Avenue  
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: Abandoned Canadian National Spur Line  
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: Rosewood Village Commercial Site  
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: Brighton Phase 3  
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: 4014 Arthur Rose Avenue  
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: 2018 Haultain Avenue  
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: 101 – 129 Jessop Avenue  
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: 569 and 603 Nordstrum Road  
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

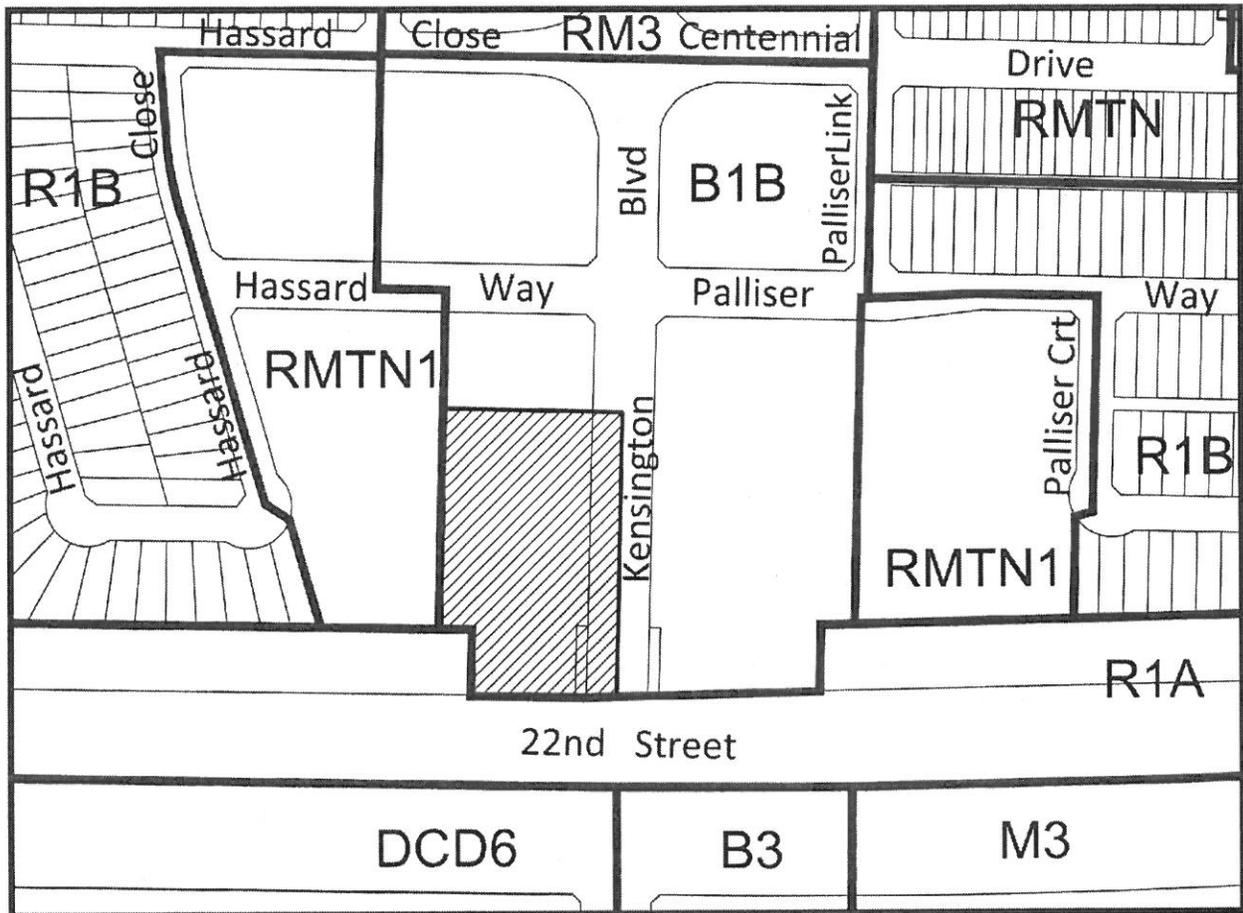
## **Attachments**

1. Plan of Proposed Discretionary Use No. D22/14
2. Plan of Proposed Rezoning No. Z2/15
3. Plan of Proposed Rezoning No. Z3/15
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

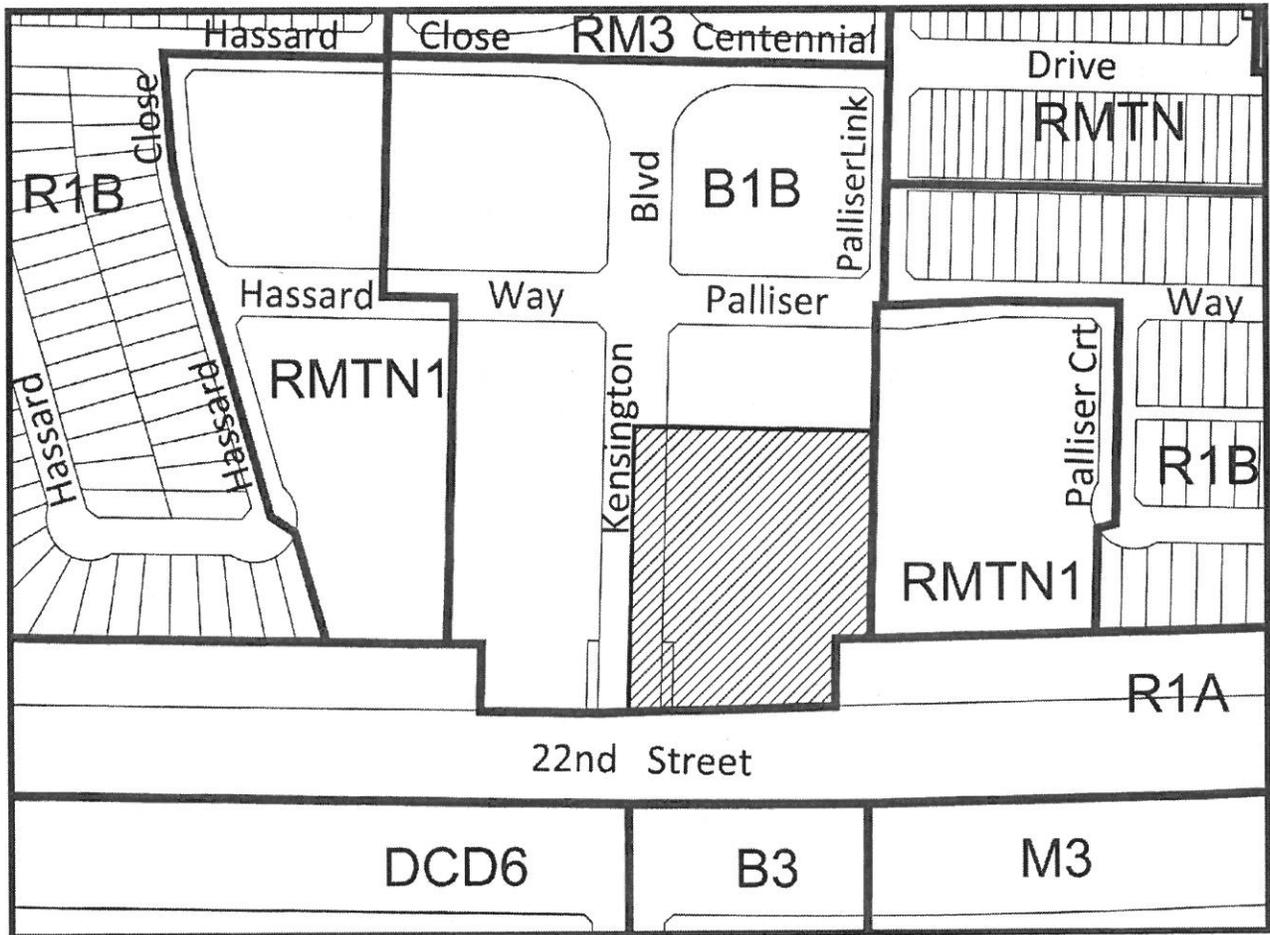


From B1B to B2 by Agreement



File No. RZ02-2015

Plan of Proposed Rezoning No. Z3/15



PROPOSED ZONING AMENDMENT



From B1B to B2 by Agreement



File No. RZ03-2015



Reg'd Plan No. 61S18916

Reg'd Plan No. G150

No

HIGHWAY No. 14

101908964

Municipal Buffer Strip MB7



Unit	Area	Unit	Area
1	0.014 ha	41	0.016 ha
2	0.013 ha	42	0.016 ha
3	0.013 ha	43	0.016 ha
4	0.013 ha	44	0.016 ha
5	0.013 ha	45	0.016 ha
6	0.013 ha	46	0.016 ha
7	0.017 ha	47	0.016 ha
8	0.016 ha	48	0.016 ha
9	0.016 ha	49	0.016 ha
10	0.016 ha	50	0.016 ha
11	0.016 ha	51	0.016 ha
12	0.016 ha	52	0.016 ha
13	0.016 ha	53	0.016 ha
14	0.016 ha	54	0.016 ha
15	0.016 ha	55	0.016 ha
16	0.016 ha	56	0.016 ha
17	0.016 ha	57	0.016 ha
18	0.014 ha	58	0.016 ha
19	0.012 ha	59	0.016 ha
20	0.014 ha	60	0.016 ha
21	0.014 ha	61	0.016 ha
22	0.014 ha	62	0.016 ha
23	0.014 ha	63	0.016 ha
24	0.014 ha	64	0.016 ha
25	0.017 ha	65	0.016 ha
26	0.014 ha	66	0.016 ha
27	0.014 ha	67	0.016 ha
28	0.014 ha	68	0.017 ha
29	0.014 ha	69	0.017 ha
30	0.017 ha	70	0.017 ha
31	0.017 ha	71	0.017 ha
32	0.014 ha	72	0.017 ha
33	0.014 ha	73	0.017 ha
34	0.014 ha	74	0.017 ha
35	0.013 ha	75	0.017 ha
36	0.016 ha	76	0.017 ha
37	0.022 ha	77	0.017 ha
38	0.016 ha	78	0.016 ha
39	0.016 ha	79	0.016 ha
40	0.016 ha	80	0.016 ha

NOTES

- Portion to be surveyed is outlined by a heavy broken line and is 1.00 hectares more or less.
- Measurements are in metres and decimals thereof.
- Meridian Surveys Ltd. makes no guarantee as to the exact location of boundaries or easements, which shall be verified by the owner of said facilities prior to any construction.
- Proposed 3.0m Easement for SaskEnergy

**Plan Of Proposed Bareland Condominium**  
 showing subdivision of all of  
 Parcel Q - Plan No. 101908964  
 N.W. ¼ Sec. 25-1wp. 36-Rge. 6-W3rdMer  
 Saskatoon,  
**SASKATCHEWAN**  
 Scale : 1 : 500

No.	Date	Revision
1	Nov-4/14	Revised easement east of unit 78
2	Nov-20/14	Added 1/2" SaskEnergy lines & modified easement along S. 40ft units 25 to 31

Drawn By: [Signature] Date: [Blank] File No: [Blank]  
 Checked By: [Signature] Date: [Blank] File No: [Blank]  
 September 4, 2014 5:17:15 3121026222759-Dwg-2

By: \_\_\_\_\_  
 SASKATCHEWAN LAND SURVEYOR

Examined and Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_

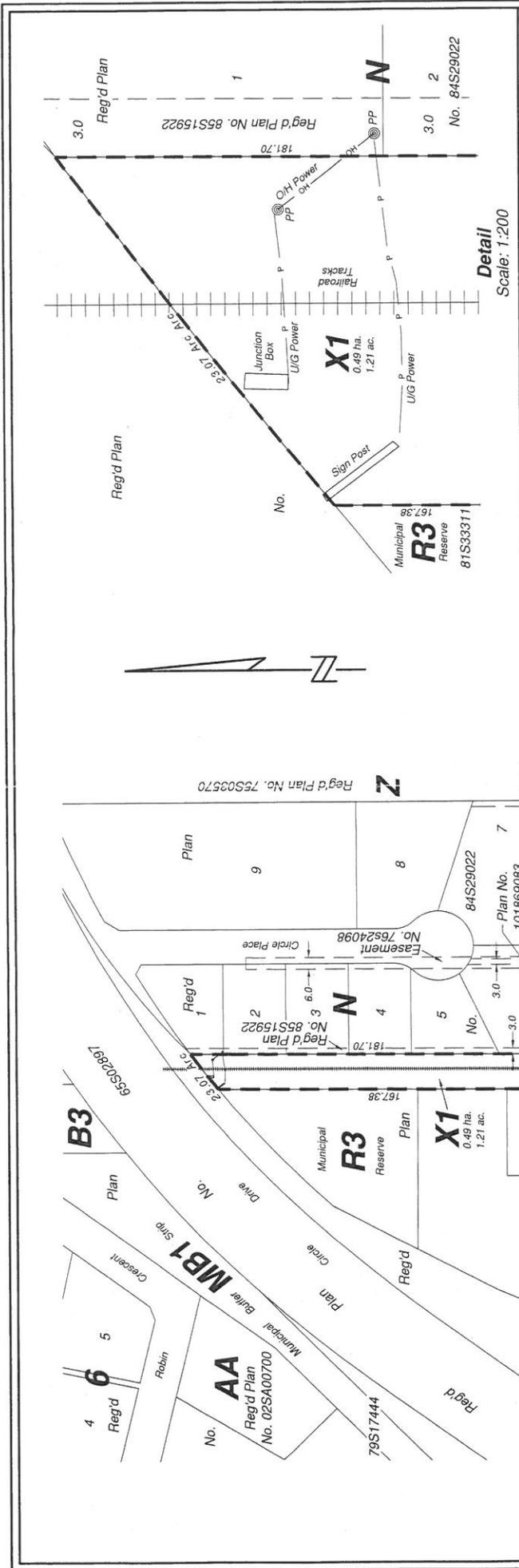
Owner - 101908964 Saskatchewon Ltd.  
 Representative

Examined: CITY OF SASKATOON : Approved under the provisions of  
 Bylaw No. 6537 of the City of Saskatoon.

General Manager of the Community Services Department

Date: \_\_\_\_\_ A.D. 2014.





**Detail**  
Scale: 1:200

**NOTES**

- Measurements are in metres and decimals thereof.
- Portion to be surveyed is outlined by a heavy broken line and contains 0.49 Hectares more or less.
- Meridian Surveys Ltd. makes no guarantee as to the exact location of the underground facilities shown. The location of underground facilities must be verified by the owner of said facilities prior to any construction activities.

**PLAN OF PROPOSED SUBDIVIS**  
showing subdivision of part of  
Parcel M - Reg'd Plan No. 81S33311  
N.E. 1/4 Sec. 5 - Twp. 37 - Rge. 5 - W3Mer.  
**City of Saskatoon**  
**SASKATCHEWAN**  
Scale 1:2000

No.	Date	Revision
1	11/17/2014	Added proposed easement.
2	11/21/2014	Added proposed easement.

Drawn By: gar  
Checked By: gar  
Date: September 9, 2014  
File No: S14164  
Drawing Name: S14164Dev\_R2.dwg  
Rev: 2

Examined and Approved:  
Canadian National Railway Company

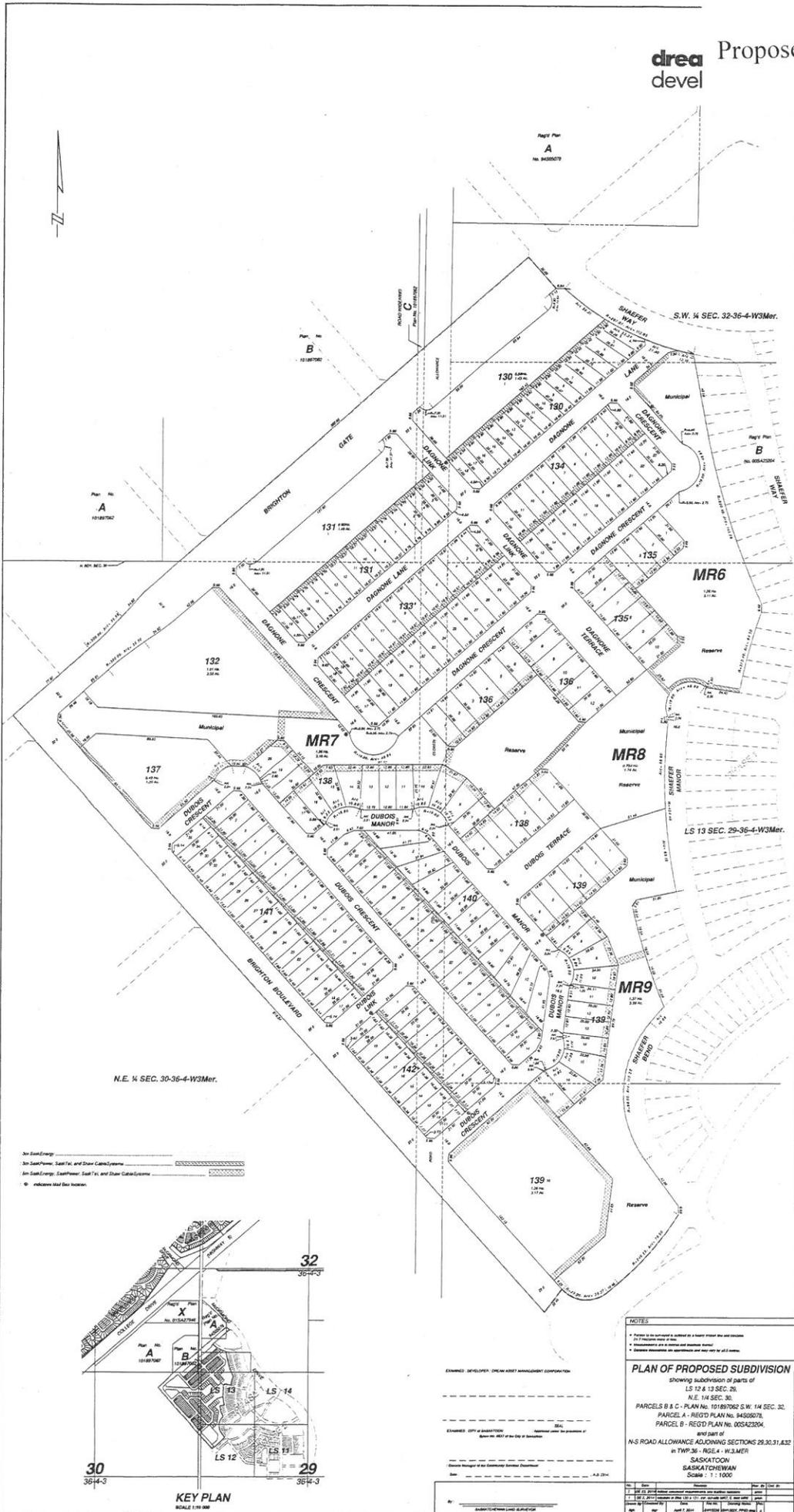
By: *[Signature]*  
SASKATCHEWAN LAND SURVEYOR

Representative

Anita Fleming  
Director, Western Canads  
Business Development & Best Estate

Date: 2014/09/09





- Sewer
- Gas
- Electric
- Water
- Telephone
- Cable
- Other



**NOTES**

- 1. Refer to the attached site plan for a complete description of the subdivision.
- 2. The subdivision is subject to the provisions of the Municipal Act, R.S.O. 1990, c. 187, and the provisions of the Planning Act, R.S.O. 1990, c. 309.
- 3. The subdivision is subject to the provisions of the Planning Act, R.S.O. 1990, c. 309, and the provisions of the Municipal Act, R.S.O. 1990, c. 187.
- 4. The subdivision is subject to the provisions of the Planning Act, R.S.O. 1990, c. 309, and the provisions of the Municipal Act, R.S.O. 1990, c. 187.

**PLAN OF PROPOSED SUBDIVISION**  
showing subdivision of parts of  
LS 12 & 13 SEC. 29,  
N.E. 1/4 SEC. 30,  
PARCELS B & C - PLAN No. 101897062 S.W. 1/4 SEC. 32,  
PARCEL A - REGD PLAN No. 84508070,  
PARCEL B - REGD PLAN No. 00542304,  
and part of  
N-S ROAD ALLOWANCE ADJOINING SECTIONS 29, 30, 31, 32, 33  
in TWP. 36 - R02E - W3MER  
SASKATCHEWAN  
SASKATCHEWAN  
Scale: 1 : 1000

EXAMINED: DEVELOPER: [Name] (Professional Corporation)

EXAMINED: CITY OF SASKATCHEWAN: [Name] (Municipal Engineer)

Date: [Date]

**PLAN OF PROPOSED  
SUBDIVISION OF  
LOT 1, BLOCK 278  
PLAN NO. 102031186 &  
PART OF CONDOMINIUM PLAN  
NO. 102109104 COMMON AREA  
4014 ARTHUR ROSE AVENUE  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
SCALE 1:1000**



Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.90± ha (2.21± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

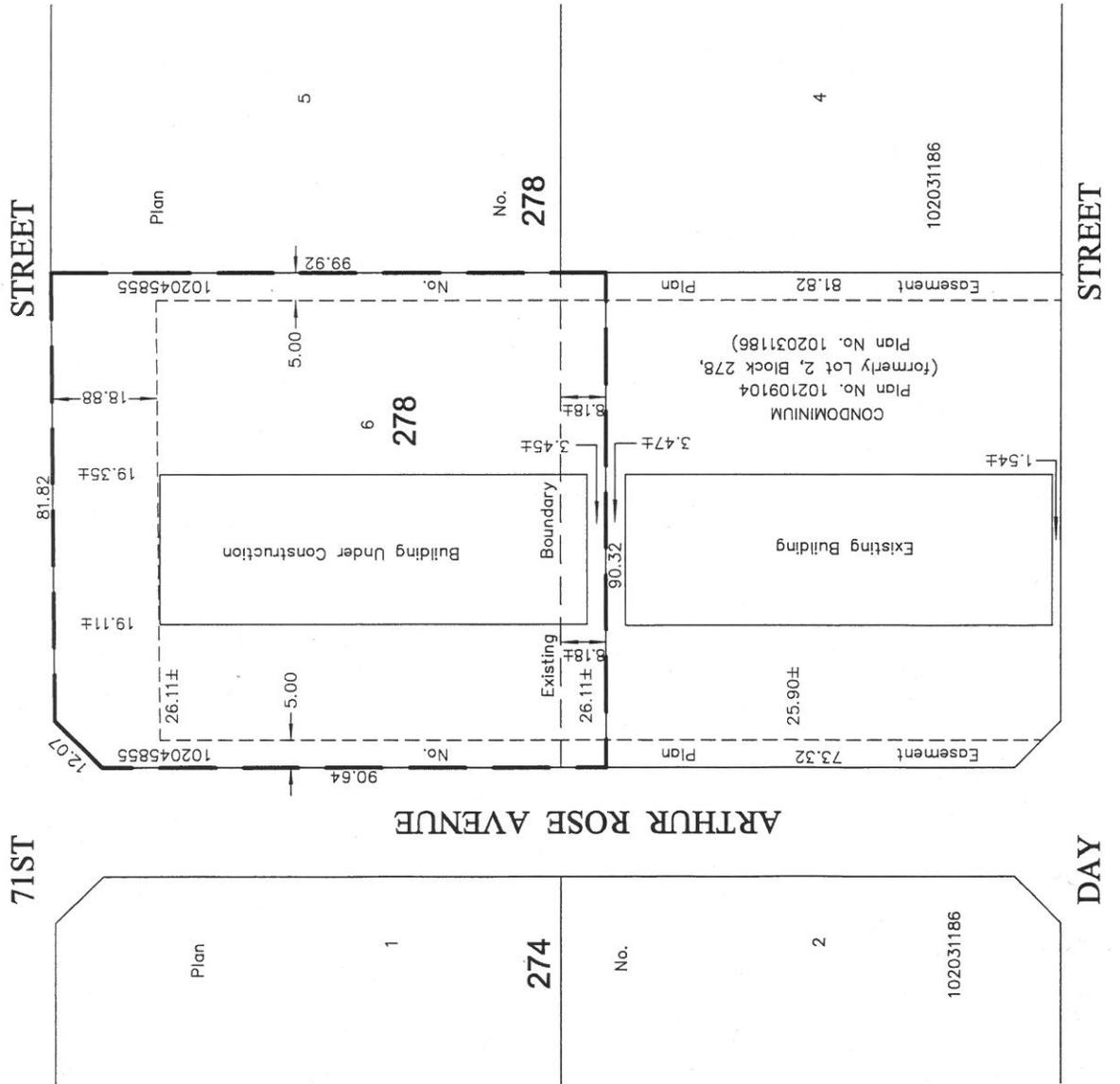
*T.R. Webb*  
T.R. Webb January 6th, 2015  
Saskatchewan Land Surveyor

S€

Prepared by  
*T.R. Webb*  
© 2014  
14-2636ss N

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

Date \_\_\_\_\_  
Director of Planning & Development Division



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, SASKATCHEWAI  
SCALE 1:500

  
T.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 0.06± ha (0.16± 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

Date \_\_\_\_\_  
Director of Planning and Development  
Division

Plan 38 No 101356635	Plan 34 No 101356815
Reg'd Plan No 22 G805	Plan 33 X No 101356804
Plan 39 No 101356613	Reg'd Plan No 4
Reg'd Plan No 23 G805	42.60
Plan X No 40 101356567	7.64
Reg'd Plan No 24 G805	7.64
Plan No 41 101356556	42.60 No 31 101356781
Reg'd Plan No 25 G805	No 2 G805
	Plan 30 No 101356789
	Reg'd Plan No 1
	No G805

HAULTAIN AVENUE

0.4φ Willow



1.0φ Spruce

Isabella Street

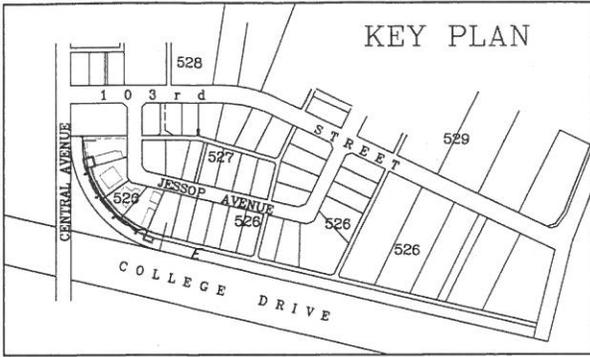
Gas Buried Line

Gas Buried Line

Prepared by  
  
14-2743so CAS

PLAN OF PROPOSED  
SUBDIVISION OF  
PART OF LANE L2 &  
REG'D PLAN NO 65S02405  
SW 1/4 SEC 36-  
TWP 36-RGE 5-W 3RD MER  
SASKATOON, SASKATCHEWAN  
SCALE 1:1000

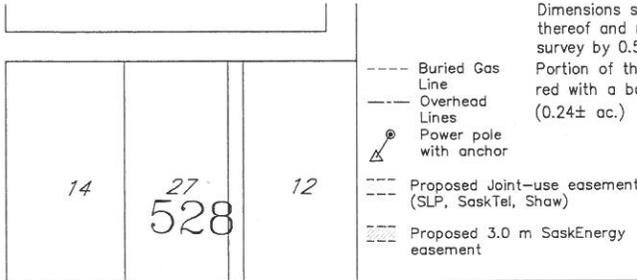
Proposed Subdivision No. 3/15



*T.R. Webb*  
T.R. Webb January 15, 2015  
Saskatchewan Land Surveyor

Seal

Dimensions shown are in metres and decimals thereof and may vary from the final plan of survey by 0.5± metres.  
Portion of this plan to be registered is outlined in red with a bold, dashed line and contains 0.10± ha (0.24± ac.)

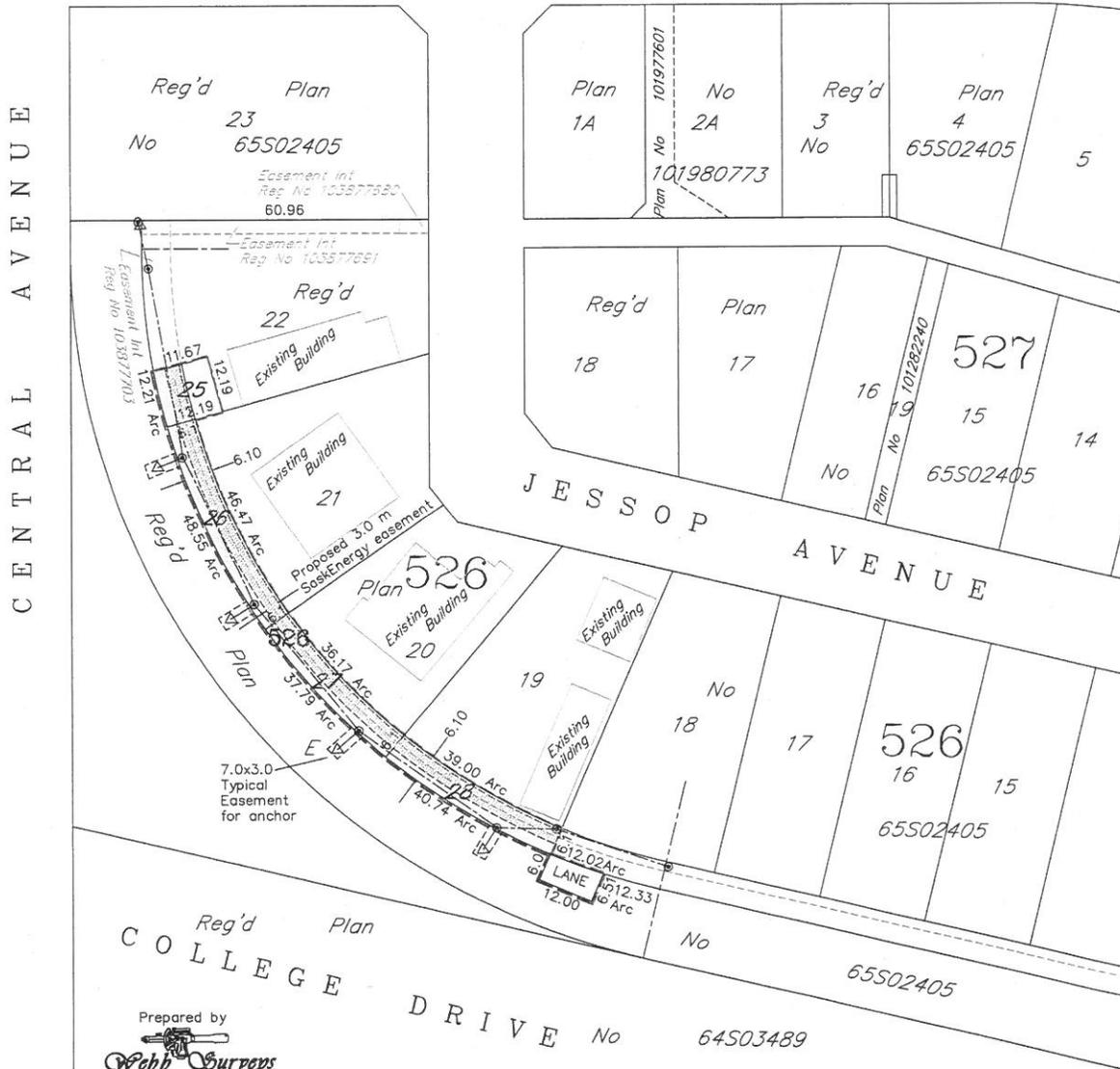


- Buried Gas Line
- Overhead Lines
- ⊙ Power pole with anchor
- Proposed Joint-use easement (SLP, SaskTel, Shaw)
- ▨ Proposed 3.0 m SaskEnergy easement

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

\_\_\_\_\_  
Date  
Director of Planning and Development Division

1 0 3 r d S T R E E T



Prepared by  
*Webb Surveys*  
14-2732sg CAS



**PLAN OF PROPOSED  
SUBDIVISION OF  
LOTS 10 & 11, BLOCK 945  
REG'D PLAN NO. 81S22154 &  
WALKWAY CLOSURE OF  
LOT B, BLOCK 945  
REG'D PLAN NO. 81S22154  
NORDSTRUM ROAD  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
SCALE 1:500**

Dimensions shown are in metres and decimals thereof.  
Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.11± ha (0.27± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.1 m

T.R. Webb January 20, 2015  
Saskatchewan Land Surveyor

Seal

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

Date \_\_\_\_\_  
Community Services Department

Prepared by



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14-2638sc NLD

## **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