



**PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION**

**Tuesday, July 28, 2015, 11:30 a.m.
Committee Room E, Ground Floor, City Hall
Members:**

**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**

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be approved as presented.

3. ADOPTION OF MINUTES

Recommendation

That the minutes of Regular Meeting of the Municipal Planning Commission held on May 26, 2015 be adopted.

4. UNFINISHED BUSINESS

5. COMMUNICATIONS

6. REPORTS FROM ADMINISTRATION

- 6.1 **Proposed Amendment to Rezoning Agreement - RM3 by Agreement - 530, 532 and 534 Avenue F South and 524 17th Street West [Files CK. 4351-015-012 and PL. 4350-Z22/15]** 4 - 13

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposal to amend the existing Rezoning Agreement for the property located at 530 to 534 Avenue F South and 524 17th Street West, as outlined in the report of the General Manager, Community Services Department dated July 28, 2015, be approved.

- 6.2 **Proposed Rezoning - Aspen Ridge Neighbourhood - Phase 1 [Files CK. 4351-015-011, x 4131-32 and PL. 4350-Z5/15]** 14 - 18

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 land in Aspen Ridge, as outlined in the report of the General Manager, Community Services Department, dated July 28, 2015, be approved.

- 6.3 **Proposed Zoning Bylaw No. 8770 Text Amendment - Ambulance Stations in IL2, IL3, IB and IH2 Districts [Files CK. 4350-015-003 and PL. 4350-Z23/15]** 19 - 22

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that Zoning Bylaw No. 8770 be amended to permit ambulance stations in the IL2, IL3, IB and IH2 Districts, as outlined in the report of the General Manager, Community Services Department, dated July 28, 2015.

- 6.4 **2014 Annual Report - Development Review Section [Files CK. 430-41 and PL. 430-1]** 23 - 33

The Standing Policy Committee on Planning, Development and Community Services, at its meeting held on June 1, 2015, considered the above item and resolved that a copy of the report be forwarded to the Municipal Planning Commission for Information.

Recommendation

That the information be received.

- 6.5 **Land Use Applications Received by the Community Services Department For the Period Between April 15, 2015 to May 13, 2015 [Files CK. 4000-5,** 34 - 48

PL. 4350-1, PL. 4132, PL. 4355-D, PL. 4115, PL. 4350 and PL. 4300]

Recommendation

That the information be received.

- 6.6 Land Use Applications Received by the Community Services Department for the Period Between May 14, 2015 to July 2, 2015 [Files CK. 4000-5, PL. 4132, PL. 4355-D, PL. 4350 and PL. 4300] 49 - 77

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, June 22, 2015. [File No. CK. 175-16] 78 - 78

Recommendation

That the information be received.

8. PROPOSED BUDGET FOR 2016 [File No. CK. 1704-5]

The Commission is requested to put forward a proposed budget submission for consideration by the Standing Policy Committee on Planning, Development and Community Services for inclusion in the 2016 Operating Budget Review. The 2015 approved budget was \$5,000 for educational opportunities for Commission members, through attendance at local, provincial and national conferences and workshops.

Recommendation

That the direction of Committee issue.

9. ADJOURNMENT

Proposed Amendment to Rezoning Agreement – RM3 by Agreement – 530, 532, and 534 Avenue F South and 524 17th Street West

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 proposal to amend the existing Rezoning Agreement for the property located at 530 to 534 Avenue F South and 524 17th Street West, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Shift Development requesting amendments to the existing Rezoning Agreement for 530 to 534 Avenue F South and 524 17th Street West (see Attachment 1). The amendments will accommodate changes to the multiple-unit dwelling group proposed at this location.

Report Highlights

1. In January 2015, City Council approved Shift Development's application to rezone these properties, subject to a Rezoning Agreement, to accommodate the construction of a multiple-unit dwelling group with a maximum of 21 units.
2. Shift Development has applied to amend this Rezoning Agreement to permit changes to the proposal, including a reduction in the number of units, changes to building orientation, and changes to a portion of the on-site parking from a below-grade parkade to grade level configuration.
3. The changes are a result of building constraints identified during final design of the project.
4. Planning and Development supports the proposed amendments, as the revised proposal is generally consistent in size, scale, and design with the original.

Strategic Goal

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

Background

On January 26, 2015, City Council approved Shift Development's application to rezone 530 to 534 Avenue F South and 524 17th Street West (then addressed as 530 to 538 Avenue F South) to RM3 – Medium-Density Multiple-Unit Dwelling District, subject to a Rezoning Agreement, to accommodate the construction of a multiple-unit dwelling group with a maximum of 21 units.

Proposed Amendment to Zoning Agreement – RM3 by Agreement – 530, 532, and 534 Avenue F South and 524 17th Street West

The approved proposal involved development in two phases:

- i) the construction of 6 townhouse-style units fronting 17th Street West as Phase 1; and
- ii) an additional 15 units to the north along Avenue F South arranged over an enclosed parkade as Phase 2.

See Attachments 2 and 3 for a site plan and elevations of the approved proposal.

Report

Revised Development Proposal

Shift Development has applied to amend the current Rezoning Agreement to accommodate revisions to the development proposal. The configuration of Phase 2, consisting of 15 units along Avenue F South over an enclosed parkade, is proposed to change as a result of building constraints identified during final design of the project.

No changes are proposed to Phase 1, consisting of the six units fronting 17th Street West, of which construction has commenced.

The proposed changes to Phase 2 are as follows:

- i. Number of units: proposed to be reduced from 15 to 11 (for an overall reduction in units for the entire development from 21 to 17);
- ii. Building configuration and orientation: from one building arranged over an enclosed parkade with units in an east-west orientation to two separate buildings arranged around a courtyard with units in a north-south orientation;
- iii. Parking: elimination of the parkade in favour of parking spaces provided at-grade, with a portion of these spaces enclosed under one of the buildings; and
- iv. Building height: an increase for the interior building facing the lane from 8.6 metres to 11.4 metres due to the inclusion of covered parking under the building, and in the interest of maintaining a steeper roof pitch within the maximum permitted height that is sympathetic to the rooflines of character homes in the neighbourhood.

See Attachments 4 and 5 for a site plan and elevations of the revised proposal.

Impact of Revised Development Proposal

The impact of the development proposal on adjacent properties is expected to be reduced for the following reasons:

- i. The overall number of units are being reduced;
- ii. Impact on the property immediately to the north (526 Avenue F South) will be mitigated as units will no longer run in an east-west orientation, facing directly on to that property. Rather, they will be oriented in a north-south fashion facing Avenue F South and the rear lane;

Proposed Amendment to Zoning Agreement – RM3 by Agreement – 530, 532, and 534 Avenue F South and 524 17th Street West

- iii. The change from one building to two separate buildings in Phase 2 will reduce overall building mass, building coverage on the site, and allow for more green space at-grade;
- iv. Units fronting Avenue F South will be reduced in height, from 8.6 metres to 7.96 metres. While the interior building is proposed to be increased in height, its impact will be mitigated from the street by the lower street-facing units, and from the rear lane and adjacent properties by the outdoor parking area acting as a buffer; and
- v. While the overall number of parking spaces is being reduced due to the fewer units proposed, on-site parking spaces are still provided at the same rate per unit as in the original proposal.

Planning and Development supports the proposed amendments, as the revised proposal is generally consistent in size, scale, and design with the original proposal and reduces impacts on adjacent properties.

Specific Amendments to Rezoning Agreement

The Rezoning Agreement approved in January 2015 is proposed to be amended in the following ways:

- i. Use of Land: a reduction in maximum number of dwelling units from 21 to 17;
- ii. Site Coverage: a reduction from a maximum of 70% to 55%;
- iii. Parking: a reduction in the required number of visitor spaces from three to two (consistent with the regular visitor parking requirement in the RM3 District);
- iv. Hard Landscaping: from a maximum of 25% hard landscaping in the west side yard to 40% (along Avenue F South);
- v. Parkade Ramp: deletion of maximum permitted slope of parkade ramp due to elimination of this element of the development; and
- vi. Building Height: from 10.0 metres maximum to the highest point of the roof surface to 10.0 metres maximum to the midpoint of the roof between the eaves and ridge.

All other terms of the Rezoning Agreement with respect to building setbacks, rate of required parking, and landscaping in other areas of the site will remain the same. All other requirements of the RM3 District shall apply.

Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing. Please refer to Attachment 6 for complete comments.

Proposed Amendment to Zoning Agreement – RM3 by Agreement – 530, 532, and 534 Avenue F South and 524 17th Street West

Options to the Recommendation

City Council could choose to deny this application. This decision is not recommended, as the revised proposal is generally consistent in size, scale, and design with the original proposal.

Public and/or Stakeholder Involvement

A public information meeting was held regarding the original proposal in December 2014, where general support for the project was expressed. Given that the revised proposal is generally consistent with the original, and because the changes are expected to reduce impacts on surrounding properties, a further public information meeting was not held for this amendment. However, to solicit feedback, property owners within 75 metres of the subject site were sent a letter in June 2015 explaining the proposed changes, with a new site plan and building elevations included. This notice was also provided to the Riversdale and King George Community Associations. 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 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. Approved Site Plan
3. Approved Building Elevations
4. Proposed New Site Plan
5. Proposed New Building Elevations
6. Comments from Other Divisions

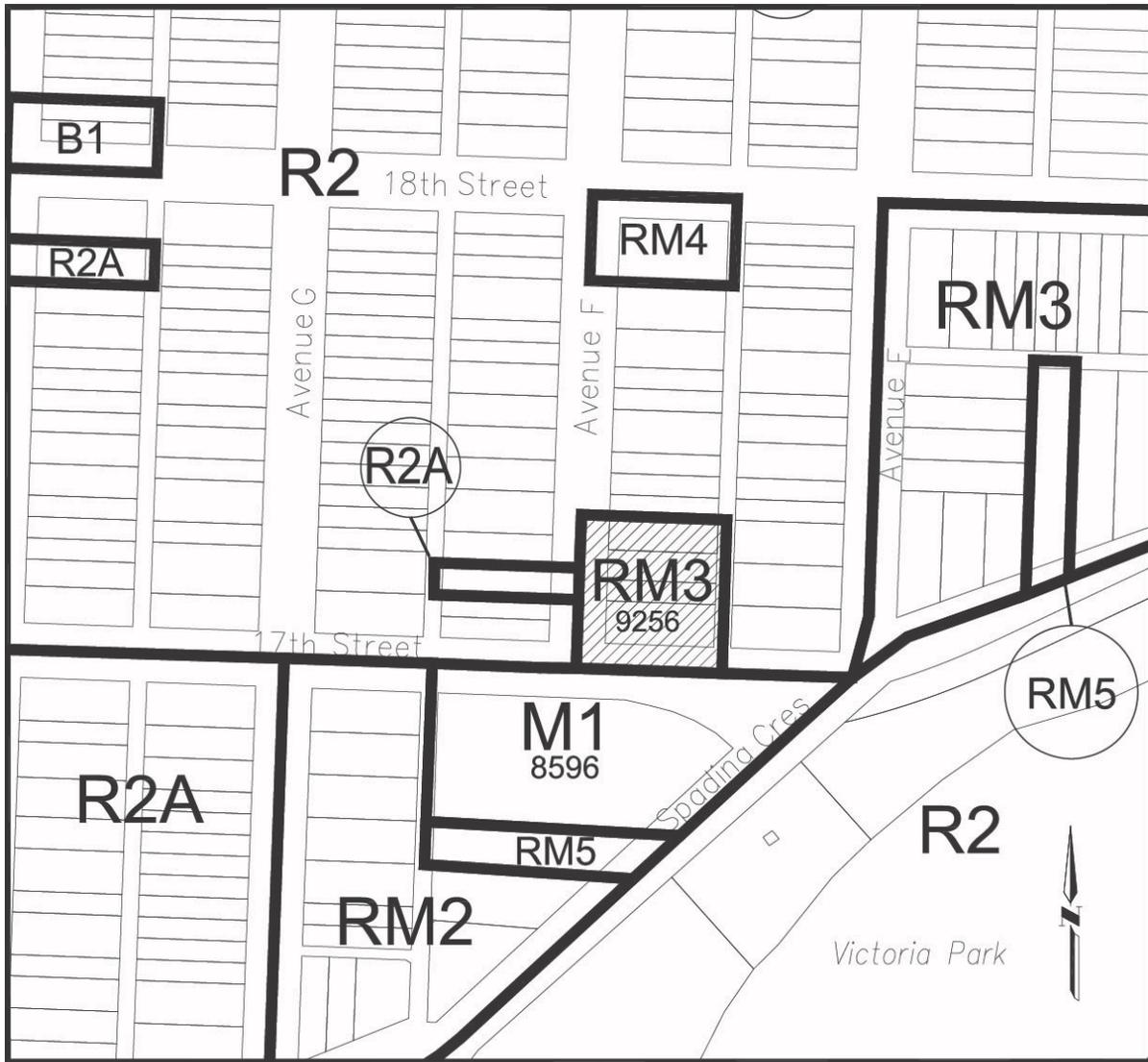
Report Approval

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

S/Reports/DS/2015/MPC – Proposed Amendment to Rezoning Agreement – RM3 by Agreement – 530, 532, and 534 Avenue F South and 524 17th Street West/ks

FINAL/APPROVED – R. Grauer – July 13, 2015

Location Map



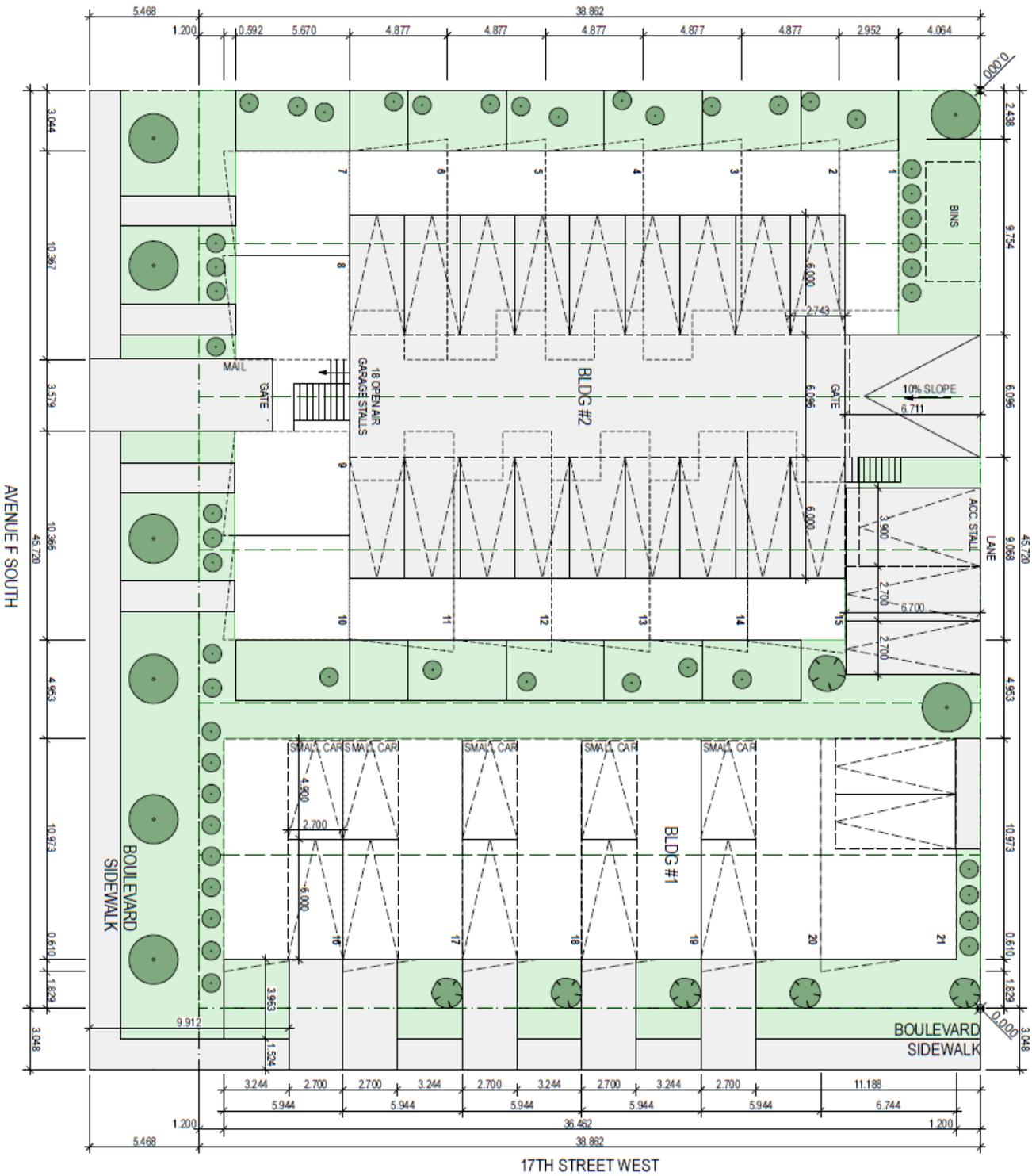
ZONING AMENDMENT



Amendment to RM3 by Agreement



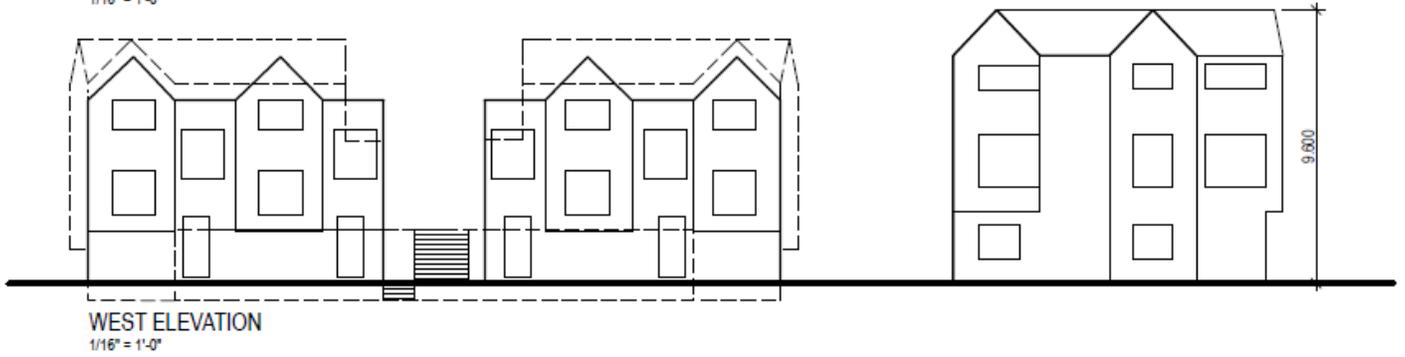
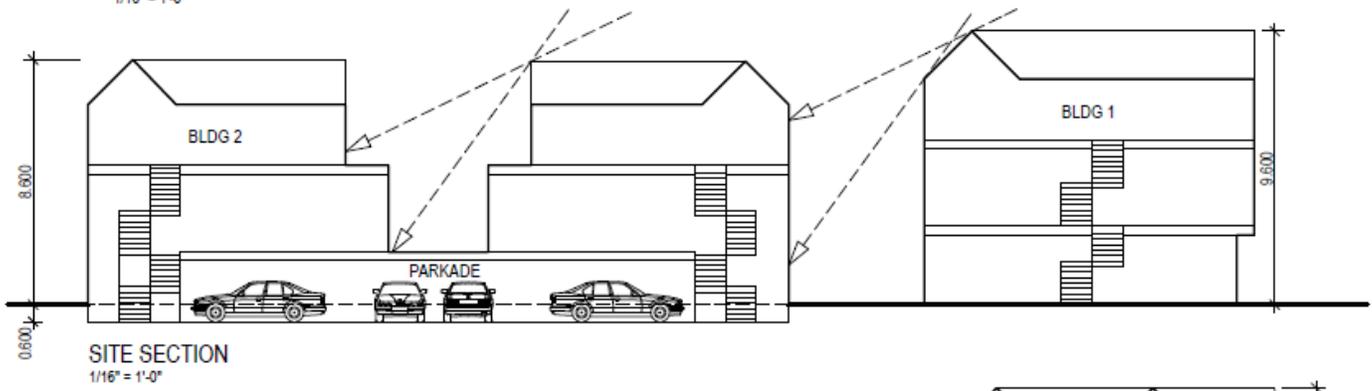
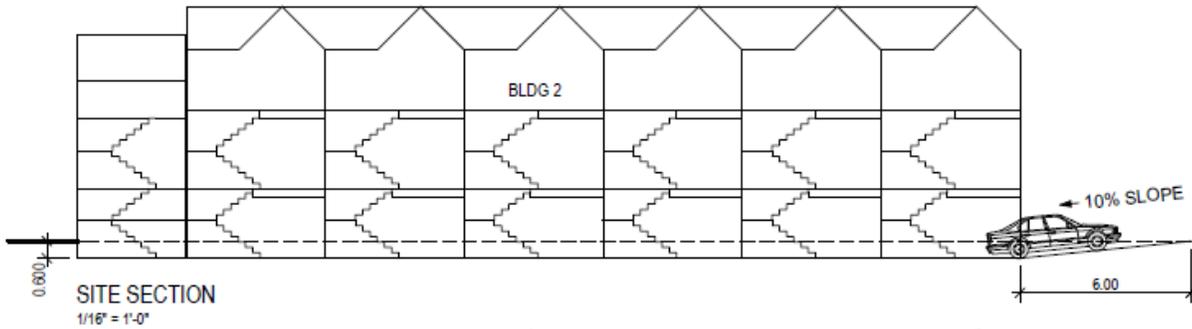
Approved Site Plan



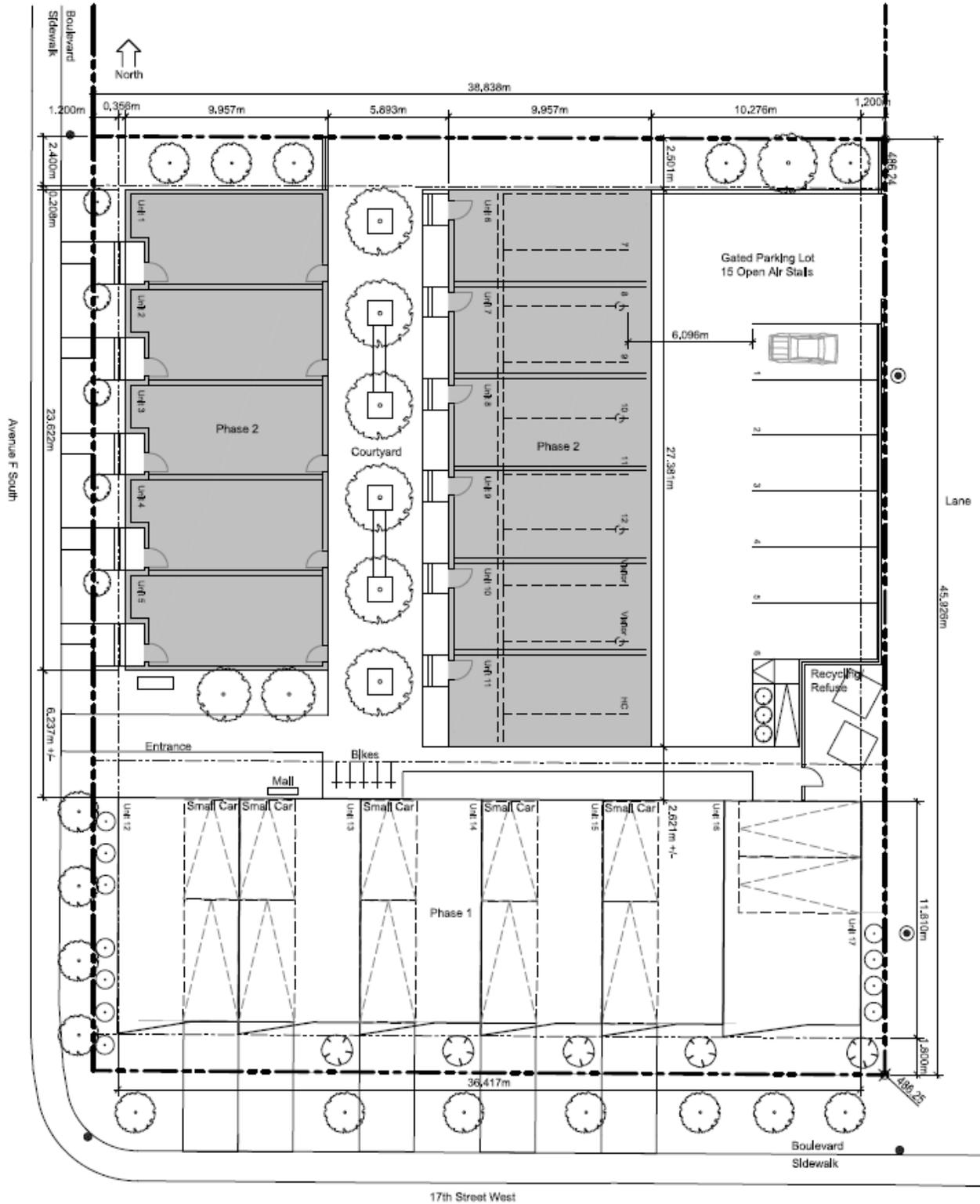
Phase 2
↩

Phase 1
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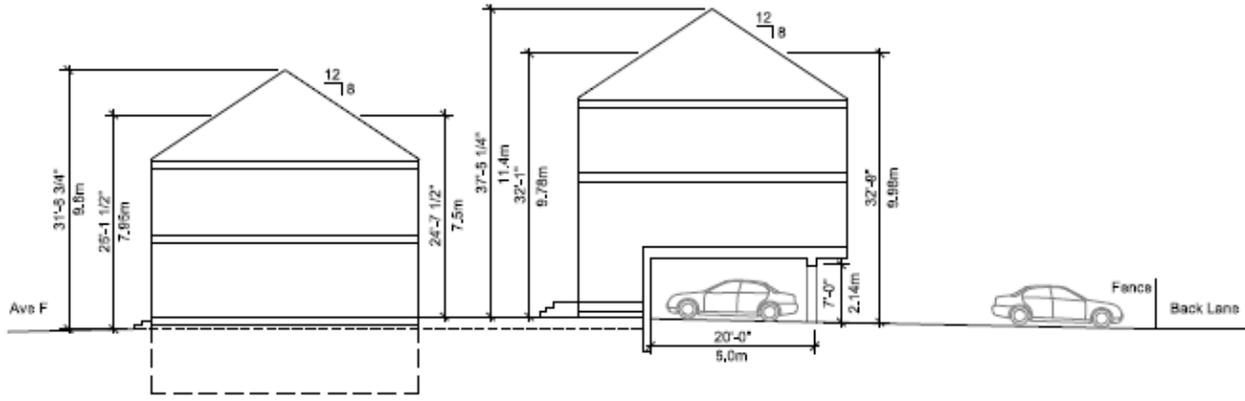
Approved Building Elevations



Proposed New Site Plan

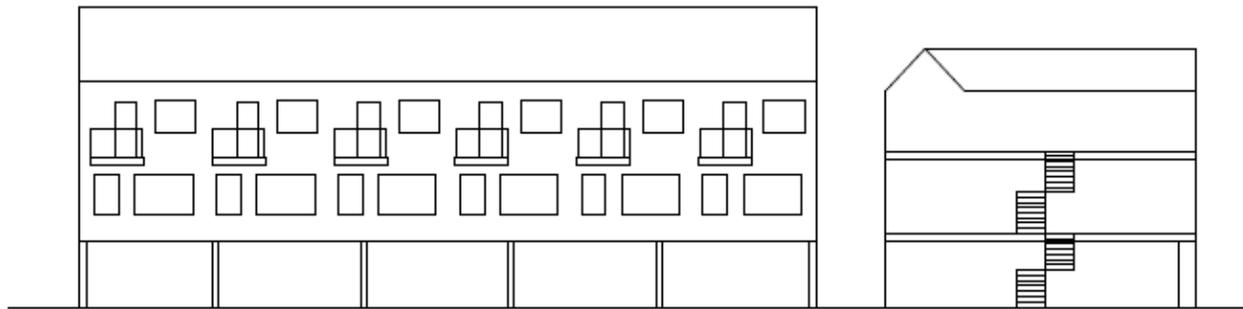


Proposed New Building Elevations



Site Section (Facing North)

NTS



East Elevation

NTS



West Elevation

NTS



Phase 1 Elevation Unchanged

South Elevation

NTS

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, 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 2014 rates, plus approximate inflation for 2015, amount to \$75,683.45.

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

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

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

Proposed Rezoning – Aspen Ridge Neighbourhood – Phase 1

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 land in Aspen Ridge, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Saskatoon Land proposing to rezone land in the Aspen Ridge neighbourhood. The rezoning is necessary to implement the Aspen Ridge Neighbourhood Concept Plan (Concept Plan) for the area outlined in this report.

Report Highlights

1. The rezoning will accommodate development of single family, group, and street townhouse-style residential.
2. The proposed rezoning is consistent with the Concept Plan.

Strategic Goal

This rezoning supports the Strategic Goal of Sustainable Growth. Aspen Ridge, a neighbourhood in the early stages of development, was designed to align with some of the new 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 June 23, 2014 (see Attachment 1). It is important to note that this amendment is a required step in the land development process outlined in *The Planning and Development Act, 2007*.

Report

Concept Plan

The Concept Plan identifies lands within this area for development as:

- a) Single-unit detached dwellings;
- b) Low-density, multi-unit (group townhouse); and
- c) Low/medium density, multi-unit (group and street townhouse).

Official Community Plan

In conjunction with the adoption of the Concept Plan, the lands in question were designated as "Residential" on the Official Community Plan – Land Use Map.

Zoning Bylaw Amendment

The subject lands are proposed to be rezoned from FUD – Future Urban Development District to:

Proposed Rezoning – Aspen Ridge Neighbourhood – Phase 1

- a) R1A – One-Unit Residential District;
- b) R1B – Small Lot One-Unit Residential District;
- c) RMTN – Townhouse Residential District; and
- d) RMTN1 – Townhouse Residential District 1.

These proposed zoning designations are consistent with the uses identified for these lands on the Concept Plan, as well as the land use designation on the Official Community Plan – Land Use Map.

See Attachment 2 for a map showing the proposed application of these zoning districts.

Comments from Other Divisions

No comments or concerns were identified through the administrative referral process.

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 approved Concept Plan.

Public and/or Stakeholder Involvement

Extensive public consultation was undertaken during the development of the Concept Plan. As this application is consistent with 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

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. Aspen Ridge Neighbourhood Concept Plan
- 2. Location Map

Report Approval

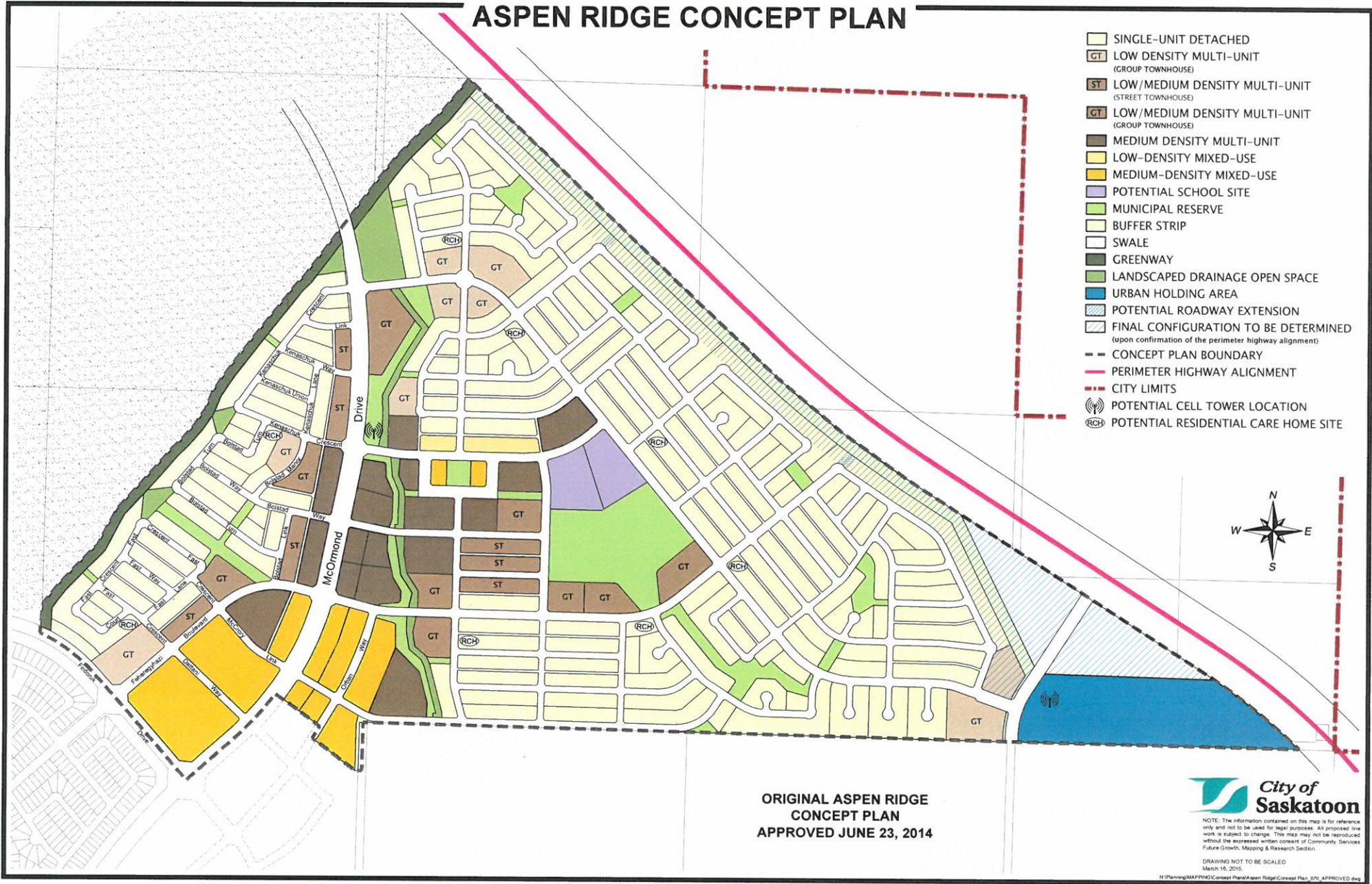
Written by: Brent McAdam, Planner, Planning and Development

Proposed Rezoning – Aspen Ridge Neighbourhood – Phase 1

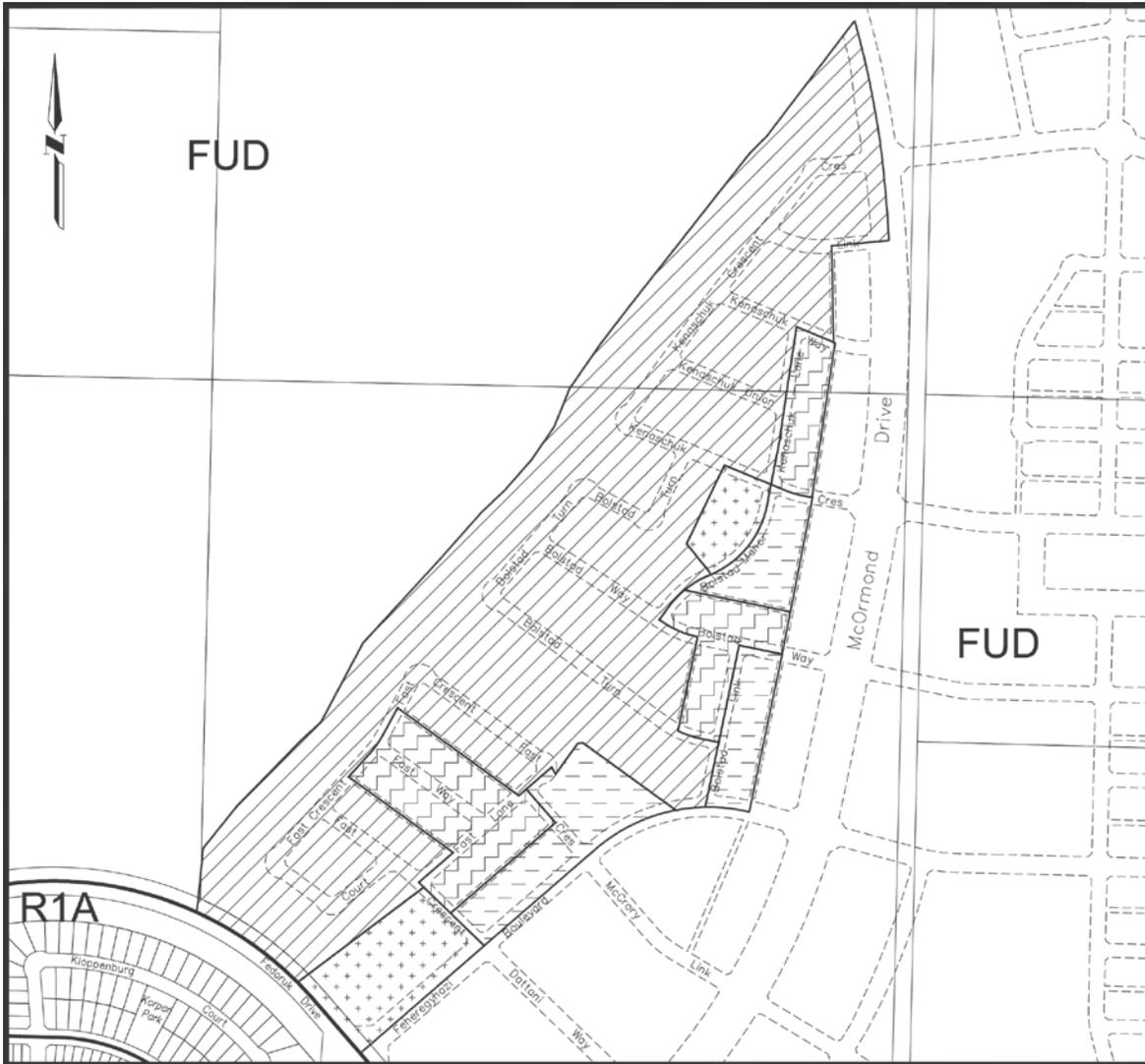
Reviewed by: Alan Wallace, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

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ASPEN RIDGE CONCEPT PLAN



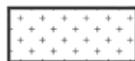
Location Map



ZONING AMENDMENT



From FUD to R1A



From FUD to RMTN



From FUD to R1B



From FUD to RMTN1



Proposed Zoning Bylaw No.8770 Text Amendment – Ambulance Stations in IL2, IL3, IB, and IH2 Districts

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 to amend Zoning Bylaw No. 8770 to permit Ambulance Stations in the IL2, IL3, IB, and IH2 Districts, as outlined in this report.

Topic and Purpose

The purpose of this report is to consider an application from MD Ambulance Care Ltd., proposing a text amendment to Zoning Bylaw No. 8770 (Zoning Bylaw) to permit ambulance stations in the IL2, IL3, IB, and IH2 Districts.

Report Highlights

1. A text amendment to the Zoning Bylaw is proposed to permit ambulance stations in the IL2, IL3, IB, and IH2 Districts.
2. Permitting ambulance stations in these zoning districts will support the appropriate geographic distribution and coverage of ambulance services throughout Saskatoon.
3. Sleeping quarters, in conjunction with an ambulance station in the IL2, IL3, and IH2 Districts, will be prohibited given that residential uses are restricted in these districts due to their location within the one kilometre buffer from anhydrous ammonia plants on Wanuskewin Road.

Strategic Goal

This report supports the Strategic Goal of Quality of Life by ensuring public safety through the appropriate geographic distribution and coverage of ambulance services throughout Saskatoon.

Background

The Zoning Bylaw defines an ambulance station as follows:

“a facility for receiving requests for ambulance service and for the stationing of one or more ambulances until dispatched in response to calls for service, which is operated by a person or corporation having a valid and subsisting ambulance licence issued pursuant to *The Ambulance Act* and having a current contract with the Saskatoon Health Region.”

Currently, an ambulance station is considered a discretionary use in most residential zoning districts (R1A, R2, R2A, RM1, RM2, RM3, and RM4 Districts) and a permitted

Proposed Zoning Bylaw No. 8770 Text Amendment – Ambulance Stations in IL2, IL3, IB, and IH2 Districts

use in the institutional zoning districts (M1, M2, M3 and M4 Districts), the B6 District and the IL1 and IH Districts.

Ambulance Stations are not permitted in the following industrial zoning districts:

- IL2 – Limited Intensity Light Industrial District;
- IL3 – Limited Light Industrial District;
- IB – Industrial Business District; and
- IH2 – Limited Intensity Heavy Industrial District.

Report

Proposed Text Amendment

MD Ambulance Care Ltd. has applied to amend the Zoning Bylaw to add ambulance stations to the list of permitted uses in the IL2, IL3, IB, and IH2 Districts.

M.D. Ambulance Care Ltd. is proposing a new ambulance station to be located within the Marquis Industrial area in the IH2 District, where the use is currently not permitted. An ambulance station in this area will allow for better response throughout the north industrial areas, as well as to highways and other communities located nearby.

It is recognized that permitting this use in the IH2 District, as well as in other industrial districts where they are not currently permitted, will aid in ensuring an appropriate geographic distribution and coverage of ambulance services throughout Saskatoon.

Ambulance stations are not anticipated to create any land use conflict in these districts. The proposed land use regulations (such as required setbacks, building height, landscaping, and parking requirements) would be consistent with the other permitted uses in these districts.

Restrictions on Sleeping Quarters

The IL2, IL3, and IH2 Districts are located within a one kilometre buffer from facilities on Wanuskewin Road that handle and store anhydrous ammonia and other dangerous chemicals (see Attachment 1). Within this buffer, residential and public assembly uses are prohibited.

Sleeping or living quarters, in conjunction with an ambulance station within the IL2, IL3, and IH2 Districts, are proposed to be prohibited in order to be consistent with the intent of these districts.

Options to the Recommendation

City Council may choose to deny the proposed amendment. This would result in ambulance stations continuing to be prohibited in the IL2, IL3, IB, and IH2 Districts.

Public and/or Stakeholder Involvement

The proposed amendment was reviewed by the Chief of the Saskatoon Fire Department, who supports the amendment given the positive impact on ambulance response times and improved patient outcomes that are expected as a result.

Proposed Zoning Bylaw No. 8770 Text Amendment – Ambulance Stations in IL2, IL3, IB, and IH2 Districts

The proposed amendment was also referred to the Transportation and Utilities Department, which had no comments or concerns with the proposal.

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. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date at City Council.

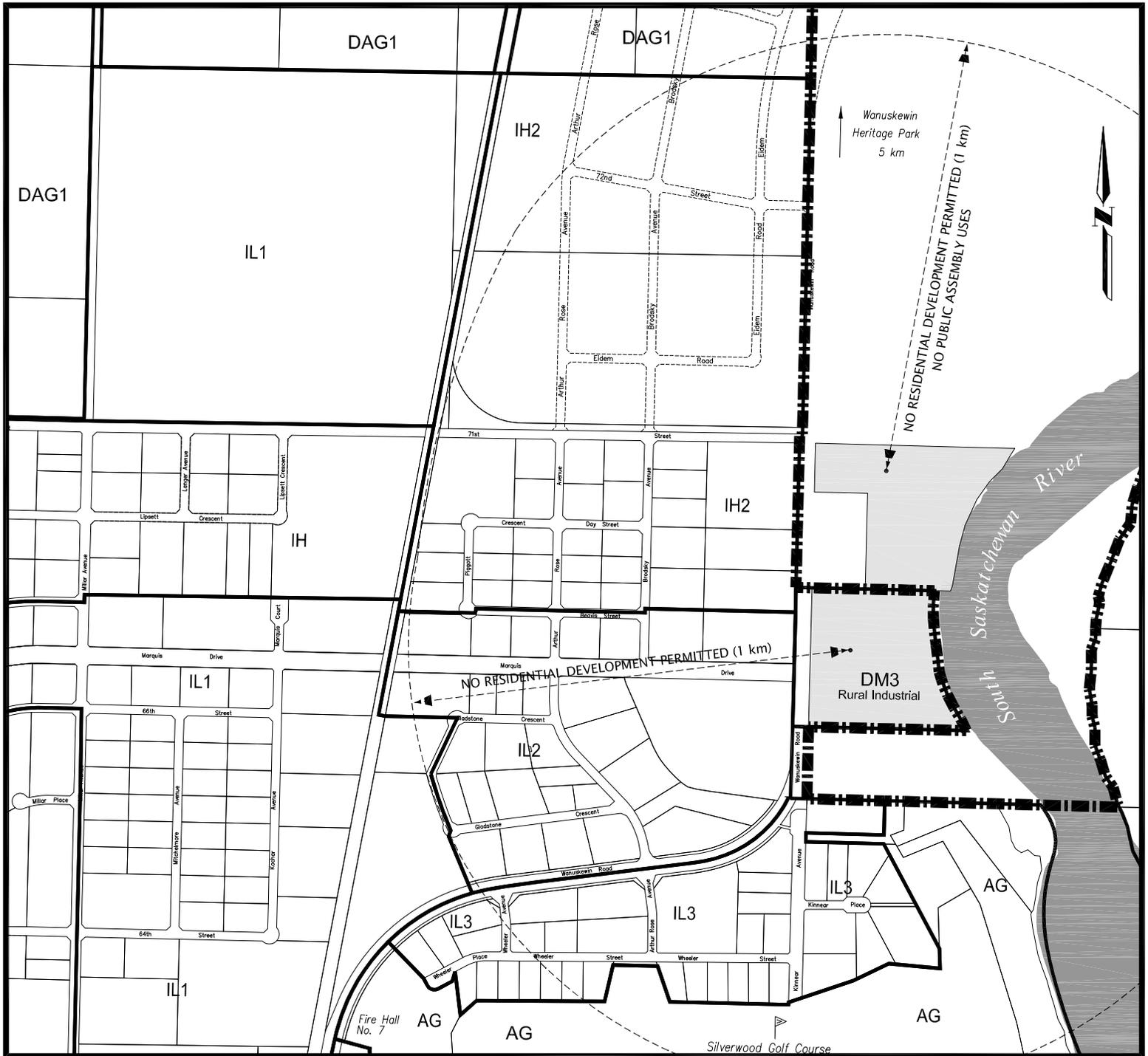
Attachment

1. Marquis Industrial Area

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 Zoning Bylaw No. 8770 Text Amendment – Ambulance Stations in IL2, IL3, IB, and IH2 Districts\kt



MARQUIS INDUSTRIAL

Office of the City Clerk

To: General Manager,
Community Services Department
Committee Assistant,
Municipal Heritage Advisory Committee
Committee Assistant,
Municipal Planning Commission

Date: June 8, 2015
Phone: (306) 975-3240
Our File: CK. 430-41

From: Diane Kanak
Deputy City Clerk

Your File: PL. 430-1

Re: 2014 Annual Report - Development Review Section

Attached is a resolution package from the minutes of meeting of the Standing Policy Committee on Planning, Development and Community Services held on June 1, 2015, regarding the above item.

The Committee resolved:

1. That the information be received; and
2. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee and the Municipal Planning Commission for information.


DK:aam

Attachment

cc: Director of Planning and Development
Planner McLaren, Planning and Development

2014 Annual Report – Development Review Section

Recommendation

1. That the information be received; and
2. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee and the Municipal Planning Commission for information.

Topic and Purpose

The purpose of this report is to highlight work completed in 2014 by the Development Review Section, Planning and Development Division.

Report Highlights

1. In 2014, there were 23 Discretionary Use Applications, 47 OCP/Rezoning Applications, and 97 Subdivision Applications received.
2. Neighbourhood Concept Plans for Aspen Ridge and Brighton were completed, along with a major amendment to the Rosewood neighbourhood Concept Plan.
3. Zoning Bylaw amendments were implemented to provide for Garden and Garage Suites.
4. City Gardener's Site in Victoria Park was designated as a Municipal Heritage Property.
5. New Civic Heritage Policy No. C10-020 was approved by City Council, and the City of Saskatoon Heritage Plan was produced.

Strategic Goals

This report relates to the City of Saskatoon's (City) Strategic Goals of Continuous Improvement and Economic Diversity and Prosperity by reporting on the development occurring in the City and the productivity of the Development Review Section.

Report

The Development Review Section, Planning and Development Division, is responsible for facilitating the orderly use and development of land and property in Saskatoon, in accordance with accepted community standards, as outlined in the City's Official Community Plan (OCP), Zoning Bylaw, Subdivision Bylaw, as well as Council and Administrative Policies. The Development Review Section serves as a resource to individuals, businesses, government agencies, and community groups seeking to pursue development proposals, interpretations on bylaws and policies, and information on land-use approval processes and timelines.

The Development Review Section is responsible for review of neighbourhood concept plans and direct control district applications, architectural reviews and design standards, subdivision, rezoning, discretionary use and development permit applications, and applications for both new and converted condominiums. The Section also administers

the Heritage Program and the Naming of Civic Property and Development Areas. Through its work, the Section facilitates the community's ability to understand and amend development standards in accordance with appropriate public consultation processes.

The Development Review Section operates with a staff compliment of nine full-time employee positions, including six professional community planners and three development officers.

The following is a summary of 2014 activities; further detail can be found in Attachment 1:

- a) 1,620 Development Permits reviewed, compared to 1,512 in 2013.
- b) 33 Zoning Bylaw Amendment Applications, 14 OCP Amendment Applications, 23 Discretionary Use Applications, and 97 Subdivision Applications received. The number of applications in each category exceeded the five year average;
- c) 42 appeals at the Development Appeals Board, compared to 36 in 2013;
- d) Completed review of Neighbourhood Concept Plans for Aspen Ridge and Brighton, and a major amendment to the Rosewood neighbourhood;
- e) Completed the Neighbourhood Level Infill Development Strategy and implemented Zoning Bylaw amendments to allow for Garden and Garage Suites;
- f) City Gardener's Site in Victoria Park was designated as a Municipal Heritage Property; and
- g) New Civic Heritage Policy No. C10-020 was approved by City Council, and the City of Saskatoon Heritage Plan was produced.

Major Projects for 2015

Major projects that the Development Review Section will be working on in 2015 include:

- a) Concept Plan Review
 - i) Elk Point neighbourhood Concept Plan – a proposed residential neighbourhood, the second to be developed in the Blairmore Sector.
 - ii) Holmwood Suburban Centre – proposed employment area and suburban development consisting of residential, institutional, and commercial uses located east of the Brighton neighbourhood.
- b) Continued Implementation of the Infill Development Strategy
 - i) Implementation of infill regulations and guidelines for primary dwellings;
 - ii) Zoning Bylaw amendments for infill development of three- or four-unit dwellings on corner sites in the Established Neighbourhoods; and
 - iii) Review the regulations regarding drainage and lot grading with the Transportation and Utilities Department. Assist the Transportation and Utilities Department to build out amendments to Drainage Bylaw No. 8379.
- c) Continued Implementation of the Heritage Policy and Program Review
 - i) Creation of the Saskatoon Register of Historic Places; and
 - ii) Amendments to the OCP and Zoning Bylaws.

- d) School Sites
 - i) Procurement of school sites in Stonebridge, Rosewood, Evergreen, and Hampton Village, and review the development plans for these new school sites.

- e) Doors Open Saskatoon 2015
 - i) Doors Open Saskatoon is held bi-annually, and in 2015, will be held on June 7. This event receives support from the Heritage Conservation Program.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No due date for follow-up is required.

Public Notice

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

Attachment

- 1. Development Review Section – 2014 Annual Report

Report Approval

Written by: Daniel McLaren, Planner, Development Review

Approved by: Alan Wallace, Acting General Manager, Community Services Department

S/Reports/DS/2015/PDCS – 2014 Annual Report – Development Review Section/ks

DEVELOPMENT REVIEW SECTION – 2014 ANNUAL REPORT

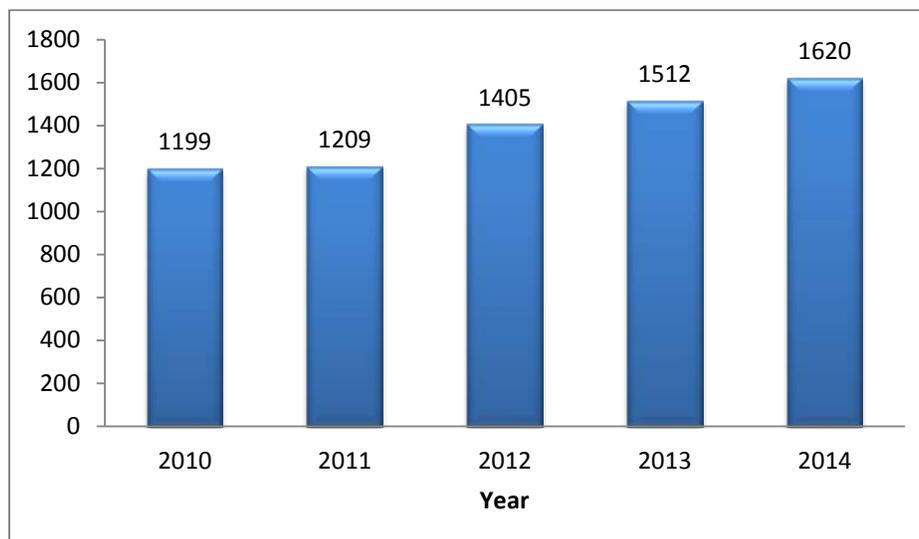
The Development Review Section, Planning and Development Division, is responsible for facilitating the orderly use and development of land and property in Saskatoon, in accordance with accepted community standards, as outlined in the City's Official Community Plan, Zoning Bylaw and Subdivision Bylaw, and Council and Administrative Policies. The Development Review Section serves as a resource to individuals, businesses, government agencies, and community groups seeking to pursue development proposals, interpretations on bylaws and policies, and information on land-use approval processes and timelines.

The Development Review Section is responsible for review of neighbourhood concept plans and direct control district applications, architectural reviews and design standards, subdivision, rezoning, discretionary use and development permit applications, and applications for both new and converted condominiums. The Section also administers the Naming of Civic Property and Development Areas and the Heritage Program. Through its work, the Section facilitates the community's ability to understand and amend development standards in accordance with appropriate public consultation processes.

DEVELOPMENT REVIEW

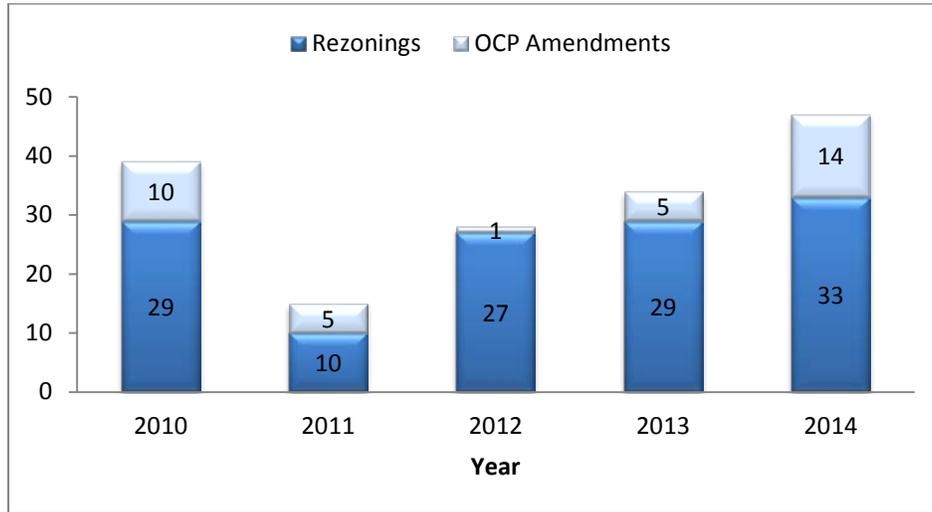
Development Permits

The Development Review Section reviews all development proposals, with the exception of one- and two-unit dwellings in new neighbourhoods, to ensure compliance with the Zoning Bylaw. In 2014, the Development Review Section reviewed 1,620 development permits, as compared to 1,512 in 2013, and a five-year average of 1,389 development permit reviews. Significant or large projects reviewed include The Banks, Stonebridge Centre, Remai Modern Art Gallery, four new hotels, piling permit for the Saskatchewan Children's Hospital, and additions to the Queen Elisabeth Power Station.



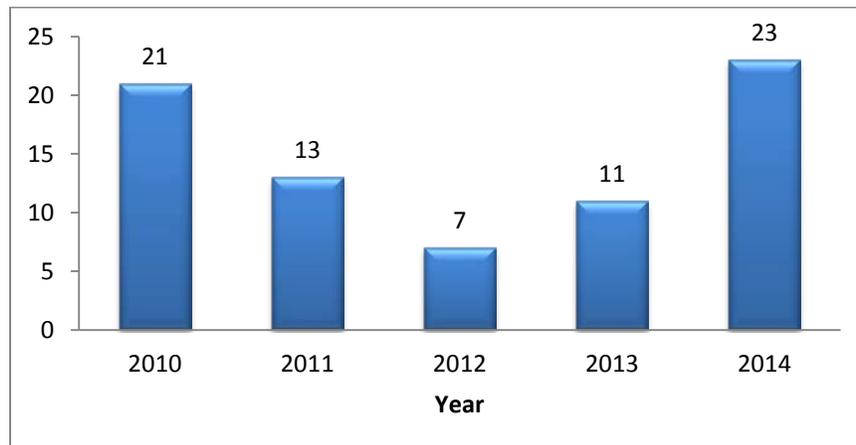
Rezoning Applications

The Development Review Section is responsible for the review, consultation, and recommendation on the applications to amend provisions of the Official Community Plan and Zoning Bylaw. These applications are ultimately considered by City Council, who makes the final decision on bylaw amendments. In 2014, the Development Review Section received 33 Zoning Bylaw amendment applications and 14 Official Community Plan amendment applications. This compares with 34 bylaw amendment applications received in 2013, and a five-year average of 33 applications per year.



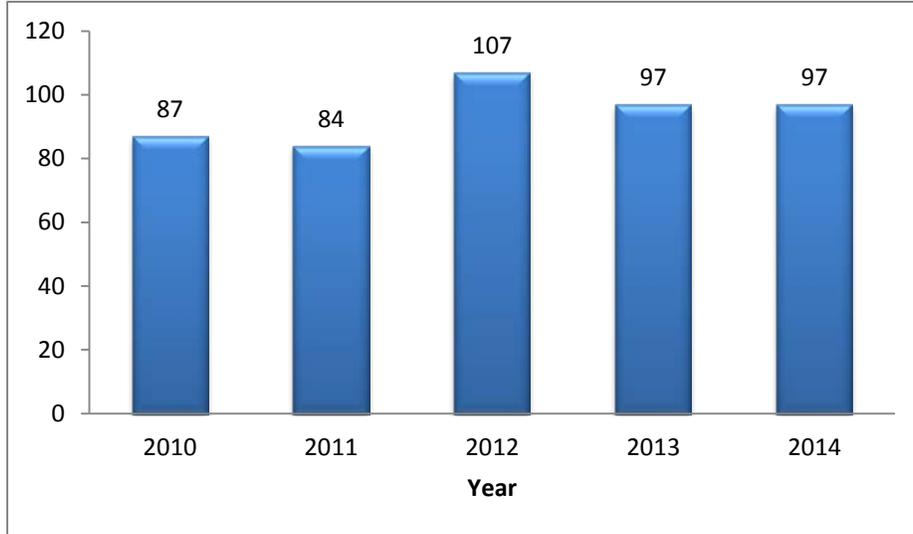
Discretionary Use Applications

Land uses in the City of Saskatoon may be permitted, prohibited, or discretionary. Discretionary uses are generally appropriate for their zoning district, but may require additional scrutiny to ensure they fit in their specific context. These land use activities are only permitted at the discretion of City Council (or delegated to Administration for certain uses). In 2014, the Development Review Section received 23 Discretionary Use Applications. These applications included 7 for Residential Care Homes Type II, 5 Garden and Garage Suites, 2 Bed and Breakfast, 2 Private Schools, 2 Shopping Centres over 5000 m², 2 Child Care Centres, 1 Boarding House, 1 Motor Vehicle Dealer (withdrawn), and 1 for a Chemical Manufacturer (withdrawn). This compares to 11 Discretionary Use Applications received in 2013, and a five-year average of 15 applications per year.



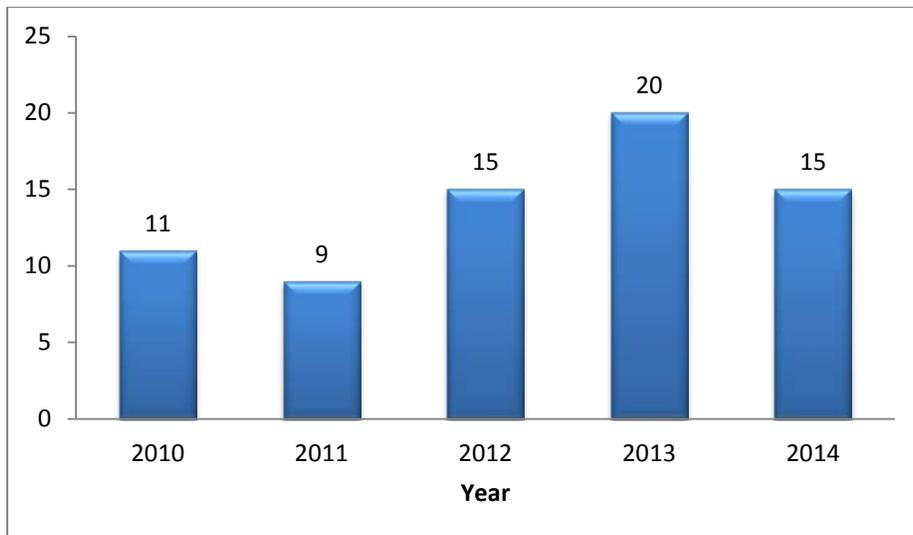
Subdivision Applications

The Development Review Section reviews all applications for subdivision of land to ensure compliance with municipal and provincial requirements and to coordinate utility requirements for newly created properties. In 2014, the Development Review Section received 97 subdivision applications, matching the 97 applications received in 2013, and a five-year average of 94 applications per year.



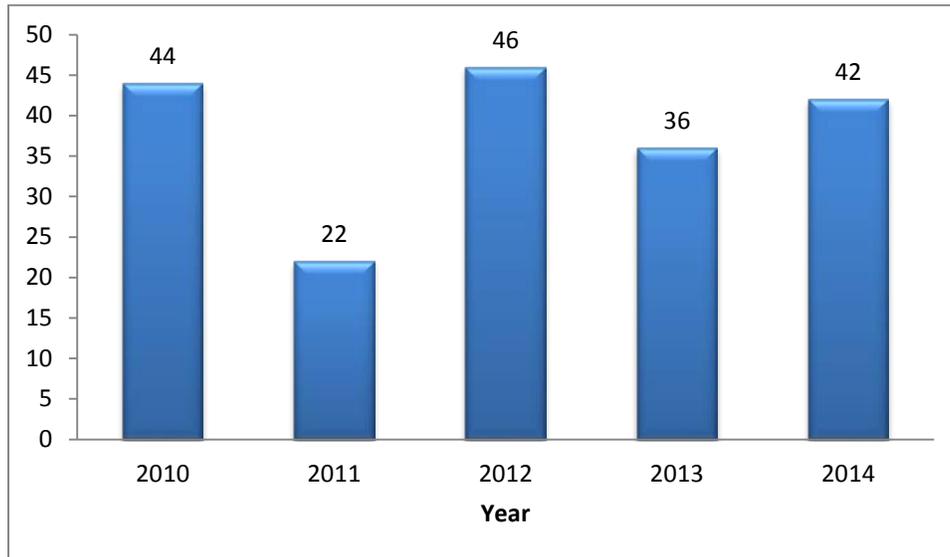
Condominium Applications

The Development Review Section reviews all applications for the creation of condominium parcels to ensure compliance with various municipal and provincial requirements. In 2014, the Development Review Section received 15 condominium applications compared with 20 applications received in 2013, and a five-year average of 14 applications per year.



Development Appeals

Individuals have the right to appeal to the Development Appeals Board the denial of an application for a Development Permit or when an order to remedy contravention is issued. The Development Review Section represents the City for those appeals. In 2014, the Development Appeals Board heard 42 such appeals. This compares to 36 appeals in 2013, and a five-year average of 38 development appeals per year. The Development Review Section also represents the City at the Planning Appeals Committee of the Saskatchewan Municipal Board. In 2014, there were seven such appeals.



Major Projects

The Development Review Section facilitated the review of concept plans for three neighbourhoods approved by City Council in 2014: Aspen Ridge in the University Heights Sector; Brighton, the first neighbourhood in the Holmwood Sector; and the Rosewood Extension in the Lakewood Sector. These neighbourhoods all provide a mix of single-unit and multi-unit residential, as well as related community and commercial uses.

City Council endorsed the Neighbourhood Level Infill Development Strategy in early 2014. Amendments to Zoning Bylaw No. 8770 to allow for garden and garage suites as an accessory use to a one-unit dwelling were approved in May 2014. The Development Review Section continues to work on bylaw amendments for infill regulations for one- and two-unit dwellings, three and four-unit dwellings on corner sites, and site drainage requirements for infill development.

The Development Review Section reviewed a number of noteworthy developments in 2014. One of these was the City Centre Tower to be located at 309 to 319 22nd Street East. This development is proposed to be completed in two phases, including a tower 105 metres tall and second tower of 86.4 metres. In addition, the proposed school sites for the Rosewood, Evergreen, Hampton Village, and Stonebridge neighbourhoods were reviewed in 2014. The proposed school sites now include dual builds and required concept plan amendments. The mixed-use development, The Banks, was also reviewed in 2014. This unique development will be the future site of four multi-unit residential buildings with commercial amenities and office space located on the ground floor of each. The Remai Modern Art Gallery was also reviewed in 2015, which is proposed to be the feature art gallery in downtown Saskatoon.

NAMING SASKATOON

In 2014, the Development Review Section took over the administration of the Naming of Civic Property and Development Areas (C09-008) Policy (Naming Policy) from the Long Range Planning Section. Members of the public or developers can apply to have names added to the Names Master List, which is used by His Worship the Mayor to name civic property and development areas when requested by a land developer. In 2014, nine new names were added to the Names Master List, and the year ended with 126 total names on the List.

In 2014, the 34 names noted below were applied to City roadways, parks, and civic facilities.

Names Applied in 2014		
Names Applied	Roadway, Park, Other	Neighbourhood
Bolstad	Roadway	Aspen Ridge
Dattani	Roadway	Aspen Ridge
Fast	Roadway	Aspen Ridge
Feheregyhazi	Roadway	Aspen Ridge
Kenaschuk	Roadway	Aspen Ridge
McCrary	Roadway	Aspen Ridge
Kettles	Roadway	Central Industrial Area
Romanow	Roadway	Elk Point
Yevshan	Roadway	Elk Point
Evergreen Square	Park	Evergreen
Rosewood Square	Park	Rosewood
Hathway	Roadway	Rosewood
Richards	Park	Evergreen
George S. Alexander	Park	Kensington
Henry Baker	Park	Kensington
Braithwaite	Park	Kensington
Jeffery J. Charlebois	Park	Kensington
George H. Clare	Park	Kensington
Peter H. Currie	Park	Kensington
Bev M. Dyck	Park	Kensington
Ed Jordan	Park	Kensington
Andrew MacDougall	Park	Kensington
C. Jack MacKenzie	Park	Hampton Village
Paul Mostoway	Park	Hampton Village
Glen M. Penner	Park	Rosewood
Kensington	Roadway	Kensington
Mahoney	Park	Kensington
Stilling	Roadway	Rosewood
Meadows	Roadway	Rosewood
Rosewood	Roadway	Rosewood
Market	Roadway	Rosewood
Faithfull	Roadway	Hudson Bay Industrial
Millar	Roadway	Marquis Industrial
Civic Square East	Facility	Central Business District

HERITAGE AND DESIGN

In 2014, the City approved the new Civic Heritage Policy and Heritage Plan. As part of the implementation of the new Civic Heritage Policy and Plan, the City conducted an in-depth evaluation of the estimated 1,500 historic places documented to have heritage value in Saskatoon. The refined list of heritage properties considered to have significant heritage value will form the new Saskatoon Register of Historic Places (Register). The Register is anticipated to be completed in 2015.

An inventory of the Capitol Theatre Artifacts, as well as an inventory of the City's vintage exterior wall signs, was also undertaken in 2014.

The following chart identifies the number of documented heritage properties in Saskatoon and their level of heritage protection under *The Heritage Property Act*, if applicable.

Listing Type	Number of Properties
Built Heritage Database	1,452
Holding Bylaw	34
Municipal Designated Properties	36
Provincial Designated Properties	3
National Historic Sites	4

HERITAGE HIGHLIGHTS

In 2014, one property was approved for Municipal Heritage Designation, three properties were approved for financial assistance under the Heritage Conservation Program, and three projects were approved for heritage funding under the Façade Conservation and Enhancement Program. In addition, the City continued to pursue heritage conservation education and awareness opportunities through the City's Heritage Awards and Heritage Festival of Saskatoon.

The City Gardener's Site

1. This site, located within Victoria Park (810 Spadina Crescent West), was designated by City Council as a Municipal Heritage Property.

Heritage Conservation Program - Financial Incentives Approved

1. Knox United Church (838 Spadina Crescent East) - roof repair. Funding was approved in the form of a grant to a maximum of \$51,000 over a two-year period.
2. McLean Block (263 3rd Avenue South) - front façade repair. Funding was approved in the form of a tax abatement to a maximum of \$36,000 amortized over a four-year period.
3. 1102 Spadina Crescent East - rehabilitation project. Funding was approved in the form of a tax abatement to a maximum of \$84,400 amortized over a ten-year period (pending designation in 2015).

Façade Conservation and Enhancement Program – Financial Incentives Approved

1. The Capitol Music Club (244 1st Avenue North). Funding was approved in the form of a grant for \$4,000.
2. Taverna (219 21st Street East). Funding was approved in the form of a grant for \$4,000.
3. PIC Investment Group (303 Pacific Avenue). Funding was approved in the form of a grant for \$2,000.

Education and Awareness

1. The 2014 Heritage Awards were presented at the February 10, 2014 City Council meeting to recognize heritage preservation work in Saskatoon.
2. The annual Heritage Festival of Saskatoon took place on February 2, 2014, at the Western Development Museum. The City and MHAC shared a display table at the event.

Land Use Applications Received by the Community Services Department For the Period Between April 15, 2015, to May 13, 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 April 15, 2015, and May 13, 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 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 – June 1, 2015/ks

Land Use Applications Received by the Community Services Department For the Period Between April 15, 2015, to May 13, 2015

The following applications have been received and are being processed:

Condominium

- | | |
|-------------------------|---|
| • Application No. 5/15: | 102 Manek Road (38 Units) |
| Applicant: | Webb Surveys for
Innovative Residential Investments Inc. |
| Legal Description: | Parcel BB, Plan No. 102135024 |
| Current Zoning: | RMTN |
| Neighbourhood: | Evergreen |
| Date Received: | April 16, 2015 |

- | | |
|-------------------------|--|
| • Application No. 6/15: | 210 Rajput Way (90 Units) |
| Applicant: | Webb Surveys for
Newrock Developments (Sask) Ltd. |
| Legal Description: | Bareland Condominium for Parcel S,
Plan No. 102135024 |
| Current Zoning: | RMTN |
| Neighbourhood: | Evergreen |
| Date Received: | May 13, 2015 |

Discretionary Use

- | | |
|--------------------------|----------------------------------|
| • Application No. D2/15: | 115 Saskatchewan Crescent West |
| Applicant: | Jeff Nattress for Laneway Suites |
| Legal Description: | Lot 4, Block 7, Plan No. G4228 |
| Current Zoning: | R2 |
| Proposed Use: | Garden Suite |
| Neighbourhood: | Nutana |
| Date Received: | May 11, 2015 |

Official Community Plan

- | | |
|--------------------------------|---|
| • Amendment No. OCP19/15: | 1414/1416 Main Street |
| Applicant: | Blackrock Developments Ltd. |
| Legal Description: | Lot 1, 2, and 3 except 10 feet, Block 190,
Plan No. G779 |
| Current Land Use Designation: | Low-Density Residential |
| Proposed Land Use Designation: | Medium-Density Residential |
| Neighbourhood: | Varsity View |
| Date Received: | April 29, 2015 |

Rezoning

- Application No. Z17/15: 1101/1103 Munroe Avenue
Applicant: Steuart Consulting Ltd. for 1062101 Alberta Ltd.
and Akin Investments Ltd.
Legal Description: Lot 1 and most northerly 16 feet of Lot 2,
Block 21, Plan No. ER2, and Lot 2 except most
northerly 16 feet, Block 21, Plan No. ER2
Current Zoning: R2
Proposed Zoning: M1
Neighbourhood: Haultain
Date Received: April 16, 2015
- Application No. Z20/15: 1414/1416 Main Street
Applicant: Blackrock Developments Ltd.
Legal Description: Lot 1, 2, and 3 except 10 feet, Block 190,
Plan No. G779
Current Zoning: R2
Proposed Zoning: RM4 by Agreement
Neighbourhood: Varsity View
Date Received: April 29, 2015

Subdivision

- Application No. 22/15: 2007 Pohorecky Crescent
Applicant: Larson Surveys Ltd. for Jastek Evergreen Project
Legal Description: Parcel B, Plan No. 102038150
Current Zoning: RMTN
Neighbourhood: Evergreen
Date Received: April 16, 2015
- Application No. 23/15: 304 111th Street
Applicant: Larson Surveys Ltd. for Michael Neufeld
Legal Description: Lot 3, Block 12, Plan No. G8
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: April 16, 2015
- Application No. 24/15: 1624 9th Avenue North
Applicant: Larson Surveys Ltd. for Tudor Homes Inc.
Legal Description: Lots 5 and 35, Block 274, Plan No. G929
Current Zoning: R2
Neighbourhood: North Park
Date Received: April 20, 2015

Subdivision

- Application No. 25/15: 3220 11th Street West
Applicant: Webb Surveys for North Ridge Development Corp.
Legal Description: Parcel G, Plan No. 102184972
Current Zoning: RM4
Neighbourhood: Montgomery Place
Date Received: April 27, 2015
- Application No. 26/15: 2205 Munroe Avenue
Applicant: Webb Surveys for Capilano Developments Inc.
Legal Description: Lots 3 and 4, Block 12, Plan No. G177 and
Lot 56, Block 12, Plan No. 101275444
Current Zoning: R2
Neighbourhood: Adelaide/Churchill
Date Received: April 29, 2015

Attachments

1. Plan of Proposed Condominium No. 5/15
2. Plan of Proposed Condominium No. 6/15
3. Plan of Proposed Discretionary Use No. D2/15
4. Plan of Proposed Official Community Plan Amendment No. OCP19/15
5. Plan of Proposed Rezoning No. Z17/15
6. Plan of Proposed Rezoning No. Z20/15
7. Plan of Proposed Subdivision No. 22/15
8. Plan of Proposed Subdivision No. 23/15
9. Plan of Proposed Subdivision No. 24/15
10. Plan of Proposed Subdivision No. 25/15
11. Plan of Proposed Subdivision No. 26/15

SHEET NUMBER 1 OF 3
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR PARCEL BB
PLAN NO. 102135024
S.W. 1/4 OF SEC. 7
TWP. 37, RGE. 4, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: FEBRUARY 2015
SCALE: AS SHOWN

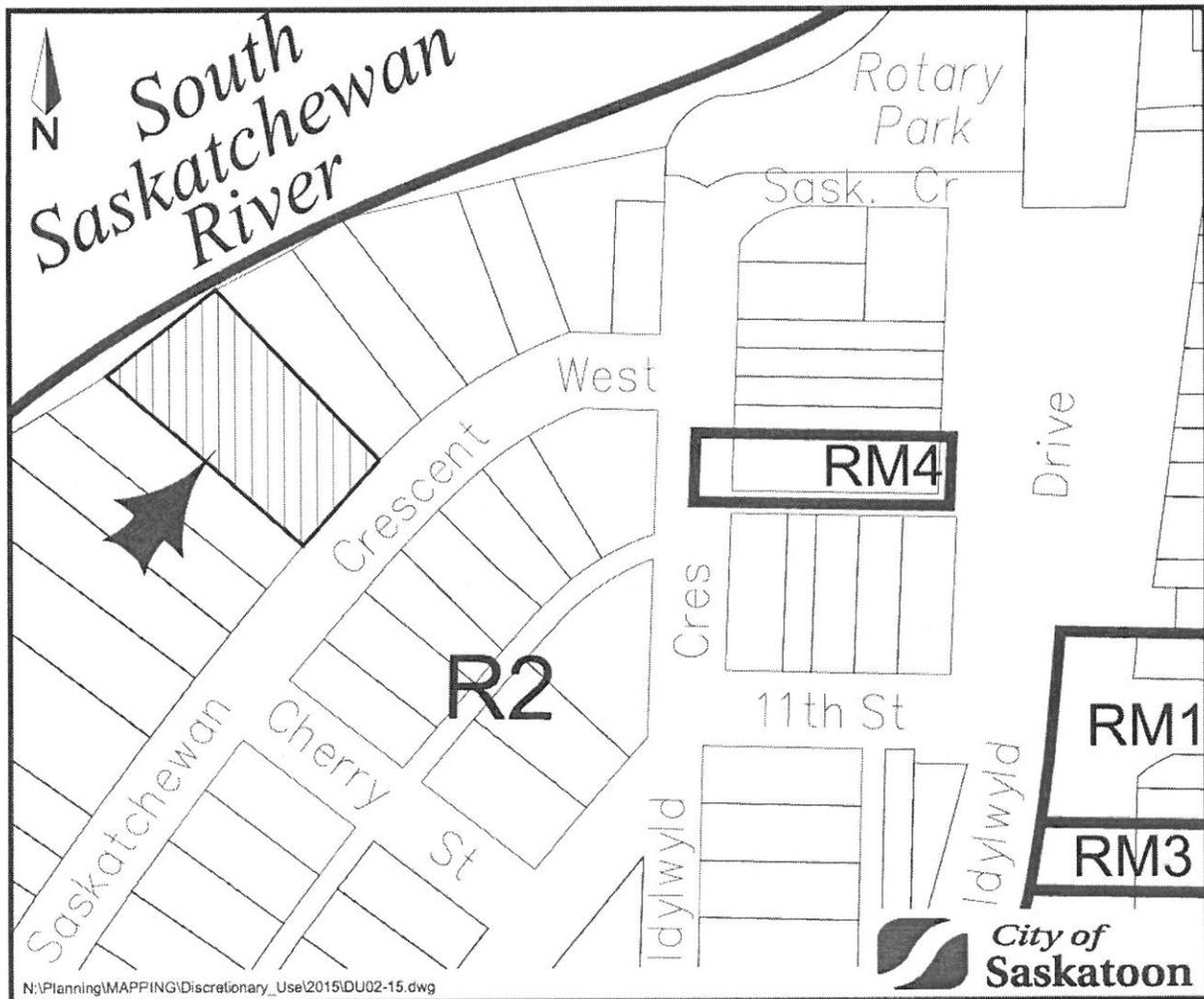
LEGEND.

1. Measurements are in metres and decimals thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Residential unit numbers are shown as 1, 2, 3, etc. on sheets 2 & 3.
4. Regular residential unit boundaries are shown on Sheets 2 & 3 by a heavy solid line and are defined as follows:
 - the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
5. The doors and windows form part of the regular residential units.
6. All exterior surfaces are common property.
7. The owner of each regular residential unit shall have exclusive use of that balcony to that unit has sole access.
8. Parking spaces are in accordance with Section 11(1)(c) of The Condominium Property Act.
9. Parking spaces shown on Sheet 1 are designated P1, P2, P3, etc.
10. Visitor parking spaces shown on Sheet 1 are designated as V1, V2, V3 etc.
11. All areas not designated with a unit number are common property.
12. Area to be approved is outlined by a heavy dashed line.
13. The parcel within the line of approval has an Extension 0.
14. Standard iron posts found are shown thus unless otherwise shown... ♦
15. Reference Points are shown thus... ○ RP1 ○ RP2
16. The Datum used: NAD83 (CSRS)
17. The Projection used: UTM Zone13N extended
18. Geo-referenced points were derived from GNSS and post processed from the "Precise Positioning Service from Natural Resources Canada"
19. RP Coordinates are derived as of February 28, 2015

Prepared by
TR Webb
S.L.S.
© 2015
14-2718a1 B.F.



Plan of Proposed Discretionary Use No. D2/15



Plan of Proposed Official Community Plan Amendment No. OCP19/15



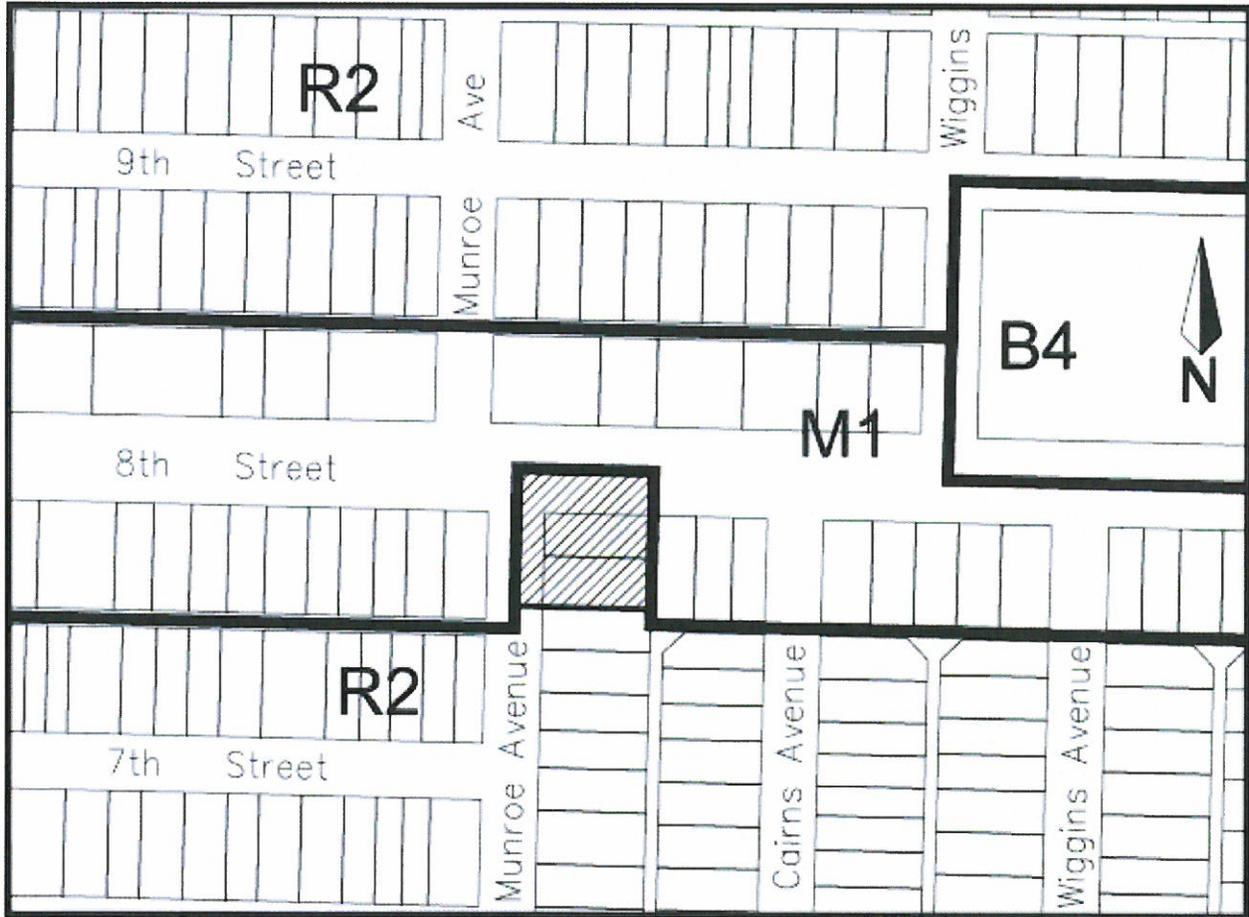
OFFICIAL COMMUNITY PLAN AMENDMENT
VARSITY VIEW LAND USE POLICY MAP

 From Low Density Residential (No Conversions) to Medium Density Residential



N:\Planning\MAPPING\Official Comm Plan\2015 OCPs\OCP19_15.dwg

Plan of Proposed Rezoning No. Z17/15

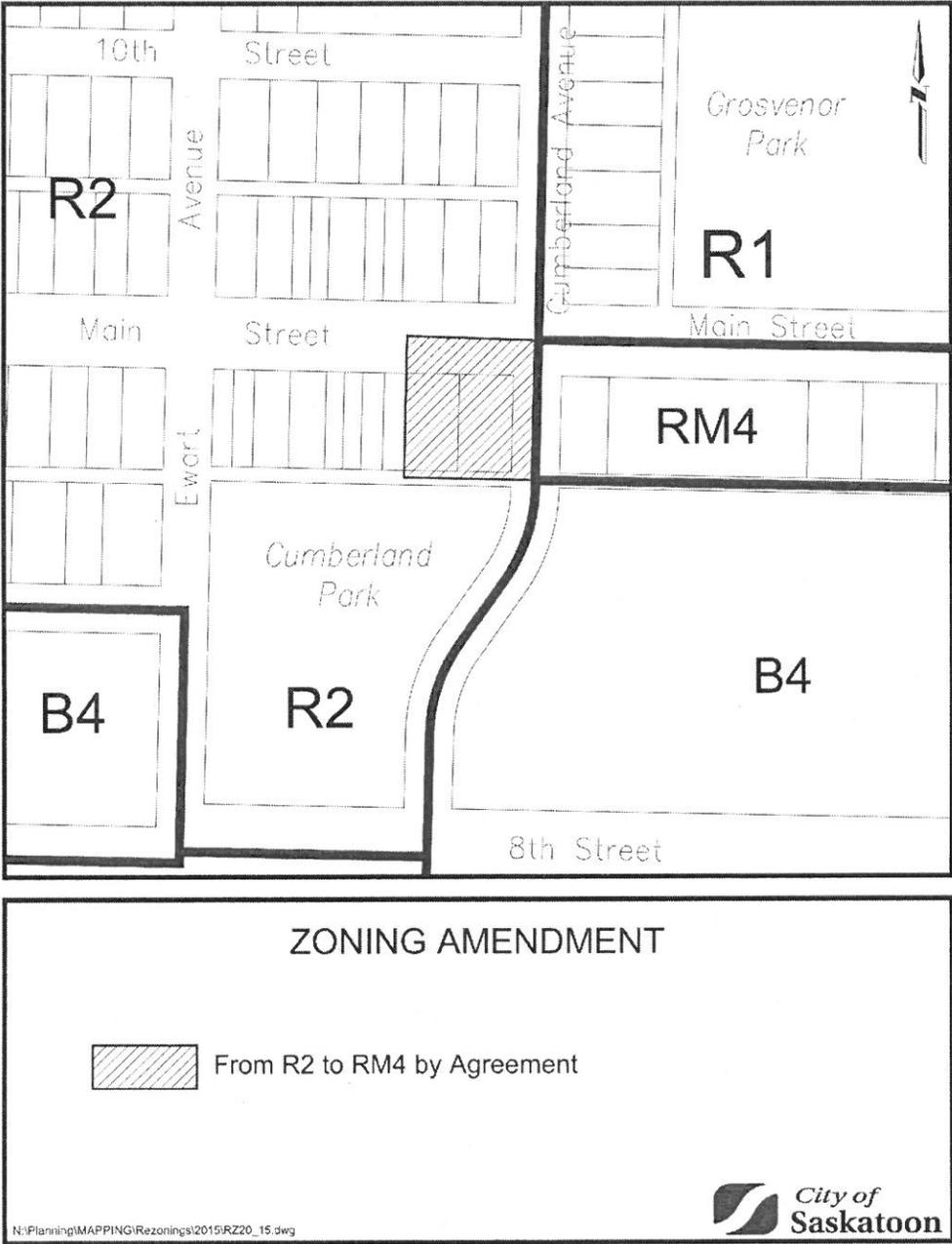


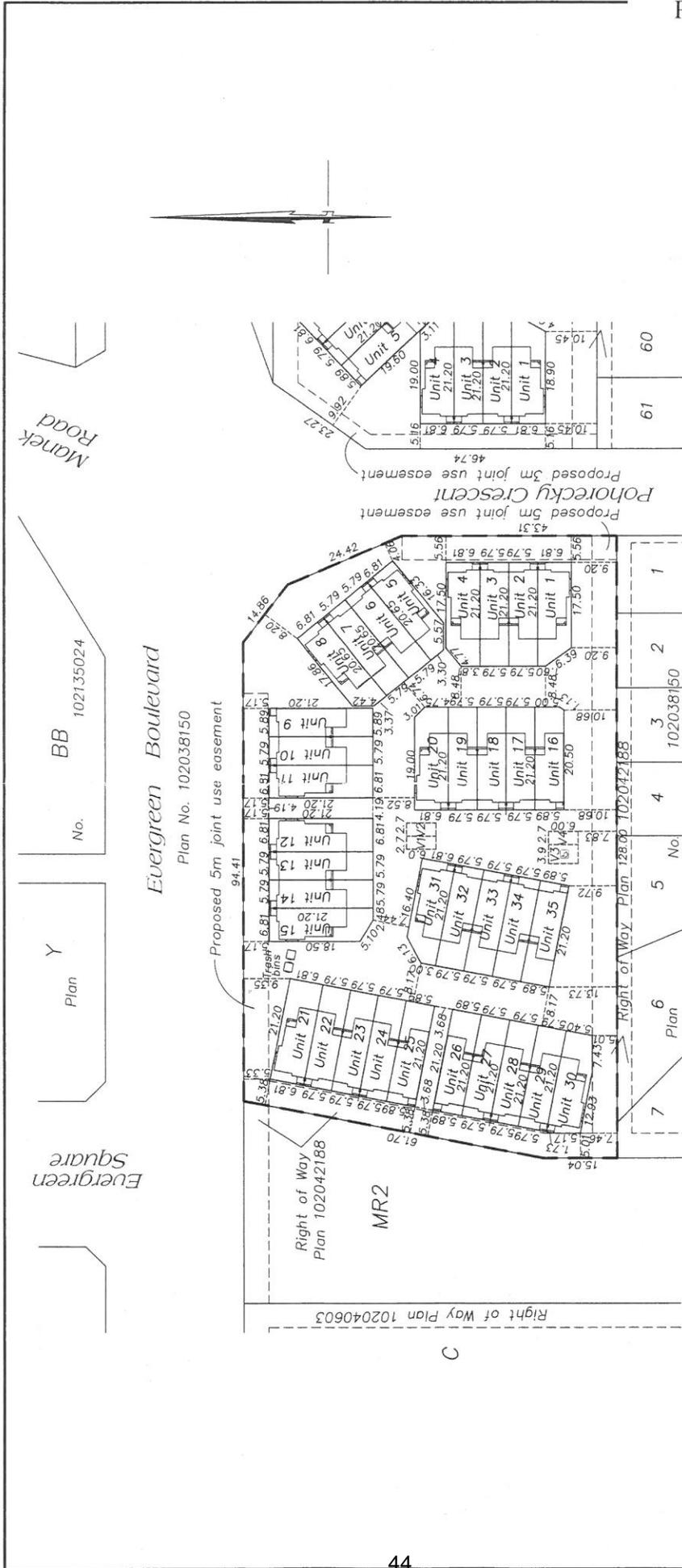
PROPOSED ZONING AMENDMENT

 From R2 to M1

File No. RZ17-2014

Plan of Proposed Rezoning No. Z20/15

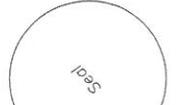




Douglas Pointe B
 Proposed Surface Bare Land
 Condominium Plan
 in Parcel B, Plan No. 102038150
 in the SW 1/4 Sec. 7,
 Twp. 37, Rge. 4, W.3 Mer.
 Saskatoon, Saskatchewan
 Howard A. Larson S.L.S.
 November 2014
 Scale 1:800

Measurements are in metres
 Measurements are to unit boundaries unless shown otherwise.
 Area to be subdivided is outlined thus

November 26, 2014



Howard A. Larson
 Saskatchewan Land Surveyor

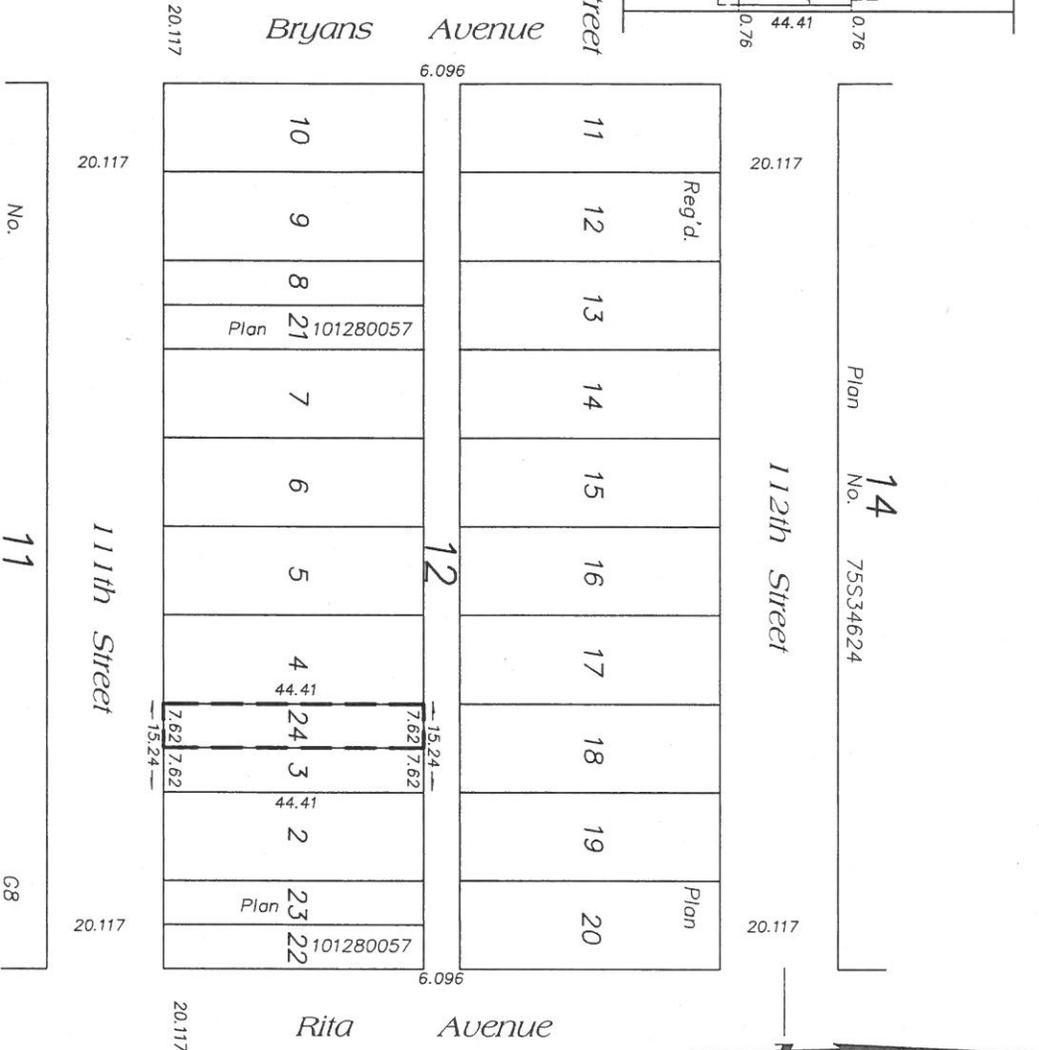
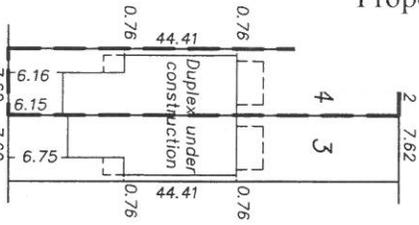
Approved under the provisions of Bylaw
 number 6537 of the City of Saskatoon.



Community Services Department

Larson Surveys Ltd., Saskatoon

304 1111th Street
Detail
Not to scale



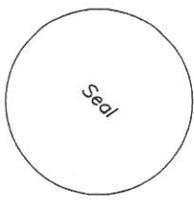
Saskatoon
Plan of Proposed Subdivision
of Part of Lot 3, Block 12,
Reg'd Plan No. G8
in the N.E. 1/4 Sec. 35,
Twp. 36, Rge. 5, W.3 Mer.
Saskatchewan
by Howard A. Larson, S.L.S.
2014

Scale 1:1000

Measurements are in metres
Area to be subdivided is outlined thus

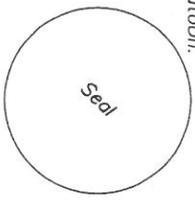
December 2, 2014

Howard A. Larson
Saskatchewan Land Surveyor



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

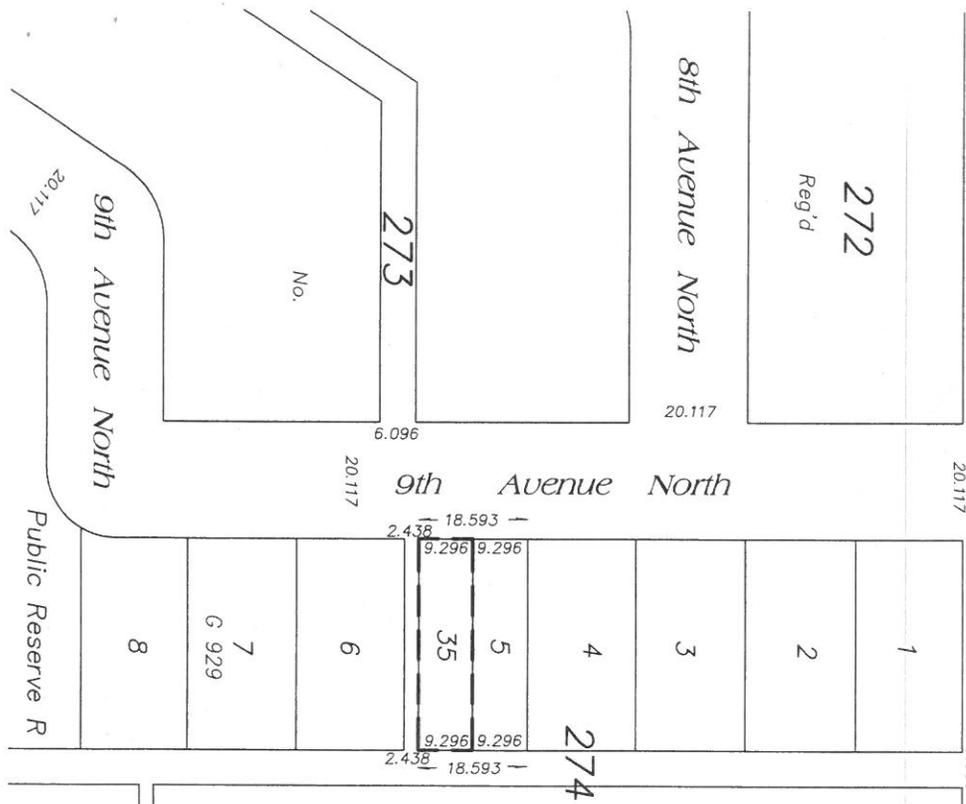
Community Services Department



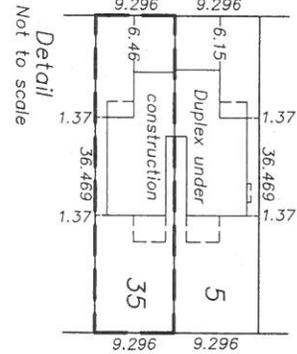
Reg'd
517
Plan

No.
516
63S03501

Reg'd
514
Plan



1624 9th Avenue North



Edward Avenue



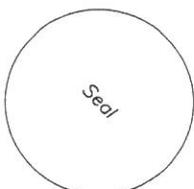
Saskatoon
Plan of Proposed Subdivision
of Part of Lot 5, Block 274,
Reg'd Plan No. G929
in the S.E. 1/4 Sec. 4,
Twp. 37, Rge. 5, W.3 Mer.
Saskatchewan
by Howard A. Larson, S.L.S.
2015

Scale 1:1000

Measurements are in metres
Area to be subdivided is outlined thus

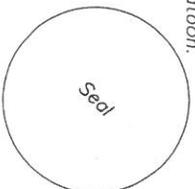
February 11, 2015

Saskatchewan Land Surveyor



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

Community Services Department

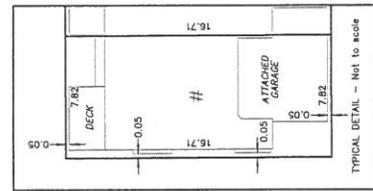


PLAN OF PROPOSED SURFACE
BARE LAND CONDOMINIUM FOR
PARCEL G
PLAN NO. 102184972
S.E. 1/4 SEC. 25
TWP. 36, RGE. 6, W. 3RD MER.
SASKATOON, SASKATCHEWAN
SCALE 1:500



Dimensions shown are in metres and decimale thereof.
Buildings to be constructed are wholly within the proposed unit boundaries as shown.
All areas not designated with a unit number are common property.
Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 2.854 ha (6.541 ac.).
Distances shown are approximate and may vary from the final plan of survey by ± 1.0m.
 3.0m Proposed SaskEnergy Easement.

Seal
T.R. Webb April 27th 2015
Saskatchewan Land Surveyor



Approved under the provisions of the
City of Saskatoon
Date
Community Services Department



11th STREET WEST

Reg'd Plan No. ER 5101

Reg'd Plan No. ER 5101

Plan No. 10200225
DD

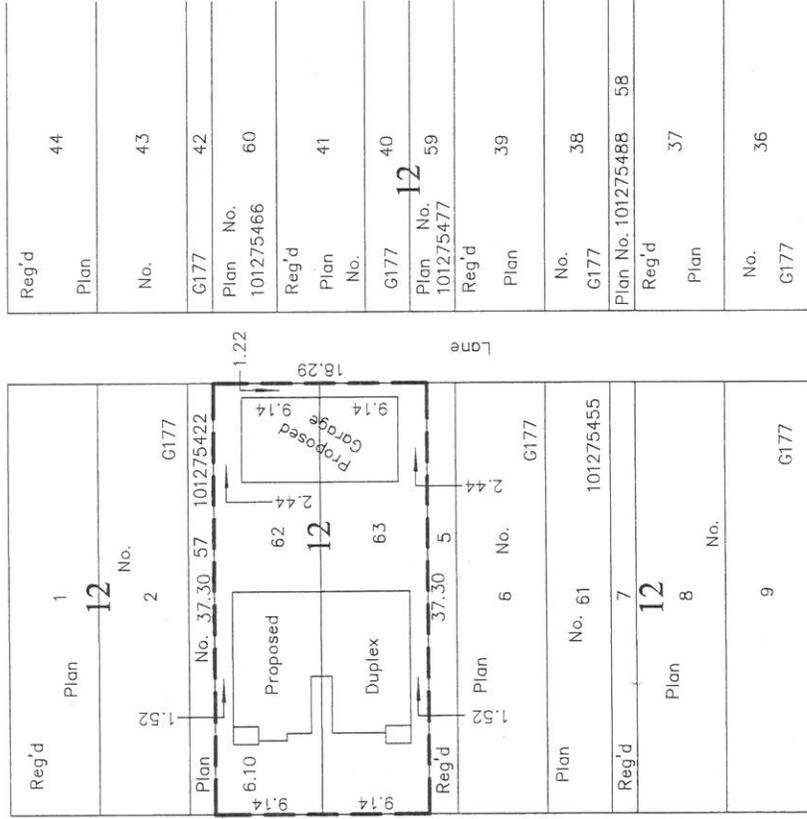
Reg'd Plan
A
No. 63522564

AVENUE

MUNROE

HILLIARD

STREET



PLAN OF PROPOSED
 SUBDIVISION OF
 LOTS 3 & 4, BLOCK 12
 REG'D PLAN NO. G177 &
 LOT 56, BLOCK 12
 PLAN NO. 101275444
 2205 MUNROE AVENUE
 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 0.07± ha
 (0.17± ac.).

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

T.R. Webb
 T.R. Webb March 12, 2015
 Saskatchewan Land Surveyor

S

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

Date _____
 Director of Planning & Development Division

Prepared by

 © 2015
 15-2786sc

Land Use Applications Received by the Community Services Department For the Period Between May 14, 2015 to July 2, 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 May 14, 2015 to July 2, 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 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 – July 20, 2014/kt

Land Use Applications Received by the Community Services Department For the Period Between May 14, 2015 to July 2, 2015

The following applications have been received and are being processed:

Condominium

- | | |
|-------------------------|---|
| • Application No. 7/15: | 343 70 th Street (Six New Units) |
| Applicant: | Webb Surveys for Six Guys Ventures Ltd. |
| Legal Description: | Lot 19, Block 933, Plan No. 102100543 |
| Current Zoning: | IH |
| Neighbourhood: | Marquis Industrial |
| Date Received: | May 27, 2015 |

- | | |
|-------------------------|--|
| • Application No. 8/15: | 602 Avenue G South (Three New Units) |
| Applicant: | Webb Surveys for Habitat for Humanity |
| Legal Description: | Lots 3 and 4, Block 50, Plan No. G1684 |
| Current Zoning: | RM2 |
| Neighbourhood: | King George |
| Date Received: | June 3, 2015 |

- | | |
|-------------------------|--|
| • Application No. 9/15: | 4014 Arthur Rose Avenue (Nine New Units) |
| Applicant: | Webb Surveys for Sheray Enterprises Ltd. |
| Legal Description: | Lot 6, Block 278, Plan No. 102193444 |
| Current Zoning: | IH2 |
| Neighbourhood: | Marquis Industrial |
| Date Received: | June 3, 2015 |

- | | |
|-------------------------|--|
| • Application No.10/15: | 3718 8 th Street East (70 New Units) |
| Applicant: | Webster Surveys for Providence Developments Ltd. |
| Legal Description: | Parcel AA, Plan No. 101317485 |
| Current Zoning: | RM3 |
| Neighbourhood: | Wildwood |
| Date Received: | June 8, 2015 |

- | | |
|--------------------------|--|
| • Application No. 11/15: | 210 Rajput Way (16 New Units) |
| Applicant: | Webb Surveys for Newrock Developments Inc. |
| Legal Description: | Unit 1, Plan No. 102187278 |
| Current Zoning: | RMTN |
| Neighbourhood: | Evergreen |
| Date Received: | June 9, 2015 |

- Application No. 12/15
 Applicant:
 Legal Description:
 Current Zoning:
 Neighbourhood:
 Date Received:
- Application No. 13/15:
 Applicant:
 Legal Description:
 Current Zoning:
 Neighbourhood:
 Date Received:

1301/1305 Idylwyld Drive North
 Larson Surveys for Zdravko Besermenji
 Lots 1,2 & 3, Block 16, Plan No. F5509 and
 Lot 42, Block 16, Plan No. 101450584
 B3
 Mayfair
 June 10, 2015

110 - 170 Phelps Way
 Larson Surveys for GDP Astoria Project
 Parcel J, Plan No. 102109711
 RM3
 Rosewood
 June 11, 2015

Discretionary Use

- Application No. D3/15:
 Applicant:
 Legal Description:
 Current Zoning:
 Proposed Use:
 Neighbourhood:
 Date Received:
- Application No. D4/15:
 Applicant:
 Legal Description:
 Current Zoning:
 Proposed Use:
 Neighbourhood:
 Date Received:
- Application No. D5/15:
 Applicant:
 Legal Description:
 Current Zoning:
 Proposed Use:
 Neighbourhood:
 Date Received:
- Application No. D6/15:
 Applicant:
 Legal Description:
 Current Zoning:
 Proposed Use:
 Neighbourhood:
 Date Received:

3120 Caen Street
 Jeff Nattress, Laneway Suites
 Lot 5, Block 1, Plan No. G792 and G652
 R2
 Garage Suite
 Montgomery Place
 May 14, 2015

201 Maple Street
 Shelley LePoudre
 Lot 26, Block 16, Plan No. F532
 R2
 Garage Suite
 Exhibition
 May 19, 2015

600 Queen Street
 Saskatoon Downtown Youth Centre
 Lot 19, Block 4, Plan No.98SA35499
 M2
 Child Care Centre
 City Park
 May 26, 2015

321 Hugo Avenue
 Jeff Nattress, Laneway Suites
 Lot 45, Block 25, Plan No. G18
 R2
 Garage Suite
 Varsity View
 June 10, 2015

- Application No. D7/15: 134 Avenue O South
 Applicant: Sanctum Care Group Inc.
 Legal Description: Lot 19, Block 31, Plan No. F5554
 Current Zoning: R2
 Proposed Use: Type II Care Home
 Neighbourhood: Pleasant Hill
 Date Received: June 16, 2015

Rezoning

- Application No. Z22/15: 530, 532, 534, and 538 Avenue F South
 Applicant: Shift Development Inc.
 Legal Description: Lot 35, and 37 - 40, Block 34, Plan No. G1685; and
 Lot 36, Block 34, Plan No. 101467986
 Current Zoning: RM3 by Agreement
 Proposed Zoning: Amendment to RM3 by Agreement
 Neighbourhood: Riversdale
 Date Received: May 21, 2015

Subdivision

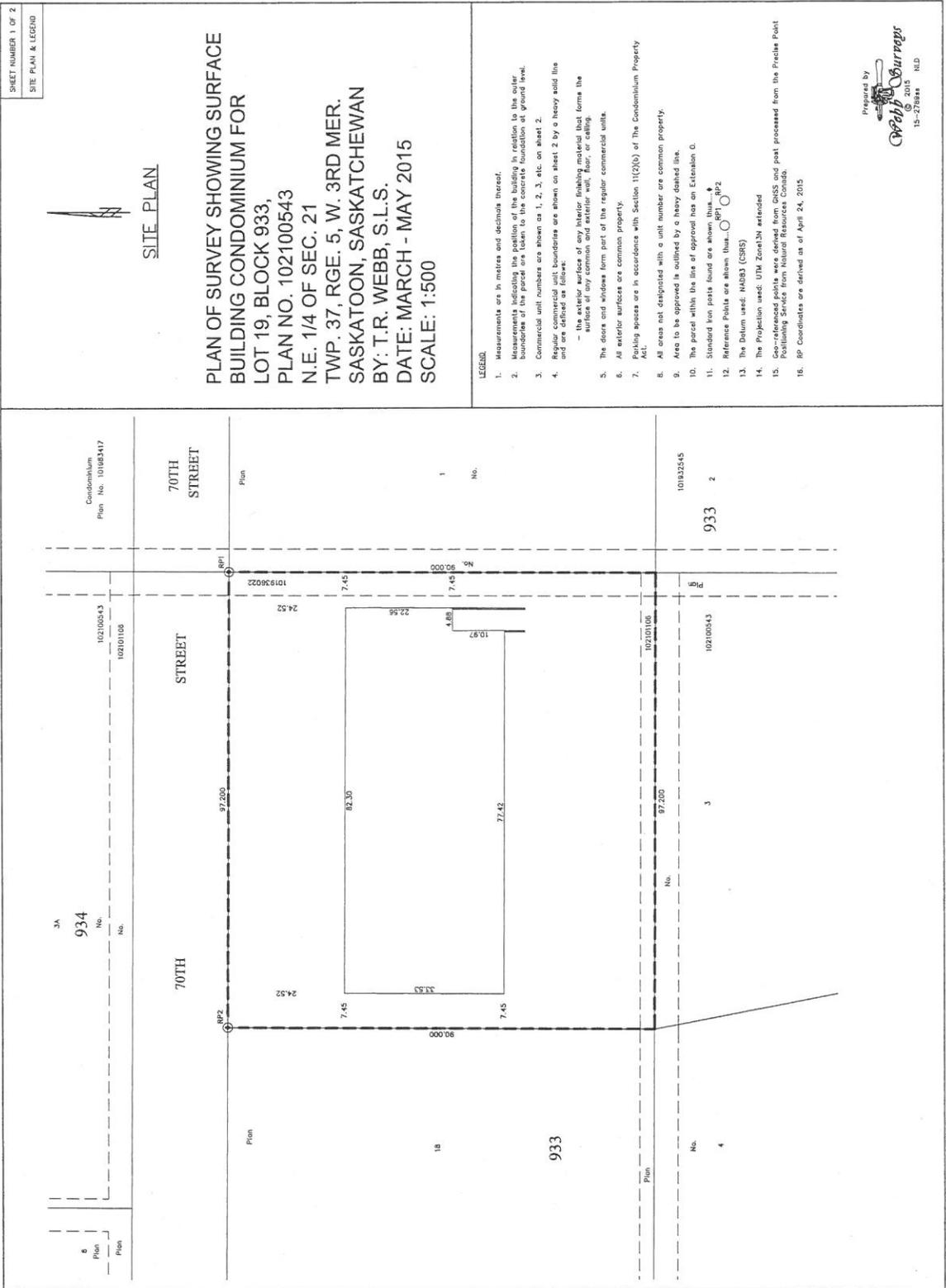
- Application No. 27/15: 125 Cree Crescent
 Applicant: Meridian Surveys for 101038088 Sask. Ltd.
 Legal Description: Part of Lot 9 all Lot 10, Block 914, Plan No.82S30513
 Current Zoning: M3
 Neighbourhood: Lawson Heights
 Date Received: May 20, 2015
- Application No. 28/15: Aspen Ridge
 Applicant: Altus Geomatics for City of Saskatoon
 Legal Description: Part of LS3 and E. ½ Section 18-37-4 W3M
 Current Zoning: FUD
 Neighbourhood: Aspen Ridge
 Date Received: May 21, 2015
- Application No. 29/15: West of Yarrow Youth Farm
 Applicant: Meridian Surveys for Zang Brothers Development Corporation
 Legal Description: Part S.E. ¼ Section 3-37-6 W3M
 Current Zoning: FUD
 Neighbourhood: Blairmore
 Date Received: May 25, 2015

- Application No. 30/15: 1533 Prince of Wales Avenue
 Applicant: Altus Geomatics for Andrew Benjamin Machnee
 Legal Description: Lot 18, Block 6, Plan No. I196
 Current Zoning: R2
 Neighbourhood: North Park
 Date Received: May 25, 2015
- Application No. 31/15: Kensington Boulevard/33rd Street
 Applicant: Meridian Surveys for Saskatoon Land
 Legal Description: Part Parcel A, Plan 98SA07556 and
 LS3 Sec. 2-37-6 W3M
 Current Zoning: R1A
 Neighbourhood: Kensington
 Date Received: May 26, 2015
- Application No. 32/15: 1502 - 1504 7th Avenue North
 Applicant: Larson Surveys Ltd. For Mark Kelleher
 Legal Description: Lots 69 and 70, Block 3, Plan No. H1377
 Current Zoning: R2
 Neighbourhood: North Park
 Date Received: June 4, 2015
- Application No. 33/15: 840 4th Street East
 Applicant: Webster Surveys for L. Weisgerber and A. Cowburr
 Legal Description: Lots 19 and 20, Block 4, Plan No. G186
 Current Zoning: R2
 Neighbourhood: Haultain
 Date Received: June 8, 2015
- Application No. 34/15: 460 and 802 Melville Street
 Applicant: Webb Surveys for Vaughn Wyant Investments
 Legal Description: Lots 20 and 21, Block 536, Plan 102176872
 Current Zoning: IL1
 Neighbourhood: CN Industrial
 Date Received: June 8, 2015
- Application No. 35/15: 1203 - 1205 Munroe Avenue
 Applicant: Larson Surveys for David Stuckel
 Legal Description: Lots 13, 23, and 24, Block 21, Plan No. I2414
 Current Zoning: R2
 Neighbourhood: Haultain
 Date Received: June 26, 2015

Application No. 36/15:	1220 Pringle Way
Applicant:	Webb Surveys for North Prairie Developments
Legal Description:	Parcel HH, Plan No. 102147285
Current Zoning:	RMTN
Neighbourhood:	Stonebridge
Date Received:	June 30, 2015

Attachments

1. Plan of Proposed Condominium No. 7/15
2. Plan of Proposed Condominium No. 8/15
3. Plan of Proposed Condominium No. 9/15
4. Plan of Proposed Condominium No. 10/15
5. Plan of Proposed Condominium No. 11/15
6. Plan of Proposed Condominium No. 12/15
7. Plan of Proposed Condominium No. 13/15
8. Plan Of Proposed Discretionary Use No. D3/15
9. Plan Of Proposed Discretionary Use No. D4/15
10. Plan Of Proposed Discretionary Use No. D5/15
11. Plan Of Proposed Discretionary Use No. D6/15
12. Plan Of Proposed Discretionary Use No. D7/15
13. Plan of Proposed Rezoning No. Z22/15
14. Plan of Proposed Subdivision No. 27/15
15. Plan of Proposed Subdivision No. 28/15
16. Plan of Proposed Subdivision No. 29/15
17. Plan of Proposed Subdivision No. 30/15
18. Plan of Proposed Subdivision No. 31/15
19. Plan of Proposed Subdivision No. 32/15
20. Plan of Proposed Subdivision No. 33/15
21. Plan of Proposed Subdivision No. 34/15
22. Plan of Proposed Subdivision No. 35/15
23. Plan of Proposed Subdivision No. 36/15



SHEET NUMBER 1 OF 2
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE
BUILDING CONDOMINIUM FOR
LOTS 3 & 4, BLOCK 50
REG'D PLAN NO. G1684
S.E. 1/4 OF SEC. 29
TWP. 36, RGE. 5, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: JULY 2014
SCALE: AS SHOWN

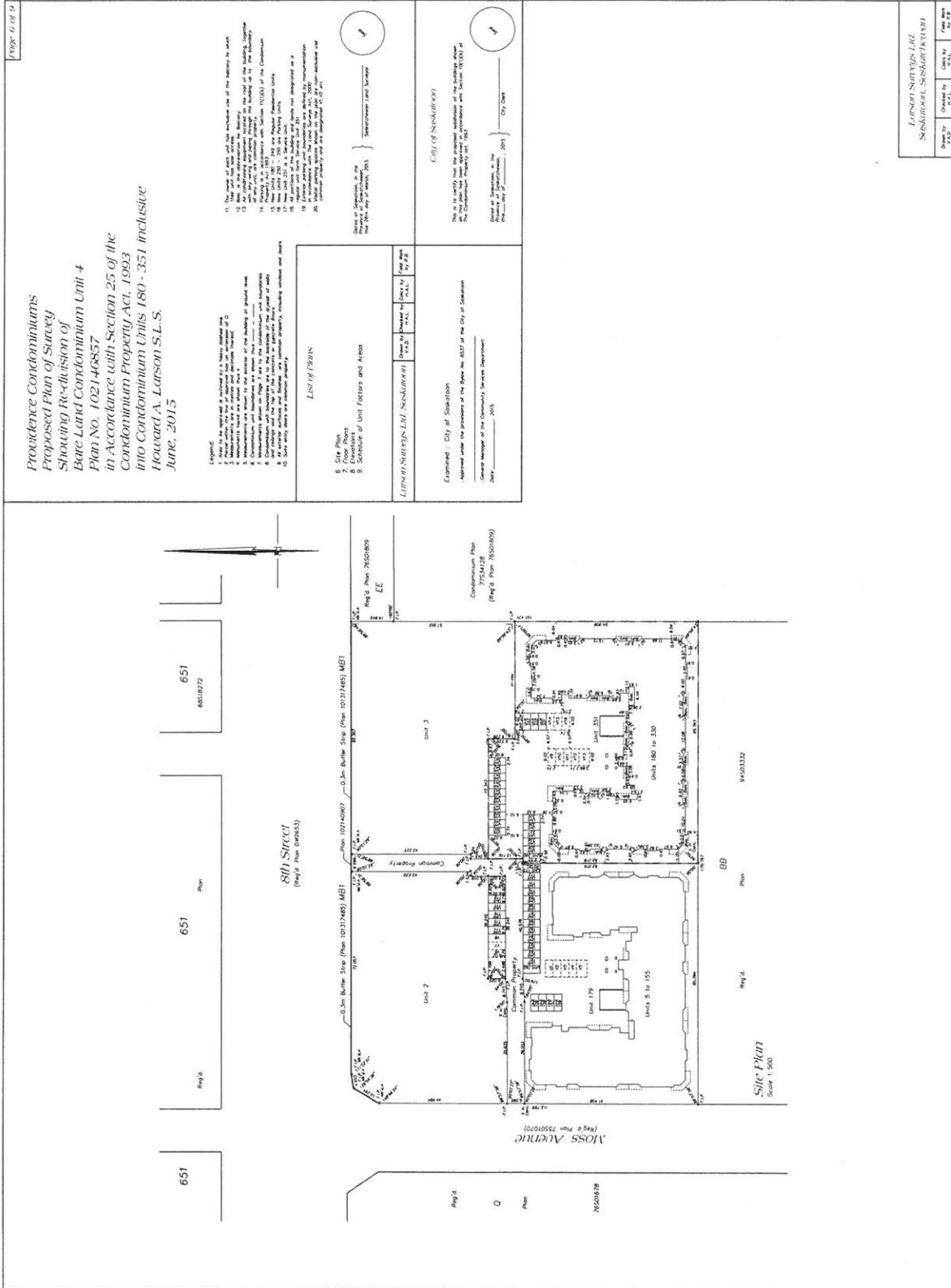
- LEGEND:**
1. Measurements are in metres and decimals thereof.
 2. Measurements indicating the position of the building in addition to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
 3. Residential unit numbers are shown as 1, 2, 3 on sheet 2.
 4. Regular residential unit boundaries are shown on Sheet 2 by a heavy solid line and are defined as follows:
 - the exterior surface of any interior finishing material that forms the surface of any common area exterior wall, floor, or ceiling.
 - the doors and windows form part of the regular residential units.
 5. All exterior surfaces are common property.
 6. The owner of each regular residential unit shall have exclusive use of that balcony that unit has sole access.
 7. Parking spaces are in accordance with Section 11(1)(c) of the Condominium Property Act.
 8. Parking spaces shown on Sheet 1 are designated P1, P2, P3, etc.
 9. Visitor parking space shown on Sheet 1 is designated as V1.
 10. All areas not designated with a unit number are common property.
 11. Area to be approved is outlined by a heavy dashed line.
 12. The parcel within the line of approval has an Extension 0.
 13. Standard iron posts found are shown thus unless otherwise shown... ♦
 14. Reference Points are shown thus... ○ RP1 ○ RP2
 15. The Datum used: NAD83 (CSRS98)
 16. The Projection used: UTM Zone13N extended
 17. Geo-referenced points were derived from GNSS and post processed from the Precise Positioning Services from Natural Resources Canada
 18. RP Coordinates are derived as of July 24, 2014



17th STREET
SITE PLAN
SCALE 1:200



1	REG'D	PLAN	NO.	27
2	REG'D	PLAN	NO.	27
3	REG'D	PLAN	NO.	27
4	REG'D	PLAN	NO.	27
5	REG'D	PLAN	NO.	27
6	REG'D	PLAN	NO.	27
7	REG'D	PLAN	NO.	27



PPS #102187278
Approved: 30-Mar-2015

SHEET NUMBER 1 OF 1

**PLAN OF SURVEY SHOWING
SURFACE BARE LAND
CONDOMINIUM FOR
PARCEL S,
PLAN NO. 102135024
N.W. 1/4 SEC. 7
TWP. 37, RGE. 4, W. 3RD MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: JANUARY 2015
SCALE: 1:500**

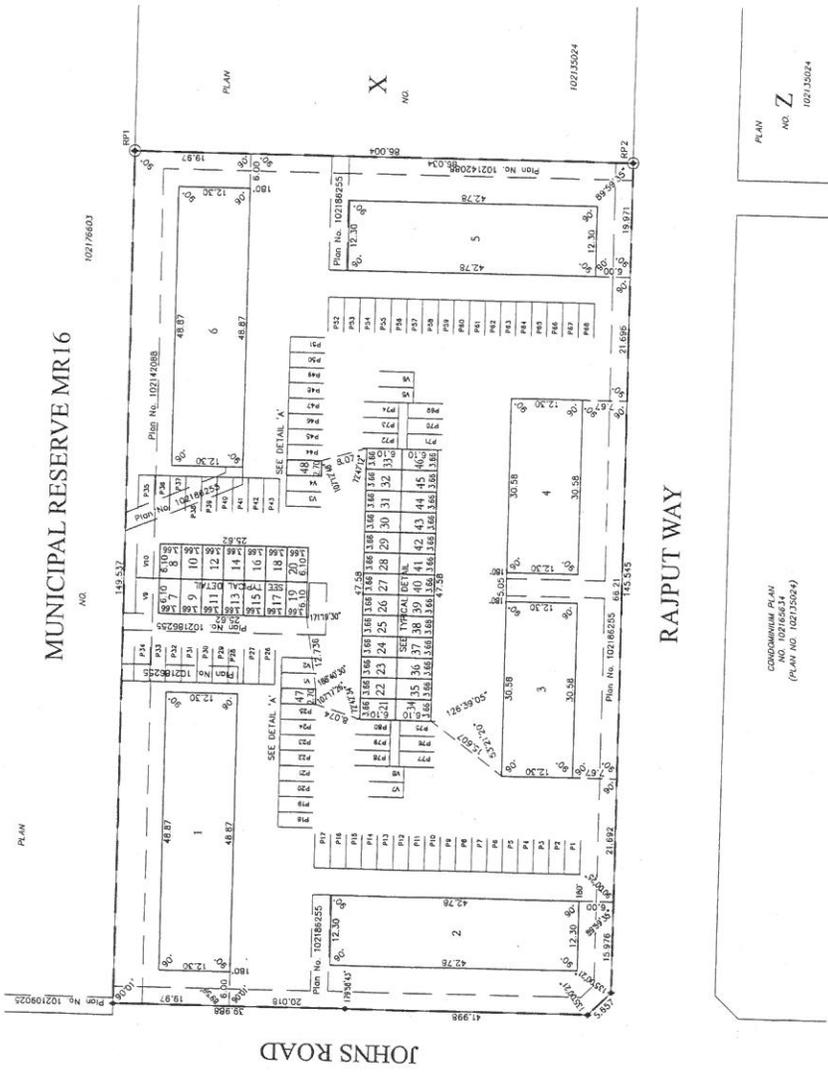
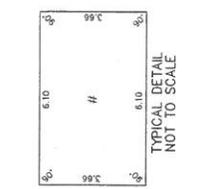
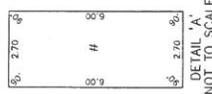
Legend

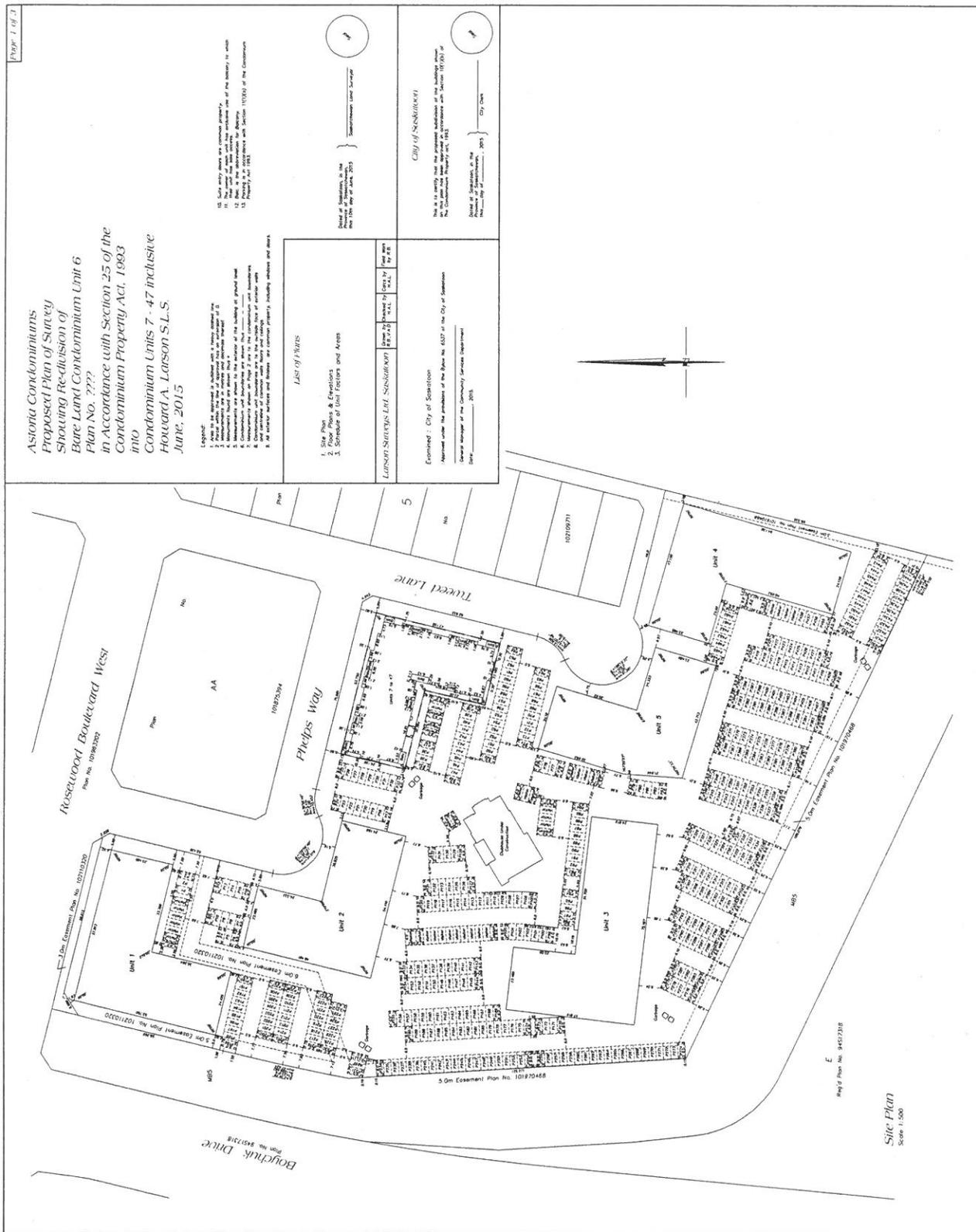
1. Unit boundaries are shown as thick solid lines.
2. Unit numbers are shown as 1, 2, 3, etc. on the plan.
3. Unit boundaries are defined by the measurements in accordance with The Land Surveyors Act.
4. The proposed development is shown as a heavy solid line.
5. All areas not designated with a unit number are common property.
6. The area to be surveyed is outlined as shown.
7. The area of the proposed development is outlined as shown.
8. The area of the proposed development is outlined as shown.
9. The area of the proposed development is outlined as shown.
10. The area of the proposed development is outlined as shown.
11. The area of the proposed development is outlined as shown.
12. The area of the proposed development is outlined as shown.
13. The area of the proposed development is outlined as shown.
14. The area of the proposed development is outlined as shown.
15. The area of the proposed development is outlined as shown.

UNIT FACTOR SCHEDULE

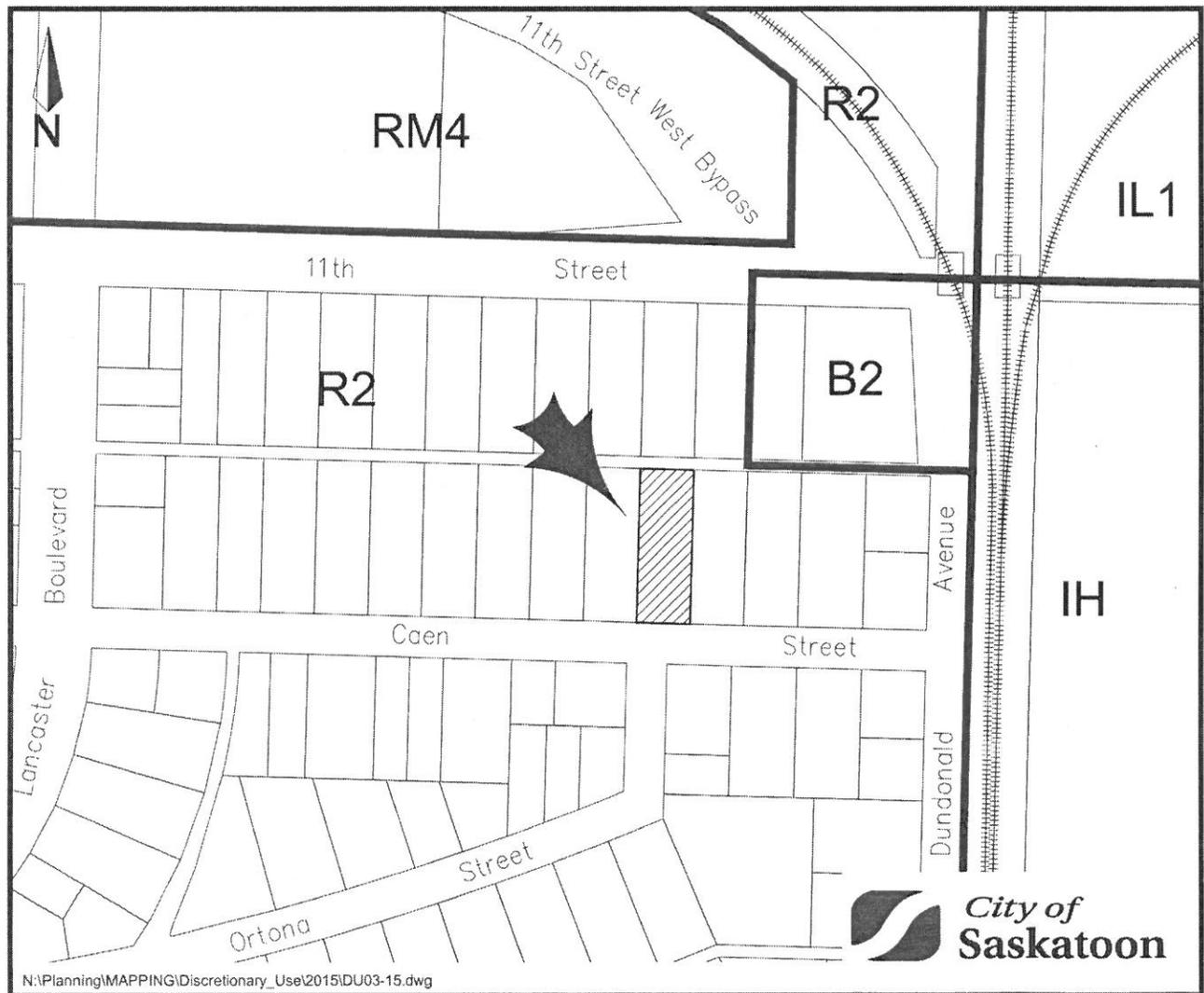
UNIT #	TYPE OF UNIT	UNIT FACTOR	UNIT	OTHER
1	PARSONS	1.00	1	
2	PARSONS	1.00	2	
3	PARSONS	1.00	3	
4	PARSONS	1.00	4	
5	PARSONS	1.00	5	
6	PARSONS	1.00	6	
7	PARSONS	1.00	7	
8	PARSONS	1.00	8	
9	PARSONS	1.00	9	
10	PARSONS	1.00	10	
11	PARSONS	1.00	11	
12	PARSONS	1.00	12	
13	PARSONS	1.00	13	
14	PARSONS	1.00	14	
15	PARSONS	1.00	15	
16	PARSONS	1.00	16	
17	PARSONS	1.00	17	
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51	PARSONS	1.00	51	
52	PARSONS	1.00	52	
53	PARSONS	1.00	53	
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97	PARSONS	1.00	97	
98	PARSONS	1.00	98	
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100	PARSONS	1.00	100	

Prepared by
Webb
S.L.S.
© 2015
14-2026m B.F.

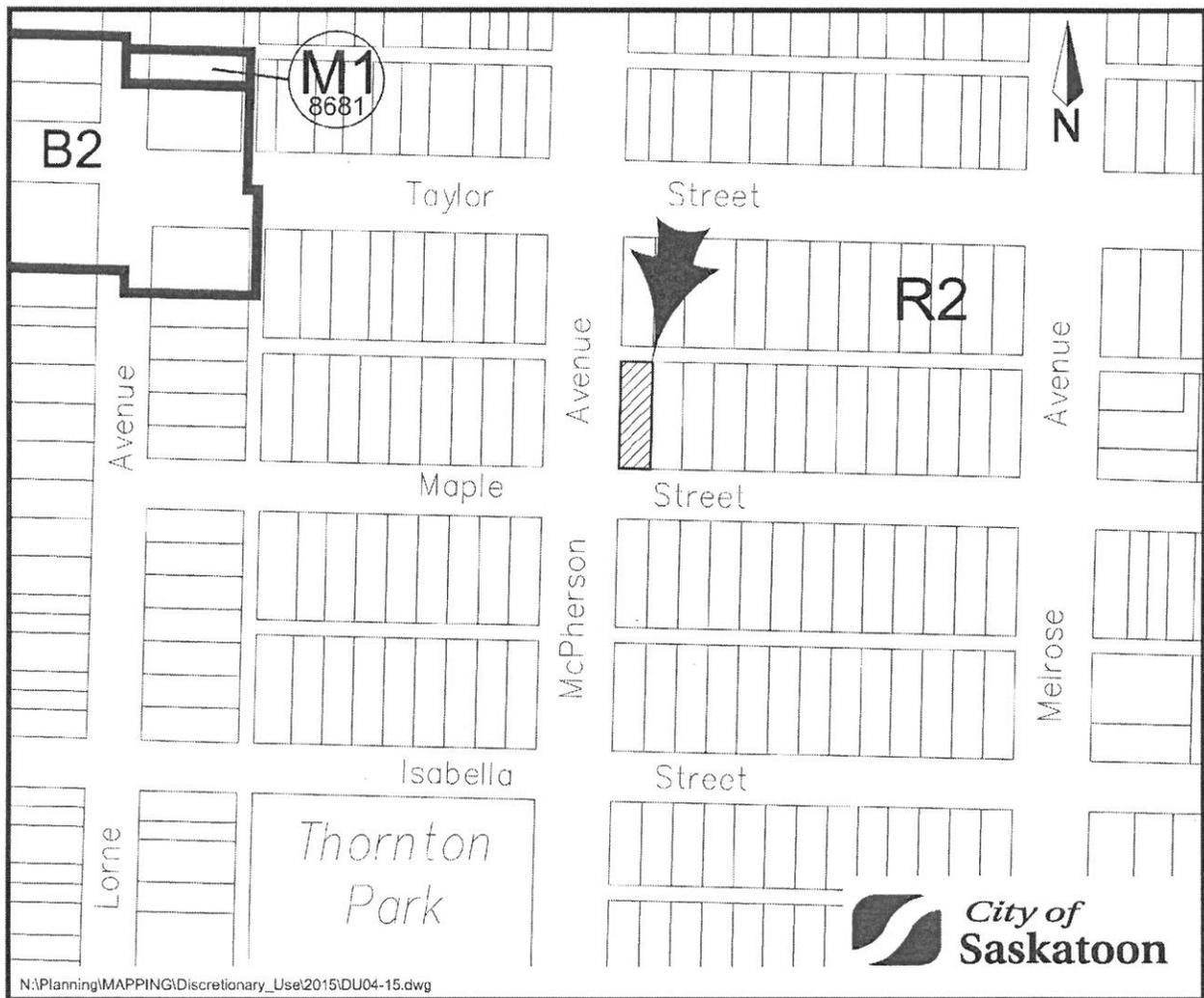




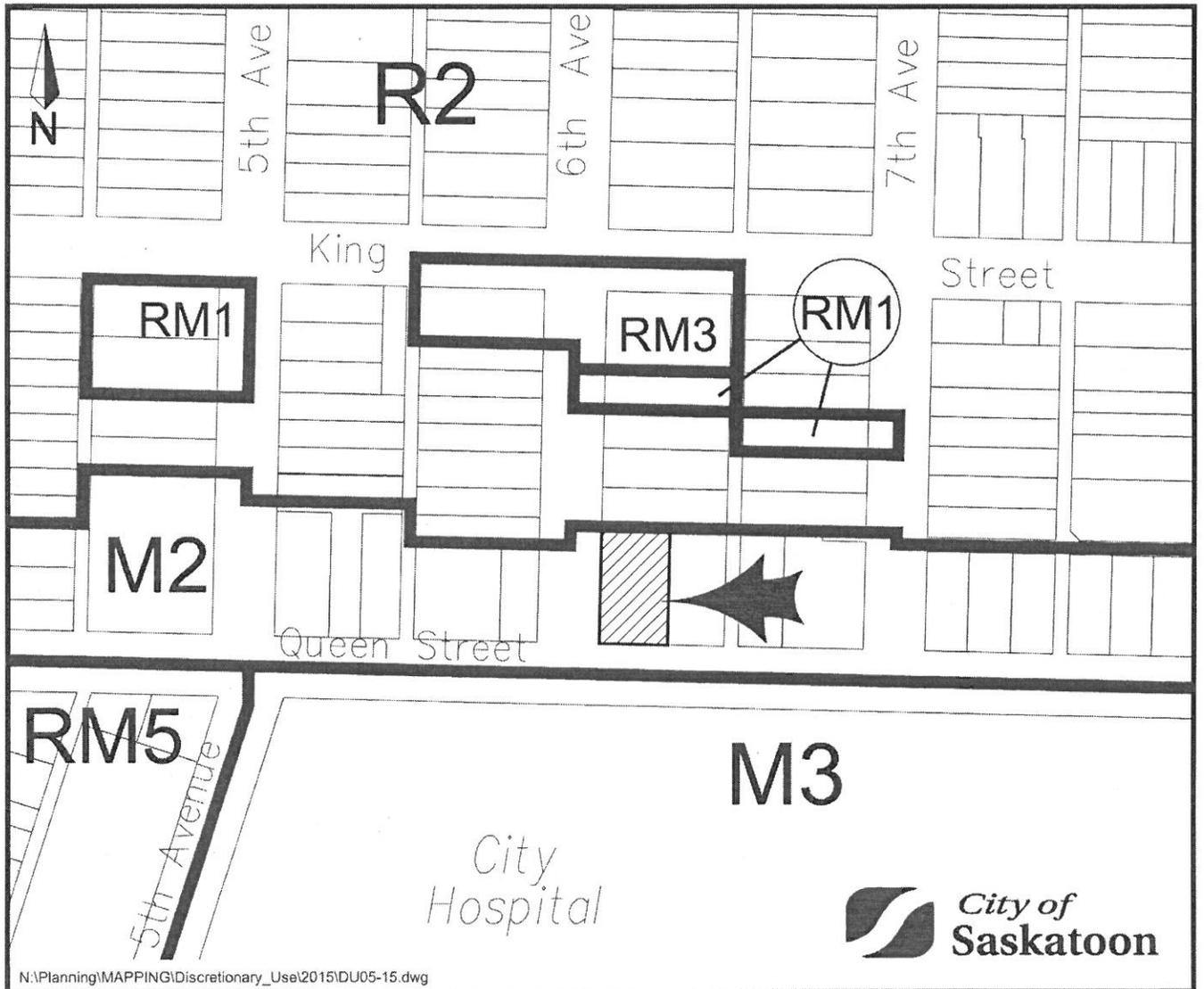
Plan of Proposed Discretionary Use No. D3/15



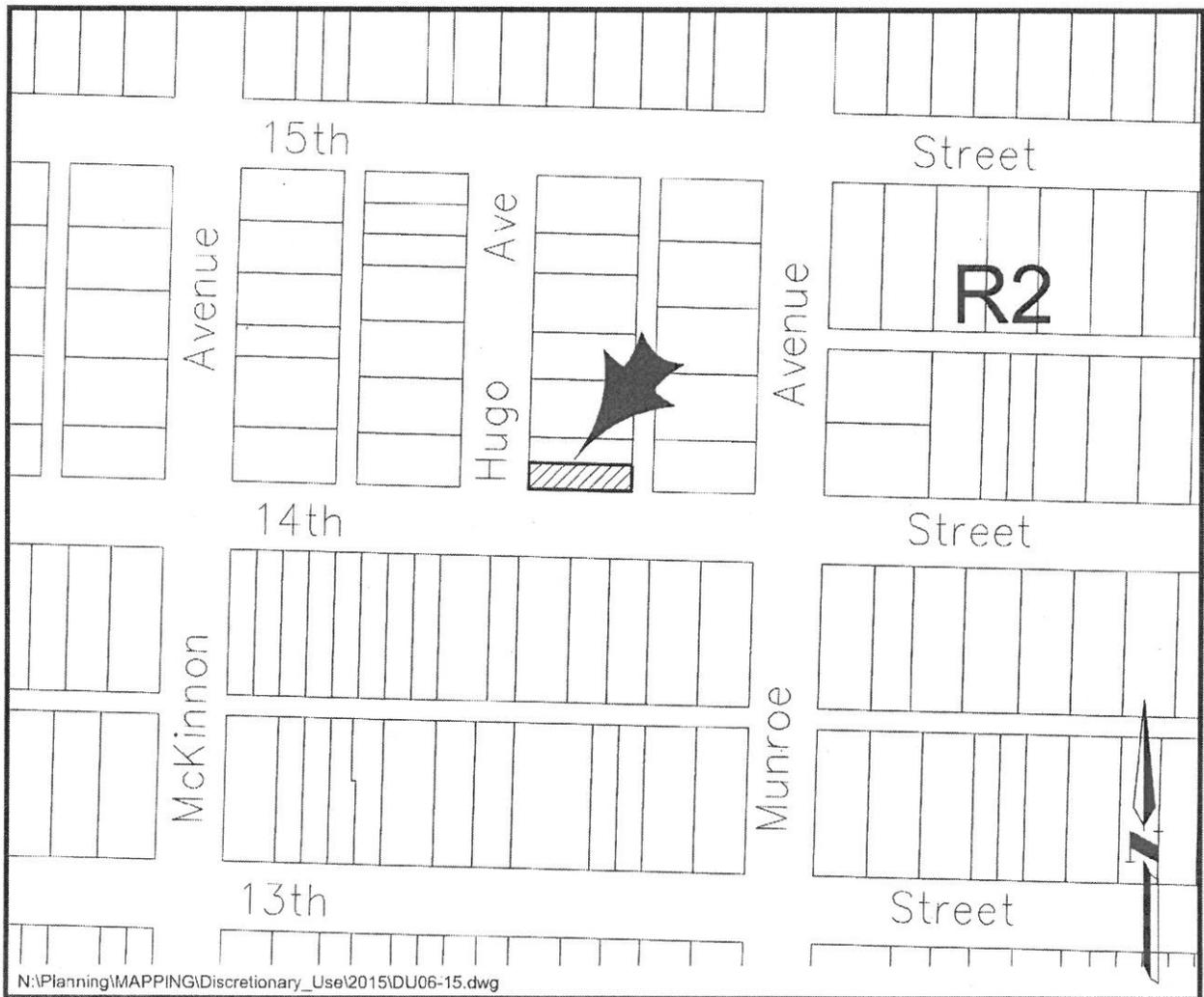
Plan of Proposed Discretionary Use No. D4/15



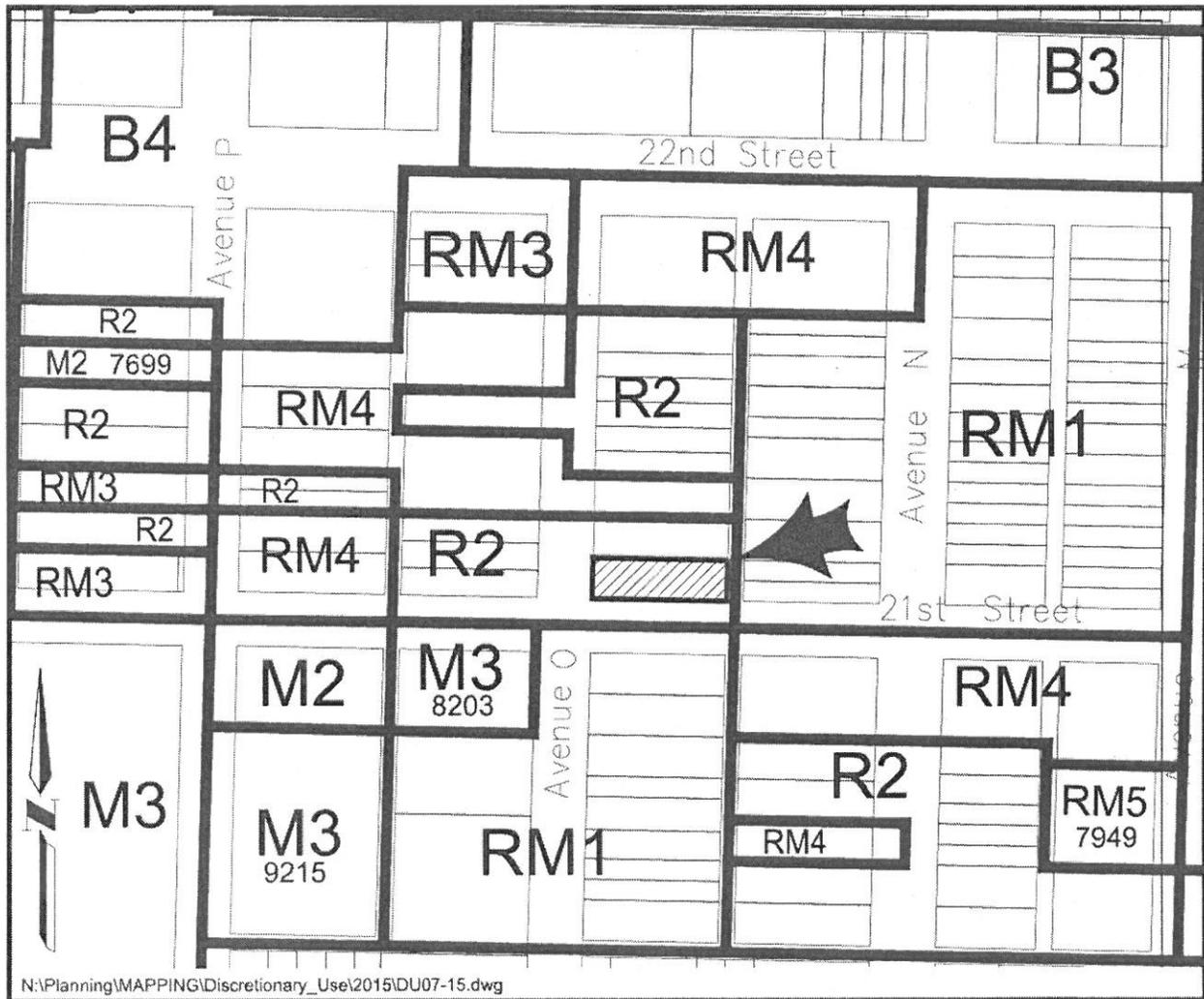
Plan of Proposed Discretionary Use D5/15



Plan of Proposed Discretionary Use No. D6/15



Proposed Discretionary Use No. D7/15

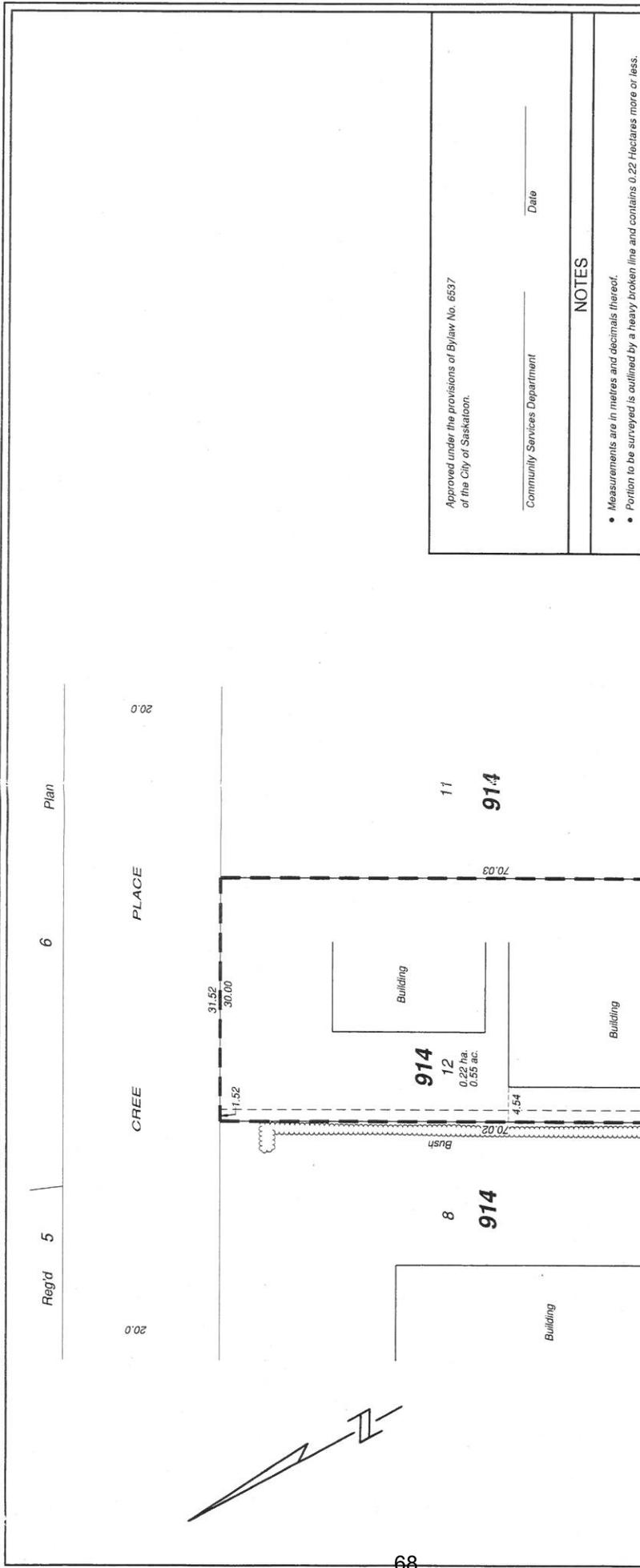




PROPOSED ZONING AMENDMENT

 Amendment to RM3 by Agreement

File No. RZ22-2015



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

Community Services Department _____ Date _____

NOTES

- Measurements are in metres and decimals thereof.
- Portion to be surveyed is outlined by a heavy broken line and contains 0.22 Hectares more or less.
- Distances are approximate and could change by 2m.

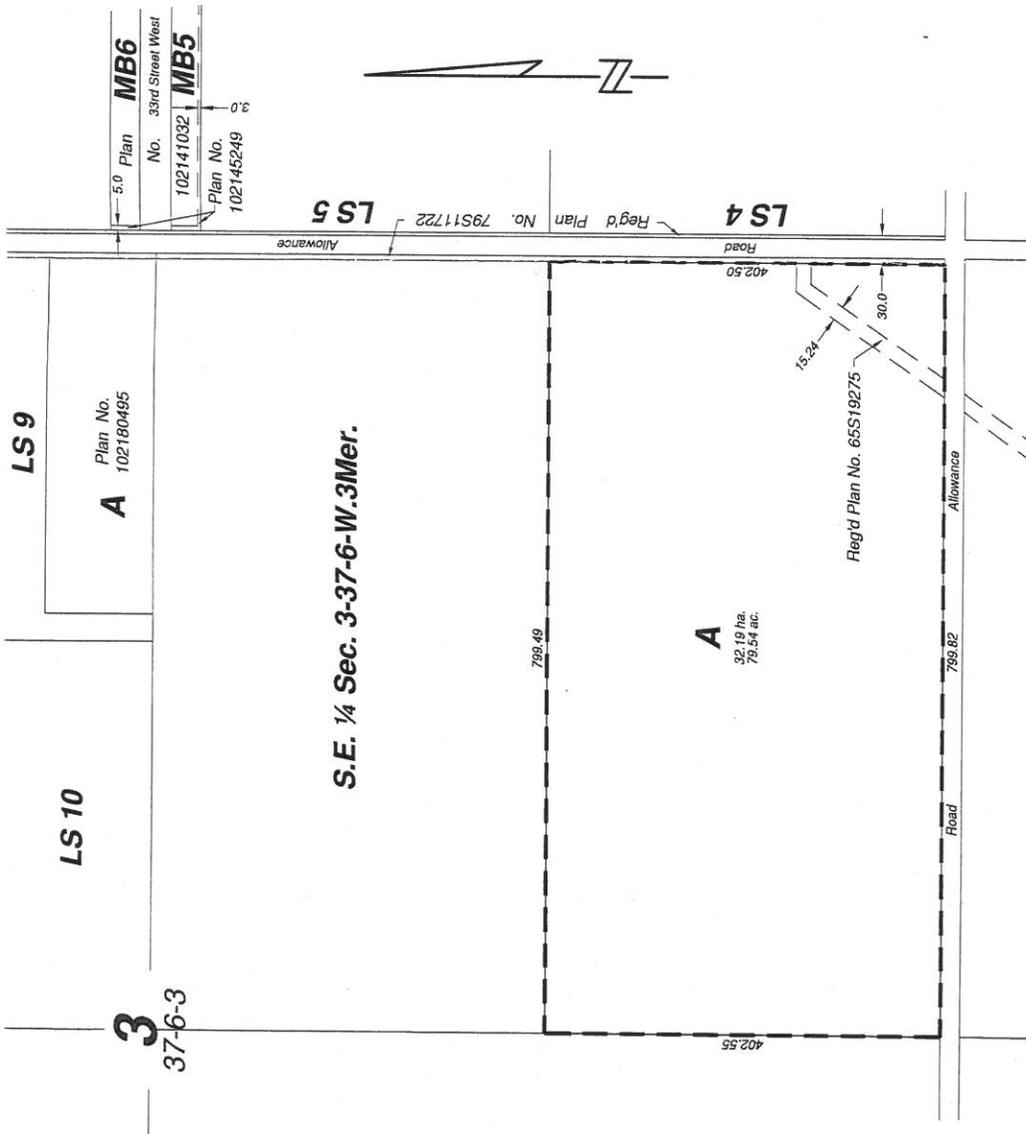
PLAN OF PROPOSED SUBDIVISION
 showing subdivision of all of
 Lot 10 and part of Lot 9
 Block 914 - Reg'd Plan No. 82S30513
Saskatoon
SASKATCHEWAN
 Scale 1:500

No.	Date	Revision

Drawn By: <i>ifm</i>	Checked By: <i>dte</i>	Date: April 15, 2015	File No: S15054	Drawing Name: S1505-Dev.dwg	Rev: 0
----------------------	------------------------	----------------------	-----------------	-----------------------------	--------

Examined and Approved: _____
April 30, 2015
 Date
APRIL 29 2015
 Date

By: _____
 SASKATCHEWAN LAND SURVEYOR



NOTES

- Measurements are in metres and decimals thereof.
- Standard road allowances shown in this plan are 20.117m in width.
- Portion to be surveyed is outlined by a heavy broken line and contains 32.19 Hectares
- Distances are approximate and could change by 10m.

PLAN OF PROPOSED SUBDIVISION
 showing subdivision of all of
 S.E. 1/4 Sec. 3 - Twp. 37 - Rge. 6 - W3Mer.
Saskatoon
SASKATCHEWAN
 Scale 1:5000

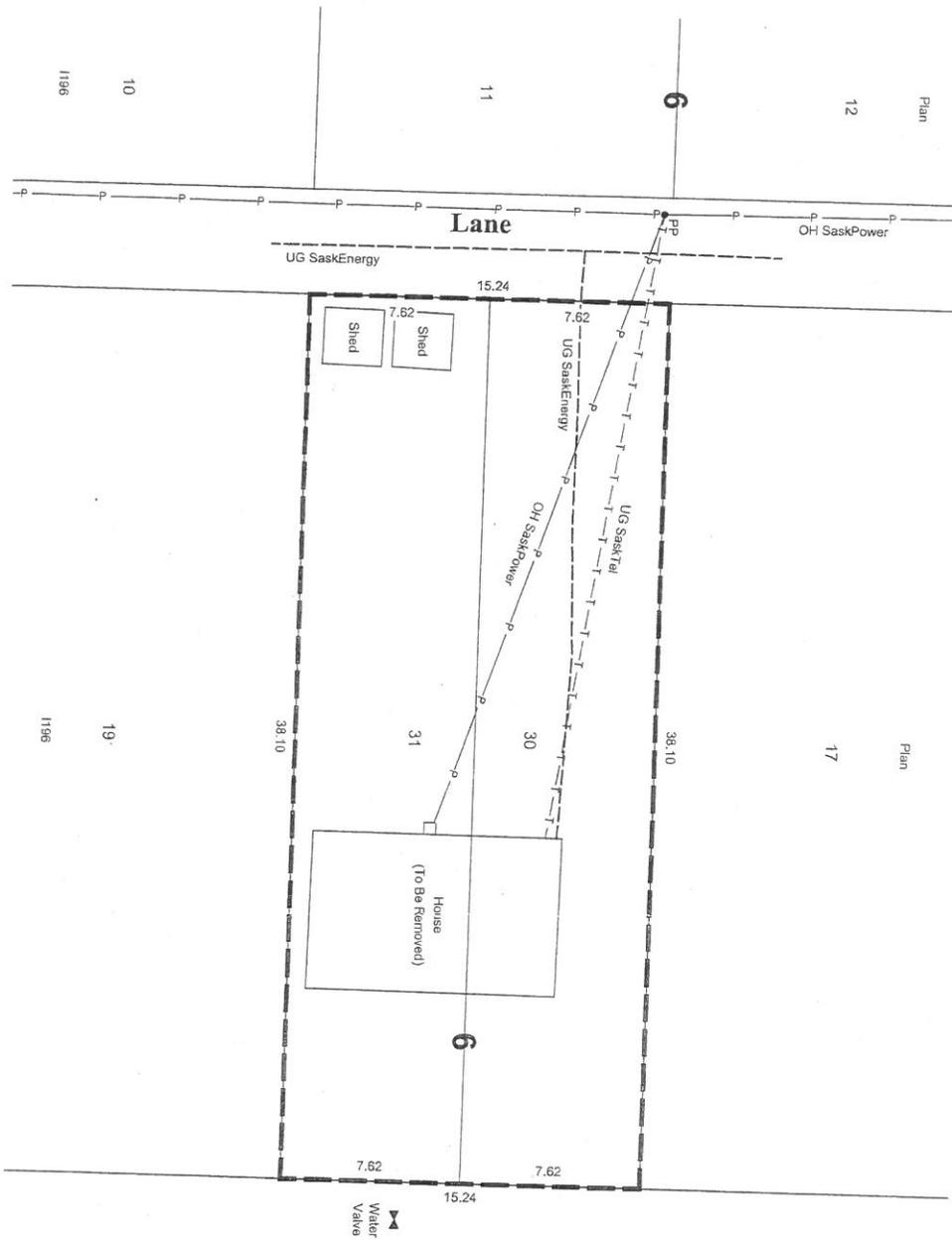
No.	Date	Revision

Drawn By:	Checked By:	Date:	File No.:	Drawing Name:	Rev.:
	mjr	February 9, 2015	S15016	S15016Dev.dwg	0

Examined and Approved:
 Zhang Bros. Development Corp.
[Signature]
 Representative

Date: Feb 11, 2015

By: *[Signature]*
 SASKATCHEWAN LAND SURVEYOR



Prince of Wales Avenue



PLAN OF PROPOSED SUBDIVISION

of All of
Surface Parcel # 1/19004689

Lot 18, Block 6, Plan 1/196

S.W. 1/4 Sec. 3 - Twp. 37 - Rge. 5 - W3Mer.

City of Saskatoon

Saskatchewan

D.L. Codling, S.L.S.

2015

Scale 1:200

OWNER(S):

Andrew Benjamin Machnee

Measurements are in metres and decimals thereof.
Measurements are approximate and may vary by ±0.30m.
Area to be approved is outlined in bold dashed line
and contains 0.06 ha (0.14 acs).

REV.	Issued	April 2, 2015	AM - DT - MM
	REVISION	DATE	INITIALS
Job No.:	184941	File:	
Preliminary Survey:	April 1, 2015		

Dated at Saskatoon in the Province of Saskatchewan this 8th day of April, 2015.

Saskatchewan Land Surveyor



Altus Geomatics
Limited Partnership

Toll Free: 1-800-465-8233
www.altusgeomatics.com

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. 2015.

PENDING

APPR

S 3 Sec. 2-37-6-W.3Mer.

MR4
0.001 ha
0.003 ac

107

MUNICIPAL RESERVE

MR3

109

102144844

BENTLEY MANOR

Kensington Boulevard

MUNICIPAL RESERVE

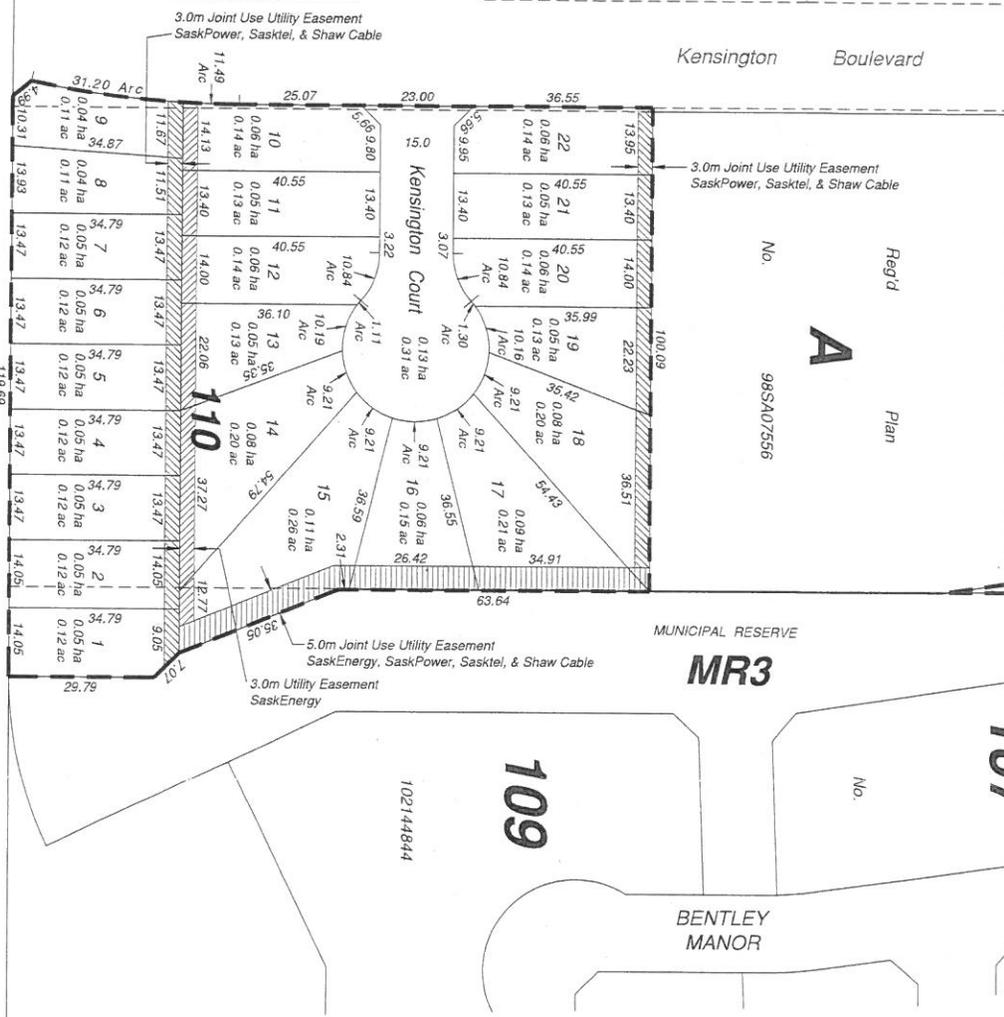
MR3

BENTLEY MANOR

20.117

33rd Street (Road Allowance)

20.117



NOTES

- Measurements are in metres and decimals thereof.
- Standard road allowances shown in this plan are 20.117m in width.
- Portion to be surveyed is outlined by a heavy broken line and contains 1.42 Hectares more or less.
- Title to the dedicated lands shown hereon is to issue to the City of Saskatoon, Saskatchewan, S.K. S7K 0J5

KENSINGTON

PLAN OF PROPOSED SUBDIVISION

Showing subdivision of part of
Parcel A - Reg'd Plan No. 98SA07556
& L.S. 3 Sec. 2 - Twp. 37 - Rge. 6 - W.3Mer.
Saskatoon, SASK.
Scale 1:1000

By:

SASKATCHEWAN LAND SURVEYOR

Examined and Approved:

Representative - West Canadian Development Kensington Project Ltd.
Owner - L.S. Sec. 27 Twp. 37 - Rge. 6 - W.3Mer.
Lakhinder Singh Khatri
Owner - Parcel A - Reg'd Plan No. 98SA07556

Date: Aug 2014
Date: July 19/14

No.	Date	Revision	Rev. By	Chd. By
1	2014/08/08	Finalize plan onto smaller sheet, change street name to Kensington Court.	mjm	bc
2	2014/09/16	Show proposed utility easements.	mjm	bc

Drawn By: gar Date: May 23, 2014 File No: S14079 Drawing Name: S14079Dev/R2.dwg Rev: 2 Meridian Surveys Ltd.

Saskatoon

Plan of Proposed Subdivision
of Lots 69 and 70, Block 3,
Reg'd Plan No. H1377
in the S.E. 1/4 Sec. 4,
Twp. 37, Rge. 5, W.3 Mer.
Saskatchewan
by Howard A. Larson, S.L.S.
2015

Scale 1:1000

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

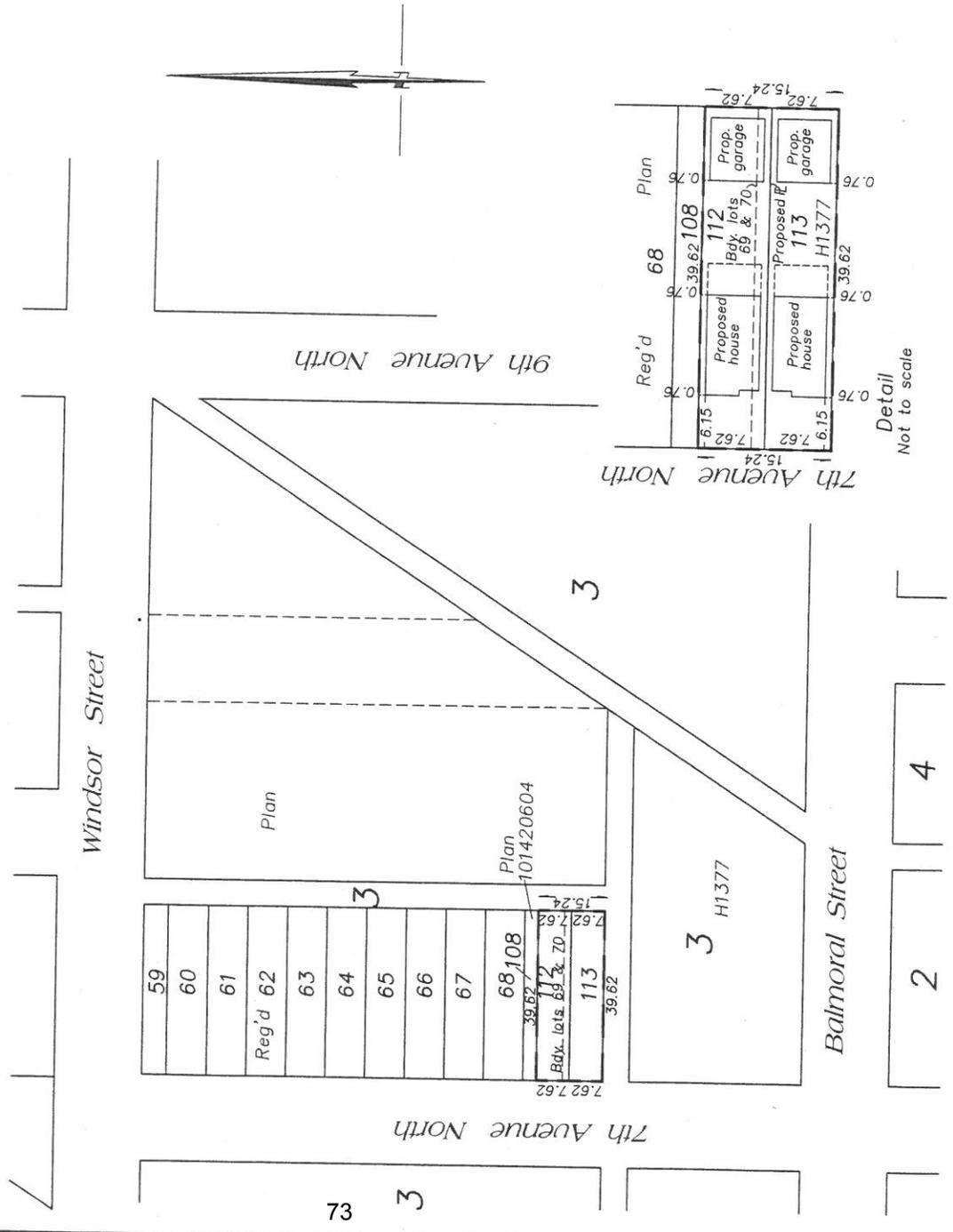
April 30, 2015

Saskatchewan Land Surveyor

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

Community Services Department

Larson Surveys Ltd., Saskatoon



9th Avenue North

7th Avenue North

Windsor Street

Balmoral Street

Plan

Plan 101420604

Plan

Detail
Not to scale

73

3

3

3

H1377

2

4

1

59

60

61

Reg'd 62

63

64

65

66

67

68/108

112

113

39.62

7.62

15.24

7.62

7.62

15.24

7.62

7.62

15.24

7.62

68

112

Proposed house

Proposed house

Prop. garage

Prop. garage

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

68

112

Prop. garage

Prop. garage

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

0.76

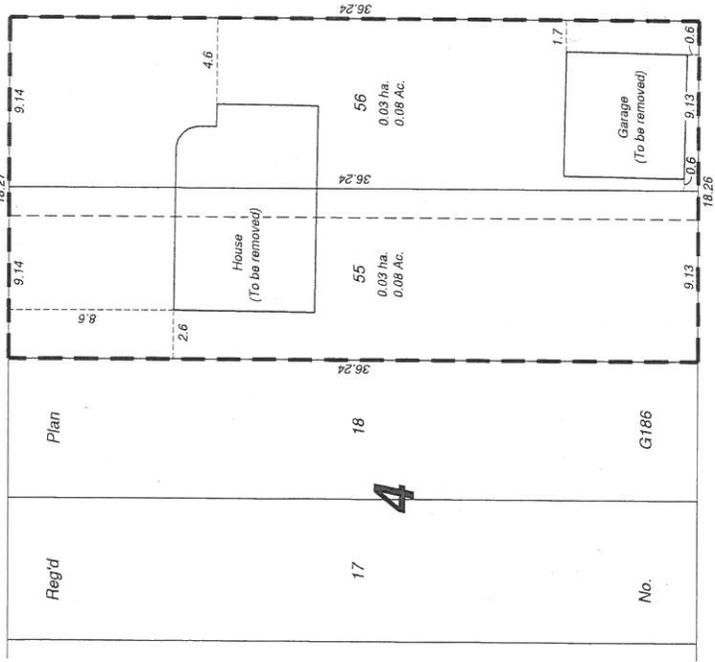
0.76

0.76

0.76

0.76

0.76

<p>EXAMINED: CITY OF SASKATOON : Approved under the Provisions of Bylaw No. 6537 of the City of Saskatoon</p> <p>General Manager of the Community Services Department</p> <p>Date: _____, A.D. 2015.</p> <p>Examined and Approved:</p> <p style="text-align: center;"><i>[Signature]</i> Arlene Cowburn, Owner, 1/2 Interest Lots 19 & 20, Block 4, Reg'd Plan No. G186</p> <p style="text-align: center;"><i>[Signature]</i> Lee Waisorther, Owner, 1/2 Interest Lots 19 & 20, Block 4, Reg'd Plan No. G186</p> <p>Date: <u>May 4, 2015</u></p> <p>Date: <u>May 5, 2015</u></p>	<div style="text-align: center;">  <p>ALBERT AVENUE</p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;"> <p>4th STREET</p> </div> <p style="text-align: center;">PLAN OF PROPOSED SUBDIVISION showing subdivision of all of Lots 19 & 20 - Block 4 - Reg'd Plan No. G186 in N.E. 1/4 Sec. 21 - Twp. 36 - Rge. 5 - W3rdMer. Saskatoon</p> <p style="text-align: center;">SASKATCHEWAN Scale 1:250</p> <p>By: <i>[Signature]</i> SASKATCHEWAN LAND SURVEYOR</p> <p>NOTES</p> <ul style="list-style-type: none"> • Measurements are in metres and decimals thereof. • Portion to be surveyed is outlined by a heavy broken line and contains 0.06 hectares more or less. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>No.</td> <td>Date</td> <td>Revision</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn By:</td> <td>Checked By:</td> <td>Date:</td> <td>File No.</td> <td>Drawing Name:</td> </tr> <tr> <td>mky</td> <td>mgr</td> <td>April 27, 2015</td> <td>SW15064</td> <td>SW15064Dev.dwg</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Revision				Drawn By:	Checked By:	Date:	File No.	Drawing Name:	mky	mgr	April 27, 2015	SW15064	SW15064Dev.dwg					
No.	Date	Revision																				
Drawn By:	Checked By:	Date:	File No.	Drawing Name:																		
mky	mgr	April 27, 2015	SW15064	SW15064Dev.dwg																		

PLAN OF PROPOSED
 CONSOLIDATION OF
 LOTS 20 & 21, BLOCK 536
 PLAN NO 102176872
 NE 1/4 SEC 9-
 TWP 36-RGE 5-W 3RD MER
 SASKATOON, SASK.
 SCALE 1:1500

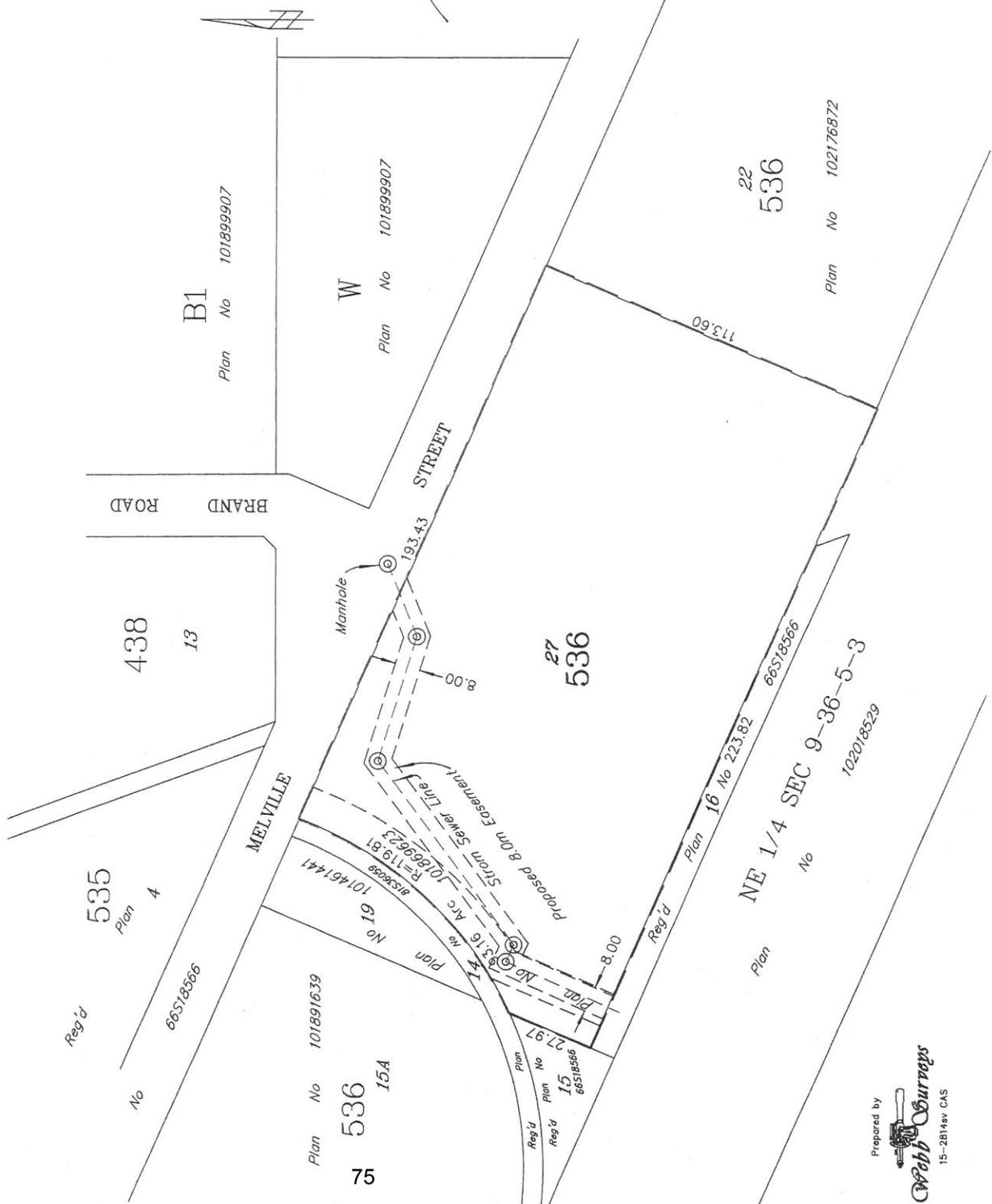
[Signature]
 I.R. Webb June 24th, 2015
 Saskatchewan Land Surveyor

Seal

Dimensions shown are in metres and decimals thereof and may vary from the final plan of survey by 0.05± metres.
 Portion of this plan to be registered is outlined in red with a bold, dashed line and contains 2.36± ha (5.83± ac.)

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

Date _____
 Director of Planning and Development
 Division



Saskatoon
 Plan of Proposed Subdivision
 of Lots 13, 23 and 24, Blk. 21,
 Reg'd Plan No. 12414
 in the N.W. 1/4 Sec. 22,
 Twp. 36, Rge. 5, W.3 Mer.
 Saskatchewan
 by Howard A. Larson, S.L.S.
 May, 2015

Scale 1:800

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

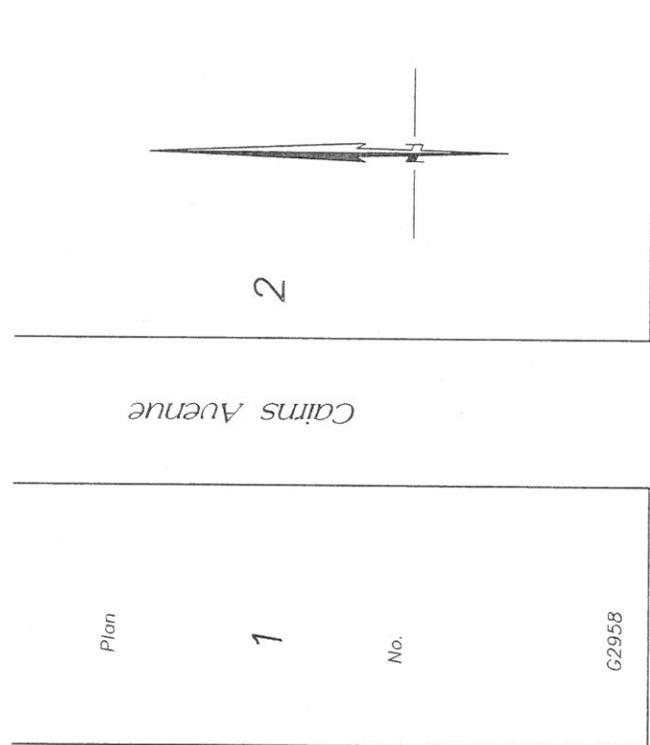
May 20, 2015

Howard A. Larson
 Saskatchewan Land Surveyor

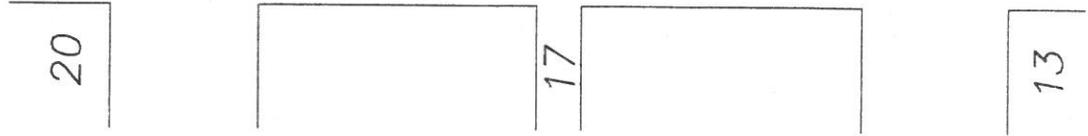
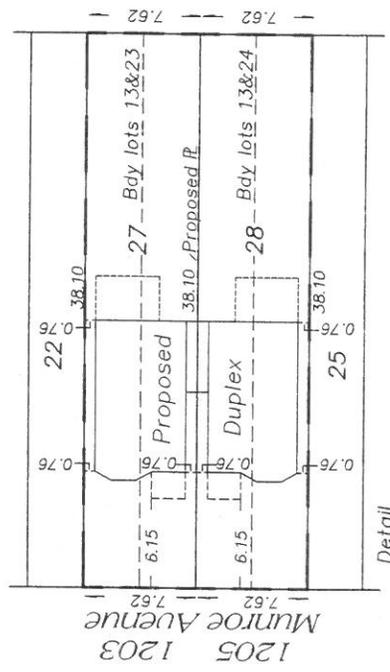
Approved under the provisions of Bylaw
 number 6537 of the City of Saskatoon.

Community Services Department

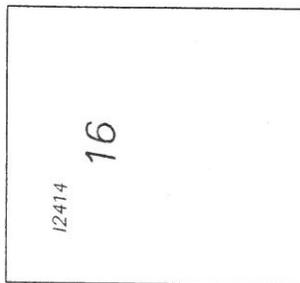
Larson Surveys Ltd., Saskatoon



Plan 21	101456760
Plan 11	10
Plan 38.10	22 101456771
Plan 38.10	27 101456782
Proposed R.	38.10
Plan 38.10	28 101456782
Plan 38.10	25 101456805
See Detail 15 21	
No.	16
No.	17
No.	18
No.	19
No.	20



7th Street East



Munroe Avenue

**LIVING STONE TOWNHOMES
PLAN OF PROPOSED SURFACE
BARE LAND CONDOMINIUM FOR
PARCEL HH,
PLAN NO. 102147285
S.W. 1/4 SEC. 11
TWP. 36, RGE. 5, W. 3RD MER.
1220 PRINGLE WAY
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.**

SCALE 1:500

Dimensions shown are in metres and decimals thereof.
Constructed buildings or buildings to be constructed are wholly within the proposed unit boundaries as shown.

All unit boundaries are a minimum of 0.30m outside of buildings.

All areas not designated with a unit number are common property.

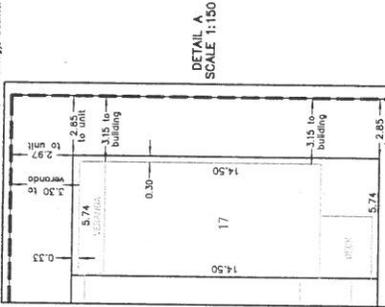
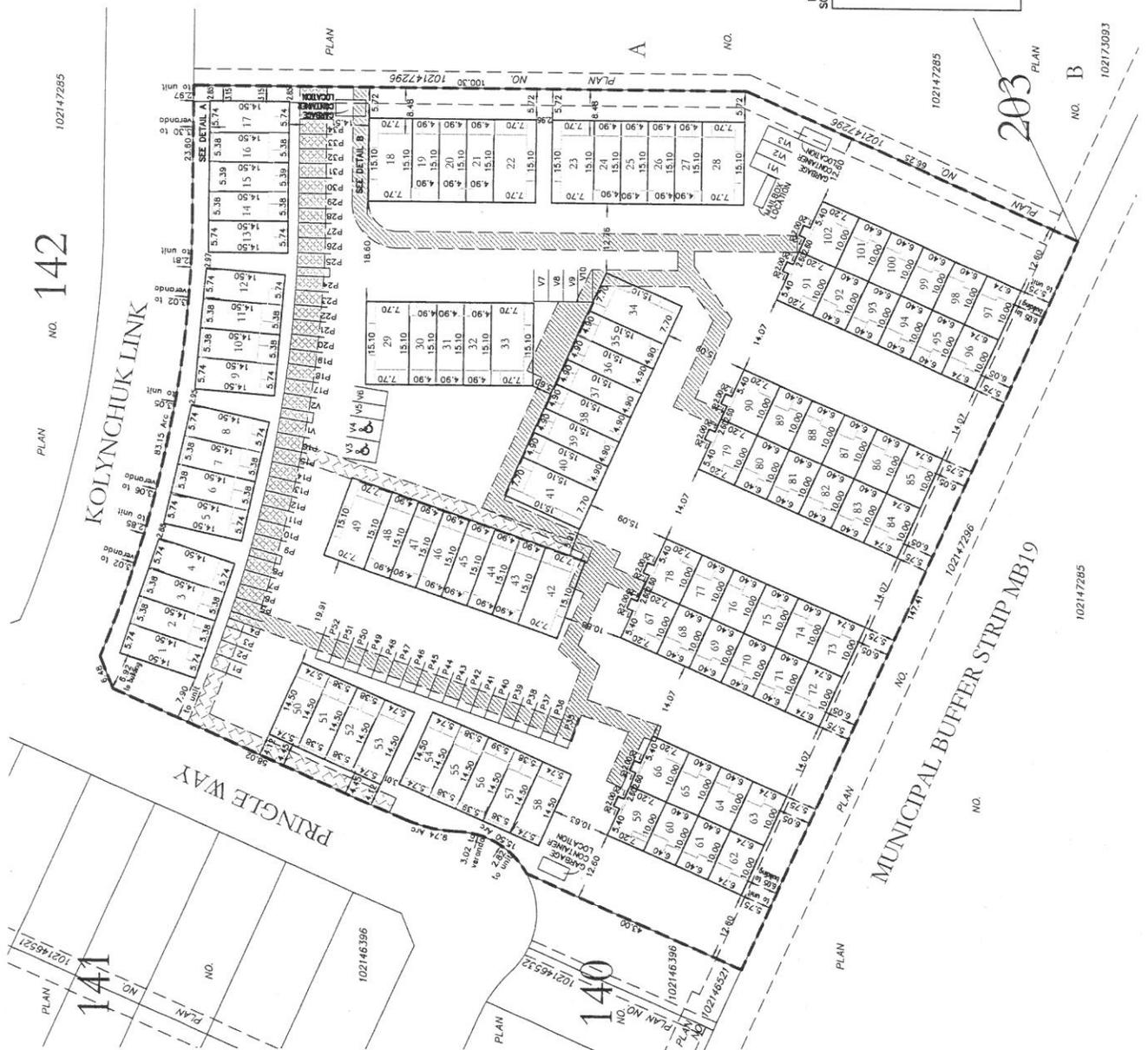
Portion of this plan to be approved is outlined with a bold, dashed line and contains 1,842 ha (4,781 ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 1.0m.

Proposed 3.0m Joint Use Utility Easement for SasePower, SaskTel and Shaw Cable

Proposed 3.0m SaseEnergy Easement

Proposed 5.0m Joint Use Utility Easement for SasePower, SaseEnergy, SaskTel and Shaw Cable



Approved under the provisions of
The Survey Act, S.S. 2015
City of Saskatoon

Prepared by
T.R. Webb
Saskatchewan Land Surveyor

June 25th, 2015
15-2772an 8.F

Community Services Department

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, June 22, 2015:

- a. Proposed Official Community Plan Amendment and Rezoning from R2 to MX1 – 318 and 320 Avenue F South – Applicant: Dr. Ryan Meili
- b. Proposed Rezoning – Brighton Neighbourhood – Phases 1, 2 and 3
Applicant: Dream Development
- c. Proposed Rosewood Neighbourhood Concept Plan and Proposed Rezoning – Village Square – Applicant: Saskatoon Land
- d. Zoning Text Amendment – Shipping Container Regulations
Applicant: Community Services Department