



**PUBLIC AGENDA  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, September 20, 2016, 12:00 p.m.  
Committee Room A, Second Floor, City Hall  
Members:**

- Ms. J. Braden, Chair (Public)**
- Dr. C. Christensen, Vice-Chair (Public)**
- Councillor R. Donauer**
- Ms. D. Bentley (Public)**
- Mr. S. Betker (Public)**
- Mr. A. Douma (Public)**
- Ms. D. Fracchia (Public)**
- Mr. J. Jackson (Public)**
- Mr. S. Laba (Saskatoon Public Schools)**
- Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)**
- Mr. K. Martens (Public)**
- Ms. S. Smith (Public)**
- Mr. G. White (Public)**

**Pages**

**1. CALL TO ORDER**

**2. CONFIRMATION OF AGENDA**

**Recommendation**

That the agenda be approved as presented.

**3. DECLARATION OF CONFLICT OF INTEREST**

**4. ADOPTION OF MINUTES**

**Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on August 30, 2016 be adopted.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

- 7.1 Proposed Sector Plan Amendment, Official Community Plan Amendment and Rezoning - From IH to IL1 - Block 944, Marquis Industrial [File No. CK. 4351-016-012, x4125-12 and PL 4350-Z6/16]** 3 - 7

**Recommendation**

That a report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the following recommendations of the Administration:

1. That the proposed amendment to the Marquis Industrial Sector Plan, as outlined in this report, be approved;
2. That the proposed amendment to Official Community Plan Bylaw No. 8769 - Land Use Map, as outlined in this report, be approved; and
3. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

- 7.2 Discretionary Use Application - Commercial Parking Lot - 120 Avenue I South [File No. CK. 4355-016-008 and PL 4355-D10/16]** 8 - 15

**Recommendation**

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by AODBT Architecture & Interior Design, requesting permission to develop a commercial parking lot at 120 Avenue I South be approved, subject to the following conditions:

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

**8. REPORTS FROM COMMISSION**

**9. ADJOURNMENT**

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## Proposed Sector Plan Amendment, Official Community Plan Amendment and Rezoning – From IH to IL1 – Block 944, Marquis Industrial

### Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the following recommendations of the Administration:

1. That the proposed amendment to the Marquis Industrial Sector Plan, as outlined in this report, be approved;
2. That the proposed amendment to Official Community Plan Bylaw No. 8769 - Land Use Map, as outlined in this report, be approved; and
3. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

### Topic and Purpose

Applications have been submitted by Saskatoon Land requesting the following amendments relating to the sites located in the 600 blocks of 64<sup>th</sup> Street East and 66<sup>th</sup> Street East (Block 944), situated in the Marquis Industrial area:

- i. Re-designate the subject land from “Heavy Industrial” to “Light Industrial” in the Marquis Industrial Sector Plan;
- ii. Re-designate the subject land from “Heavy Industrial” to “Light Industrial” in Official Community Plan Bylaw No. 8769 - Land Use Map; and
- iii. Amend Zoning Bylaw No. 8770 to change the subject land’s zoning designation from IH – Heavy Industrial District (IH District) to IL1 – General Light Industrial District (IL1 District).

Auto Clearing Chrysler Dodge Jeep Ram (Auto Clearing), a motor vehicle dealership, intends to relocate and expand their business operations on part of the subject land. These amendments will provide a land use pattern for the area that more appropriately fits the nature of the proposed use, precludes heavy industrial uses from being established in a high profile location, and is consistent with existing land uses in the area.

### Report Highlights

1. Amendments to the Marquis Industrial Sector Plan (Sector Plan), Official Community Plan Bylaw No. 8769 (OCP) and Zoning Bylaw No. 8770 (Zoning Bylaw) are proposed to provide for light industrial development at this location.
2. The amendments will more appropriately recognize the nature of land uses in the area, and preclude heavy industrial uses from being established in a high profile location.

# Proposed Sector Plan Amendment, Official Community Plan Amendment and Rezoning – From IH to IL1 – Block 944, Marquis Industrial

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## Strategic Goal

This application supports the Strategic Goal of Sustainable Growth by providing a balanced and appropriate land use pattern in this area.

## Background

The subject land, Block 944, is located in the Marquis Industrial area and consists of 7.05 hectares (17.424 acres) of undeveloped land. Its current zoning designation is Heavy Industrial District (IH District).

The block is bound by 64<sup>th</sup> Street East to the south, 66<sup>th</sup> Street East to the north, Siemens Avenue to the west, and Faithfull Avenue to the east. Merlin Ford Lincoln and Canada West RV and Truck Centre are located to the west across Siemens Avenue, and both front Idylwyld Drive North. One block north of 66<sup>th</sup> Street East is Marquis Drive East, which will form part of the North Commuter Parkway Bridge route.

Auto Clearing is proposing to relocate and expand their business operations on approximately 2.34 hectares (5.79 acres) of the subject land adjacent to Faithfull Avenue. The block to the north, located between 66<sup>th</sup> Street East and Marquis Drive East is also proposed to be part of the Auto Clearing development and is already zoned General Light Industrial District (IL1 District). Auto Clearing is pursuing a purchase of land from Saskatoon Land for this purpose, for which a direct sale of land was approved by the Standing Policy Committee on Finance on February 8, 2016. Saskatoon Land will retain ownership of the remainder of the block.

## Report

### Sector Plan and OCP Amendment

Amendments to the Sector Plan and OCP – Land Use Map are required to re-designate the subject land from “Heavy Industrial” to “Light Industrial” to accommodate the proposed rezoning (see Attachment 1). A large supply of developable land designated for Heavy Industrial remains available elsewhere in the Marquis Industrial and Riel Industrial areas.

### Zoning Bylaw Amendment

A rezoning from IH District to IL1 District is proposed (see Attachment 2). The purpose of the IH District is to facilitate economic development through industrial activities that may have the potential for creating nuisance conditions during the normal course of operations. The purpose of the IL1 District is to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.

The IL1 District prohibits all uses of land, buildings, and industrial processes that may be noxious, injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration, or other similar substances or conditions.

### Land Use Pattern in Area

The amendment area is bordered by land zoned IL1 District to the north and west. Land located to the south and east of the subject land is zoned IH District, although much of the

## **Proposed Sector Plan Amendment, Official Community Plan Amendment and Rezoning – From IH to IL1 – Block 944, Marquis Industrial**

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area immediately to the south is undevelopable as it is occupied by a storm water retention pond.

The established motor and recreational vehicle dealerships located to the west of the subject land are commercial in nature, as will be the Auto Clearing development at the corner of Faithfull Avenue and Marquis Drive East. The profile of this location will be raised significantly by the opening of the North Commuter Parkway Bridge.

A rezoning to IL1 District aligns with the zoning of the existing motor and recreational vehicle dealerships in the area. It is an appropriate zoning designation that accommodates a compatible range of other uses that are light industrial in nature. It precludes the establishment of heavy industrial uses from being established in this high profile location.

### Comments from Other Divisions

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

### **Options to the Recommendation**

City Council could choose to deny this application and maintain the current Sector Plan, land use, and zoning designations.

### **Public and/or Stakeholder Involvement**

The proposed amendments do not represent a significant land use change for the area, and development on adjacent parcels will not be affected if approved. Other landowners in the area will be provided written notice of the amendments in advance of the public hearing at City Council.

### **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. In conjunction with the notice in The StarPhoenix, Planning and Development will notify all property owners within a 75 metre buffer of the amendment area of the public hearing date by letter.

### **Attachments**

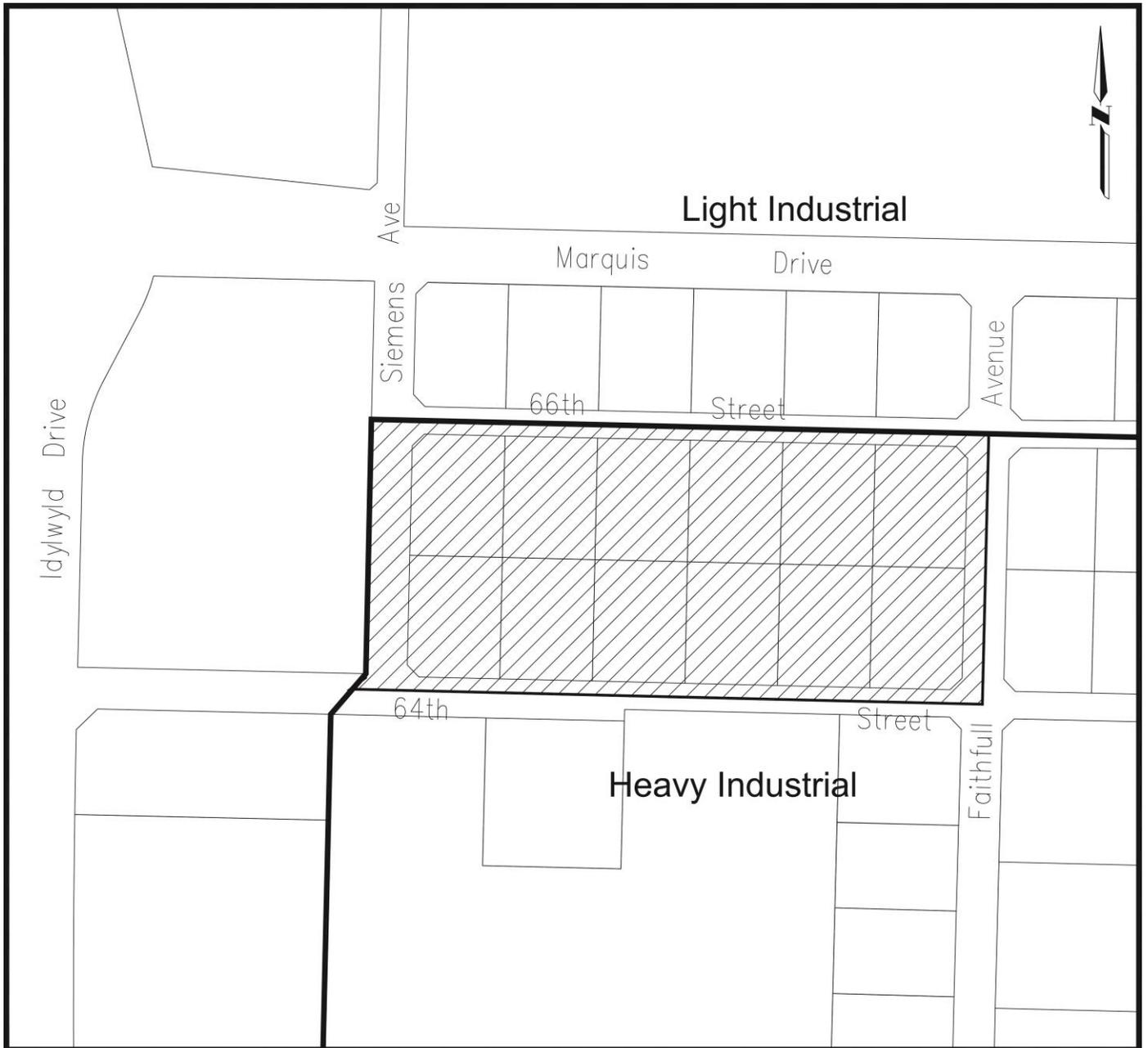
1. Location Plan – Sector Plan and Official Community Plan Amendment
2. Location Plan – Zoning Bylaw Amendment

### **Report Approval**

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

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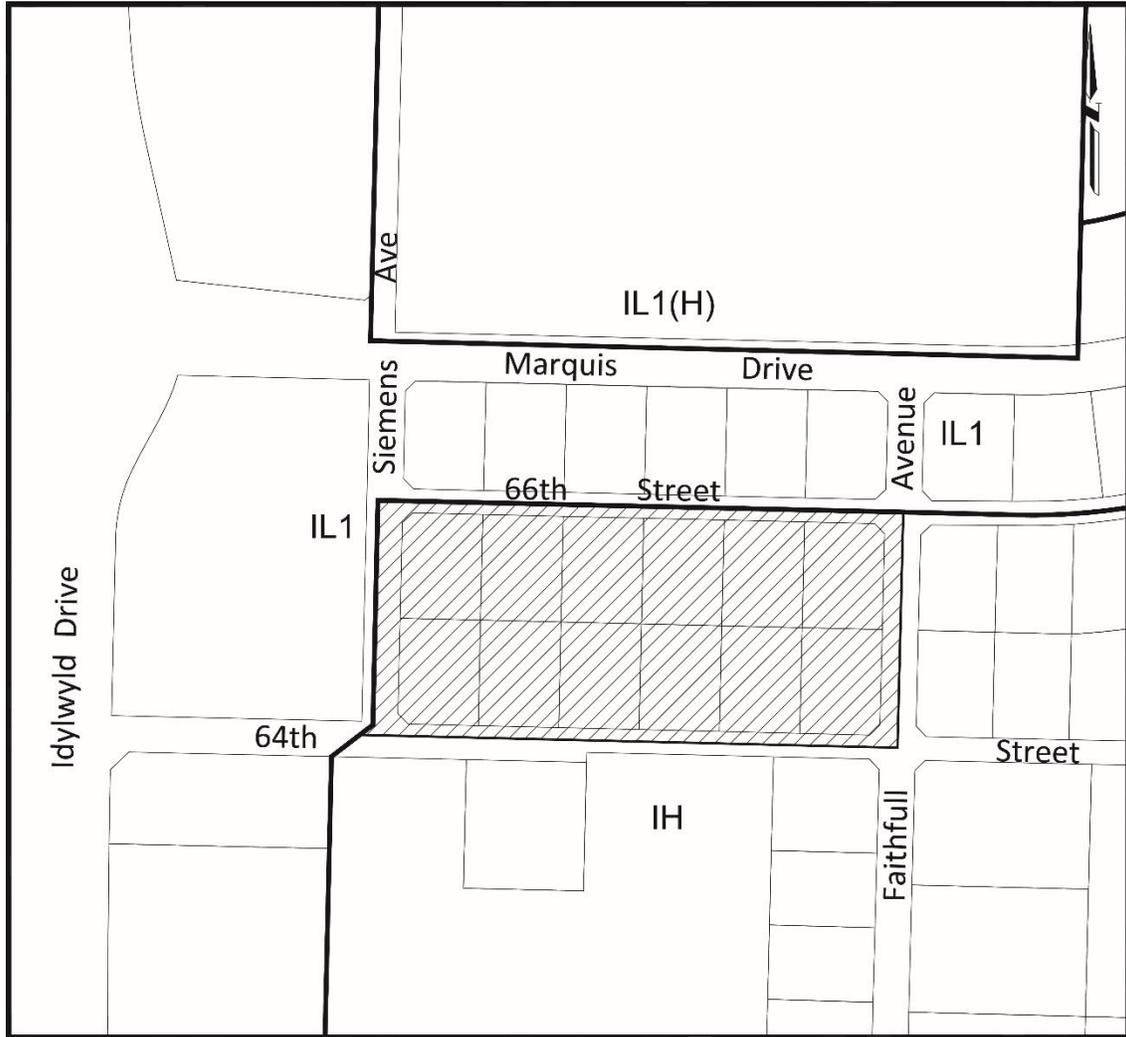
**Location Plan – Sector Plan and Official Community Plan Amendment**



**SECTOR PLAN AND OCP AMENDMENT  
LAND USE MAP**

 From Heavy Industrial to Light Industrial

Location Plan – Zoning Bylaw Amendment



ZONING AMENDMENT

 From IH to IL1



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## Discretionary Use Application – Commercial Parking Lot – 120 Avenue I South

### Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by AODBT Architecture & Interior Design, requesting permission to develop a commercial parking lot at 120 Avenue I South be approved, subject to the following conditions:

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

### Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from AODBT Architecture & Interior Design, on behalf of the property owner, the Board of Education for Saskatoon Public Schools, to develop a commercial parking lot located at 120 Avenue I South.

### Report Highlights

1. The commercial parking lot proposed at 120 Avenue I South contains approximately 35 parking spaces.
2. The proposed commercial parking lot meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.

### Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity as the development of a landscaped and hard surfaced commercial parking lot on a vacant site indicates an incremental improvement to the area and will support employees and customers in the vicinity.

### Background

The property located at 120 Avenue I South is a vacant site located in the Pleasant Hill neighbourhood and is zoned B3 – Medium Density Arterial Commercial District under the Zoning Bylaw (see Attachment 1). This site has been vacant since 2006. A commercial parking lot is considered a discretionary use in the B3 District. AODBT Architecture & Interior Design submitted an application requesting City Council's approval to develop a commercial parking lot at this location.

## **Discretionary Use Application – Commercial Parking Lot – 120 Avenue I South**

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### **Report**

#### **Zoning Bylaw Requirements**

The Zoning Bylaw defines a commercial parking lot as an area of a site used for the parking of motor vehicles, which is available for public or private use for compensation. The applicant is proposing to initially develop approximately half the site as a commercial parking lot containing approximately 35 parking spaces. This use may be expanded on to the other portion of the site should there be demand. A site plan is included as Attachment 2.

Surrounding properties consist of an elementary school, commercial and residential uses, and vacant sites. The development of this vacant site as a commercial parking lot will provide parking for the nearby commercial and institutional uses.

#### **Conclusion**

The proposed commercial parking lot at 120 Avenue I South meets all applicable Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

#### **Comments from Other Divisions**

No concerns were noted by other divisions that would preclude this application from proceeding; refer to Attachment 3 for the full remarks.

### **Options to the Recommendation**

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

### **Public and/or Stakeholder Involvement**

Notices to property owners within a 75 metre radius of the site, as well as the Pleasant Hill and Riversdale Community Associations and the Riversdale Business Improvement District (RBID), were mailed out in May 2016 to solicit feedback on the proposal. To date, one concern has been received regarding gang activity in the area and potentially on the site. The concerned resident was advised that the proposal would include improved landscaping and hard surfacing of the existing vacant site. No further concerns were expressed. A public information meeting was not required. A community engagement summary is included as Attachment 4.

### **Communication Plan**

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

### **Other Considerations/Implications**

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

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

## **Discretionary Use Application – Commercial Parking Lot – 120 Avenue I South**

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### **Public Notice**

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

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

### **Attachments**

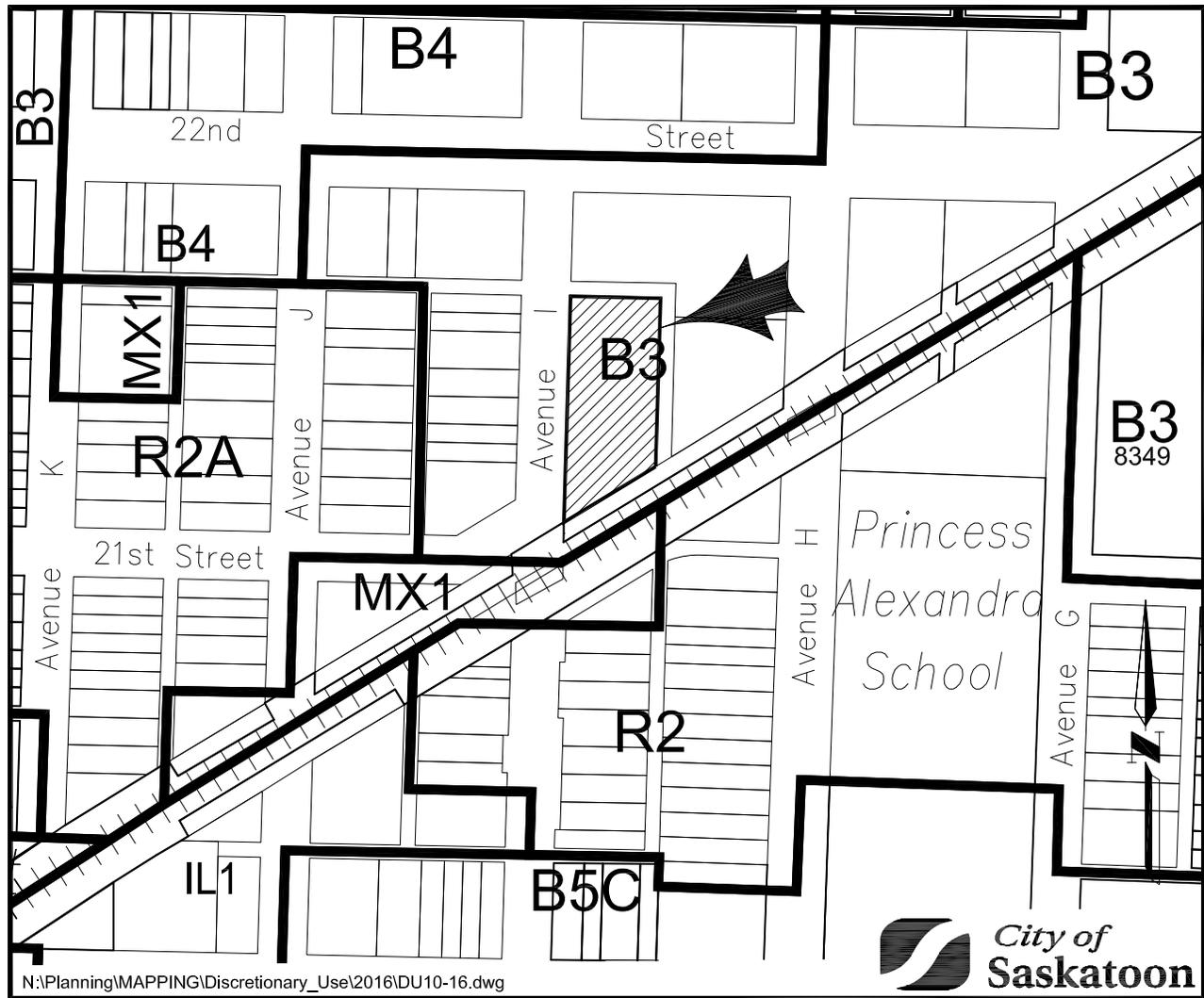
1. Location Plan – 120 Avenue I South
2. Site Plan – 120 Avenue I South
3. Comments from Other Divisions
4. Community Engagement Summary

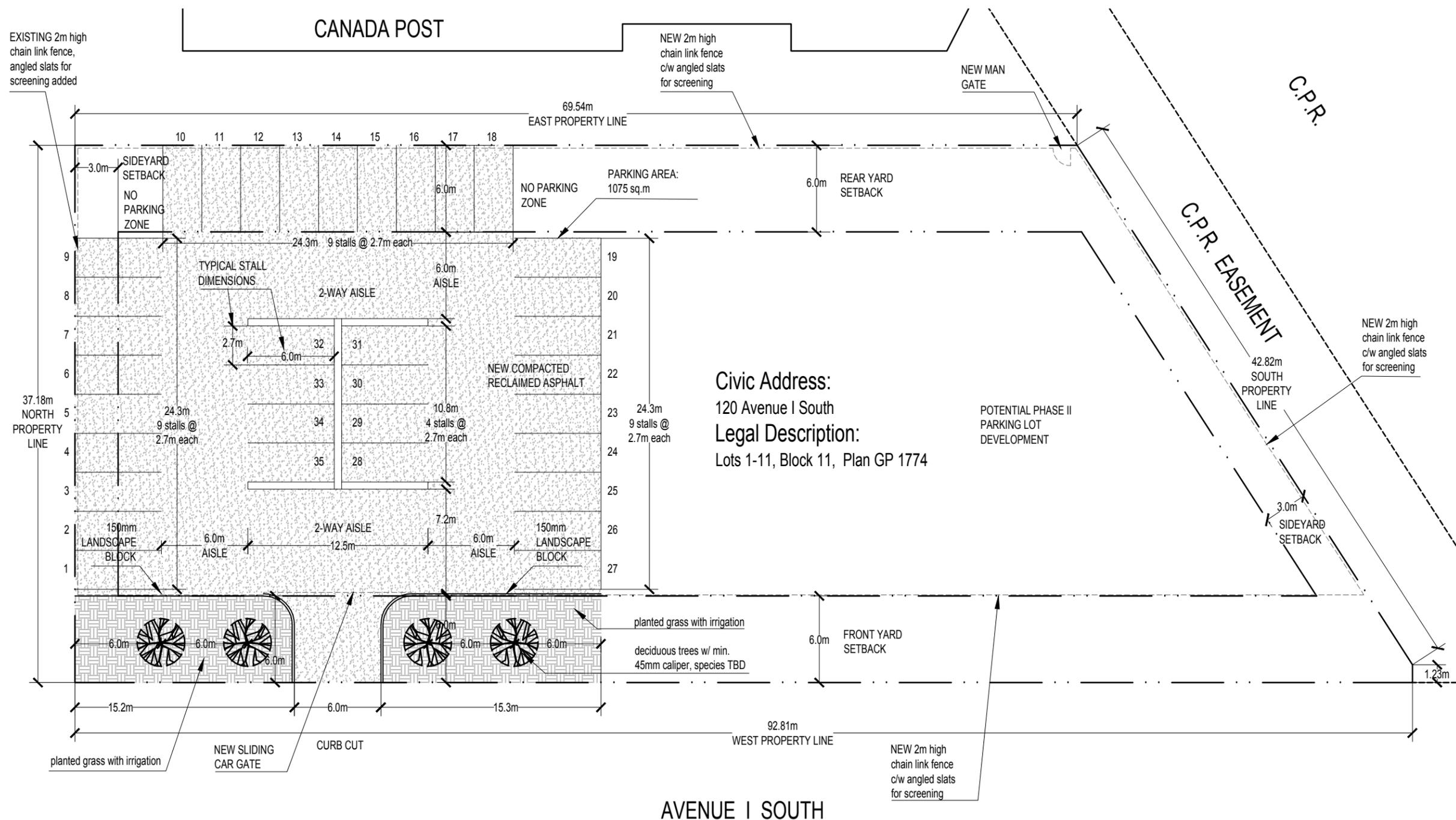
### **Report Approval**

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

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**LOCATION PLAN - 120 AVENUE I SOUTH**





Civic Address:  
120 Avenue I South  
Legal Description:  
Lots 1-11, Block 11, Plan GP 1774

DATE:	09/06/2016
PROJ. NO.:	16032
DRAWN BY:	LF
REVISION:	3

PROJECT NAME:  
SPS COMMERCIAL PARKING LOT  
120 AVENUE I SOUTH  
Saskatoon, SK

DRAWING NAME:  
16032 - Site Plan w/ Parking Layout

2 SITE PLAN w/ PARKING LAYOUT  
1:300



- NOTES:
- Perimeter fence/screening with car gate to provide lot security. Man gate access for pedestrian access.
  - Site lighting and powered stalls to be provided



N:\16-jobs\16-032-SPS Ave I Maint Facility\cad\01 PRELIM DESIGN\05 AUT\00\16032-Ave I Commercial Parking Lot\_Current.dwg ( September 06, 2016 - 9:28am )

### Comments From Other Divisions

1. Transportation and Utilities Department Comments

The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department. Following are requirements after discretionary use approval and prior to building permit approval:

- The existing lead watermains and one tile sanitary sewer connection must be cut off at the mains at the expense of the property owner.
- As per Sewage Works Bylaw No. 5115, should the proposed parking area exceed 15,000 square feet in area, this site must drain into the storm sewer system. A site drainage plan would be required.
- This site was designed with a maximum of 30% imperviousness (C values of approximately 0.3 for a two-year storm event and 0.6 for a 100-year storm event). Any proposed development with more than 30% imperviousness will generate runoff volume greater than quantities for which the adjacent storm sewer system was designed. As there is no additional capacity available in the adjacent minor and major storm water drainage systems, only pre-development design flows (flows based on a C value of 0.3 for two-year storm and 0.6 for 100-year storm) shall be released from this site. Any excess storm water runoff produced on site due to higher than designed C values must be stored on site. All pre- and post-development storm water runoff calculations, including sizing of an orifice to release two-year pre-development flow, must be submitted for review and approval.

*Note: The applicant has been informed of, and agrees to, the above requirements.*



# Shaping Saskatoon

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



## Community Engagement Summary Proposed Discretionary Use – Commercial Parking Lot 120 Avenue I South

### Project Description

The Community Services Department has received a discretionary use application to develop a Commercial Parking Lot at 120 Avenue I South. Property owners in Pleasant Hill, specifically those within 75 metres of the subject site, have the opportunity to learn about the proposed development and the discretionary use process, and have the opportunity to comment on the proposal and ask any questions that they may have.

### Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on May 9, 2016. Notices were also sent to the Pleasant Hill Community Association, the Riversdale Community Association, Riversdale Business Improvement District, the Ward Councillor, and the Community Consultant.

The purpose of the notice was to inform, and consult with, the nearby residents and commercial business owners. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

### Summary of Community Engagement Feedback

The notice provided to nearby property owners was responded to by one resident. The resident expressed concern with gang activity in the area and this proposed parking lot would be the target of negative activity. The respondent was advised that the proposal for this site would include improved landscaping and hard surfacing and would result in an aesthetic improvement to the existing vacant site. No further concerns were expressed.

### Next Steps

All feedback from the public notification process will be summarized and presented as part of the report to the Municipal Planning Commission and City Council.

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



ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	September 27, 2016
Public Notice – The Community Consultant, Ward Councillor, appropriate Community Associations and Business Improvement District, as well as all residents who were notified previously. A notification poster sign will be placed on site.	November 7-28, 2016
Public Hearing – Public hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received by City Council.	November 28, 2016
Council Decision - may approve or deny proposal.	November 28, 2016

Prepared by:  
Daniel McLaren, Planner  
Planning and Development  
September 1, 2016