



**PUBLIC AGENDA  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, May 31, 2016, 12:00 p.m.  
Committee Room E, Ground 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 April 26, 2016 be adopted.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

## 7. REPORTS FROM ADMINISTRATION

- 7.1 **Discretionary Use Application – Residential Care Home - Type II – Expansion from 10 to 12 Residents – 119 J.J. Thiessen Crescent [File No. CK.4355-016-006 and PL. 4355-D3/16]** 5 - 12

### **Recommendation**

That this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Emina and Goran Jelisavac requesting permission to expand their existing Residential Care Home - Type II, from 10 to 12 residents under care, at 119 J.J. Thiessen Crescent, be approved, subject to the following conditions:

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

- 7.2 **Proposed Rezoning by Agreement – From RM1 to RM2 by Agreement – 204, 208, 212, 214, and 216 Avenue O South [File No. CK. 4351-016-005 and PL. 4350-Z36/15]** 13 - 23

### **Recommendation**

That a 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 204, 208, 212, 214, and 216 Avenue O South, as outlined in this report, be approved.

- 7.3 **Proposed Rosewood Neighbourhood Concept Plan Amendment – Street Townhouse Sites and Core Park [File No. CK. 4110-40 and PL. 4131-33-5]** 24 - 28

### **Recommendation**

That a 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 Rosewood Neighbourhood Concept Plan amendment, as outlined in this report, be approved.

- 7.4 **Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M - Rosewood [File No. CK. 4351-016-007 and PL. 4350-Z14/16]** 29 - 33

### **Recommendation**

That a 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, respecting land in the Rosewood neighbourhood, as outlined in this report, be approved.

- 7.5 Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington [File No. CK. CK 4351-016-006 and PL. 4350-Z13/15]** 34 - 38

**Recommendation**

That a 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 the Kensington neighbourhood, as outlined in this report, be approved.

- 7.6 Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 – Aspen Ridge [File No. CK 4351-016-008 and PL 4350-Z38/14 ]** 39 - 43

**Recommendation**

That a 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, respecting land in the Aspen Ridge neighbourhood, as outlined in this report, be approved.

- 7.7 Proposed Zoning Bylaw No. 8770 Text Amendment – Future Urban Development District [File No. CK. 4350-016-004 and PL. 4350–Z21/15]** 44 - 48

**Recommendation**

That this report be forwarded to City Council, recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed text amendments to the Future Urban Development District contained in Zoning Bylaw No. 8770, as outlined in this report, be approved.

- 7.8 Zoning Text Amendment – Communication Tower Regulations [File No. CK. 4350-016-003 x 230-3 and PL. 185-3]** 49 - 50

**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 Zoning Bylaw No. 8770 amendments, be approved.

- 7.9 Presentation - Parking Strategy Update [File No. CK. 6120-1]**

Administration will provide a PowerPoint presentation.

To view the City of Saskatoon's City Centre Plan see website: <https://www.saskatoon.ca/business-development/planning/neighbourhood-planning/city-centre-plan>

**Recommendation**

That the information be received.

- 7.10 Land Use Applications Received for the Period Between March 18, 2016, to April 14, 2016 [File No. CK. 4000-5, PL. 4350-1, PL. 4355-D, PL. 4115, PL. 4350, and PL. 4300]** 51 - 63

**Recommendation**

That the information be received.

- 7.11 2015 Annual Report – Development Review Section [File No. CK 430-41 and PL 430-1]** 64 - 73

**Recommendation**

That the information be received.

**8. REPORTS FROM COMMISSION**

- 8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, May 24, 2016 [File No. CK. 175-16]**

**Recommendation**

That the information be received.

**9. NEXT MEETING DATE**

The next meeting of the Municipal Planning Commission is scheduled for June 28, 2016.

**10. ADJOURNMENT**

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## Discretionary Use Application – Residential Care Home - Type II – Expansion from 10 to 12 Residents – 119 J.J. Thiessen Crescent

### Recommendation

That this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Emina and Goran Jelisavac requesting permission to expand their existing Residential Care Home - Type II, from 10 to 12 residents under care, at 119 J.J. Thiessen Crescent, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licences (including a building permit); 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 Emina and Goran Jelisavac to expand their existing seniors Residential Care Home - Type II, from 10 to 12 residents under care, at 119 J.J. Thiessen Crescent.

### Report Highlights

1. The care home expansion, proposed at 119 J.J. Thiessen Crescent, meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. The proposal is not anticipated to significantly impact the surrounding land uses.

### Strategic Goal

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

### Background

The property located at 119 J.J. Thiessen Crescent has been operating as a seniors Residential Care Home - Type II – with up to ten residents under care since obtaining discretionary use approval in 2005. The care home is located in the Silverwood Heights Neighbourhood and is zoned R1A – One Unit Residential District under the Zoning Bylaw (see Attachment 1). An expansion to a Residential Care Home - Type II is considered a discretionary use in the R1A District. Emina and Goran Jelisavac have submitted an application requesting City Council's approval to expand their existing Residential Care Home – Type II from 10 to 12 residents under care.

### Report

#### Zoning Bylaw Requirements

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

## **Discretionary Use Application – Residential Care Home - Type II – Expansion from 10 to 12 Residents – 119 J.J. Thiessen Crescent**

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

The residential care home will be served by two full-time staff. The parking requirement for this residential care home is four spaces. Plans submitted by the applicant indicate that required parking will be provided in both the front and side yards (see Attachment 2).

No exterior alterations will be undertaken that would be inconsistent with the residential character of the existing properties. This proposal meets all applicable Zoning Bylaw requirements.

According to the discretionary use database, there are eight other Residential Care Homes – Type II in the Silverwood Heights neighbourhood. The closest in proximity to the proposed expansion is approximately 250 metres away on Meilicke Road. The expansion of this residential care home by two residents is not anticipated to create land use impacts inconsistent with this residential neighbourhood.

### Comments from Other Divisions

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

### Conclusion

The proposed Residential Care Home - Type II expansion from 10 to 12 residents under care at 119 J.J. Thiessen Crescent meets all applicable Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

### **Options to the Recommendation**

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

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

Notices to property owners within a 75 metre radius of the site were mailed out in March 2016, to solicit feedback on the proposal. The Silverwood Heights Community Association (Community Association) was also advised. To date, no concerns have been received.

A public information meeting was not deemed necessary as there were no concerns received regarding this proposed expansion, nor previously with the existing operation of the care home with 10 residents under care. Refer to Attachment 4 for the complete community engagement summary.

### **Communication Plan**

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

## **Discretionary Use Application – Residential Care Home - Type II – Expansion from 10 to 12 Residents – 119 J.J. Thiessen Crescent**

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### **Other Considerations/Implications**

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

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

No follow-up is required.

### **Public Notice**

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

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

### **Attachments**

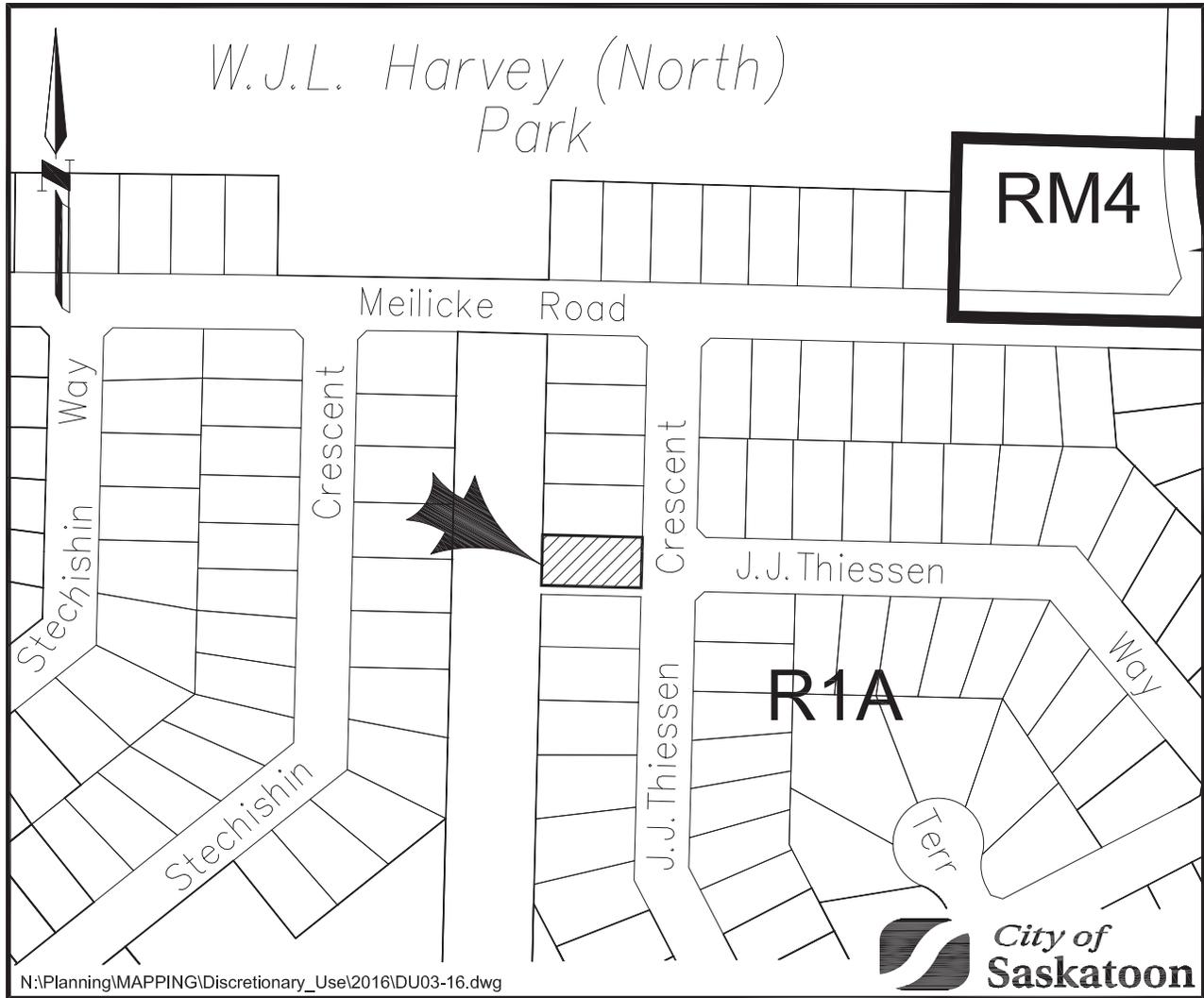
1. Location Plan – 119 J.J. Thiessen Crescent
2. Site Plan – 119 J.J. Thiessen Crescent
3. Comments from Other Divisions
4. Community Engagement Summary

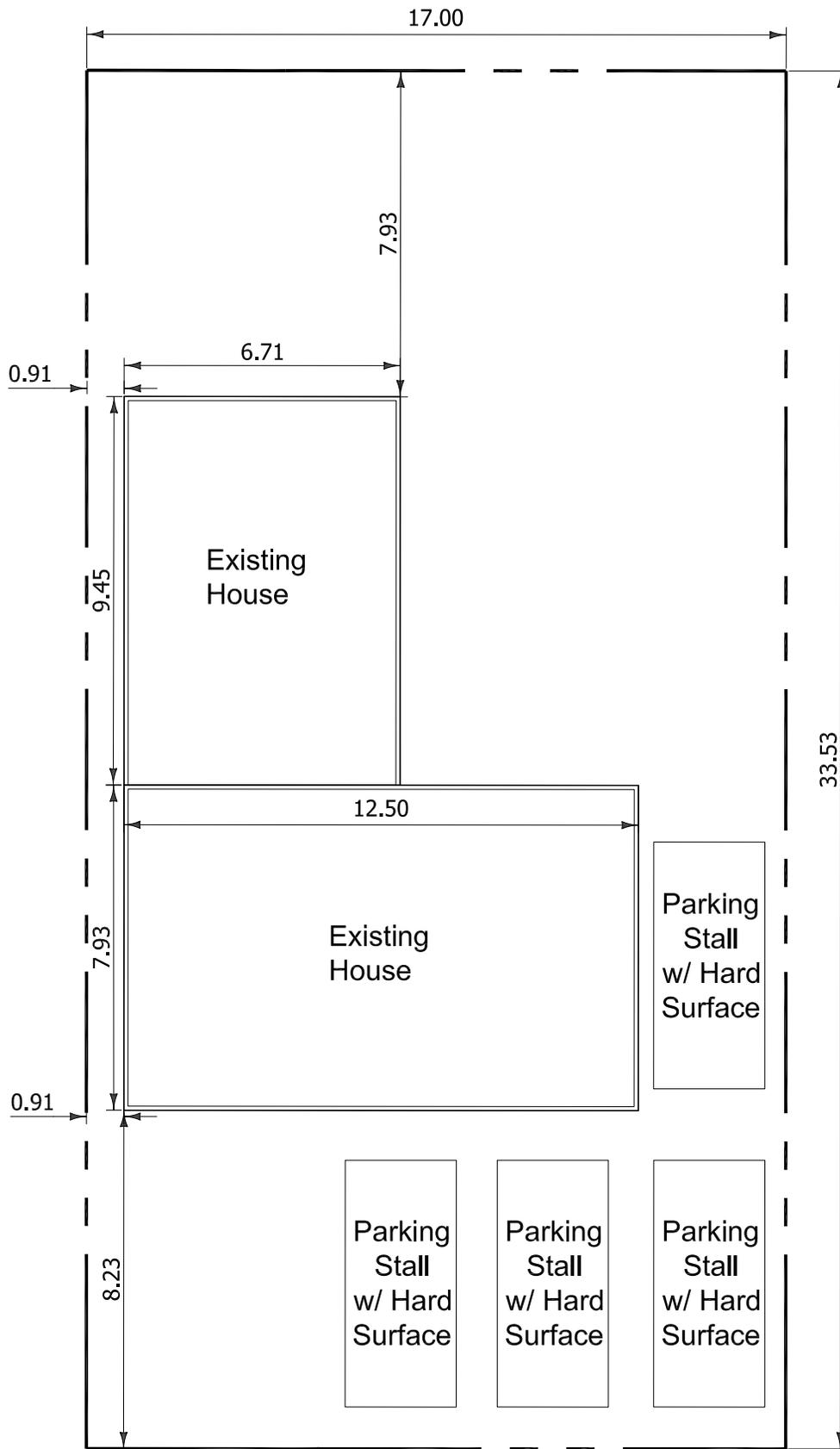
### **Report Approval**

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

S/Reports/2016/PD/MPC – DUA – Res Care Home - Type II – Expan from 10 to 12 Residents – 119 JJ Thiessen Cres/kb

**LOCATION PLAN - 119 J.J. THIESSEN CRESCENT**





J.J.Thiessen Crescent

# Site Plan: 119 J.J. Thiessen Crescent

## Comments From Other Divisions

1. Transportation and Utilities Department, Comments  
The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.
  
2. Building Standards Division, Community Services Department, Comments  
The Building Standards Division has no objection to the proposed Discretionary Use Application provided that:
  - a) a building permit is obtained for the increase in occupant load. A care home with more than ten people, including care givers, requires either a firewall to be constructed or the building will be classified as a Care Occupancy Building under Part 3 of the National Building Code (NBC).
    - i) A one unit dwelling divided by a firewall may provide sleeping accommodations for up to ten persons on each side of the firewall. A firewall is required to be designed under Part 4 of the NBC, as such the firewall design shall be signed and sealed by a design professional licensed to practice in the province of Saskatchewan.
    - j) A care occupancy building shall be designed under Part 3 of the NBC, as such the building design shall be signed and sealed by a design professional licensed to practice in the province of Saskatchewan. Please note major upgrades will be required to convert the residential care home into a Part 3 care occupancy building.
    - k) A fire alarm system is required to be installed. Fire alarm systems require an Electrical Engineer to sign and seal the drawings.

*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 for Proposed Discretionary Use 119 J.J. Thiessen Crescent to expand the existing Residential Care Home - Type II from 10 to 12 Residents under care (Applicant: Emina and Goran Jelisavac)**

### Project Description

Notices regarding a proposed expansion of a Residential Care Home – Type II, from 10 to 12 residents under care, located at 119 J.J. Thiessen Crescent were sent out to property owners within 75 metres of the site, along with the Community Association. The notices provided residents of Silverspring Heights, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the discretionary use process, and to have the opportunity to comment on the proposal and ask any questions that they may have.

### Community Engagement Strategy

Notice to residents within a 75 metre radius of the subject site were sent out on March 7, 2016. Letters were also sent to the Silverwood Heights Community Association, Ward Councillor, and Community Consultant. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration. Contact information for City of Saskatoon staff was provided to answer questions regarding the discretionary use process and general zoning regulations.

### Summary of Community Engagement Feedback

No responses were received from the mailout.

### Next Steps

Once this application has been considered by the MPC, a date for a public hearing will be set, and notices will be sent, by mail, to property owners within 75 metres of the subject site, as well as to the Community Association. A Notification poster 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 MPC. MPC reviews proposal and recommends approval or denial to City Council.	May 31, 2016
Public Notice - Community Consultant, Ward Councillor, and all residents who were notified previously will be provided with direct notice of the public hearing. A notification poster sign will be placed on site.	June 13- June 27 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, MPC, and any written or verbal submissions received by City Council.	June 27, 2016
Council Decision - may approve or deny proposal.	June 27, 2016

Prepared by:  
Daniel McLaren, Planner  
Planning and Development  
May 3, 2016

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## **Proposed Rezoning by Agreement – From RM1 to RM2 by Agreement – 204, 208, 212, 214, and 216 Avenue O South**

### **Recommendation**

That a 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 204, 208, 212, 214, and 216 Avenue O South, as outlined in this report, be approved.

### **Topic and Purpose**

An application has been submitted by Oxbow Architecture, on behalf of Quint Development Corporation, owners of 204, 208, 212, 214, and 216 Avenue O South, requesting that the properties be rezoned from RM1 – Low-Density Multiple-Unit Dwelling District to RM2 – Low-/Medium-Density Multiple-Unit Dwelling District, subject to a Rezoning Agreement.

The rezoning will provide for the development of a 26-unit townhouse-style residential development with both street-fronting and internally-oriented units.

### **Report Highlights**

1. A 26-unit townhouse-style residential development is proposed at this location.
2. A total of 21 units could be developed under existing zoning, but requirements would result in a less cohesive development and built form that is not complementary to the neighbourhood.
3. A Rezoning Agreement is proposed to facilitate a total site development of these properties that contributes positively to the area.
4. This development proposal aligns with objectives of the Official Community Plan, the Pleasant Hill Local Area Plan, the Junction Improvement Strategy, and the Growth Plan to Half a Million.

### **Strategic Goal**

This report supports the Strategic Goal of Sustainable Growth by supporting infill development and gradual densification in close proximity to major corridors.

### **Background**

The subject properties, located in Pleasant Hill, are zoned RM1 – Low-Density Multiple-Unit Dwelling District (RM1), which provides for up to six dwelling units on any one site through discretionary use approval.

The one-unit dwelling on the northernmost site, 204 Avenue O South, was demolished in 2004, and has been vacant since. The one-unit dwellings on 208, 212, and 216 Avenue O South were subsequently demolished in 2016. A dwelling presently remains on 214 Avenue O South.

## **Report**

### Development Proposal

The applicant is proposing a redevelopment of 204, 208, 212, 214, and 216 Avenue O South that will consist of a 26-unit townhouse-style residential development. The project will include units that front both Avenue O South and 21<sup>st</sup> Street West, as well as units that are internally oriented toward interior common areas. The four proposed buildings, a combination of two-storey townhouses and stacked townhouses that include smaller units below-grade, will provide a mix of unit sizes to serve the needs of different residents. This includes one-bedroom units for individuals, three- and four-bedroom units for families, and accessible units for disabled residents.

A total of 26 parking spaces are proposed at the rear of the property, accessed from the lane. Fencing and gates will provide access control for interior common areas of the site, preventing passage into or through the site for non-residents, in line with the principles of Crime Prevention through Environmental Design (CPTED).

Quint Development Corporation is proposing to retain ownership of the development and operate it as affordable rental units.

See Attachment 1 for the site plan and Attachment 2 for the building elevations.

### Limitations of Existing Zoning District

The current RM1 zoning presented challenges in designing a project that was both viable and a positive addition to the neighbourhood. A total of 21 dwelling units could be constructed under this zoning through discretionary use applications for three 6-unit dwellings and one 3-unit dwelling.

However, RM1 allows no more than six units on any one site, meaning that the four buildings would have to be arranged on four separate sites to meet zoning requirements, including building setbacks and parking, on each individual site. In order to achieve the maximum number of units on each site, the units would be arranged in a front-to-back fashion from Avenue O South, limiting the ability to provide units that front the street. This would constrain the ability to design a cohesive total site development that includes common areas, efficient use of space, and an arrangement of units in a manner that fosters community, including a positive relationship of buildings with the street.

### Proposed Rezoning by Agreement

A rezoning from RM1 to RM2 – Low-/Medium-Density Multiple-Unit Dwelling District (RM2), subject to a Rezoning Agreement, is proposed to accommodate the project (see Attachment 3). The rezoning is recommended by the Administration, as it results in a more cohesive residential project that better fits with the surrounding built form, while resulting in only a small increase in density. Proposed terms of the Rezoning Agreement are included as Attachment 4.

Official Community Plan Bylaw No. 8769 (OCP)

The OCP Pleasant Hill Land Use Policy Map identifies the subject properties for “Low-/Medium-Density Residential,” which supports the proposed rezoning.

Pleasant Hill Local Area Plan (LAP)

In addition to general concern expressed around the deteriorated condition of the housing stock in Pleasant Hill, the LAP identifies several residential land use goals that align well with this proposal, including:

- i) to achieve compatible redevelopment in the neighbourhood;
- ii) encourage infill housing development on vacant properties; and
- iii) encourage land development that accommodates the housing needs of all residents.

The Junction Improvement Strategy (Strategy)

The study area of the Strategy, endorsed by City Council in 2014, includes the subject properties and is intended to identify improvements and guide redevelopment projects in the area that forms the intersection of the Pleasant Hill, West Industrial, and Riversdale neighbourhoods. The Strategy supports gradual densification in the area, as well as development on vacant or underutilized property.

Growth Plan to Half a Million (Growth Plan)

The Growth Plan identifies 22<sup>nd</sup> Street West (located one block north) and 20<sup>th</sup> Street West (located approximately one half block south) as high- and medium-priority corridors for redevelopment and growth. The site’s proximity to transit (as well as proposed routing for future Bus Rapid Transit), and the range of amenities, services, and key connections that they provide, make this a suitable location for increased density.

Comments from Other Divisions

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

**Options to the Recommendation**

City Council could choose to deny this application, which would maintain the current RM1 zoning designation.

**Public and/or Stakeholder Involvement**

A public information meeting regarding this rezoning proposal was held on April 12, 2016, with two members of the general public, the local City Councillor, and representatives of Oxbow Architecture, Quint Development Corporation, and the City of Saskatoon in attendance. See Attachment 6 for a record of the questions, comments, and discussion.

A letter of support has been received from the Pleasant Hill Community Association in relation to this proposal. No other public feedback has 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.

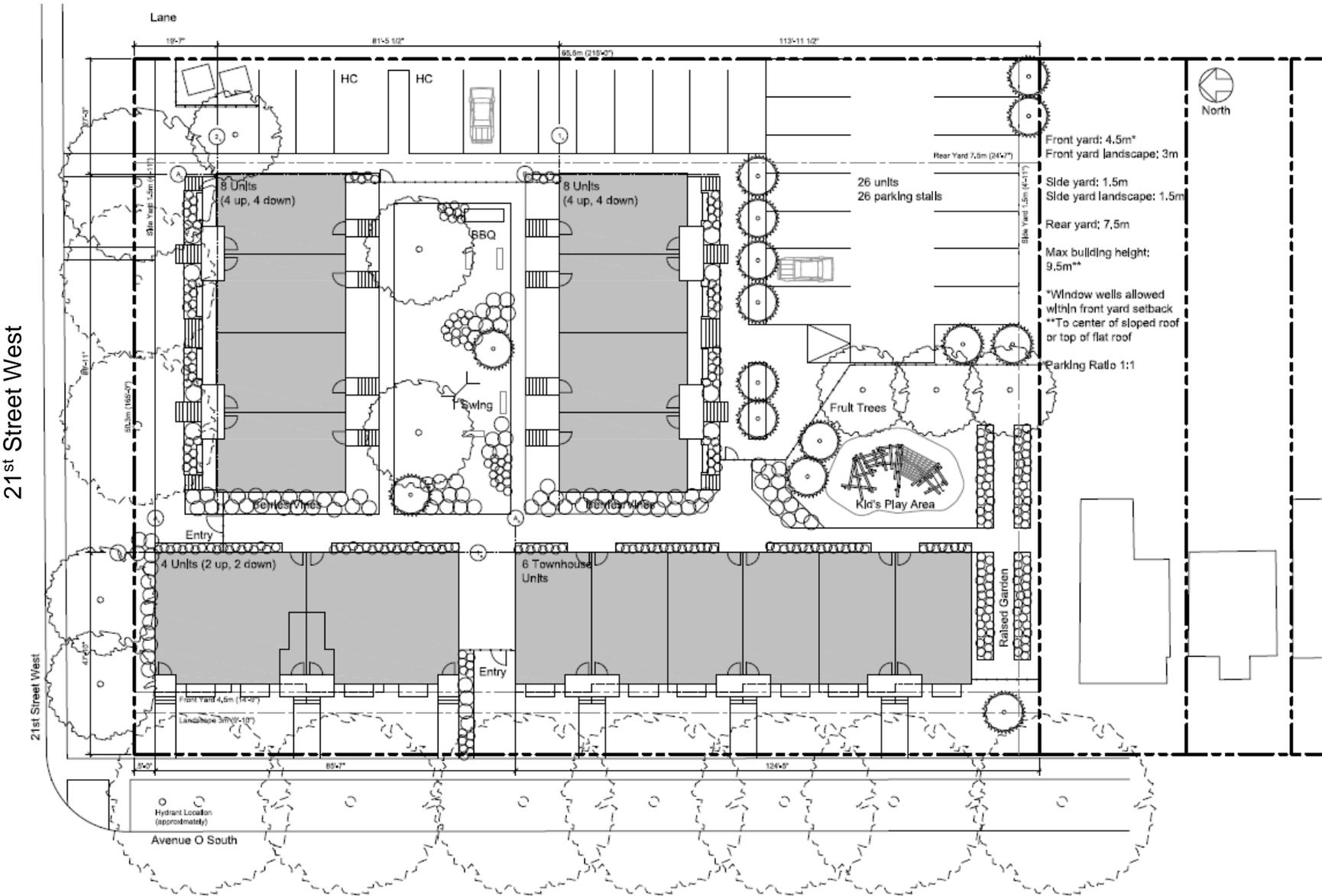
**Attachments**

1. Proposed Site Plan
2. Proposed Building Elevations
3. Location Map
4. Proposed Terms of Rezoning Agreement
5. Comments from Other Divisions
6. Community Engagement Summary

**Report Approval**

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

# Proposed Site Plan



Avenue O South

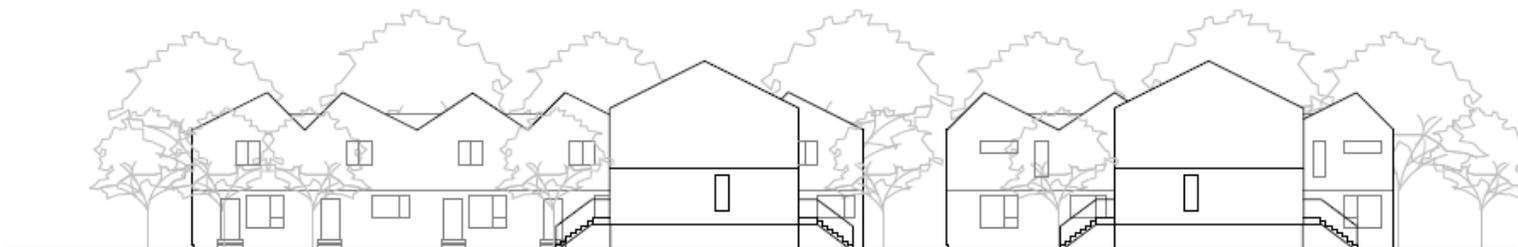
# Proposed Building Elevations



West Elevation



North Elevation



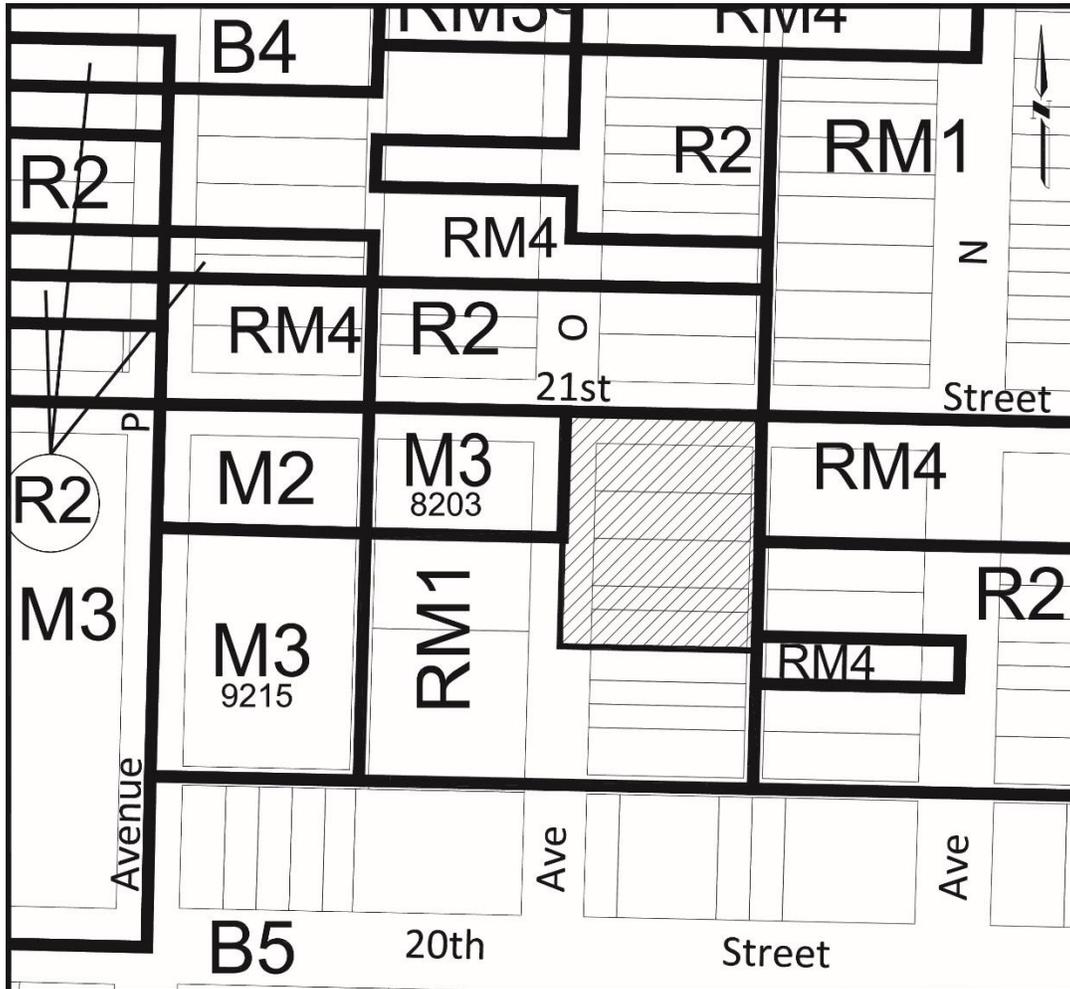
East Elevation

OXBOW  
ARCHITECTURE



Avenue O Housing  
December 16th, 2015

Location Map



ZONING AMENDMENT



From RM1 to RM2 by Agreement



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## Proposed Terms of Rezoning Agreement

Proposed Term	Comment
<p><b>Use of land:</b> Dwelling group with a maximum of 26 units, comprising of townhouse-style units which shall include, where possible, street-oriented units with above- and below-grade entrances.</p>	<p>A site plan will be included within the Rezoning Agreement that will dictate building placement, orientation, and arrangement of common areas, parking, and landscaping.</p>
<p><b>Parking:</b> One space per dwelling unit.</p>	<p>Past affordable rental projects have demonstrated a reduced demand for on-site parking, especially in core areas in close proximity to transit and services. The project is located on a corner and has increased frontage for adjacent street parking, if required.</p>
<p><b>Setbacks:</b></p> <ul style="list-style-type: none"> <li>• Front yard: minimum 4.40 m; and</li> <li>• Side yard (north): minimum 1.40 m.</li> </ul>	<p>The proposed front yard setback is generally consistent with the established pattern of one-unit dwellings on the block. The proposed north side yard setback exceeds the 0.75 m requirement for a one-unit dwelling, were the property still developed as such.</p>
<p><b>Landscaping:</b></p> <ul style="list-style-type: none"> <li>• Front yard: The entire front yard shall be landscaped to the satisfaction of the Development Officer; and</li> <li>• Side yard (north): The entire north side yard shall be landscaped to the satisfaction of the Development Officer.</li> </ul>	<p>Given that reduced front and side yard setbacks are being permitted, appropriate landscaping of these setback areas will be required.</p>
<p>All other provisions of the RM2 District shall apply.</p>	<p>All other aspects of the development must comply with the regular RM2 regulations.</p>

## Comments From Other Divisions

### Transportation and Utilities Department

The proposed Zoning Bylaw No. 8770 amendment, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. The city-wide water distribution model shows that 116 L/s is available close to the proposed site. The fire flow requirement for the proposed development would be 150 L/s, as the estimated number of units per gross hectare is more than 50 units. A professional engineer should conduct an actual fire flow test and provide a report that shows available fire flow at the hydrant is adequate for the proposed rezoning and development.

*Planning and Development Comment:* A fire flow test, conducted by a professional engineer, confirms that the available fire flow at this location is adequate for the proposed development.

2. The stormwater model shows the adjacent stormwater sewers are currently surcharged for a two-year storm and there is no capacity for additional stormwater. The developer is required to match the pre-development and post-development stormwater flows for a two-year storm event. On-site storage would be required to accommodate any increase to the imperviousness of the site. Stormwater calculations are required with the proposed on-site storage indicated on the design drawings.

*Planning and Development Comment:* The applicant acknowledges the condition and confirms that a stormwater management plan submitted at the building permit stage will demonstrate compliance with on-site storage requirements.

3. The lane along the east side of the property must be paved.

*Planning and Development Comment:* The applicant acknowledges the condition and that it will be dealt with through the building permit process.

4. The sanitary system would be able to accommodate the sanitary flows generated by the development.
5. There are water and sanitary sewer mains on Avenue O South. Storm sewer mains are available on 21<sup>st</sup> Street West.

## COMMUNITY ENGAGEMENT SUMMARY

### PUBLIC INFORMATION MEETING PROPOSED REZONING BY AGREEMENT 204-216 AVENUE O SOUTH

**Applicant:** Oxbow Architecture, on behalf of Quint Development Corp.  
**File:** PL 4350 – Z36/15

#### **Project Description**

A public information meeting was held regarding a proposed Rezoning by Agreement of 204 – 216 Avenue O South.

The meeting was held at Station 20 West (Multi-Purpose Room) on April 12, 2016, at 7:00 p.m.

#### **Community Engagement Strategy**

##### Purpose:

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

##### Form of Community Engagement Used:

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

##### Level of Input or Decision Making Required from the Public:

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

##### Who was Involved:

- Internal stakeholders: The standard referral process was followed, and relevant internal divisions of the City were contacted for comments. Councillor Lorje was also contacted.
- External stakeholders: A flyer with details of the meeting was sent to property owners within an approximate 75 metre radius of the subject site in advance of the meeting (a total of 68 notices). The Pleasant Hill Community Association was also provided notice.
- Two members of the general public attended the meeting, in addition to Councillor Lorje, and representatives from Oxbow Architecture, Quint Development, and City of Saskatoon.

#### **Summary of Community Engagement Feedback**

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

- Why is this development intended to be affordable rental housing?
  - Demonstrated need in area;

- Will provide a variety of units that the market doesn't serve in sufficient quantity at affordable rates – 3 and 4 bedroom units for families, and 1 bedroom units for individuals; and
- Replaces existing rental dwellings in poor condition.
- Concern over the concentration of affordable rental housing in the area.
- Rezoning will result in a density increase and increased population in the area.
- Concern expressed over the safety of below-grade units with windows at ground level
  - These are one bedroom units and are intended for individuals, not families.
- There are stormwater issues experienced in the area – how will stormwater drainage from this site be dealt with?
- Discussion of materials for fence construction – preference expressed for it to be more durable than wood.
- There are on-street parking challenges in the area with St. Paul's Hospital being nearby – what will the effect of this increase in density be?
  - St. Paul's Hospital Parkade is not being used to its fullest extent;
  - Quint's past experience with affordable rental has been that relatively few residents own cars – 1 space per unit is sufficient from their perspective.
- How can the project be designed to not look cheap and fit with the history and character of the area?
  - Discussion of use of different building materials, as well as Saskatchewan Housing Corporation's "modesty requirements."
- Are there any plans for units to be "rent-to-own"?
  - No – only rental at this point.

To date, one letter of support has been received regarding the Pleasant Hill Community Association.

**Next Steps**

<b>ACTION</b>	<b>ANTICIPATED TIMING</b>
Planning and Development prepares and presents proposal to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	May 31, 2016
Public Notice – Attendees of the public meeting will be provided with notice of the Public Hearing, as well as all others who were notified previously. A notification poster will be placed on-site. An advertisement is prepared and placed in <u>The StarPhoenix</u> .	June 6 to 11, 2016
Public Hearing – Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of Planning and Development, Municipal Planning Commission, and any written or verbal submissions received.	June 27, 2016
Council Decision – may approve or deny proposal.	June 27, 2016

**Prepared by: Brent McAdam, Planner, Planning and Development, April 19, 2016.**

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## **Proposed Rosewood Neighbourhood Concept Plan Amendment – Street Townhouse Sites and Core Park**

### **Recommendation**

That a 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 Rosewood Neighbourhood Concept Plan amendment, as outlined in this report, be approved.

### **Topic and Purpose**

This report concerns a proposed amendment to the Rosewood Neighbourhood Concept Plan to redesignate two multi-family parcels, located south of the Village Square across Jeanneau Way and adjacent to Glen H. Penner Park, as Municipal Reserve in order to reconfigure and enlarge Glen H. Penner Park. The multi-family parcels will be reallocated elsewhere in the neighbourhood, and Glen H. Penner Park will be increased in size and functionality.

### **Report Highlights**

1. The size and configuration of Glen H. Penner Park (core park) has been identified as inadequate for programming needs.
2. The proposed amendment to the Rosewood Neighbourhood Concept Plan (Concept Plan) will remove two multi-family (street townhouse) sites located adjacent to the core park, reallocate them elsewhere in the neighbourhood, and add the affected land area to the core park, improving the park's size and functionality.
3. The amendment is supported by the affected landowners.

### **Strategic Goal**

Under the Strategic Goal of Quality of Life, this report supports the design and creation of a neighbourhood core park that will appropriately serve the Rosewood community.

### **Background**

The Concept Plan was originally approved by City Council in May 2008 (see Attachment 1). Subsequent amendments have involved changes to the Village Square and neighbourhood school site in close proximity to the subject area of this report.

In February 2015, City Council approved a reconfiguration of the neighbourhood school site and adjacent core park to provide a standard, rectangular-shaped site required by the joint-use elementary schools now under construction. The school site was previously diamond-shaped and centred on Rosewood Gate South.

In June 2015, an amendment to the Village Square, located just north of the subject townhouse parcels across Jeanneau Way, was approved that reconfigured the

## **Proposed Rosewood Neighbourhood Concept Plan Amendment – Street Townhouse Sites and Core Park**

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roadway, lane, Municipal Reserve (MR), and development parcels for this community focal point.

### **Report**

#### Concern with Configuration of Core Park

During administrative review of previous amendments to the Concept Plan, internal stakeholders, including the Recreation and Community Development and Parks Divisions, identified inadequacies in the core park's size and configuration that had undesirable impacts from a park programming perspective.

The core park was originally designed at a size of approximately 12.2 acres, smaller than the 16.0 acre standard for parks of this classification. The smaller size resulted from an approach taken during the initial review of the Concept Plan to provide a smaller central core park and supplement it with secondary core parks to the east and west, connected by a linear park system, in order to spread core park space throughout the neighbourhood.

However, the functionality of the core park's configuration was impacted by the necessary change to the school site's configuration, which resulted in a pinch point between the school site and west street townhouse site on Jeanneau Way. The open space of the park was interrupted and its east and west sides were segregated, leaving the park space less useable from a programming perspective, and constraining the ability to fit in the amenities and sports facilities that are typical of a core park.

It was suggested during the review of these previous Concept Plan amendments that consideration be given to removing the two street townhouse parcels located adjacent to the core park and reallocating them elsewhere in the neighbourhood.

#### Proposed Concept Plan Amendment

An amendment to the Concept Plan is recommended to remove the two street townhouse parcels located on Jeanneau Way (both 0.8 acres), reallocate them elsewhere in the neighbourhood, and redesignate the affected area as MR in order to incorporate the land into the core park (see Attachment 2).

The west street townhouse site is owned by Boychuk Investments Ltd., who have agreed to the Administration's request to move this development site from its current location and add it to the land area of its group townhouse site located approximately 100 metres to the west, between Olson Lane West, Rosewood Boulevard, and Jeanneau Way. The reallocation will be a one-to-one swap of land area. While this will not result in a change in land area of the core park, its functionality will be improved by removing the pinch point discussed earlier in this report.

The east street townhouse site is owned by Casablanca Holdings Inc., who have also agreed to the request to move their development site. An alternate location will be identified elsewhere within their land holdings in the Rosewood neighbourhood. This

## **Proposed Rosewood Neighbourhood Concept Plan Amendment – Street Townhouse Sites and Core Park**

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relocation will increase the area of the core park by 0.8 acres to approximately 13.2 acres.

It is recognized by the Administration and the affected landowners that the proposed amendment will improve the core park's size and functionality for current and future residents of Rosewood.

### **Options to the Recommendation**

City Council could choose to deny the Concept Plan amendment. This option is not recommended as the amendment provides a larger and more functional core park for use by neighbourhood residents.

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

The need for this Concept Plan amendment was identified through previous conversations between several divisions of the City of Saskatoon. The change was vetted through our standard administrative referral process with internal and external stakeholders, where no concerns were identified and general support for the amendment was consistently expressed.

Staff from the Planning and Development Division have attended two regular meetings of the Rosewood Community Association to discuss the proposed changes. Information regarding the changes was also displayed at an open house for a previous amendment to the Concept Plan for the village centre.

### **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 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 and a notice will be placed in The StarPhoenix one week prior.

### **Attachments**

1. Rosewood Concept Plan
2. Proposed Concept Plan Amendment

### **Report Approval**

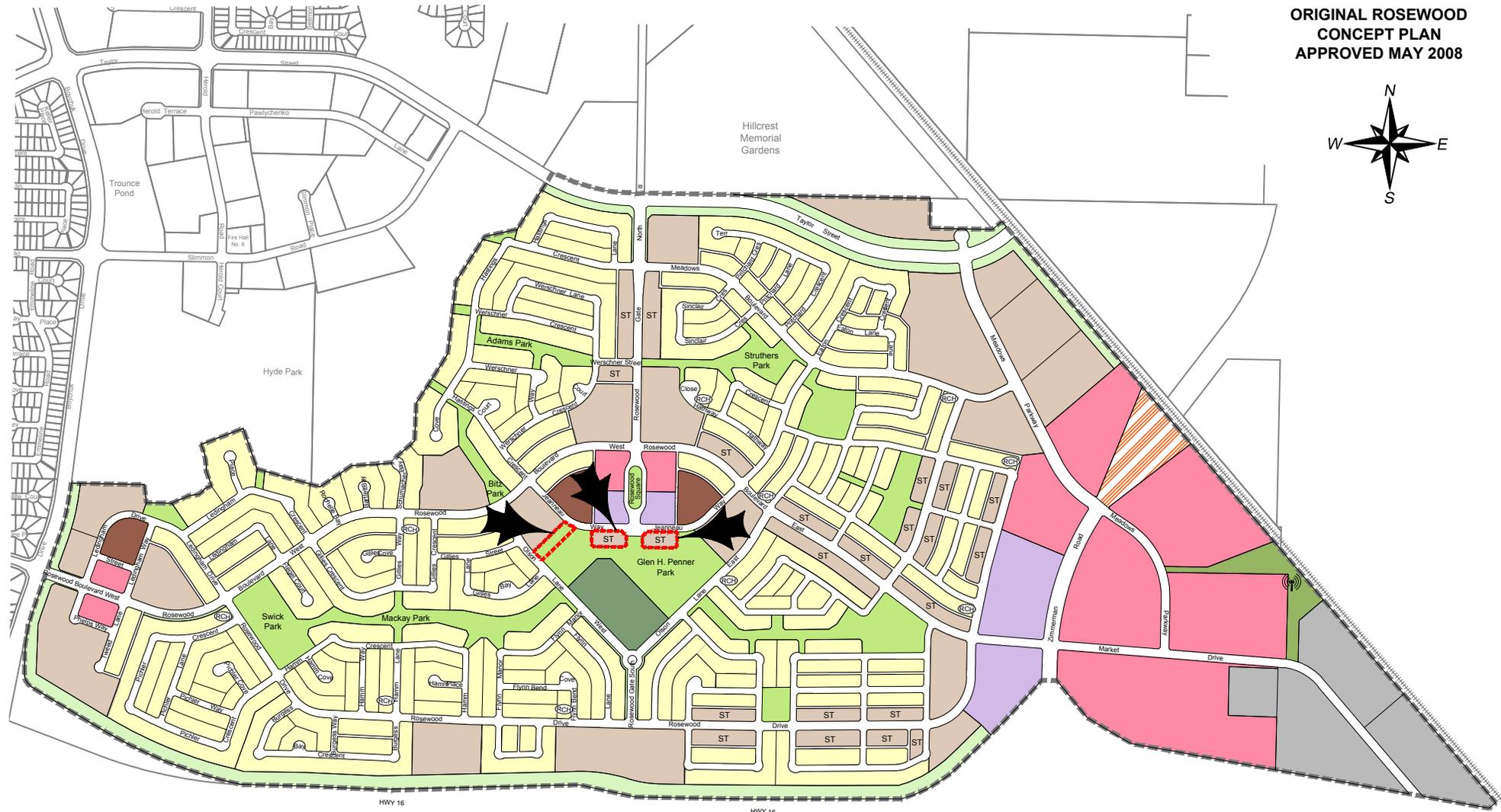
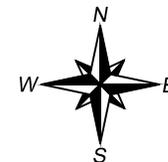
Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed Rosewood Neighbourhood Concept Plan Amendment – Street Townhouse Sites and Core Park/lc

# ROSEWOOD CONCEPT PLAN

AMENDED JUNE 22, 2015

ORIGINAL ROSEWOOD  
CONCEPT PLAN  
APPROVED MAY 2008

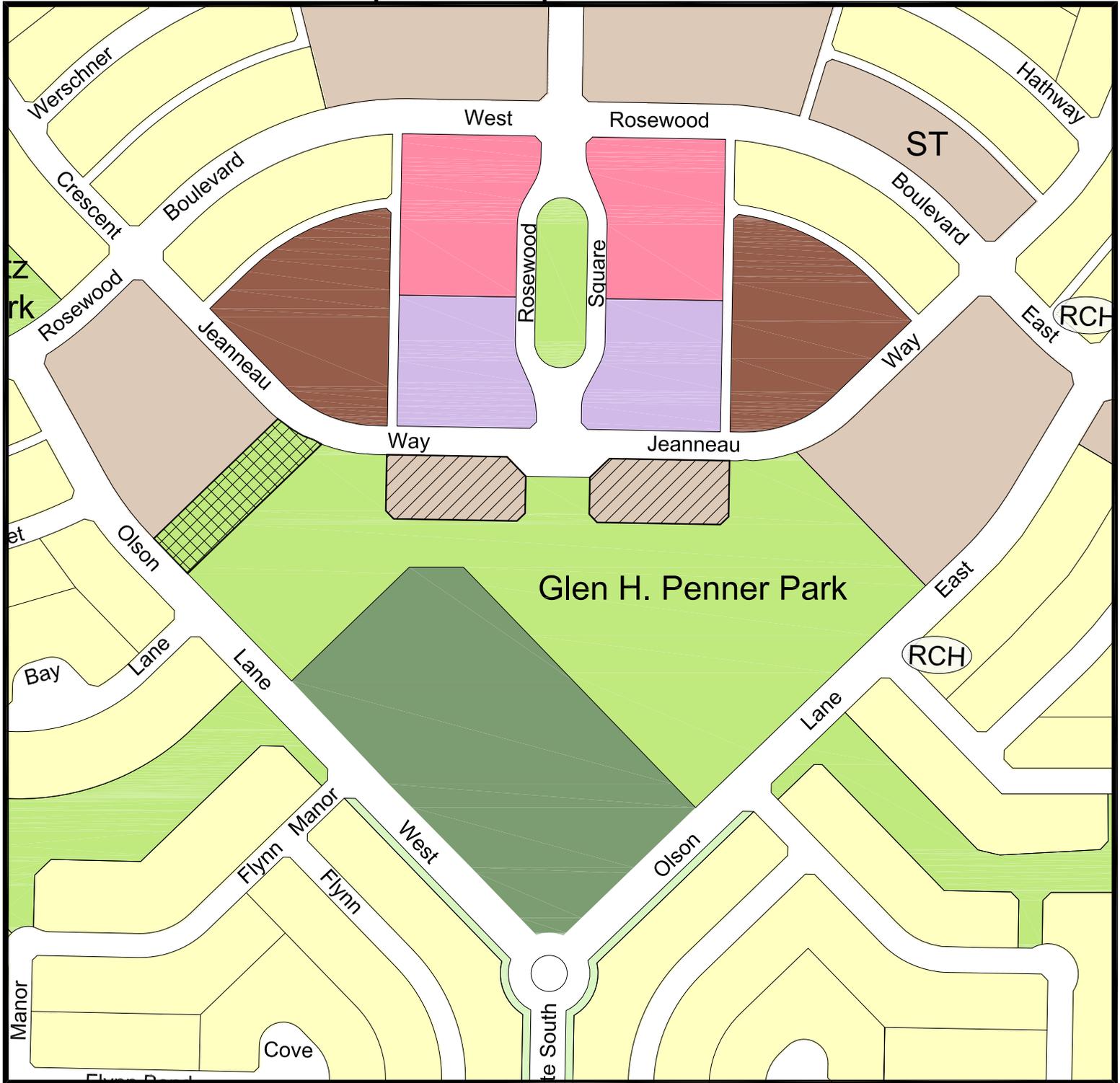


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DRAWING NOT TO BE SCALED  
May 11, 2016

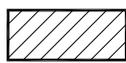
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- |                                 |                       |                        |                             |
|---------------------------------|-----------------------|------------------------|-----------------------------|
| SINGLE FAMILY                   | MIXED USE             | MUNICIPAL RESERVE      | RESIDENTIAL CARE HOME       |
| MULTI FAMILY                    | COMMERCIAL            | BUFFER STRIP           | CELL TOWER                  |
| MULTI FAMILY (STREET TOWNHOUSE) | LIGHT INDUSTRIAL      | STORM WATER PARCEL     | CONCEPT PLAN BOUNDARY       |
| MULTI FAMILY (MEDIUM DENSITY)   | POTENTIAL SCHOOL SITE | POTENTIAL RIGHT OF WAY | CONCEPT PLAN AMENDMENT AREA |

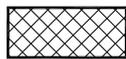


### CONCEPT PLAN AMENDMENT

#### ROSEWOOD



From Multi-Family (Street Townhouses) to Municipal Reserve



From Municipal Reserve to Multi-Family



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## **Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M - Rosewood**

### **Recommendation**

That a 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, respecting land in the Rosewood neighbourhood, as outlined in this report, be approved.

### **Topic and Purpose**

An application has been submitted by Boychuk Investments Ltd. proposing to amend the zoning designation of land in Rosewood neighbourhood from FUD – Future Urban Development District and R1A – One-Unit Residential District to RMTN – Townhouse Residential District.

This application applies zoning that is necessary to implement the Rosewood Neighbourhood Concept Plan for the area outlined in this report.

### **Report Highlights**

1. The Rosewood Neighbourhood Concept Plan (Concept Plan) identifies the subject site for multi-family residential development.
2. The proposed zoning amendment from FUD – Future Urban Development District (FUD) and R1A – One-Unit Residential District (R1A) to RMTN – Townhouse Residential District (RMTN) is consistent with the Concept Plan.

### **Strategic Goal**

This proposed zoning amendment supports the Strategic Goal of Sustainable Growth. Rosewood was designed as a “complete community” neighbourhood that includes a variety of residential densities and housing types.

### **Background**

The concept plan for the Rosewood neighbourhood was originally approved by City Council in May 2008, and then amended in 2014 to include a commercial area east of Zimmerman Road (see Attachment 1). The subject parcel was identified for multi-family residential development.

A corresponding amendment to the Concept Plan proposes to improve the size and functionality of adjacent Glen H. Penner Park (core park) by removing two street townhouse parcels located on Jeanneau Way, designating the affected land area as Municipal Reserve (MR) as part of the core park, and reallocating the development sites elsewhere in Rosewood.

## **Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M - Rosewood**

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The west street townhouse site that is part of this amendment is also owned by Boychuk Investments Ltd., who has agreed to move it and add it to the multi-family parcel that is the subject of this report, increasing it by an equivalent area.

### **Report**

#### **Concept Plan**

The Concept Plan identifies the subject parcel for multi-family residential development. The amendment to the Concept Plan that precedes this report proposes to expand the size of this parcel by an area equivalent to the west street townhouse site being reallocated from its location on Jeanneau Way. If this amendment is approved, the area of the parcel will be expanded by 0.84 acres to 3.84 acres.

#### **Official Community Plan Bylaw No. 8769 (OCP)**

This area of Rosewood is designated as “Residential” on the OCP Land Use Map, which supports a variety of residential densities and housing styles.

#### **Zoning Bylaw No. 8770 Amendment (Zoning Bylaw)**

The zoning designations of the subject area are proposed to be amended from FUD and R1A to RMTN to support townhouse-style residential development at this location. Development of the site must comply with the provisions of RMTN contained in the Zoning Bylaw.

See Attachment 2 for a map showing the proposed amendment, which is consistent with the land use identified by the Concept Plan, as well as the OCP Land Use Map.

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

No concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing.

### **Options to the Recommendation**

City Council could choose to deny this application. This option is not recommended as this application is consistent with the Concept Plan.

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

Extensive public consultation was undertaken during the development of the Concept Plan and subsequent amendments. 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.

## **Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M - Rosewood**

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### **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. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

### **Attachments**

1. Rosewood Concept Plan
2. Location Map

### **Report Approval**

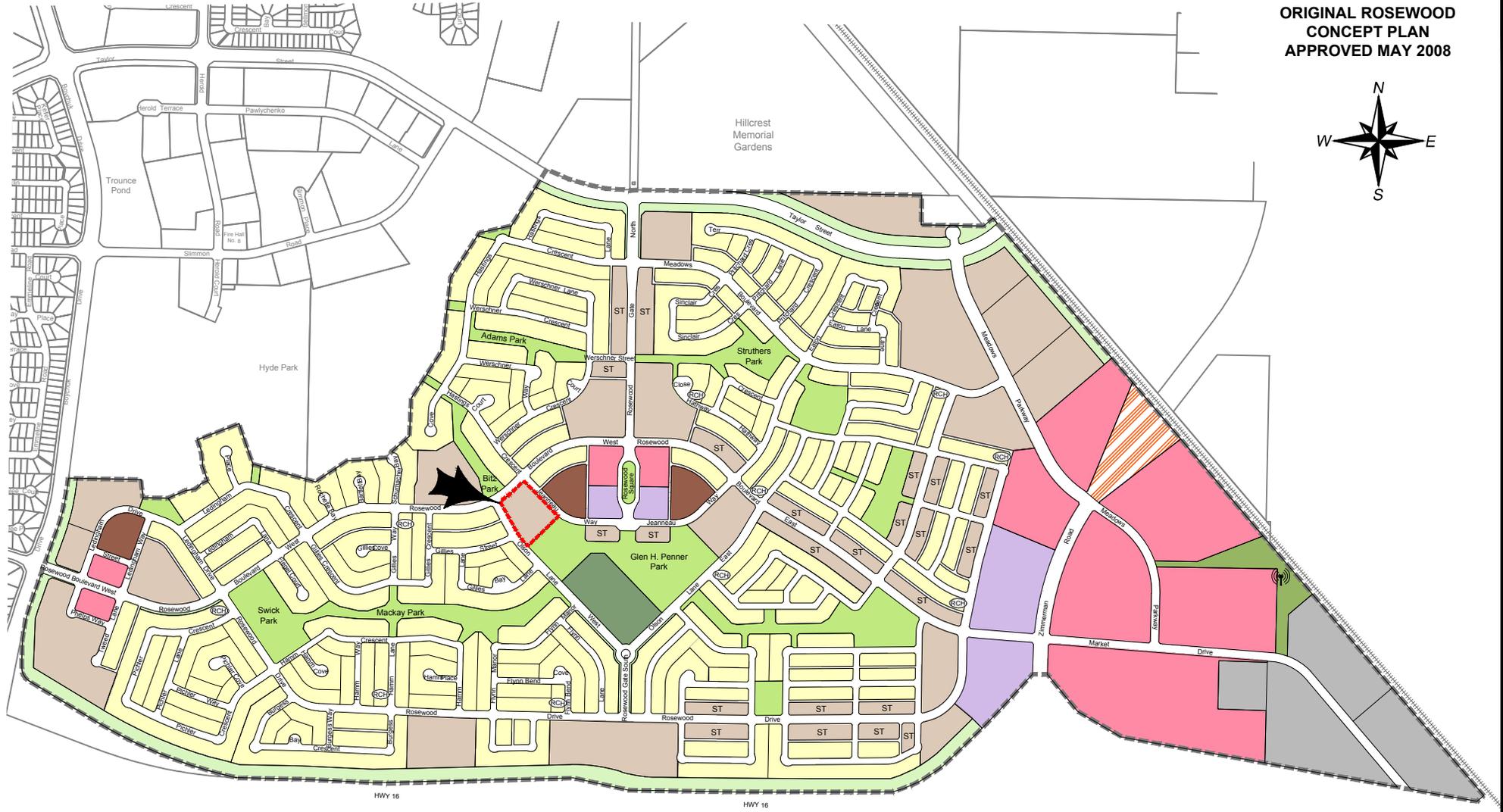
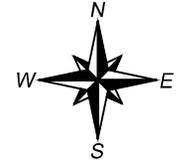
Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M – Rosewood/lc

# ROSEWOOD CONCEPT PLAN

AMENDED JUNE 22, 2015

ORIGINAL ROSEWOOD  
CONCEPT PLAN  
APPROVED MAY 2008



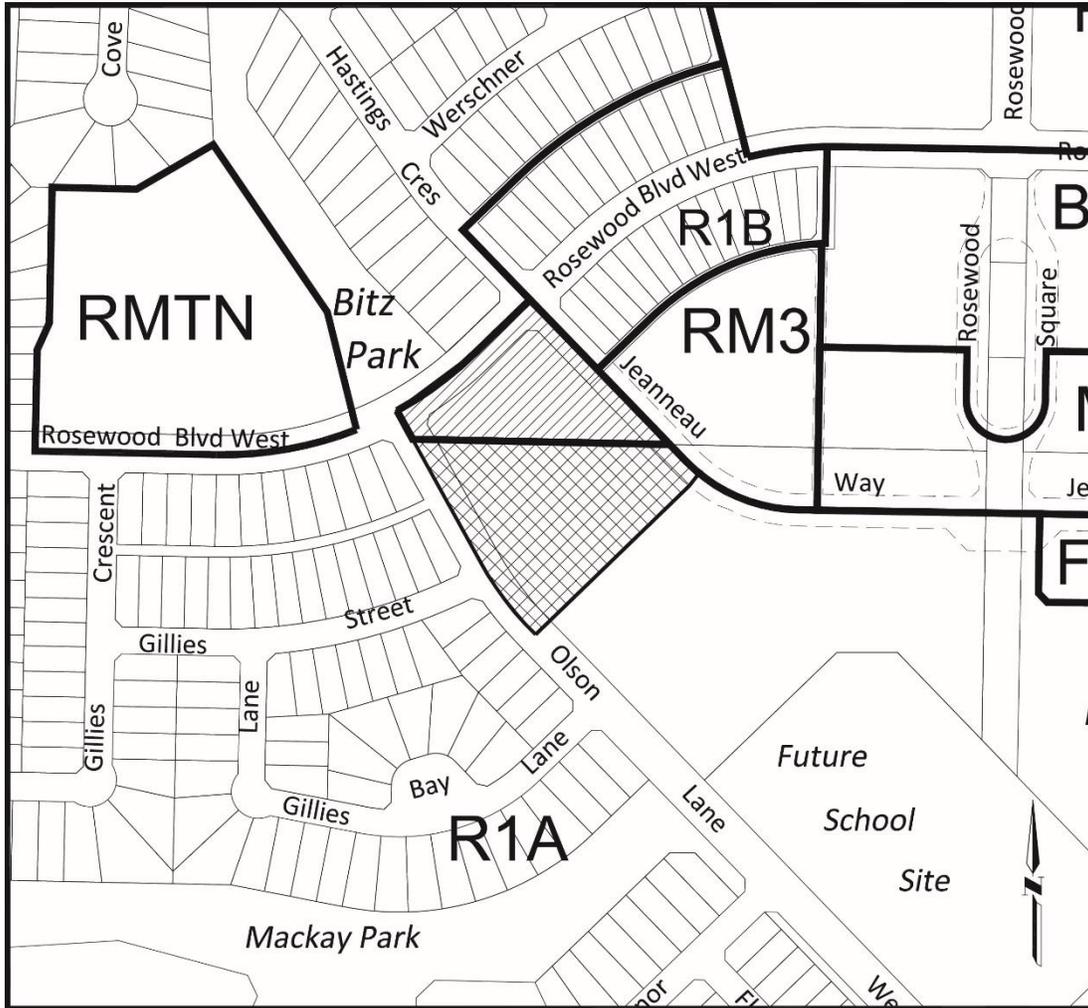
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DRAWING NOT TO BE SCALED  
May 6, 2015

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|---------------------------------|-----------------------|------------------------|-----------------------|
| SINGLE FAMILY                   | MIXED USE             | MUNICIPAL RESERVE      | RESIDENTIAL CARE HOME |
| MULTI FAMILY                    | COMMERCIAL            | BUFFER STRIP           | CELL TOWER            |
| MULTI FAMILY (STREET TOWNHOUSE) | LIGHT INDUSTRIAL      | STORM WATER PARCEL     | CONCEPT PLAN BOUNDARY |
| MULTI FAMILY (MEDIUM DENSITY)   | POTENTIAL SCHOOL SITE | POTENTIAL RIGHT OF WAY | ZONING AMENDMENT AREA |

Location Map



**ZONING AMENDMENT**

-  From FUD to RMTN
-  From R1A to RMTN

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## Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington

### Recommendation

That a 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 the Kensington neighbourhood, as outlined in this report, be approved.

### Topic and Purpose

An application has been submitted by Saskatoon Land proposing to rezone land on Nightingale Road, Bend, and Close in the Kensington neighbourhood from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District. The purpose of the rezoning is to provide for single-family residential lots with a width of less than 12.0 metres.

### Report Highlights

1. The rezoning will accommodate the creation of single-family residential lots with site widths narrower than the current 12.0 metre minimum requirement.
2. The purpose of the rezoning is to provide smaller, more affordably priced lots.
3. The proposed rezoning is consistent with the Kensington Neighbourhood Concept Plan (Concept Plan).

### Strategic Goal

This rezoning supports the Strategic Goal of Sustainable Growth by helping to provide an appropriate mix of residential lot sizes within a neighbourhood.

### Background

The Concept Plan was originally approved by City Council in April 2012. A zoning designation of R1A – One-Unit Residential District (R1A), consistent with the Concept Plan, was applied to the subject area that same year. It remains undeveloped at the present time.

### Report

#### Concept Plan

The Concept Plan identifies the subject area for development as single-family detached residential (see Attachment 1).

#### Official Community Plan Bylaw No. 8769

The subject area is designated as “Residential” on the Official Community Plan Bylaw No. 8769 (OCP) Land Use Map, which supports a variety of residential zoning designations.

## **Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington**

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### Proposed Zoning Bylaw No. 8770 Amendment

Saskatoon Land is proposing to rezone land located on Nightingale Road, Bend, and Close from R1A to R1B – Small Lot One-Unit Residential District (R1B) (see Attachment 2).

The rezoning will provide for single-family residential development on sites narrower than the 12.0 metre minimum site width currently required under R1A. While R1B provides for sites as narrow as 7.5 metres, it is not anticipated that sites of that width will be subdivided within the subject area given that no rear lanes are provided as per the Concept Plan. As a result, dwellings with attached front garages will be developed. Saskatoon Land reports that, in general, sites of this nature require no less than 10.4 metre site widths.

The rezoning is being requested by Saskatoon Land in response to an observed market shift toward smaller, more affordably priced lots. Should the rezoning be approved, 13 additional lots are anticipated to be created through a subdivision of the subject area, for a total of 68 lots.

The block face on the west side of Nightingale Road, included as part of this rezoning, is located opposite the block face on the east side of the roadway that is proposed to remain zoned R1A. While R1A requires a minimum 6.0 metre front yard building setback, R1B's minimum is only 3.0 metres. In order to resolve the potential inconsistency of the streetscape with opposing block faces that have different setback requirements, Saskatoon Land has indicated that a caveat will be registered on title for the R1B lots requiring a minimum setback of 6.0 metres.

### Comments from Other Divisions

No comments or concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing at City Council.

The Transportation and Utilities Department noted that the developer will be responsible for the costs of additional service connections incurred as a result of the rezoning, which has been acknowledged by Saskatoon Land. Sanitary sewer capacity is sufficient to support the slight increase in density.

### Conclusion

This proposal is consistent with the Concept Plan and OCP Land Use Map. The Planning and Development Division recognizes the importance of facilitating a range of single-family lot sizes and corresponding price points in our new neighbourhoods, and supports the rezoning as proposed.

### **Options to the Recommendation**

City Council could choose to deny this application. This option would maintain the current R1A zoning requiring a minimum site width of 12.0 metres.

## **Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington**

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

Kensington is in the early stages of development and there is no established resident population or alternate land owners in the immediate area to consult. Further, this proposal is consistent with the approved Concept Plan, for which there was extensive public and stakeholder consultation.

### **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. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

### **Attachments**

1. Kensington Concept Plan
2. Location Map

### **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

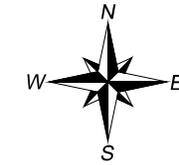
S/Reports/2016/PD/MPC - Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington/lc

# KENSINGTON CONCEPT PLAN

AMENDED FEBRUARY 29, 2016

## ATTACHMENT 1

ORIGINAL KENSINGTON  
CONCEPT PLAN  
APPROVED APRIL 2012



- SINGLE FAMILY DETACHED
- SINGLE FAMILY DETACHED (RESIDENTIAL CARE HOME)
- MULTI UNIT (STREET TOWNHOUSE)
- MULTI UNIT (GROUP TOWNHOUSE)
- MULTI UNIT (STACKED GROUP TOWNHOUSE)
- MULTI UNIT MEDIUM DENSITY (APARTMENT STYLE)
- MIXED USE (COMM/RES/INST.)
- COMMERCIAL
- POTENTIAL SCHOOL SITE
- MUNICIPAL RESERVE
- STORM WATER PARCEL
- BUFFER STRIP
- STORM POND
- CONCEPT PLAN BOUNDARY
- CITY LIMITS
- ZONING AMENDMENT AREA

HWY 14

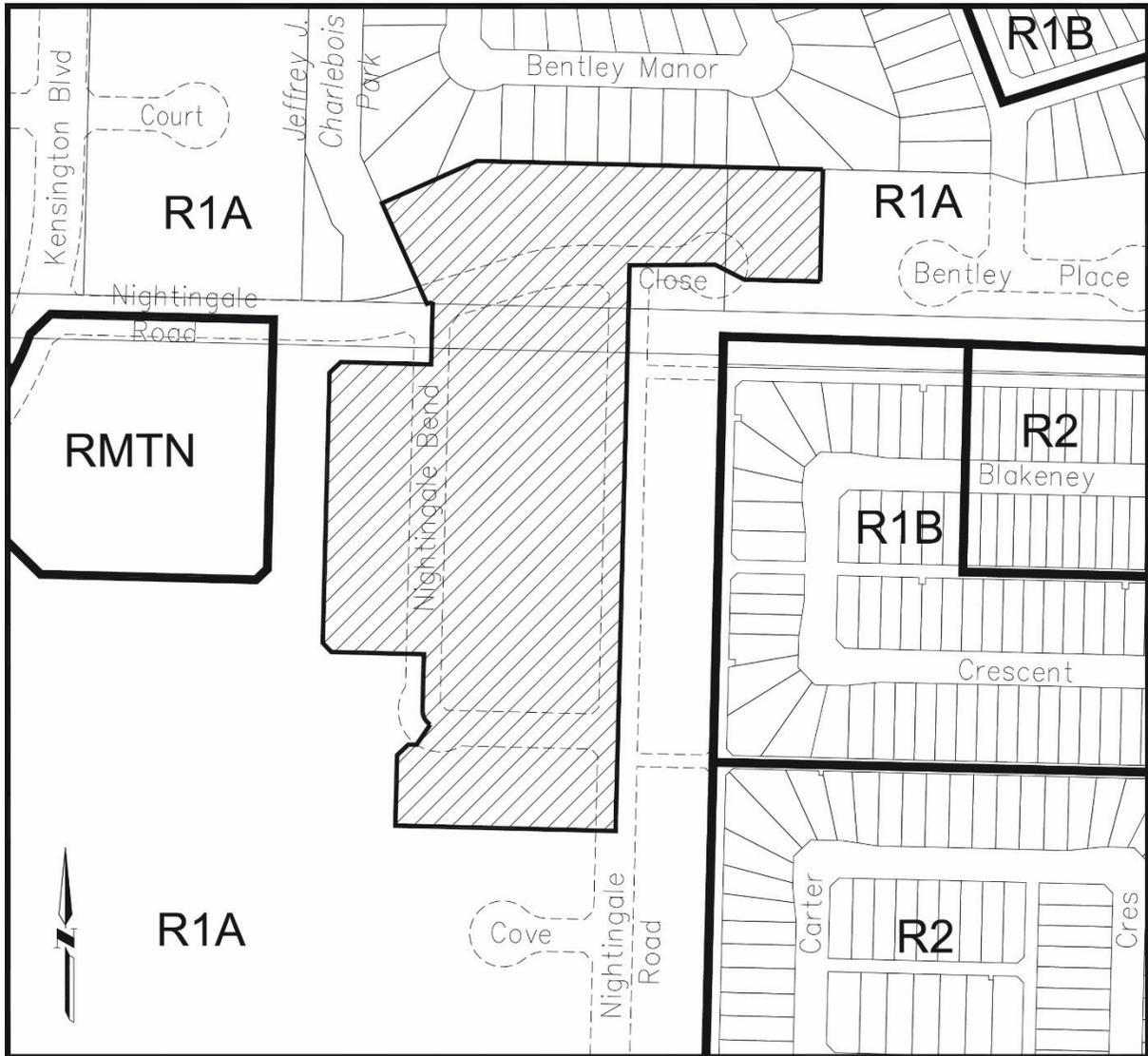
22nd Street

37



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Location Map



ZONING AMENDMENT

 From R1A to R1B



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## Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 – Aspen Ridge

### Recommendation

That a 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, respecting land in the Aspen Ridge neighbourhood, as outlined in this report, be approved.

### Topic and Purpose

An application has been submitted by Saskatoon Land proposing to amend the zoning designations of land in the Aspen Ridge neighbourhood from FUD – Future Urban Development District to:

- a) R1A – One-Unit Residential District;
- b) R1B – Small Lot One-Unit Residential District;
- c) R2 – One- and Two-Unit Residential District;
- d) RMTN1 – Medium-Density Townhouse Residential District 1; and
- e) RM3 – Medium-Density Multiple-Unit Dwelling District.

This application applies zoning that is necessary to implement the Aspen Ridge Neighbourhood Concept Plan for the area outlined in this report.

### Report Highlights

1. The Aspen Ridge Neighbourhood Concept Plan (Concept Plan) identifies lands within the subject area for single-unit detached, low-/medium-density multi-unit (group townhouse), and medium-density multi-unit residential.
2. The proposed zoning amendment will provide for the development of single-family, townhouse, and apartment-style residential development.
3. The proposed zoning amendment is consistent with the Concept Plan.

### Strategic Goal

This zoning amendment supports the Strategic Goal of Sustainable Growth. Aspen Ridge was designed as a “complete community” neighbourhood that includes a variety of housing styles and densities.

### Background

The Concept Plan was originally approved by City Council in June 2014 (see Attachment 1). At that time, land within the Aspen Ridge neighbourhood was zoned FUD – Future Urban Development District in anticipation of urban development commencing.

## Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 – Aspen Ridge

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### **Report**

#### Concept Plan

The Concept Plan identifies lands within the subject area for the following types of residential development:

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

#### Official Community Plan Bylaw No. 8769 (OCP)

The subject area is designated as “Residential” on the OCP Land Use Map, which supports a variety of housing styles, densities, and corresponding zoning designations.

#### Zoning Bylaw No. 8770 Amendment

Lands within the subject area designated as “single-unit detached” on the Concept Plan are proposed to be zoned:

- a) R1A – One-Unit Residential District;
- b) R1B – Small Lot One-Unit Residential District; and
- c) R2 – One- and Two-Unit Residential District.

The parcel designated as “low-/medium-density multi-unit (group townhouse)” is proposed to be zoned RMTN1 – Medium-Density Townhouse Residential District 1.

The parcel designated as “medium-density multi-unit” is proposed to be zoned RM3 – Medium-Density Multiple-Unit Dwelling District.

The proposed zoning designations are consistent with the Concept Plan and OCP Land Use Map.

#### Comments from Other Divisions

No concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing.

#### **Options to the Recommendation**

City Council could choose to deny this application. This option is not recommended as this application is consistent with the 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.

## Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 – Aspen Ridge

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### 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. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

### Attachments

1. Aspen Ridge Concept Plan
2. Location Map

### 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/2016/PD/MPC – Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 – Aspen Ridge/lc

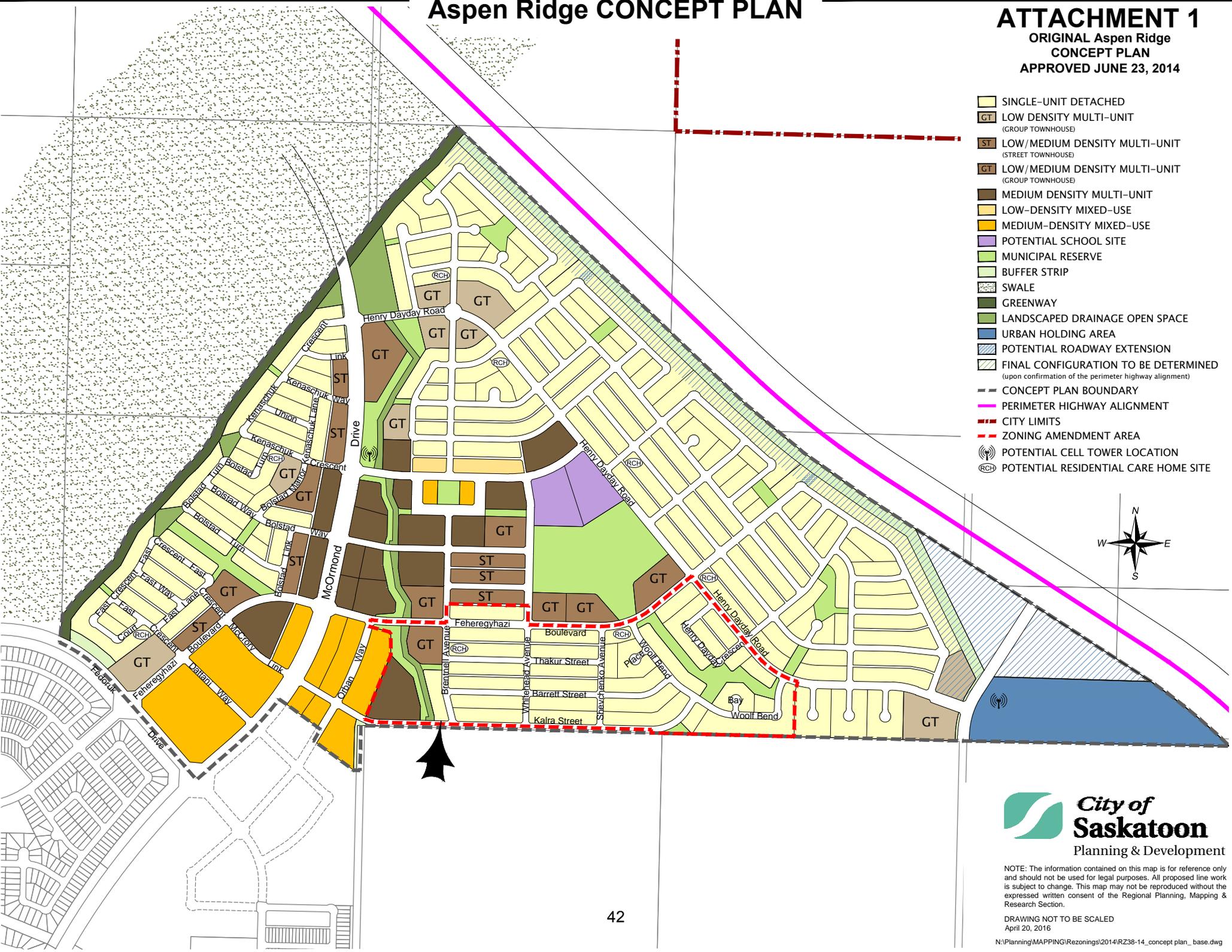
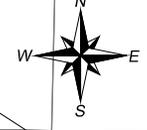
# Aspen Ridge CONCEPT PLAN

# ATTACHMENT 1

ORIGINAL Aspen Ridge  
CONCEPT PLAN

APPROVED JUNE 23, 2014

-  SINGLE-UNIT DETACHED
-  LOW DENSITY MULTI-UNIT  
(GROUP TOWNHOUSE)
-  LOW/MEDIUM DENSITY MULTI-UNIT  
(STREET TOWNHOUSE)
-  LOW/MEDIUM DENSITY MULTI-UNIT  
(GROUP TOWNHOUSE)
-  MEDIUM DENSITY MULTI-UNIT
-  LOW-DENSITY MIXED-USE
-  MEDIUM-DENSITY MIXED-USE
-  POTENTIAL SCHOOL SITE
-  MUNICIPAL RESERVE
-  BUFFER STRIP
-  SWALE
-  GREENWAY
-  LANDSCAPED DRAINAGE OPEN SPACE
-  URBAN HOLDING AREA
-  POTENTIAL ROADWAY EXTENSION
-  FINAL CONFIGURATION TO BE DETERMINED  
(upon confirmation of the perimeter highway alignment)
-  CONCEPT PLAN BOUNDARY
-  PERIMETER HIGHWAY ALIGNMENT
-  CITY LIMITS
-  ZONING AMENDMENT AREA
-  POTENTIAL CELL TOWER LOCATION
-  POTENTIAL RESIDENTIAL CARE HOME SITE

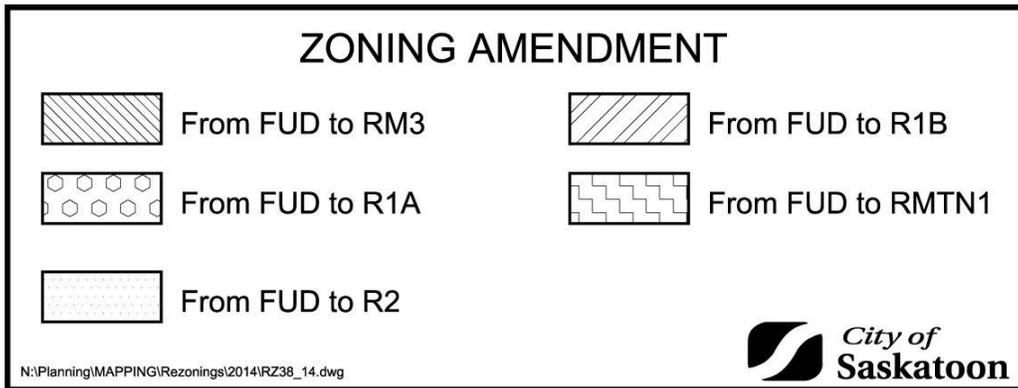
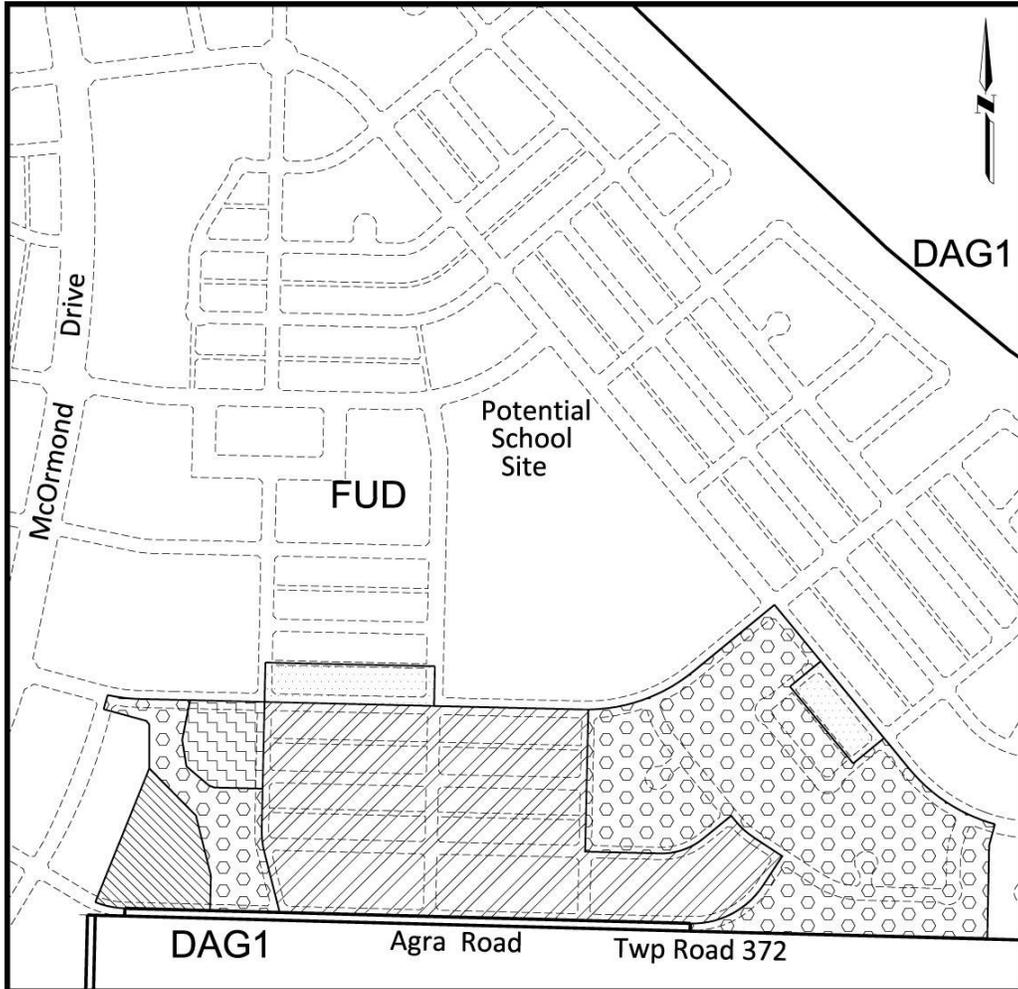


NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Regional Planning, Mapping & Research Section.

DRAWING NOT TO BE SCALED  
April 20, 2016

N:\Planning\MAPPING\Rezoning\2014\IRZ38-14\_concept plan\_base.dwg

Location Map



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## Proposed Zoning Bylaw No. 8770 Text Amendment – Future Urban Development District

### Recommendation

That this report be forwarded to City Council, recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed text amendments to the Future Urban Development District contained in Zoning Bylaw No. 8770, as outlined in this report, be approved.

### Topic and Purpose

The purpose of this report is to consider an amendment to Zoning Bylaw No. 8770 to allow for additional permitted and discretionary uses and to require screening of outdoor storage areas in the Future Urban Development District.

### Report Highlights

1. The Administration is recommending text amendments to Zoning Bylaw No. 8770 as follows:
  - a) provide for home-based businesses to operate accessory to a one-unit dwelling in a Future Urban Development (FUD) District;
  - b) allow for additional interim uses, including outdoor recreation uses, parks, and playfields, recreation vehicle and equipment storage, and passenger vehicle storage in an FUD District; and
  - c) require screening for outdoor storage areas in the FUD District.

### Strategic Goal

This report supports the City of Saskatoon's Strategic Goal of Sustainable Growth by providing opportunities for interim uses in areas that are required for future urban development within city limits.

### Background

The purpose of the FUD Zoning District is to provide for interim land uses in areas that are identified for future urban development within city limits. Interim uses are generally compatible with future urban growth, located on large parcels, contain few permanent structures, and contain buildings that can be readily relocated and have few service requirements. The FUD Zoning District is typically applied to areas that are recently annexed into the city of Saskatoon.

### Report

The amendments being proposed will allow for additional interim uses, provide for home-based businesses to operate accessory to a one-unit dwelling, and require screening for outdoor storage areas.

### Summary of Proposed Text Amendments

The amendments to the FUD Zoning District are included in Attachment 1 and are summarized below:

- a. Permitted Uses
  - It is proposed that home-based businesses be added as a permitted use. One-unit dwellings are permitted in this district, and this amendment will allow for a home-based business to operate as an accessory use to the one-unit dwelling. It could be several years before fully-serviced urban development reaches these areas.
  - It is proposed that outdoor recreation uses, parks, and playfields be added as permitted uses. Outdoor golf driving ranges are currently permitted, and this amendment will allow for other compatible outdoor recreation uses, such as batting cages and go-cart tracks.
- b. Discretionary Uses
  - It is proposed that recreation vehicle and equipment storage, and passenger vehicle storage be added as a discretionary use on sites that have a minimum area of 4 hectares. This use would include the storage of recreation vehicles, campers, boats, all-terrain vehicles, motor bikes and trailers, and passenger vehicles. These uses may be appropriate in FUD if they do not require permanent structures and do not require full urban services.
- c. Landscaping
  - The FUD Zoning District does not currently contain landscaping regulations. A regulation is recommended that would require that outdoor storage areas be screened from any public right of way.

### Compliance with Official Community Plan Bylaw No. 8769

The amendments to the FUD Zoning District comply with Official Community Plan Bylaw No. 8769 (OCP), which contains policy for Urban Holding Areas. Section 8.0.1 of the OCP states that Urban Holding Areas identify areas within the City limits where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand.

### **Options to the Recommendation**

City Council may choose to deny the proposed amendments; further direction would be required.

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

These amendments were reviewed by the Long Range Planning and the Regional Planning Sections of the Planning and Development Division. The amendments were acceptable to these groups.

As these amendments are considered minor in nature, further consultation was not deemed necessary.

**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.

**Attachment**

1. Proposed Amendments to FUD - Future Urban Development District

**Report Approval**

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S:\Reports\2016\PD\MPC – Proposed Zoning Bylaw No. 8770 Text Amendment – Future Urban Development District/ks

## Proposed Amendments to FUD – Future Urban Development District

### Zoning Bylaw No. 8770, Section 12.2 FUD - Future Urban Development District Amendments are underlined.

#### 12.2 FUD - Future Urban Development District

##### 12.2.1 Purpose

The purpose of the FUD District is to provide for interim land uses where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

##### 12.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an FUD District are set out in the following chart:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.2.2 Permitted Uses</b>					
(1) One-unit dwellings (OUD)	32	23	15	18	8.5
(2) Agricultural uses	32	23	15	18	14
(3) Market gardens, nurseries and greenhouses	32	23	15	18	14
(4) Outdoor golf driving ranges	32	23	15	18	14
<b>(5) <u>Outdoor commercial recreation uses and public parks</u></b>	<b><u>32</u></b>	<b><u>23</u></b>	<b><u>15</u></b>	<b><u>18</u></b>	<b><u>14</u></b>
<b>(6) <u>Home-based businesses</u></b>	<b><u>Refer to General Provisions Section 5.29</u></b>				
(7) Accessory buildings and uses	-	23	3	-	14

##### 12.2.3 Prohibited Uses

The Prohibited Uses in an FUD District are set out in the following chart:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.2.3 Prohibited Uses</b>					
(1) Intensive livestock operations					
(2) Mushroom farms					

### 12.2.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an FUD District are set out in the following chart:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.2.4 Discretionary Uses</b>					
(1) Agricultural research stations	32	23	15	18	14
(2) Campgrounds	32	23	15	18	14
(3) Boarding and breeding kennels	32	23	15	18	14
(4) Farm implement machinery assembly and sales lots	32	23	15	18	14
(5) Trucking terminals	32	23	15	18	14
<b><u>(6) Recreational vehicle and equipment storage</u></b>	<b><u>4</u></b>	<b><u>23</u></b>	<b><u>15</u></b>	<b><u>18</u></b>	<b><u>14</u></b>
<b><u>(7) Passenger vehicle storage</u></b>	<b><u>4</u></b>	<b><u>23</u></b>	<b><u>15</u></b>	<b><u>18</u></b>	<b><u>14</u></b>

### 12.2.5 Signs

The regulations governing signs in an FUD District are contained in **Appendix A - Sign Regulations**.

### 12.2.6 Parking

The regulations governing parking and loading in an FUD District are contained in **Section 6.0**.

### 12.2.7 Landscaping

**Outside storage areas shall be suitably screened from any public street to the satisfaction of the Development Officer.**

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## Zoning Text Amendment – Communication Tower Regulations

### Recommendations:

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 Zoning Bylaw No. 8770 amendments, be approved.

### Topic and Purpose

The purpose of this report is to consider amendments to Zoning Bylaw No. 8770 to update communication tower regulations to align with Antenna Systems Policy No. C09-037.

### Report Highlights

1. Zoning Bylaw No. 8770 (Zoning Bylaw) currently requires public consultation for communication towers erected in an R (Residential) or M (Institutional) District only.
2. The proposed amendment to the Zoning Bylaw would clarify that communication towers are permitted in all zoning districts, provided public consultation protocols established by City Council are met.

### Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Continuous Improvement by monitoring and updating City Bylaws as required.

### Background

In February 2014, Industry Canada announced changes to their Antenna Tower Siting Policy that require telecommunication companies to work closely with local communities when proposing new communication towers. These changes require consultation for commercial antenna structures, no matter what the height of the tower, or distance to residential areas. An amendment to the Zoning Bylaw would ensure consistency between the Zoning Bylaw and Antenna Systems Policy No. C09-037, as well as federal regulations.

### Report

#### Current Regulations

The Zoning Bylaw requires that any communication tower proposed to be erected in any R (Residential) or M (Institutional) District shall be subject to appropriate public consultation processes as established by City Council. Other zoning districts are not included in the Zoning Bylaw communication tower regulations.

## Zoning Text Amendment – Communication Tower Regulations

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### Summary of Proposed Zoning Bylaw Amendments – Section 5.27

The proposed amendment to Section 5.27 of the Zoning Bylaw would clarify that commercial communication towers erected in any district shall be subject to public consultation processes, as required by Antenna Systems Policy No. C09-037. Exceptions to this requirement, including amateur radio antennas and communication towers used for temporary events, are included in Antenna Systems Policy C09-037. The amendment would also provide appropriate setback guidelines for communication towers consistent with the zoning district in which they are located.

### **Options to the Recommendation**

City Council may request revisions to the proposed amendments. This is not recommended as the amendments align the Zoning Bylaw with Antenna Systems Policy No. C09-037, as well as federal regulations.

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

Public and/or stakeholder consultations were not required.

### **Other Considerations/Implications**

There are no financial, policy, 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**

There is no due date for follow-up 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 approval is given by the Standing Policy Committee on Planning, Development, and Community Services, a notice will be placed in The StarPhoenix two weeks prior to the public hearing date at City Council.

### **Report Approval**

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

S:/Reports/2016/PD – Zoning Text Amendment – Communication Tower Regulations/gs

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## Land Use Applications Received for the Period Between March 18, 2016, to April 14, 2016

### 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 for the period between March 18, 2016, to April 14, 2016.

### Report

Each month, land use applications 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/2016/PD/Land Use Apps/PDCS – Land Use Apps – May 2, 2016/ks

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## Land Use Applications Received by the Community Services Department For the Period Between March 18, 2016, to April 14, 2016

The following applications have been received and are being processed:

### Discretionary Use

- Application No. D7/16: 310 Avenue F South  
Applicant: John Odishaw  
Legal Description: Lots 26 and 27, Block 21, Plan No. CE  
Proposed Use: One-Unit Dwelling  
Current Zoning: MX1  
Neighbourhood: Riversdale  
Date Received: March 22, 2016
  
- Application No. D8/16: 1038 3<sup>rd</sup> Street East  
Applicant: Laurie Racicot and Dena Miller Racicot  
Legal Description: Lot 40, Block 8, Plan No. (ER2) I2414  
Proposed Use: Garage Suite  
Current Zoning: R2  
Neighbourhood: Haultain  
Date Received: April 7, 2016

### Official Community Plan

- Amendment No. OCP 15/16: 2401 Preston Avenue and 202 East Place  
Applicant: Caswell Developments Inc.  
Legal Description: Lots 1 to 3 and 41 to 43, Block 543,  
Plan No. 64S15314  
  
Proposed Use:  
Current Land Use Designation: Residential  
Proposed Land Use Designation: Commercial  
Neighbourhood: Caswell Developments Inc.  
Date Received: March 17, 2016

### Rezoning

- Application No. Z16/16: 2401 Preston Avenue and 202 East Place  
Applicant: Caswell Developments Inc.  
Legal Description: Lots 1 to 3 and 41 to 43, Block 543,  
Plan No. 64S15314  
  
Proposed Use:  
Current Zoning: B4 and RM4  
Proposed Zoning: B4  
Neighbourhood: Eastview  
Date Received: March 17, 2016

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Subdivision

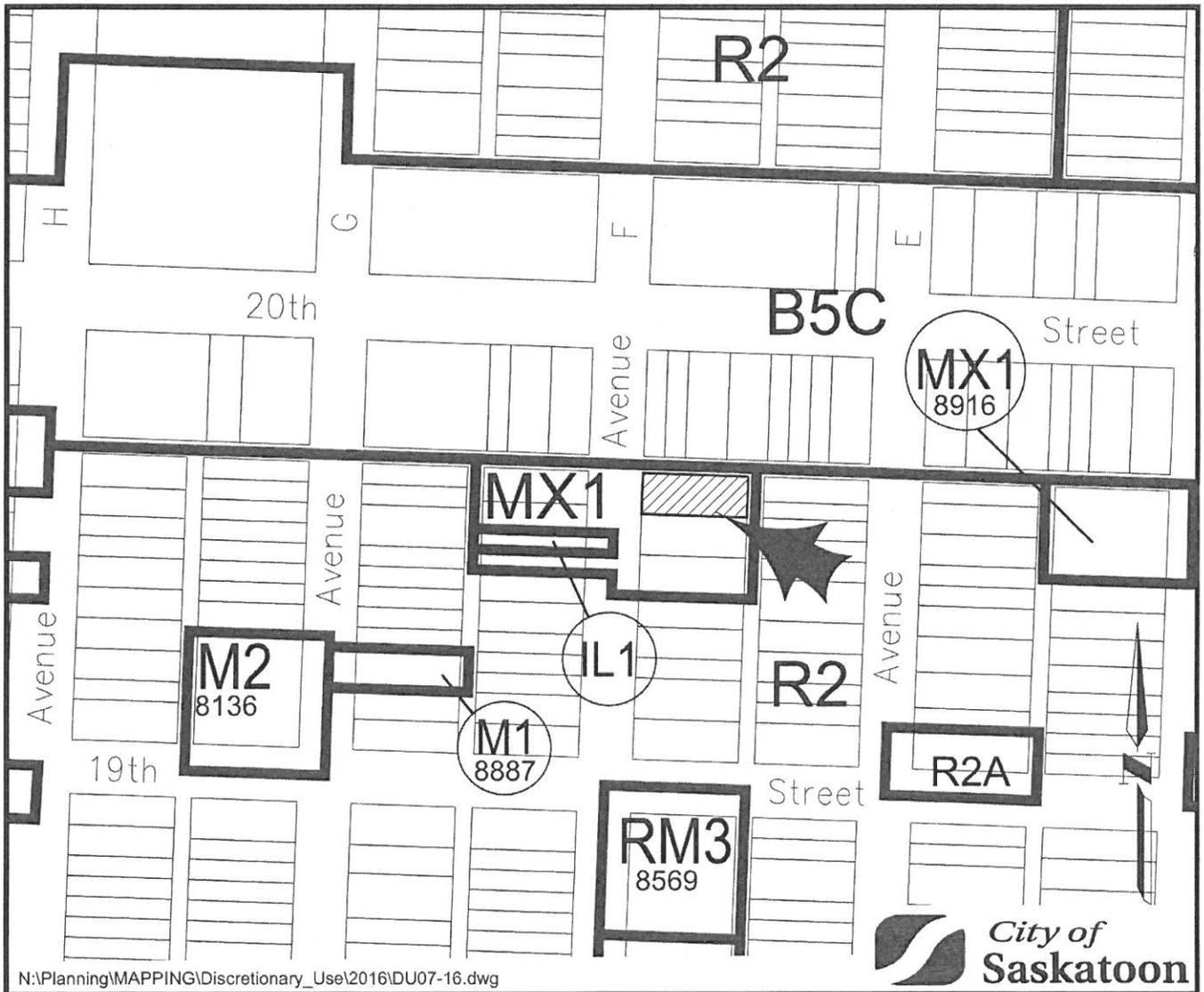
- Application No. 21/16: Rosewood Boulevard East  
Applicant: Webster Surveys for Vantage Development Corp.  
Legal Description: Parcel A, Plan Pending  
Part of NW ¼ 17-36-4 W3M  
Proposed Use: Creation of New Residential Lots  
Current Zoning: FUD  
Neighbourhood: Rosewood  
Date Received: March 18, 2016
- Application No. 22/16: Road Closure North of Patience Lake Road  
Applicant: Webb Surveys for MI Investments Inc.  
Legal Description: Part of Surveyed Road, Plan No. DT2262  
Consolidated with Parcel F, Plan No. 89S00850  
Proposed Use: Road Closure  
Current Zoning: IL1H  
Neighbourhood: Rosewood  
Date Received: March 18, 2016
- Application No. 23/16: 1321 – 14<sup>th</sup> Street East  
Applicant: Webb Surveys for Diane and Patrick Blair  
Legal Description: Lot 16, Block 2, Plan No. G705  
Proposed Use: To Create Two Lots for Single-Family Dwellings  
Current Zoning: R2  
Neighbourhood: Varsity View  
Date Received: April 1, 2016
- Application No. 24/16: 200 Spadina Crescent East  
Applicant: Webb Surveys for Triovest  
Legal Description: Parcel YY, Plan No. 101971807  
Proposed Use: Creation of Five Bareland Condominium Units for  
Future Residential and Commercial Development  
Current Zoning: DCD1  
Neighbourhood: Central Business District  
Date Received: April 7, 2016
- Application No. 25/16: 231 Avenue S North  
Applicant: Webb Surveys for Mikhaylo Gundyak  
Legal Description: Lots 15 and 16, Block 11, Plan No. G131; and  
Lot 42, Block 11, Plan No. 101542856  
Proposed Use:  
Current Zoning: R2  
Neighbourhood: Mount Royal  
Date Received: April 8, 2016

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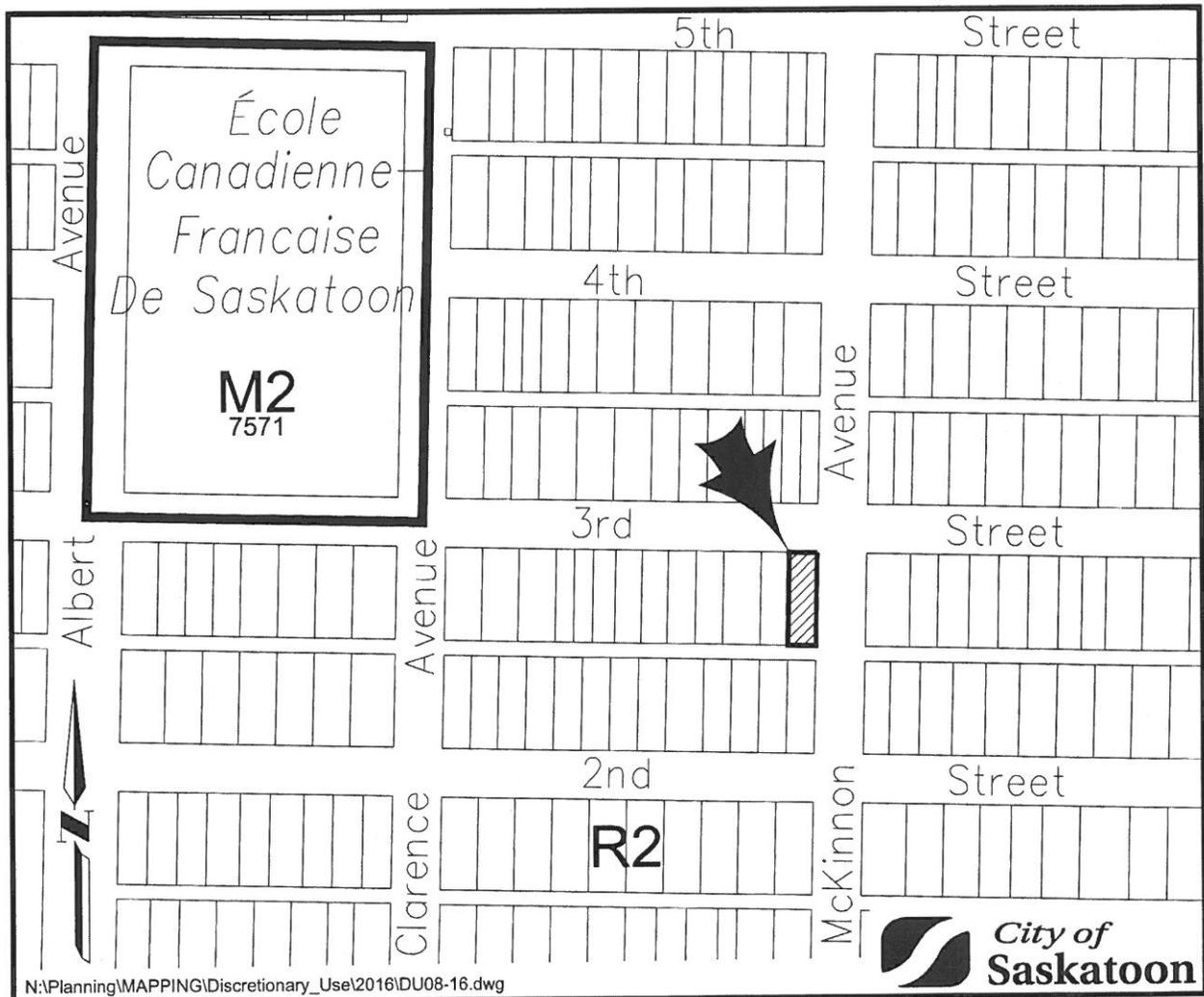
### **Attachments**

1. Plan of Proposed Discretionary Use No. D7/16
2. Plan of Proposed Discretionary Use No. D8/16
3. Plan of Proposed Official Community Plan No. OCP 15/16
4. Plan of Proposed Rezoning No. Z16/16
5. Plan of Proposed Subdivision No. 21/16
6. Plan of Proposed Subdivision No. 22/16
7. Plan of Proposed Subdivision No. 23/16
8. Plan of Proposed Subdivision No. 24/16
9. Plan of Proposed Subdivision No. 25/16

Proposed Discretionary Use No. D7/16

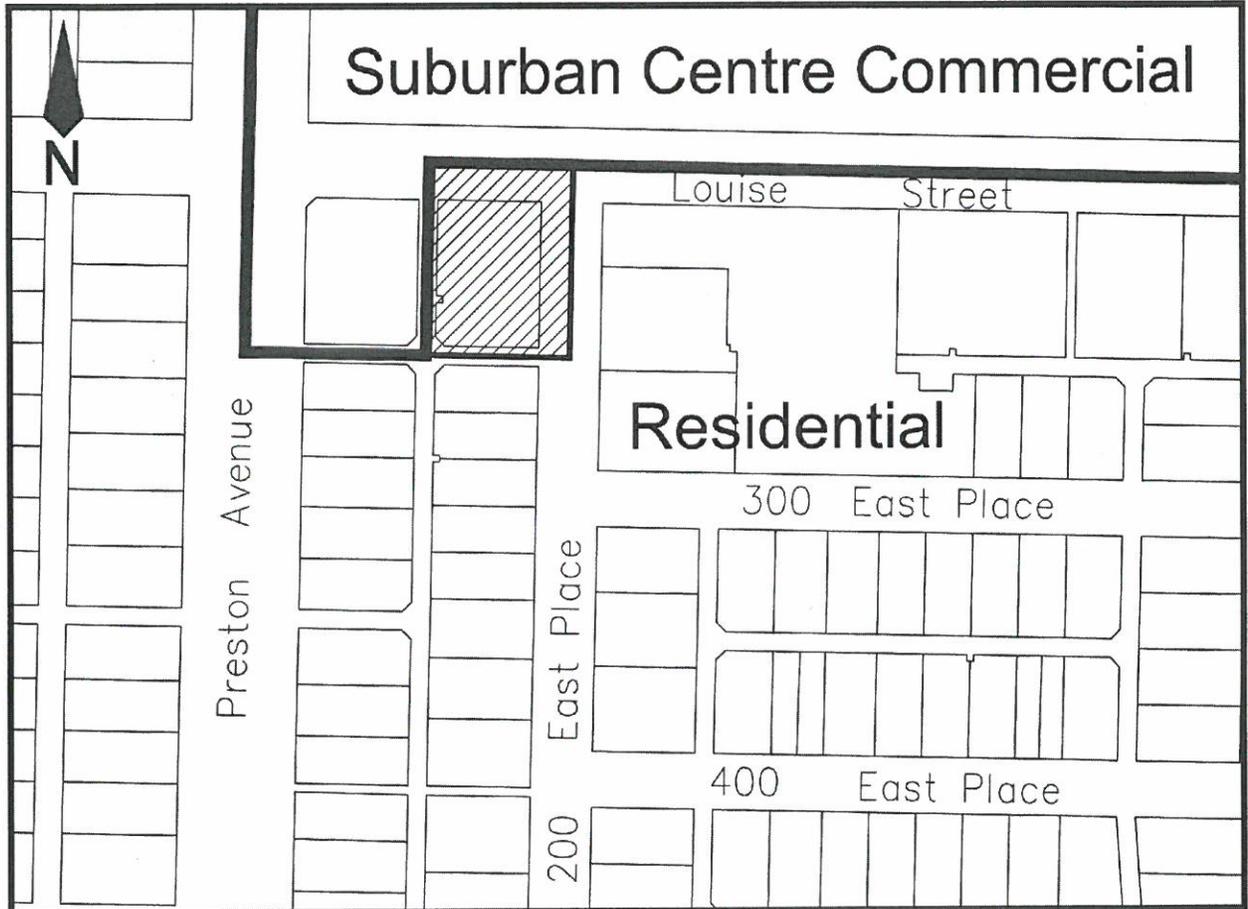


Proposed Discretionary Use No. D8/16

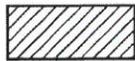


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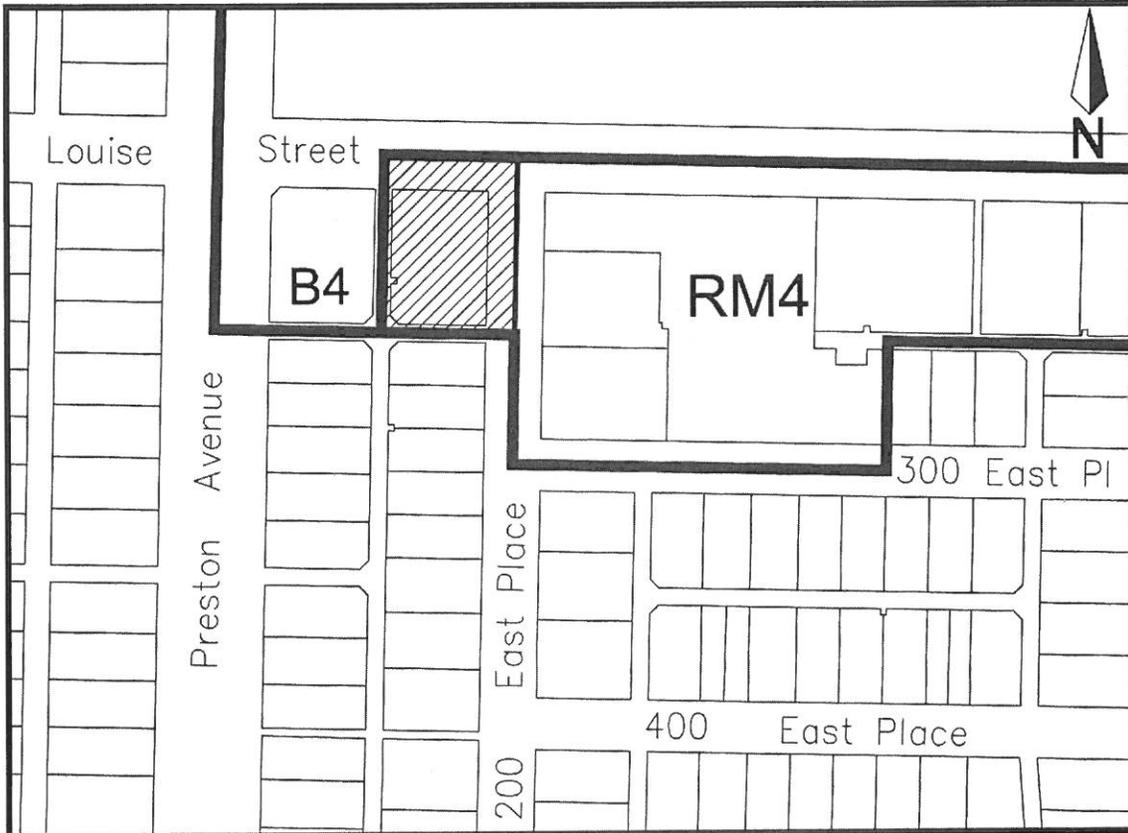
**PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT  
LAND USE MAP**



From Residential to Suburban Centre Commercial

File No. OCP15-2016

Proposed Zoning Bylaw Amendment No.Z16/16



PROPOSED ZONING AMENDMENT

 From RM4 to B4

File No. RZ16-2016





**PLAN OF PROPOSED  
SUBDIVISION OF  
LOT 16, BLOCK 2  
REG'D PLAN NO. G705**

**N.W. 1/4 SEC. 27**

**TWP. 36, RGE. 5, W. 3RD MER.  
1321 14TH STREET EAST  
SASKATOON, SASKATCHEWAN  
BY B.J. LUEY, S.L.S.  
SCALE 1:500**

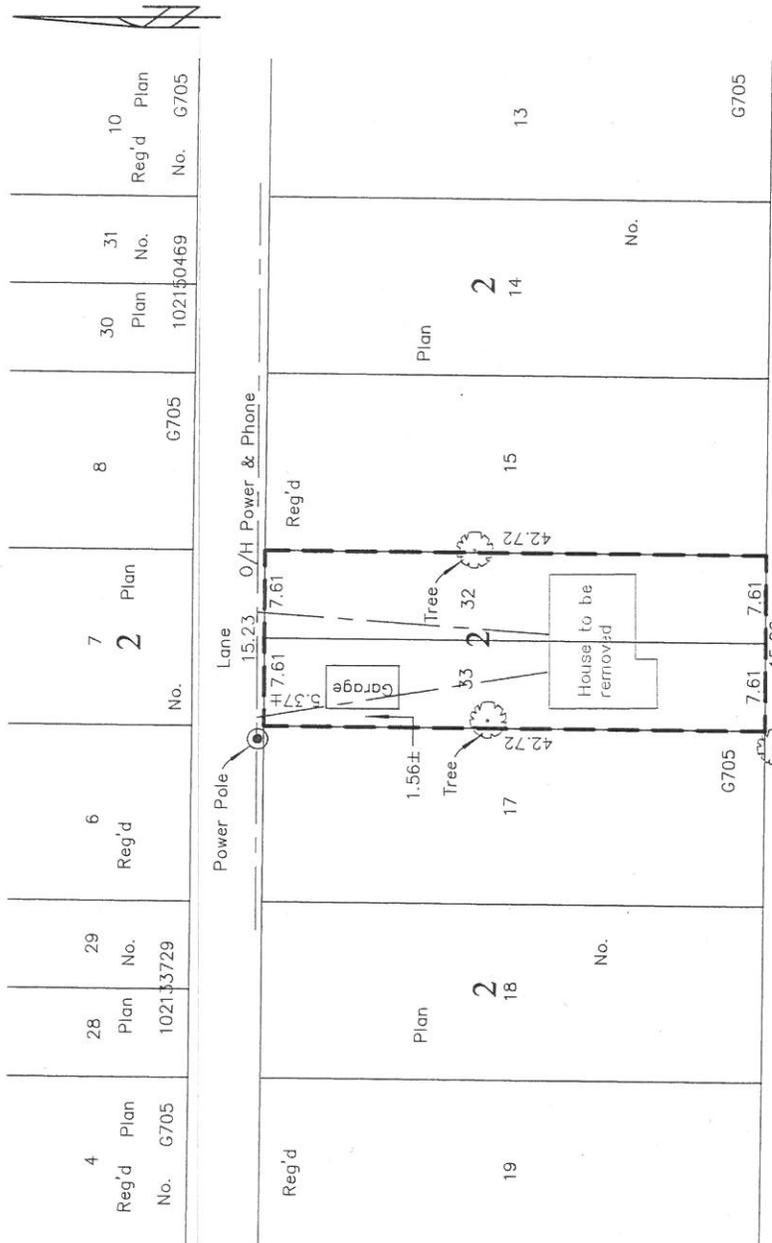
Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.07± ha (0.16± ac.).

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

*B.J. Luey*  
B.J. Luey, January 27th, 2016  
Saskatchewan Land Surveyor

Se



0.2 Diameter  
Deciduous tree

**14th Street East**

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

\_\_\_\_\_  
Date

Director of Planning &  
Development Division

Prepared by



© 2016  
15-2931sr NLI

PLAN OF PROPOSED SURFACE  
 BARE LAND CONDOMINIUM FOR  
 PARCEL YY  
 PLAN NO. 101971807  
 N.W. 1/4 SEC. 28  
 TWP. 36, RGE. 5, W. 3RD MER.  
 200 SPADINA CRESCENT EAST  
 SASKATOON, SASKATCHEWAN  
 BY T.R. WEBB, S.L.S.  
 SCALE 1:500

Dimensions shown are in metres and decimals thereof.  
 No common property will exist within this bare land  
 condominium.  
 Portion of this plan to be approved is outlined with a bold,  
 dashed line and contains 1.154 ha (2.854 ac.).  
 Distances shown are approximate and may vary from the  
 final plan of survey by ± 1.0m.



*T.R. Webb*  
 T.R. Webb, April 30th, 2016  
 Saskatchewan Land Surveyor

Approved under the provisions of  
 Bylaw No. 8537 of the  
 City of Saskatoon

DATE \_\_\_\_\_  
 Community Services Department

Prepared by  
*Webb*  
 2016  
 15-392041 B.F.

PLAN OF PROPOSED  
 SUBDIVISION OF  
 LOTS 15 & 16, BLOCK 11  
 REG'D PLAN NO. G131 &  
 LOT 42, BLOCK 11  
 PLAN NO. 101542856  
 231 AVENUE S NORTH  
 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 0.08± ha  
 (0.20± ac.).

Distances shown are approximate and may vary  
 from the final plan of survey by ± 0.25 m

*T.R. Webb*  
 T.R. Webb December 21, 2015  
 Saskatchewan Land Surveyor

Se

Prepared by



15-2926sg NL

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

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

Road

Reg'd	20	
Plan	11	
18 No.		
17	42.67	G131
47		9.53
11		9.53
46		House to be demolished
42.67	41	101542845
Reg'd	13	
Plan	11	
12		No.
11		G131

Bedford

Reg'd	21	
22		
23		
Plan	11	
25		
26		
27		No.
28		
29		
30		G131

North

S

Avenue

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## 2015 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 2015 by the Development Review Section, Planning and Development Division.

### Report Highlights

1. In 2015, 1,502 Development Permits, 20 Discretionary Use Applications, 37 Official Community Plan/Rezoning Applications, and 82 Subdivision Applications were reviewed.
2. Zoning Bylaw No. 8770 (Zoning Bylaw) was amended to further the implementation of the Neighbourhood Level Infill Development Strategy.
3. The Andrew Boyd House (803 9<sup>th</sup> Avenue North) was designated as a Municipal Heritage Property.
4. The Saskatoon Register of Historic Places (Register) was approved by City Council.

### 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 Official Community Plan (OCP), Zoning Bylaw, Subdivision Bylaw No. 6537, as well as Council and Administrative Policies. The Development Review Section (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 Section is responsible for the 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. The Section

facilitates the community's ability to understand and amend development standards, in accordance with appropriate public consultation processes.

The Section operated in 2015 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 2015 activities; further detail can be found in Attachment 1:

- a) 1,502 Development Permits were reviewed, compared to 1,620 in 2014;
- b) 31 Zoning Bylaw Amendment Applications, 6 OCP Amendment Applications, 20 Discretionary Use Applications, and 82 Subdivision Applications were received;
- c) 36 appeals at the Development Appeals Board, compared to 42 in 2014;
- d) Implemented Zoning Bylaw amendments to regulate the massing of new one- and two-unit dwellings in established neighbourhoods based on the Neighbourhood Level Infill Development Strategy. Amendments to clarify the regulations for garden and garage suites were also done in 2015;
- e) The Andrew Boyd House was designated as a Municipal Heritage Property; and
- f) The Saskatoon Register of Historic Places (Register) was approved by City Council.

#### Major Projects for 2016

Major projects that the Section will be working on in 2016 include:

- a) Development Applications
  - i) Parcel YY, River Landing – review of proposal for mixed use development containing a hotel, residential condominium, office space and public plaza in the Direct Control District.
  - ii) Market Mall –review of rezoning and discretionary use applications to facilitate residential development on the site.
- b) Concept Plan Review
  - i) Complete Elk Point Neighbourhood Concept Plan – a proposed residential neighbourhood that is 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.
  - iii) Hampton Employment Area - proposed employment area consisting of light industrial and commercial uses located east of the Hampton Village neighbourhood.
- c) Continued Implementation of the Infill Development Strategy
  - i) Zoning Bylaw amendments for infill development of three- or four-unit dwellings on corner sites in the established neighbourhoods; and

- ii) Assist the Transportation and Utilities Department to build out amendments to Drainage Bylaw No. 8379 to address drainage and lot grading in established neighbourhoods.
  
- d) Continued Implementation of the Heritage Policy and Program Review
  - i) Publication and marketing of the Register will commence; and
  - ii) Amendments to the OCP and Zoning Bylaws.
  
- d) Environmental and Climatic Initiatives
  - i) Review bonusing for environmental initiatives for development projects and the potential of an environmental overlay;

**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 – 2015 Annual Report

**Report Approval**

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

S/Reports/2016/PD/PDCS – 2015 Annual Report – Development Review Section/gs

# DEVELOPMENT REVIEW SECTION

## 2015 ANNUAL REPORT

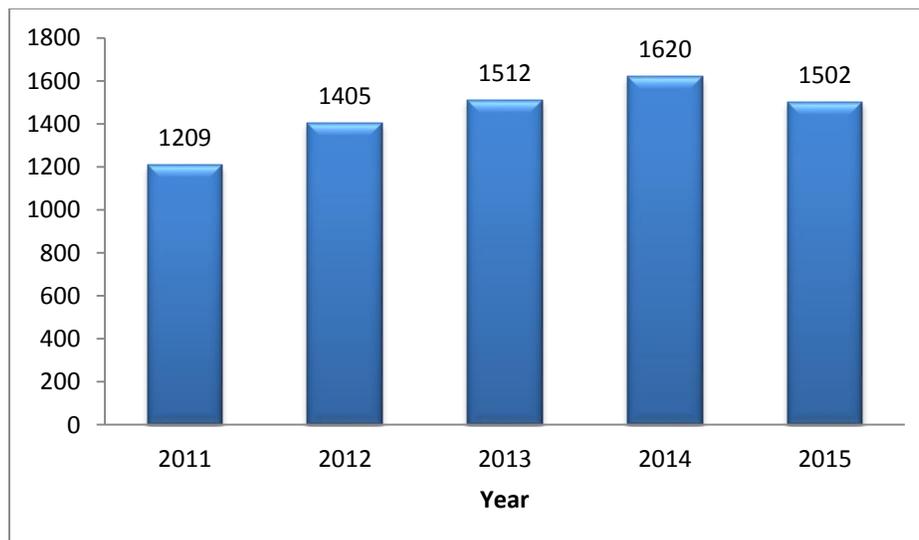
The Development Review Section, Planning and Development Division, is responsible for facilitating the orderly use and development of land and property in Saskatoon, in accordance with accepted community standards, as outlined in the City's Official Community Plan, Zoning Bylaw and Subdivision Bylaw, 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 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 2015, the Section reviewed 1,502 development permits, as compared to 1,620 in 2014, and a five year average of 1,450 development permits per year. Significant or large projects reviewed include four joint use elementary schools located in the Rosewood, Evergreen, Hampton Village, and Stonebridge neighbourhoods, Costco in Rosewood, The Blok Commercial Building, and the Children's Hospital of Saskatchewan.

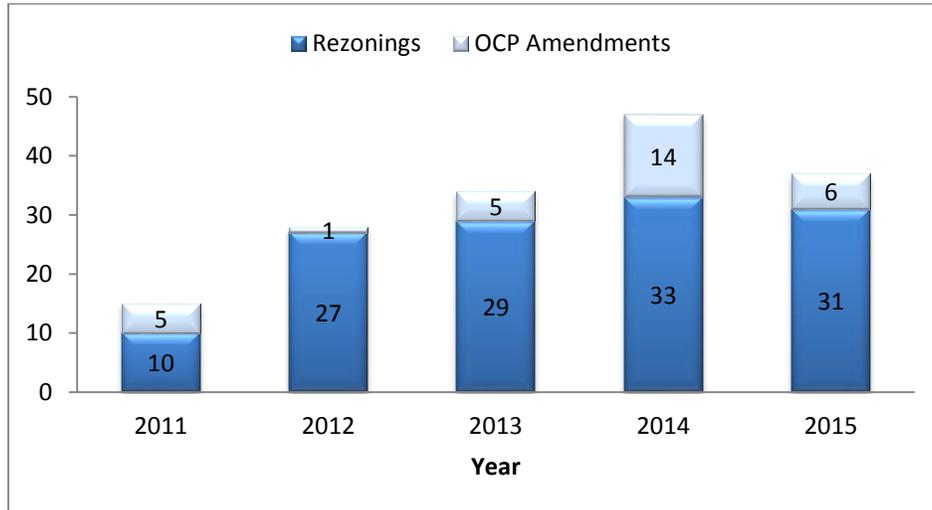


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## Rezoning Applications

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The Section is responsible for the review, consultation, and recommendation on 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 2015, the Section received 31 Zoning Bylaw amendment applications and 6 Official Community Plan amendment applications, for a total of 37 applications. This compares with 47 bylaw amendment applications received in 2014, and a five-year average of 32 applications per year.

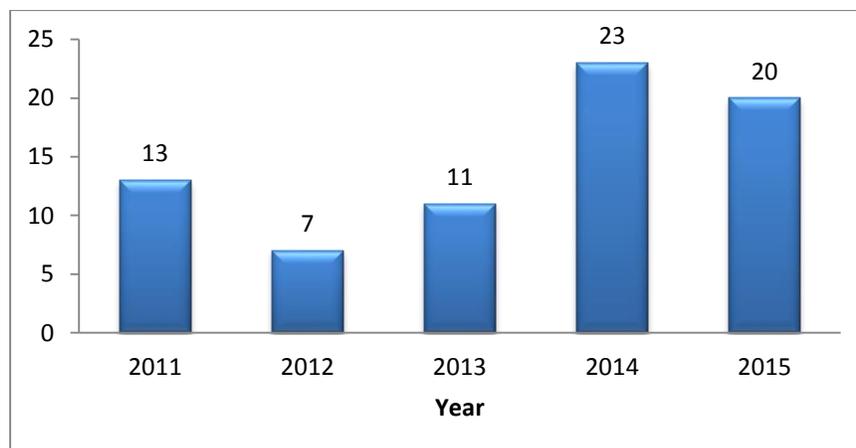


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## Discretionary Use Applications

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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 2015, the Section received 20 Discretionary Use Applications. These applications included 9 for Garden or Garage Suites, 4 Residential Care Homes Type II, 2 Taverns, 1 Bed and Breakfast, 1 Private School, 1 Child Care Centre, 1 Converted Dwelling, and 1 Dwelling Unit in Conjunction with a Permitted Use (Art Gallery). This compares to 23 Discretionary Use Applications received in 2014, and a five-year average of 15 applications per year.

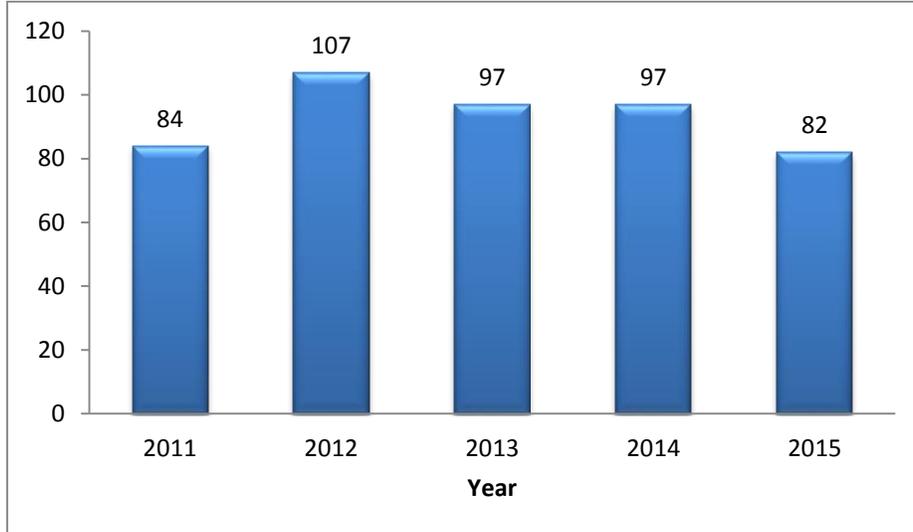


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### Subdivision Applications

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The 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 2015, the Section received 82 subdivision applications, compared to 97 applications received in 2014, and a five-year average of 93 applications per year.

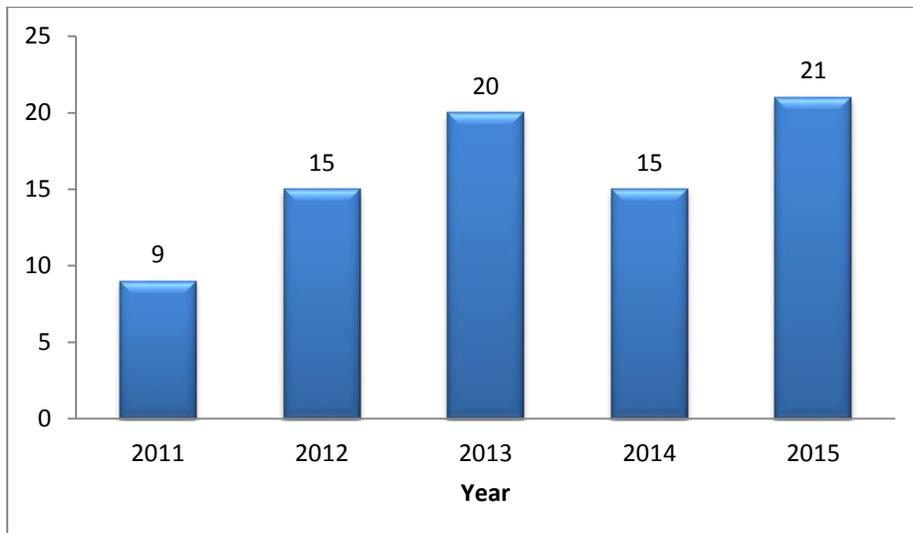


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### Condominium Applications

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The Section reviews all applications for the creation of condominium parcels to ensure compliance with various municipal and provincial requirements. In 2015, the Section received 21 condominium applications, compared with 15 applications received in 2014, and a five-year average of 16 applications per year.

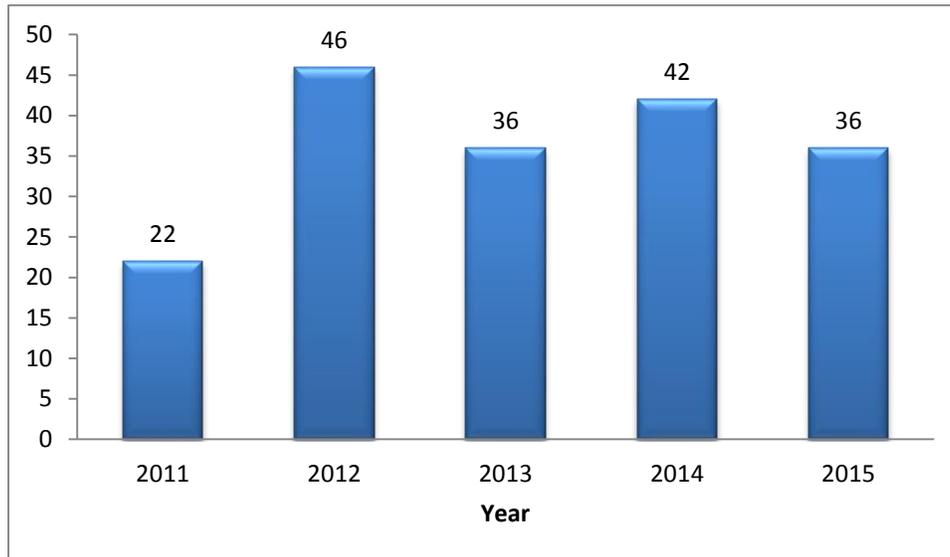


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## Development Appeals

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Individuals have the right to appeal to the Development Appeals Board over the denial of an application for a Development Permit or when an order to remedy contravention is issued. The Section represents the City for those appeals. In 2015, the Development Appeals Board heard 36 such appeals. This compares to 42 appeals in 2014, and a five-year average of 36 development appeals per year. The Section also represents the City at the Planning Appeals Committee of the Saskatchewan Municipal Board. In 2015, there were five such appeals.



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## Major Projects

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The Section collaborated with the Building Standards Division and the Transportation and Utilities Department on the review and approval of four joint use elementary schools located in the Stonebridge; Evergreen; Hampton Village; and Rosewood neighbourhoods. This review included amendments to neighbourhood concept plans and to the Zoning Bylaw to provide flexibility in the design of the school sites, provided that they remain generally compatible with nearby uses.

The Section continued to implement the Neighbourhood Level Infill Development Strategy, which was endorsed by City Council in 2014. The Zoning Bylaw was amended to implement the Strategy for primary dwellings in established neighbourhoods and to clarify the regulations for garden and garage suites in 2015. The Section continues to work on bylaw amendments for infill regulations, including three- and four-unit dwellings on corner sites.

The B4MX - Integrated Commercial Mixed-Use District was added to the Zoning Bylaw. This district will facilitate mixed-use development on principal streets and allows for medium- to high-density residential uses as well as commercial and institutional uses in a manner that encourages retail and service-based uses at grade. The B4MX District promotes a compact pedestrian-oriented built form that supports transportation options, street-oriented buildings, and active uses at grade level. In 2016, this zoning district will be applied to District Village Commercial areas in Evergreen.

The Section reviewed a number of noteworthy developments in Saskatoon's newest neighbourhoods including: the new commercial area in the Rosewood neighbourhood containing Costco; commercial sites in the Kensington neighbourhood; and mixed-use sites in the Stonebridge neighbourhood.

Developments in the city's established neighbourhoods were reviewed, including projects that blend residential, commercial and office uses. Two examples of this type of development are the Subway redevelopment with residential units in Varsity View, and the Blok commercial-office development in Riversdale. These developments allow for the gradual increase of the overall density of the City; a stated objective in the Official Community Plan. The Saskatchewan Children's Hospital was also reviewed in 2015, which is undergoing construction in 2016.

## NAMING SASKATOON

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The Section administers the Naming of Civic Property and Development Areas Policy No. C09-008 (Naming Policy). 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 2015, five new names were added to the Names Master List, and the year ended with 113 total names on the list, that can be applied in the future.

In 2015, the 21 names noted below were applied.

<b>Names Applied in 2015</b>		
<b>Names Applied</b>	<b>Roadway, Park, Other</b>	<b>Neighbourhood</b>
Aspen Ridge	Roadway	Aspen Ridge
Barrett	Roadway	Aspen Ridge
Brentnell	Roadway	Aspen Ridge
Burgess	Roadway	Rosewood
Dagnone	Roadway	Brighton
Delaine	Roadway	Brighton
Dubois	Roadway	Brighton
Flynn	Roadway	Rosewood
Heidt	Roadway	Aspen Ridge
Henry Dayday	Roadway	Aspen Ridge
Kalra	Roadway	Aspen Ridge
Newton	Roadway	Brighton
Secord	Roadway	Brighton
Sharma	Roadway	Aspen Ridge
Shevechenko	Roadway	Aspen Ridge
Shoquist	Roadway	Marquis Industrial
Thakur	Roadway	Aspen Ridge
Underhill	Roadway	Brighton
Whitehead	Roadway	Aspen Ridge
Woolf	Roadway	Aspen Ridge
Yuel	Roadway	Aspen Ridge

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## HERITAGE AND DESIGN

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In 2015, the City continued the implementation of the Civic Heritage Policy and Heritage Plan. Three properties were approved for conservation work and a new Municipal Heritage Property was designated. The following chart identifies the number of documented heritage properties in Saskatoon at the end of 2015 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	37
Provincial Designated Properties	3
National Historic Sites	4

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### HERITAGE HIGHLIGHTS

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The following is a list of the heritage activities that occurred throughout 2015:

#### Municipal Heritage Designation

- Andrew Boyd House (803 9<sup>th</sup> Avenue North) was designated by City Council as a Municipal Heritage Property. Designation is limited to the home's original exterior.

#### Heritage Conservation Program – Conservation Work and Financial Incentives Approved

- Trounce House (512 10<sup>th</sup> Street East) – Maintenance Work. Funding was approved in the form of a grant for \$337.50.
- Bottomley House (1118 College Drive) – Rehabilitation of front verandah column bases and guardrails. Request for funding will follow in 2016.
- Broadway Theatre (715 Broadway Avenue) – Restoration of theatre lobby and exterior. Request for funding will follow in 2016.

#### Façade Conservation and Enhancement Program – Heritage Financial Incentives Approved

- The Saskatchewan Craft Council (813 Broadway Avenue). Funding was approved in the form of a grant for \$4,000.

#### Education and Awareness

- The 2015 Doors Open Event was held on June 7, 2015. With 27 participating buildings and nearly 6,000 visitors, the biennial event continues to be a success.
- The annual Heritage Festival of Saskatoon took place on February 1, 2015, at the Western Development Museum; the City and Municipal Heritage Advisory Committee collaborated on a display for the event.

### Heritage Plan Implementation

- The Heritage Property (Approval of Alterations) Bylaw No. 8356 was amended to delegate the Administration with the authority to approve minor alterations and repairs.
- The Saskatoon Register of Historic Places (Register) was approved by City Council. Publication and marketing of the Register will commence in 2016.

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### DESIGN HIGHLIGHTS

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- In 2015, an Architectural Control District (ACD) Application was received in the Broadway Commercial District (B5B) ACD at 701 Broadway Avenue. The application for exterior alterations or façade rehabilitation was reviewed and approved by the Architectural Design Review Committee.