



AGENDA

PUBLIC HEARING MEETING OF CITY COUNCIL

Monday, June 27, 2016, 6:00 p.m.
Council Chamber, City Hall

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be confirmed as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of the Public Hearing Meeting of City Council held on May 24, 2016 be approved.

5. PUBLIC HEARINGS

5.1 Land Use, etc.

**5.1.1 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]**

6 - 14

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated May 31, 2016; and
- Letter from the Committee Assistant, Municipal Planning

Commission dated June 20, 2016.

The City Planner has advised that notification posters have been sent to all adjacent landowners within 75 meters of the site.

Recommendation

That 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.

5.1.2 Proposed Rezoning by Agreement – From RM1 to RM2 by Agreement – 204, 208, 212, 214, and 216 Avenue O South - Proposed Bylaw 9381 [File No. CK. 4351-016-005 and PL. 4350-Z36/15] 15 - 37

Attached are copies of following:

- Proposed Bylaw No. 9381;
- Report of the General Manager, Community Services Department dated May 31, 2016.
- Letter from the Committee Assistant, Municipal Planning Commission dated June 20, 2016; and
- Notice that appeared in the local press on June 10 and 11, 2016.

Recommendation

That City Council consider Bylaw No. 9381.

5.1.3 Proposed Rosewood Neighbourhood Concept Plan Amendment – Street Townhouse Sites and Core Park [File No. CK. 4110-40 and PL. 4131-33-5] 38 - 44

Attached are copies of following:

- Report of the General Manager, Community Services Department dated May 31, 2016.
- Letter from the Committee Assistant, Municipal Planning Commission dated June 20, 2016; and

- Notice that appeared in the local press on June 10 and 11, 2016.

Recommendation

That City Council consider the Administration's recommendation that the proposed Rosewood Neighbourhood Concept Plan amendment, as outlined in this report, be approved.

- | | | |
|--------------|--|----------------|
| 5.1.4 | Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M - Rosewood - Proposed Bylaw No. 9382 [File No. CK. 4351-016-007 and PL. 4350-Z14/16] | 45 - 54 |
|--------------|--|----------------|

Attached are copies of following:

- Proposed Bylaw No. 9382:
- Report of the General Manager, Community Services Department dated May 31, 2016.
- Letter from the Committee Assistant, Municipal Planning Commission dated June 20, 2016; and
- Notice that appeared in the local press on June 10 and 11, 2016.

Recommendation

That City Council consider Bylaw No. 9382.

- | | | |
|--------------|---|----------------|
| 5.1.5 | Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington - Proposed Bylaw No. 9380 [File No. CK. 4351-016-006 and PL. 4350-Z13/15] | 55 - 64 |
|--------------|---|----------------|

Attached are copies of following:

- Proposed Bylaw No. 9380:
- Report of the General Manager, Community Services Department dated May 31, 2016.
- Letter from the Committee Assistant, Municipal Planning Commission dated June 20, 2016; and
- Notice that appeared in the local press on June 10 and 11, 2016.

Recommendation

That City Council consider Bylaw No. 9380.

- | | | |
|--------------|---|----------------|
| 5.1.6 | Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 – Aspen Ridge - Proposed Bylaw 9379 [File No. CK. 4351-016-008 and PL. 4350-Z38/14] | 65 - 77 |
|--------------|---|----------------|

Attached are copies of following:

- Proposed Bylaw No. 9379:
- Report of the General Manager, Community Services Department dated May 31, 2016.
- Letter from the Committee Assistant, Municipal Planning Commission dated June 20, 2016; and
- Notice that appeared in the local press on June 10 and 11, 2016.

Recommendation

That City Council consider Bylaw No. 9379.

5.1.7 Proposed Zoning Bylaw No. 8770 Text Amendment – Future Urban Development District - Proposed Bylaw No. 9378 [File No. CK. 4350-016-004 and PL. 4350-Z21/15] 78 - 86

Attached are copies of following:

- Proposed Bylaw No. 9378:
- Report of the General Manager, Community Services Department dated May 31, 2016.
- Letter from the Committee Assistant, Municipal Planning Commission dated June 20, 2016; and
- Notice that appeared in the local press on June 10 and 11, 2016.

Recommendation

That City council consider Bylaw No. 9378.

5.1.8 Zoning Text Amendment – Communication Tower Regulations - Proposed Bylaw No. 9383 [File No. CK. 4350-016-003 x 230-3 and PL. 185-3] 87 - 91

Attached are copies of following:

- Proposed Bylaw No. 9383;
- Report of the General Manager, Community Services Department dated May 31, 2016.
- Letter from the Committee Assistant, Municipal Planning Commission dated June 20, 2016; and
- Notice that appeared in the local press on June 10 and 11, 2016.

Recommendation

That City Council consider Bylaw No. 9383.

5.2 Public Notice Matters

6. PROCLAMATIONS AND FLAG RAISINGS

Recommendation

1. That City Council approval all proclamations and flag raising requests as set out in Section 6; and
2. That the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

- 6.1 Jenifer Christenson - Built Green Canada - June 8 - 'Built Green Day' [File No. CK. 205-5] 92 - 93**

Proclamation Request.

- 6.2 Allison Doan - Terry Fox Run - September 2016 - 'Terry Fox Month' - Flag Raising - September 2016 [File No. CK. 205-1] 94**

Flag Raising Request

- 6.3 Brenda Hearn - Addictions Professionals Association of Saskatchewan - September 2016 - 'Recovery Month 2016' [File No. CK. 205-5] 95 - 96**

Proclamation Request.

- 6.4 Jennifer Lyster - Childhood Cancer Canada - September 2016 - 'International Childhood Cancer Awareness Month' [File No. CK. 205-5] 97 - 98**

Proclamation Request.

- 6.5 Shelby Rushton - Lifesaving Society Saskatchewan Branch - July 17 to July 23, 2016 - 'National Drowning Prevention Week' [File No. CK. 205-5] 99**

Proclamation Request.

7. URGENT BUSINESS

8. ADJOURNMENT

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

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

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

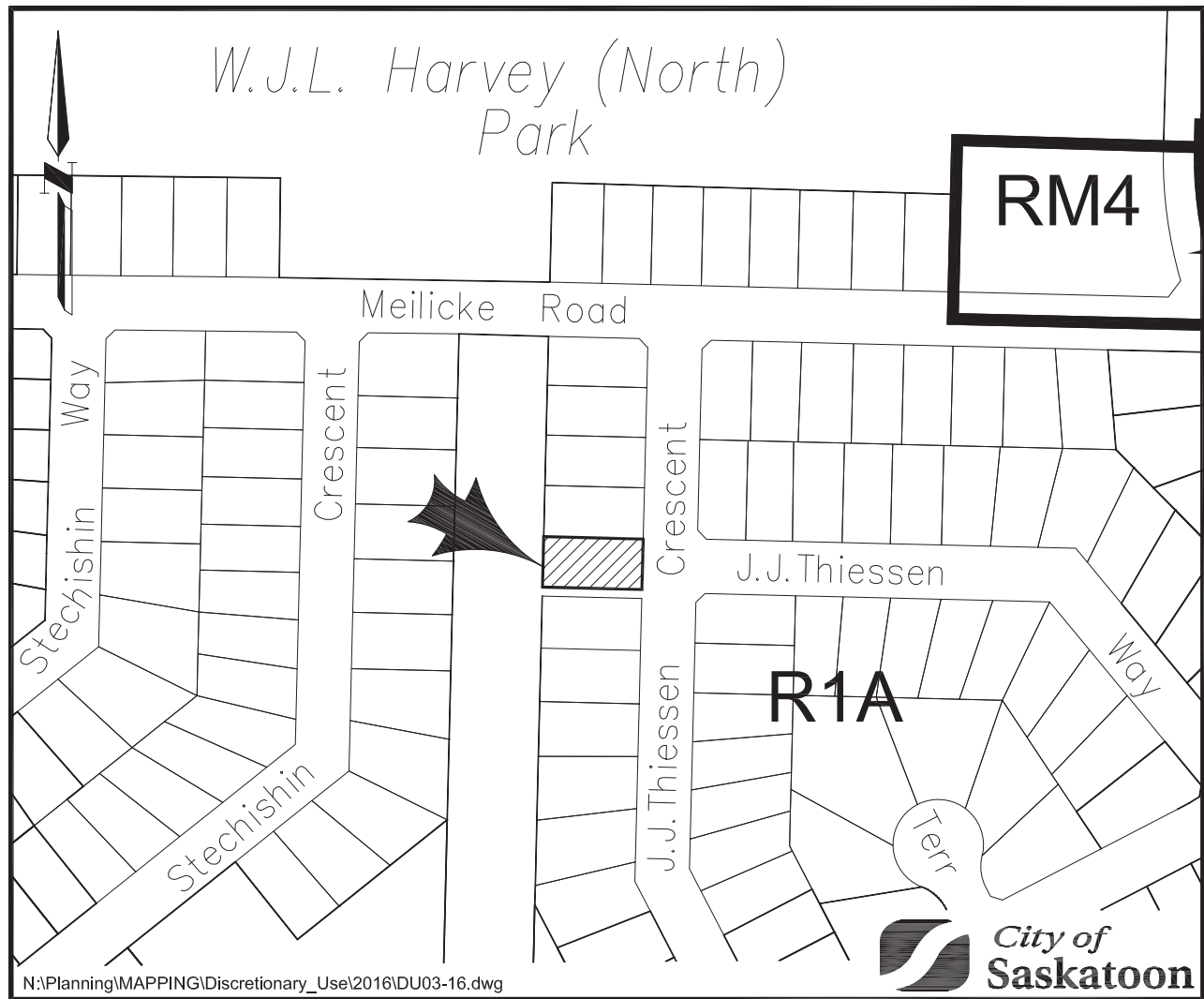
1. Location Plan – 119 J.J. Thiessen Crescent
2. Site Plan – 119 J.J. Thiessen Crescent
3. Comments from Other Divisions
4. Community Engagement Summary

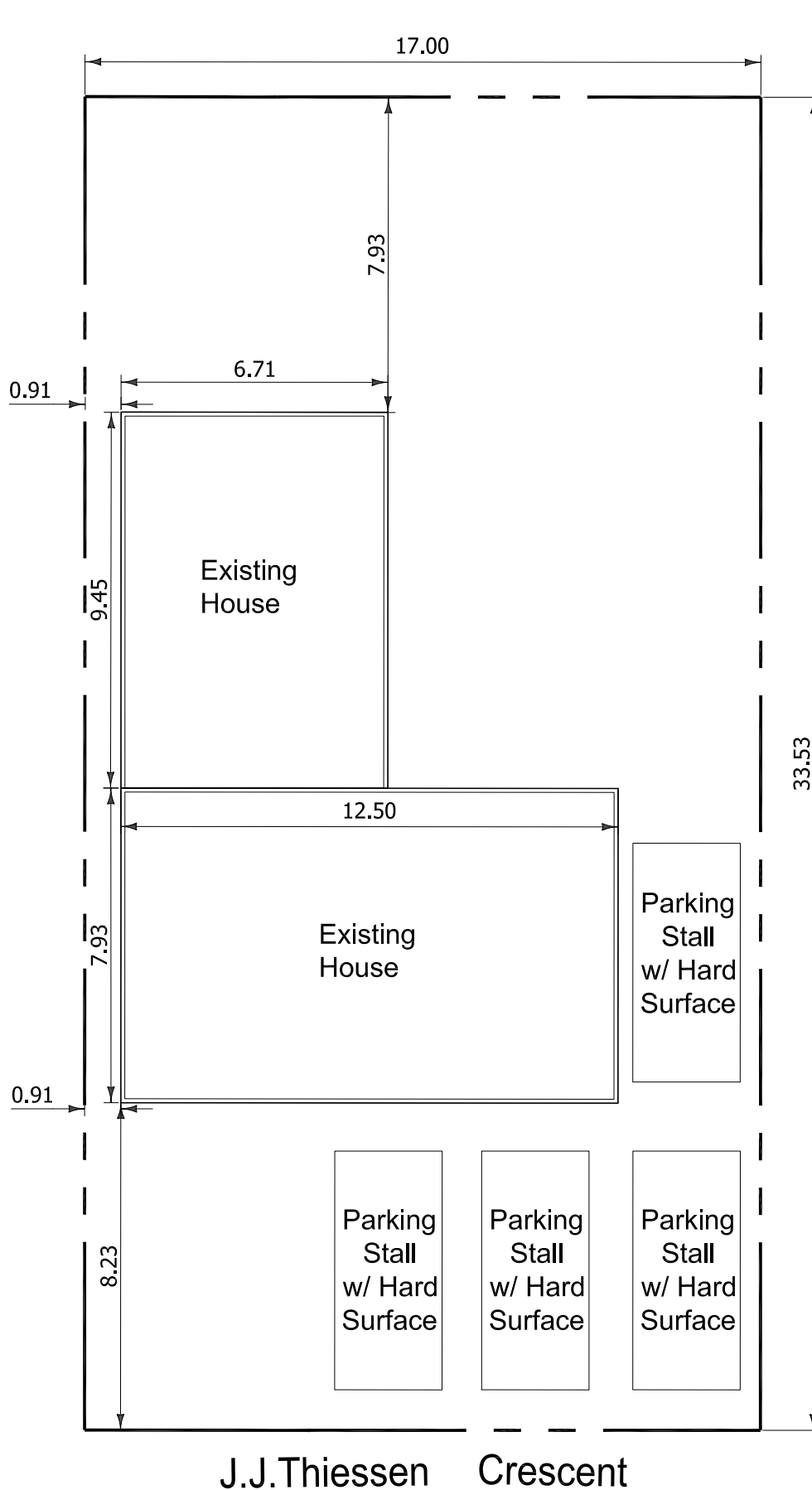
Report Approval

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





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

June 20, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
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]**

The Municipal Planning Commission, at its meeting held on May 31, 2016, considered a report of the General Manager, Community Services Department, dated May 31, 2016, on the above.

Following consideration of the matter, the Commission supports the following recommendation of the Community Services Department:

That 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.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

HT

BYLAW NO. 9381

The Zoning Amendment Bylaw, 2016 (No. 13)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2016 (No. 13)*.


Purpose

2. The purpose of this Bylaw is to authorize the Rezoning Agreement which is annexed hereto as Appendix "B".

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

RM1 District to RM2 District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an RM1 District to an RM2 District subject to the provisions of the Rezoning Agreement annexed as Appendix "B" to this Bylaw:

- | | | |
|-----|-------------------------|---|
| (a) | Civic Address: | 204 Avenue O South |
| | Surface Parcel No. | 119857269 |
| | Legal Land Description: | Lot 31, Blk/Par 26, Plan F5554, Ext. 0
As described on Certificate of Title 00SA32841; |
| (b) | Civic Address: | 208 Avenue O South |
| | Surface Parcel No. | 119856606 |
| | Legal Land Description: | Lot 30, Blk/Par 26, Plan F5554, Ext. 0
As described on Certificate of Title 99SA15911; |
| (c) | Civic Address: | 212 Avenue O South |
| | Surface Parcel No. | 119856594 |
| | Legal Land Description: | Lot 29, Blk/Par 26, Plan F5554, Ext. 0
As described on Certificate of Title 99SA21267; |

- (d) Civic Address: 214 Avenue O South
 Surface Parcel No. 136286882
 Legal Land Description: Lot 35, Blk/Par 26, Plan 101367323, Ext. 18
 As described on Certificate of Title 93S22778,
 description 18; and
- (e) Civic Address: 216 Avenue O South
 Surface Parcel No. 136286859
 Legal Land Description: Lot 33, Blk/Par 26, Plan 101367288, Ext. 15
 As described on Certificate of Title 00SA10278,
 description 15; and
- Surface Parcel No. 136286860
 Legal Land Description: Lot 34, Blk/Par 26, Plan 101367288, Ext. 16
 As described on Certificate of Title 00SA10278,
 description 16.

Execution of Agreement Authorized

5. The Mayor and City Clerk are authorized to execute the Rezoning Agreement annexed as Appendix “B” to this Bylaw.

Coming into Force

6. This Bylaw shall come into force upon registration of the Rezoning Agreement against title to the lands to be rezoned.

Read a first time this _____ day of _____, 2016.

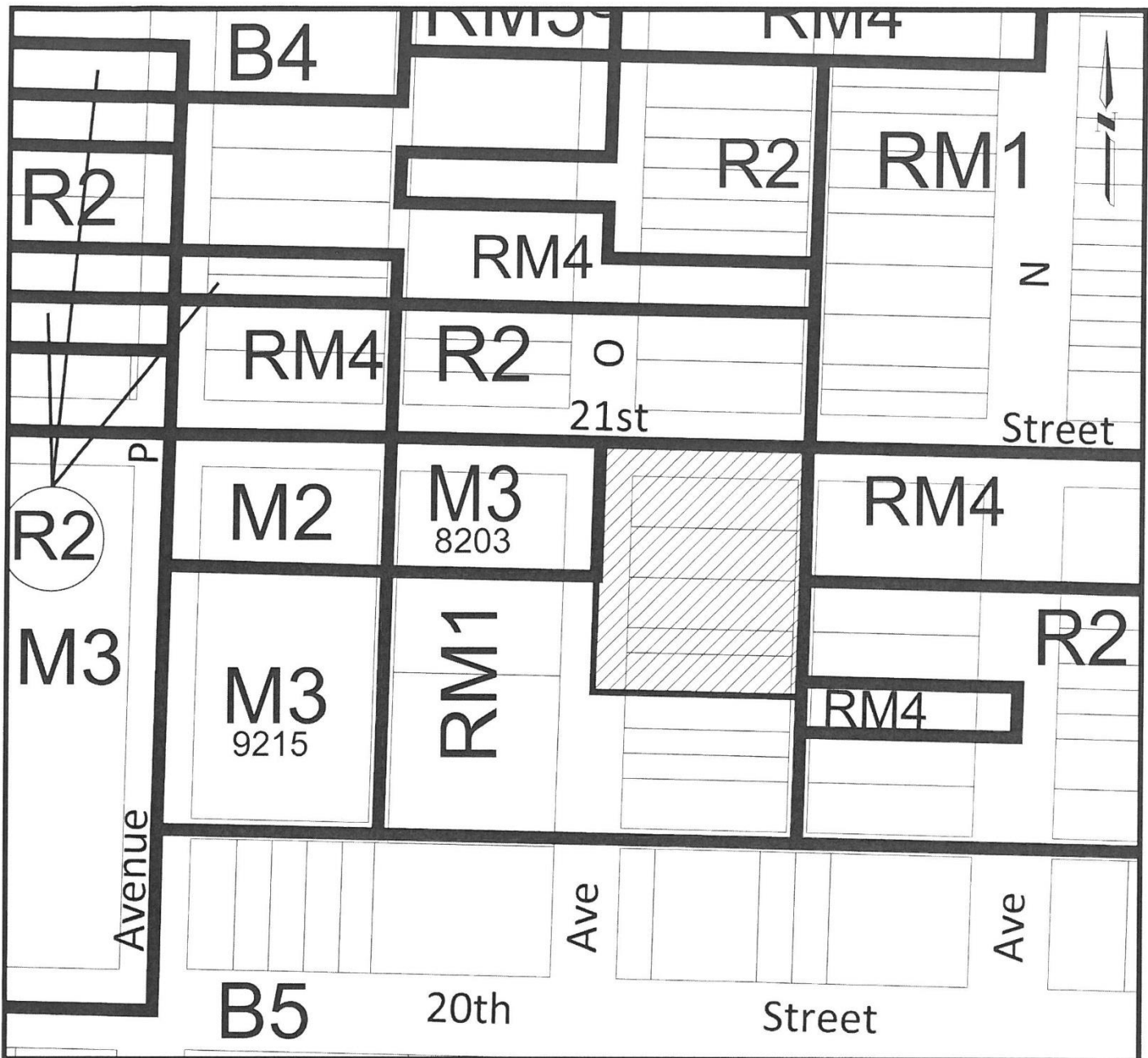
Read a second time this _____ day of _____, 2016.

Read a third time and passed this _____ day of _____, 2016.

 Mayor

 City Clerk

Appendix "A"



ZONING AMENDMENT



From RM1 to RM2 by Agreement

Rezoning Agreement

This Agreement made effective this ____ day of _____, 2016.

Between:

The City of Saskatoon, a municipal corporation pursuant to
The Cities Act, S.S. 2002 Chapter C-11.1 (“the City”)

- and -

Quint Development Corporation, a non-profit charitable
corporation pursuant to the provisions of *The Non-profit
Corporations Act*, 1995, S.S. 1995, c. N-4.2 (“the Owner”)

Whereas:

1. (1) The Owner is the registered owner of the land described as follows:
 - (a) Civic Address: 204 Avenue O South
Surface Parcel No. 119857269
Legal Land Description: Lot 31, Blk/Par 26, Plan F5554, Ext. 0
As described on Certificate of Title 00SA32841;
 - (b) Civic Address: 208 Avenue O South
Surface Parcel No. 119856606
Legal Land Description: Lot 30, Blk/Par 26, Plan F5554, Ext. 0
As described on Certificate of Title 99SA15911;
 - (c) Civic Address: 212 Avenue O South
Surface Parcel No. 119856594
Legal Land Description: Lot 29, Blk/Par 26, Plan F5554, Ext. 0
As described on Certificate of Title 99SA21267;

and,

 - (d) Civic Address: 216 Avenue O South
Surface Parcel No. 136286859
Legal Land Description: Lot 33, Blk/Par 26, Plan 101367288, Ext. 15
As described on Certificate of Title 00SA10278,
description 15; and

Surface Parcel No. 136286860
Legal Land Description: Lot 34, Blk/Par 26, Plan 101367288, Ext. 16
As described on certificate of Title
00SA10278, description 16.

- (2) The Owner is entitled to become the registered owner of the land described as follows:

(a) Civic Address: 214 Avenue O South
Surface Parcel No. 136286882
Legal Land Description: Lot 35, Blk/Par 26, Plan 101367323, Ext. 18
As described on Certificate of Title
93S22778, description 18.

(hereinafter referred to collectively as “the Land”);

2. The Owner has applied to the City for approval to rezone the Land from an RM1 District to an RM2 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Official Community Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, contained guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land; and
4. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Land from an RM1 District to an RM2 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

Land to be Used in Accordance with Agreement

1. The Owner agrees that, upon the Land being rezoned from an RM1 District to an RM2 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. (1) The Owner agrees that the use of the Land will be restricted to the construction of a dwelling group with a maximum of 26 units. Exterior access shall be provided for all units and buildings that front Avenue O South or 21st Street West shall include street-oriented units.

- (2) The buildings and the site must be constructed and developed in substantial compliance with the site plan attached as Schedule “A” to this Agreement.

Transfer of Land

3. (1) The Owner is in the process of purchasing the property located at 214 Avenue O South for inclusion in this Agreement. The legal description will continue to remain as identified in Section 1(2)(a) of this Agreement.

(2) In the event that the title to 214 Avenue O South is not transferred to the Owner, this Agreement is void in its entirety and will not take effect.

Development Standards

4. The development standards applicable to the Land shall be those applicable to an RM2 District except as follows:
 - (a) Front Yard Setback: minimum 4.4 metres.
 - (b) Side Yard Setback (north): minimum 1.4 metres.

Landscaping

5. Landscaping requirements for an RM2 District are to be met to the satisfaction of the Development Officer.

Application of Zoning Bylaw

6. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Compliance with Agreement

7. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

Dispositions Subject to Agreement

8. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Definitions

9. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 8770 shall have the meaning ascribed to it in that Bylaw.

Departures and Waivers

10. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

Severability

11. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

Governing Law

12. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

Effective Date of Rezoning

13. It is understood by the Owner that the Land shall not be effectively rezoned from an RM1 District to a RM2 District until:
 - (a) The Council of The City of Saskatoon has passed a Bylaw to that effect; and
 - (b) This Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

Use Contrary to Agreement

14. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.

- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

Registration of Interest

15. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in respect of this Agreement.
- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.

Enurement

16. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

The City of Saskatoon

Mayor

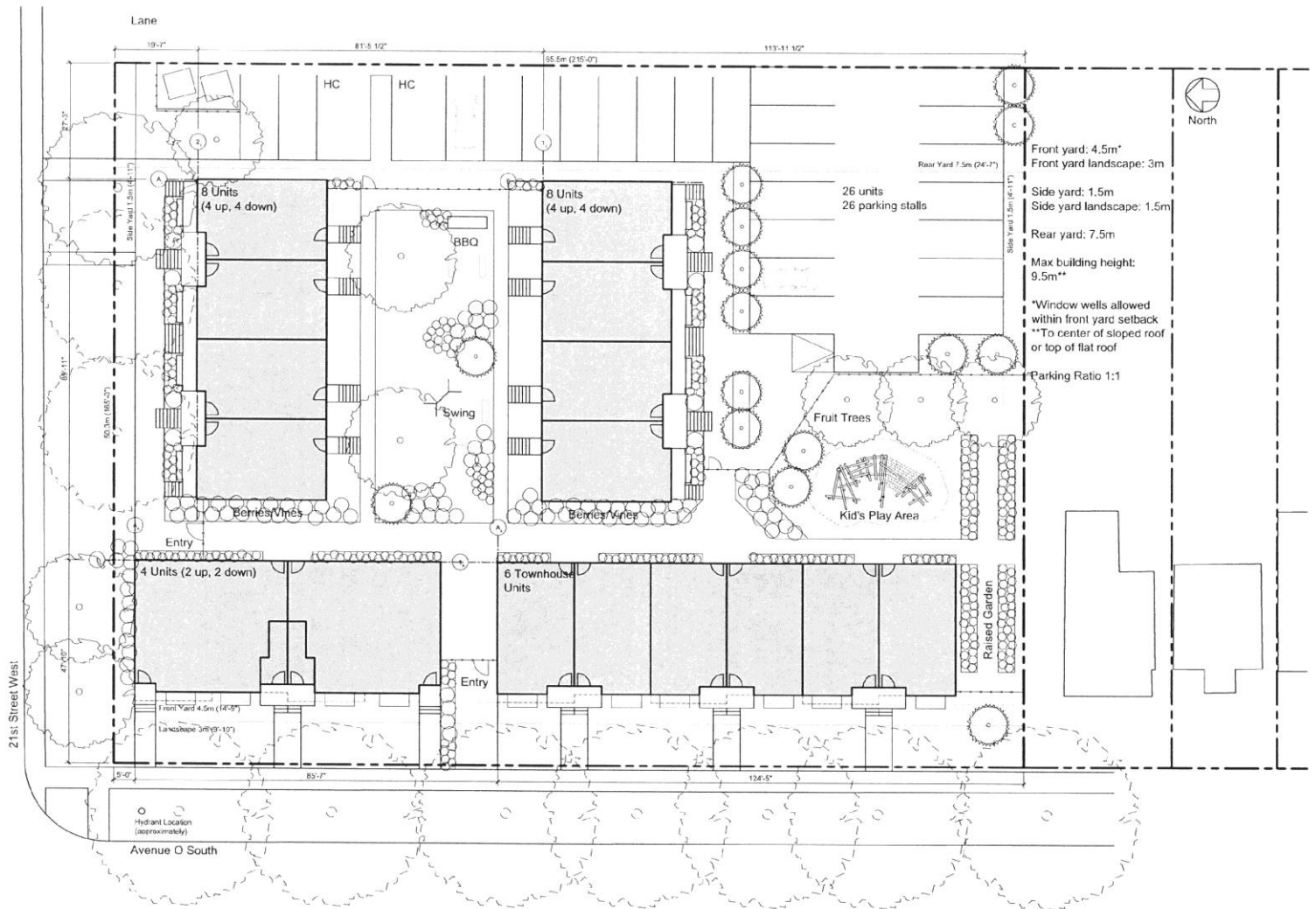
c/s

City Clerk

Quint Development Corporation

c/s

Schedule "A"



Affidavit Verifying Corporate Signing Authority

Canada)
Province of Saskatchewan)
To Wit:)

I, _____, of the City of Saskatoon, in the
(Name)
Province of Saskatchewan, _____, make oath and say:
(Position Title)

1. I am an officer or director of the corporation named in the within instrument.
2. I am authorized by the corporation to execute the instrument without affixing a corporate seal.

Sworn before me at the City of Saskatoon,)
in the Province of Saskatchewan, this ____)
day of _____, 2016.)
_____))

A Commissioner for Oaths for Saskatchewan.) _____ (Signature)
My commission expires _____.)
(or) Being a solicitor.)

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 21st 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 22nd Street West (located one block north) and 20th 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

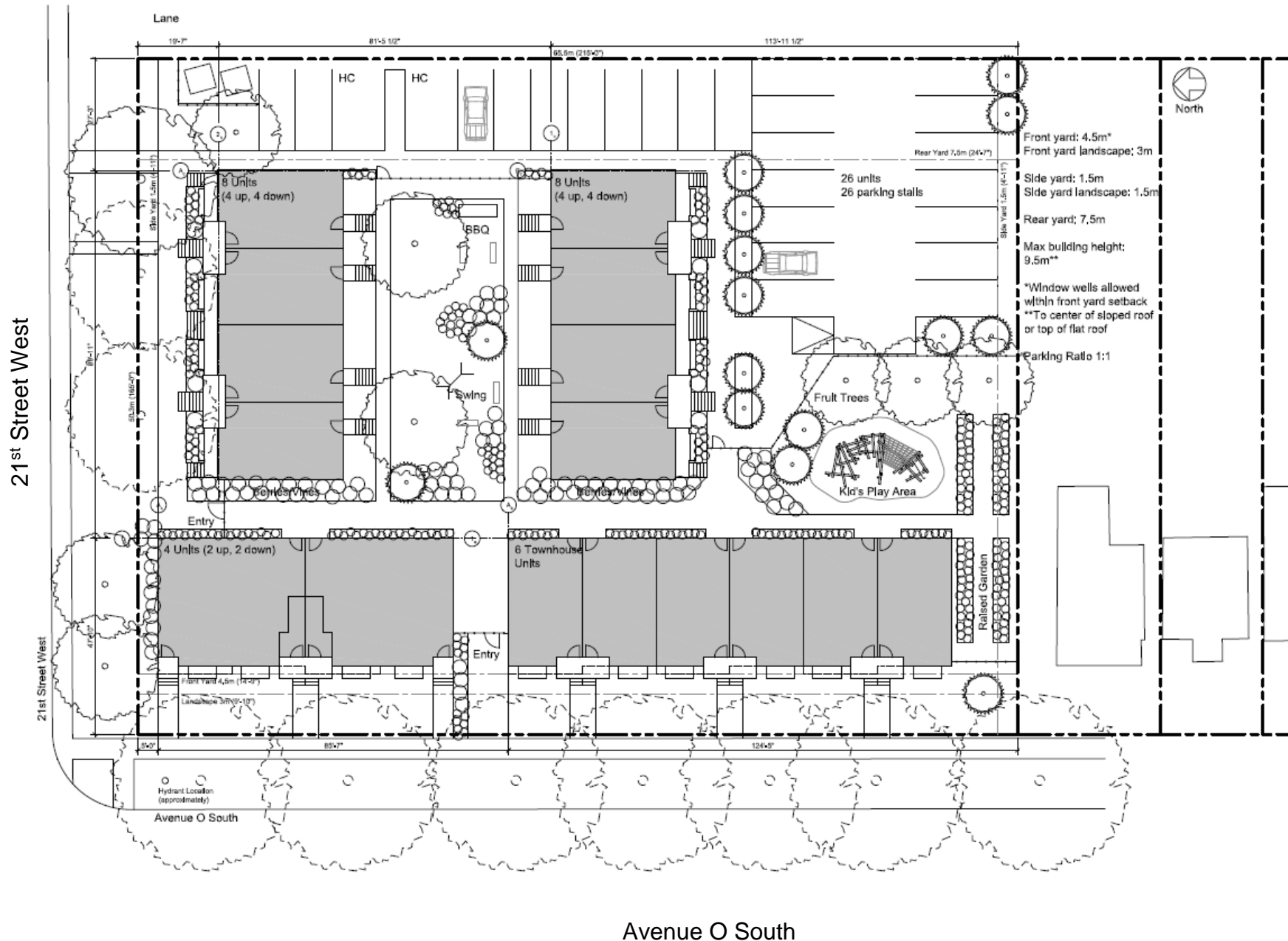
1. Proposed Site Plan
2. Proposed Building Elevations
3. Location Map
4. Proposed Terms of Rezoning Agreement
5. Comments from Other Divisions
6. Community Engagement Summary

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

S/Reports/2016/PD/MPC – Proposed Rezoning by Agreement – From RM1 to RM2 by Agreement – 204, 208, 212, 214, and 216 Avenue O South/lc

Proposed Site Plan



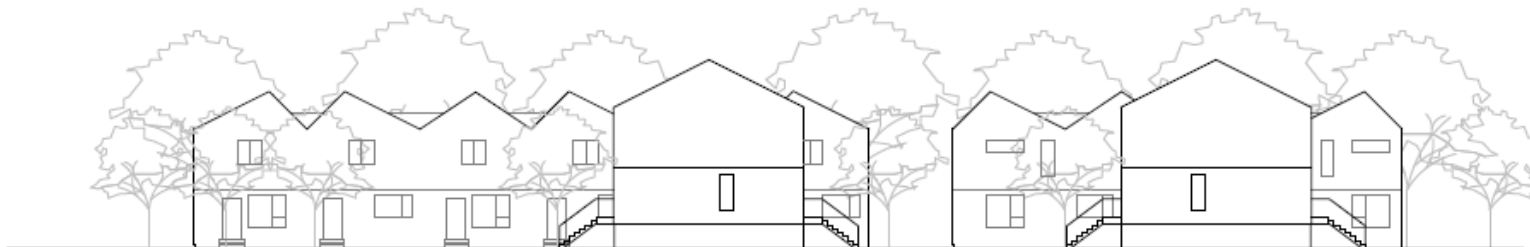
Proposed Building Elevations



West Elevation



North Elevation



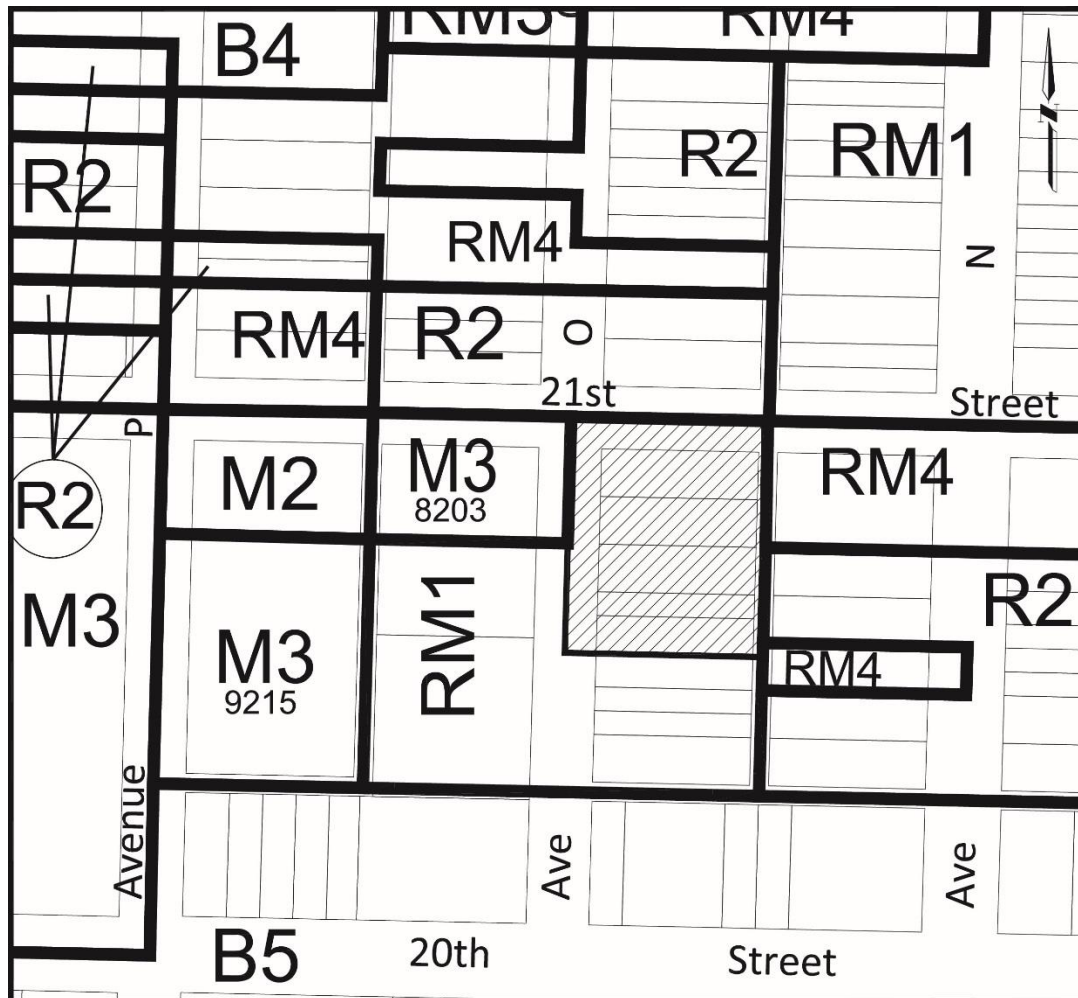
East Elevation

OXBOW
ARCHITECTURE



Avenue O Housing
December 16th, 2015

Location Map



ZONING AMENDMENT



From RM1 to RM2 by Agreement



N:\Planning\MAPPING\Rezoning\2015\IRZ36_15.dwg

Proposed Terms of Rezoning Agreement

Proposed Term	Comment
Use of land: 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.	A site plan will be included within the Rezoning Agreement that will dictate building placement, orientation, and arrangement of common areas, parking, and landscaping.
Parking: One space per dwelling unit.	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.
Setbacks: <ul style="list-style-type: none"> • Front yard: minimum 4.40 m; and • Side yard (north): minimum 1.40 m. 	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.
Landscaping: <ul style="list-style-type: none"> • Front yard: The entire front yard shall be landscaped to the satisfaction of the Development Officer; and • Side yard (north): The entire north side yard shall be landscaped to the satisfaction of the Development Officer. 	Given that reduced front and side yard setbacks are being permitted, appropriate landscaping of these setback areas will be required.
All other provisions of the RM2 District shall apply.	All other aspects of the development must comply with the regular RM2 regulations.

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 21st 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

ACTION	ANTICIPATED TIMING
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.

June 20, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
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]**

The Municipal Planning Commission at its meeting held on May 31, 2016, considered a report of the General Manager, Community Services Department, dated May 31, 2016 on the above.

Concerns were raised regarding safety of tenants and number of parking stalls allotted per unit. The Commission was advised that the site will have fencing, and the parking would be sufficient.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

That 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.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

HT

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

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

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

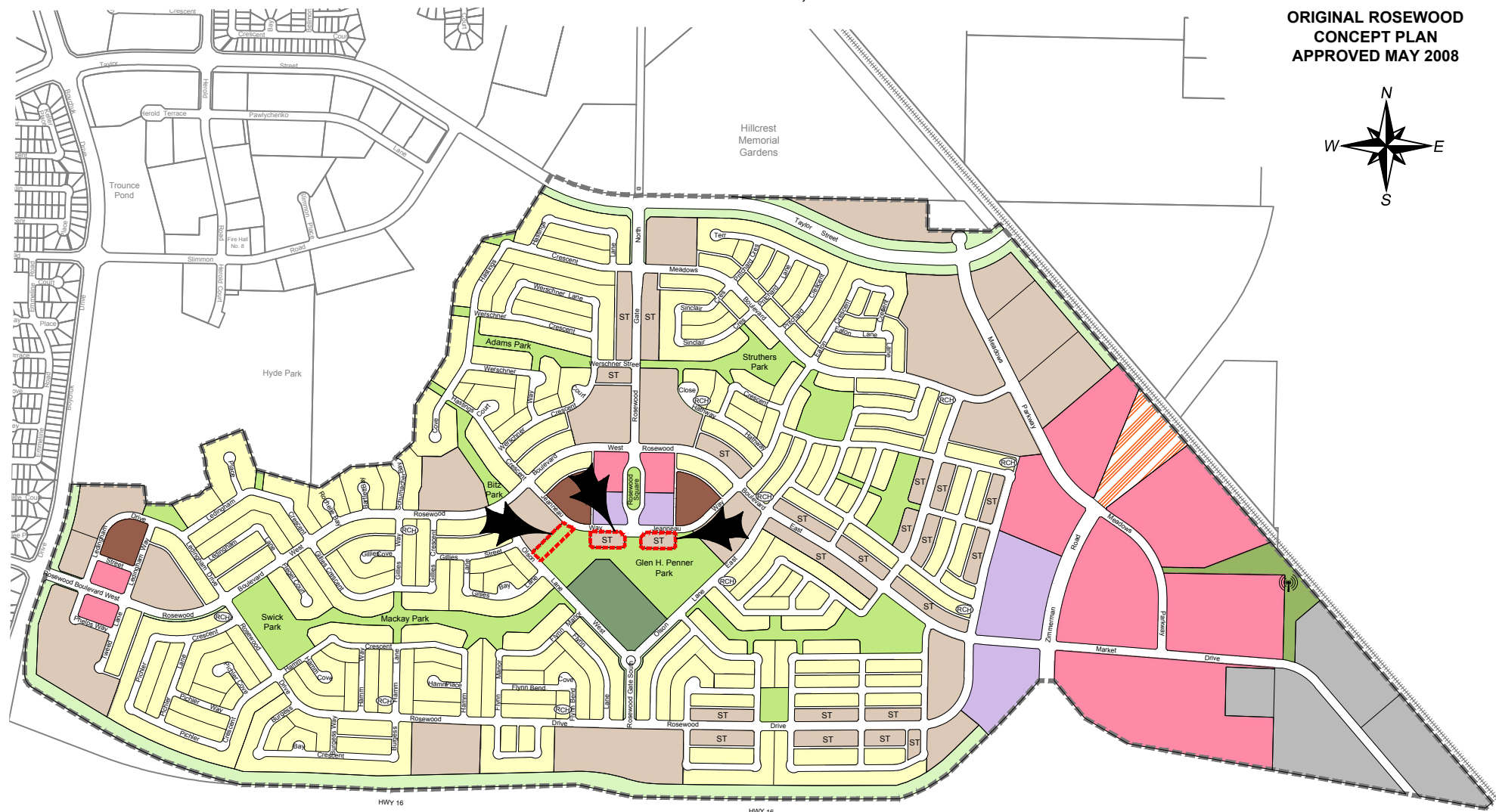
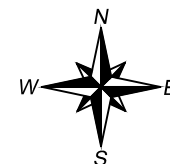
Report Approval

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

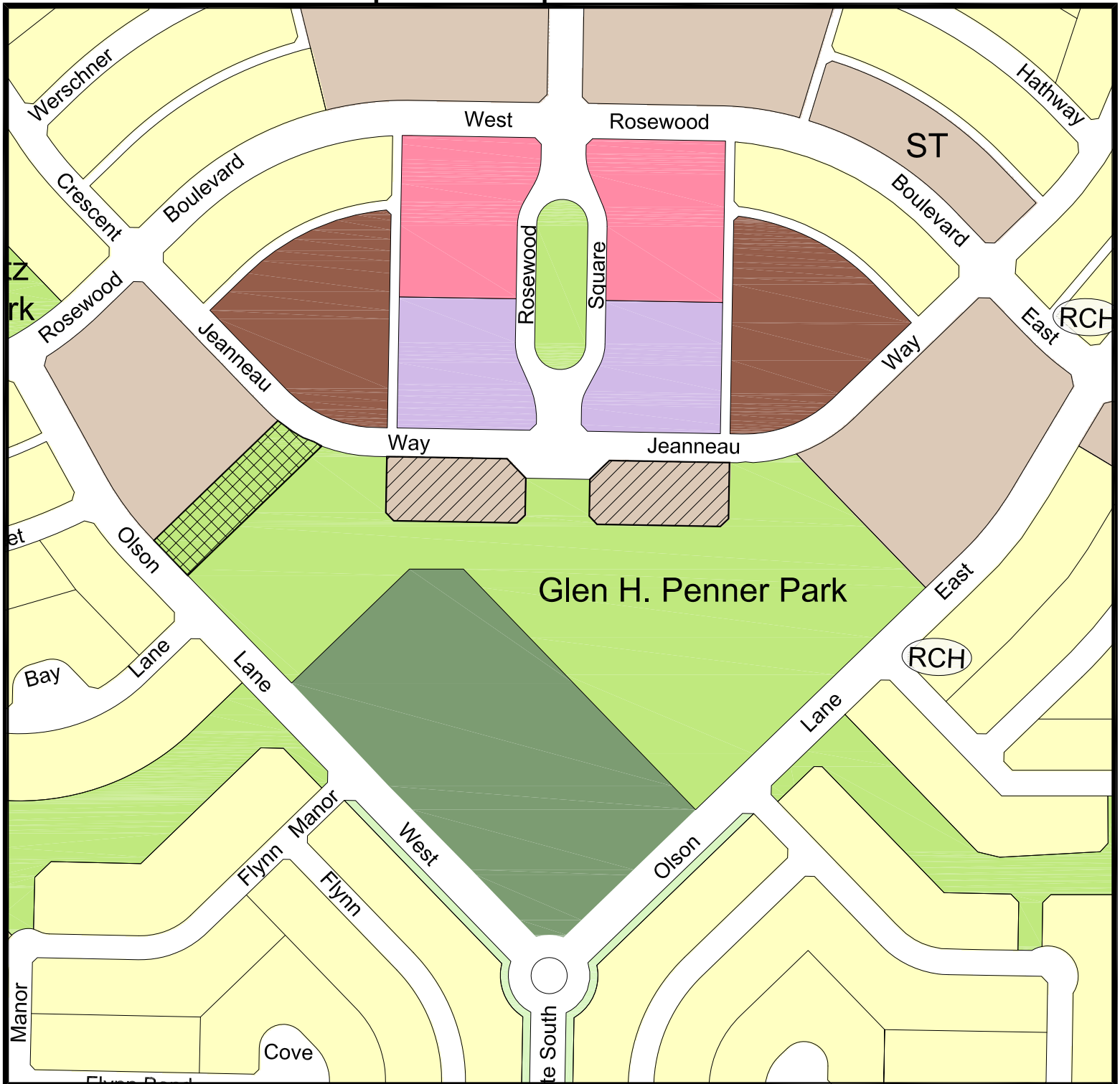
ORIGINAL ROSEWOOD
CONCEPT PLAN
APPROVED MAY 2008

SINGLE FAMILY
 MULTI FAMILY
 MULTI FAMILY (STREET TOWNHOUSE)
 MULTI FAMILY (MEDIUM DENSITY)

MIXED USE
 COMMERCIAL
 LIGHT INDUSTRIAL
 POTENTIAL SCHOOL SITE

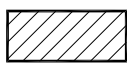
MUNICIPAL RESERVE
 BUFFER STRIP
 STORM WATER PARCEL
 POTENTIAL RIGHT OF WAY

RESIDENTIAL CARE HOME
 CELL TOWER
 CONCEPT PLAN BOUNDARY
 CONCEPT PLAN AMENDMENT AREA



CONCEPT PLAN AMENDMENT

ROSEWOOD



From Multi-Family (Street Townhouses) to Municipal Reserve



From Municipal Reserve to Multi-Family



June 20, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Rosewood Neighbourhood Concept Plan Amendment – Street
Townhouse Sites and Core Park [File No. CK. 4110-40 and PL. 4131-33-5]**

The Municipal Planning Commission at its meeting held on May 31, 2016, considered a report of the General Manager, Community Services Department, dated May 31, 2016 on the above.

Concerns were raised regarding the east street townhouse site as the reallocation of the land is not confirmed to date.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

That City Council consider the Administration's recommendation that the proposed Rosewood Neighbourhood Concept Plan amendment, as outlined in this report, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

HT

BRIDGES, FRIDAY, JUNE 10, 2016 and
THE STARPHOENIX, SATURDAY, JUNE 11, 2016

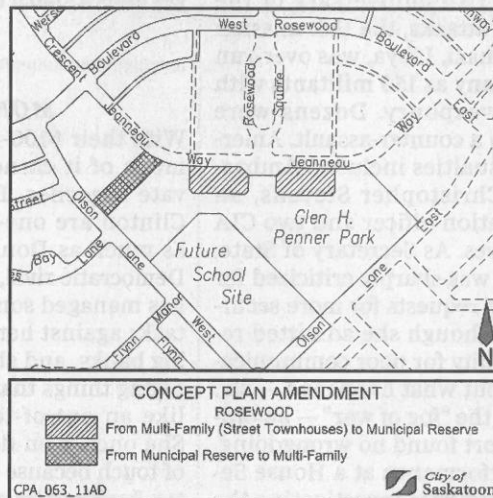
PUBLIC NOTICE

**PROPOSED ROSEWOOD NEIGHBOURHOOD CONCEPT PLAN
AMENDMENT**

Saskatoon City Council will consider an amendment to the Rosewood Neighbourhood Concept Plan. Two street townhouse development sites, located on the south side of Jeanneau Way adjacent to the neighbourhood core park, Glen H. Penner Park, are proposed to be removed and the affected land area is proposed to be designated as Municipal Reserve (MR) on the Concept Plan.

The equivalent area of the west street townhouse site will be added to an expanded group townhouse site located approximately 100 metres to the west, bordered by Rosewood Boulevard West, Olson Lane West, and Jeanneau Way. The east street townhouse site will be incorporated elsewhere in the Rosewood neighbourhood.

The additional land designated as MR that results will be incorporated as part of Glen H. Penner Park.



REASON FOR THE AMENDMENT – Various stakeholders have expressed concern with the size and configuration of Glen H. Penner Park from a park programming perspective. In particular, the location of the west street townhouse site and the adjacent neighbourhood school site has created a pinch point that interrupts the continuity of the open space, and constrains the ability to site the types of amenities and facilities that are typical of a neighbourhood core park. The removal of the street townhouse sites will result in a larger and more functional park space.

INFORMATION – Questions regarding the proposed amendment may be directed to the following:

Community Services Department, Planning and Development
Phone: 306-986-0902 (Brent McAdam)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, June 27, 2016 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by **10:00 a.m. on Monday, June 27, 2016** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed amendment.

BYLAW NO. 9382

The Zoning Amendment Bylaw, 2016 (No. 14)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2016 (No. 14)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Zoning Bylaw from an FUD District and an R1A District to an RMTN District.


Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

FUD District to RMTN District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an RMTN District:
 - (a) Portion of Parcel M, as shown on Plan Showing Proposed Subdivision of part of Parcel BB, Plan No. 101875394 in S.E. ¼ Sec. 18 and part of N.E. ¼ Sec. 18 all in Twp. 36, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by M.G. Radoux, S.L.S., dated January 28, 2015.

R1A District to RMTN District

5. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R1A District to an RMTN District:

- (a) Portion of Parcel M, as shown on Plan Showing Proposed Subdivision of part of Parcel BB, Plan No. 101875394 in S.E. ¼ Sec. 18 and part of N.E. ¼ Sec. 18 all in Twp. 36, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by M.G. Radoux, S.L.S., dated January 28, 2015.

Coming into Force

6. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2016.

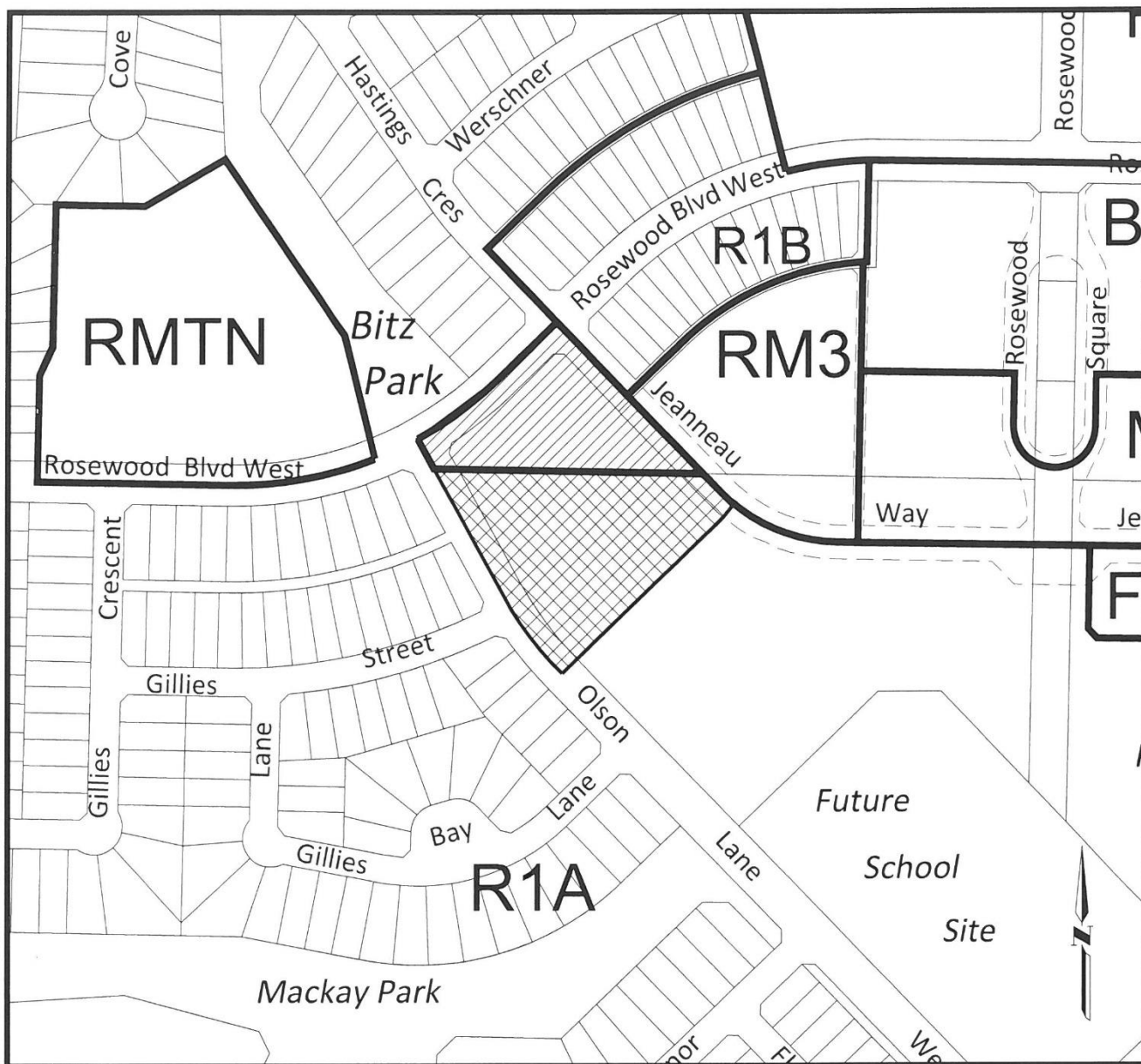
Read a second time this _____ day of _____, 2016.

Read a third time and passed this _____ day of _____, 2016.

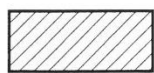
Mayor

City Clerk

Appendix "A"



ZONING AMENDMENT



From FUD to RMTN



From R1A to RMTN

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

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

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

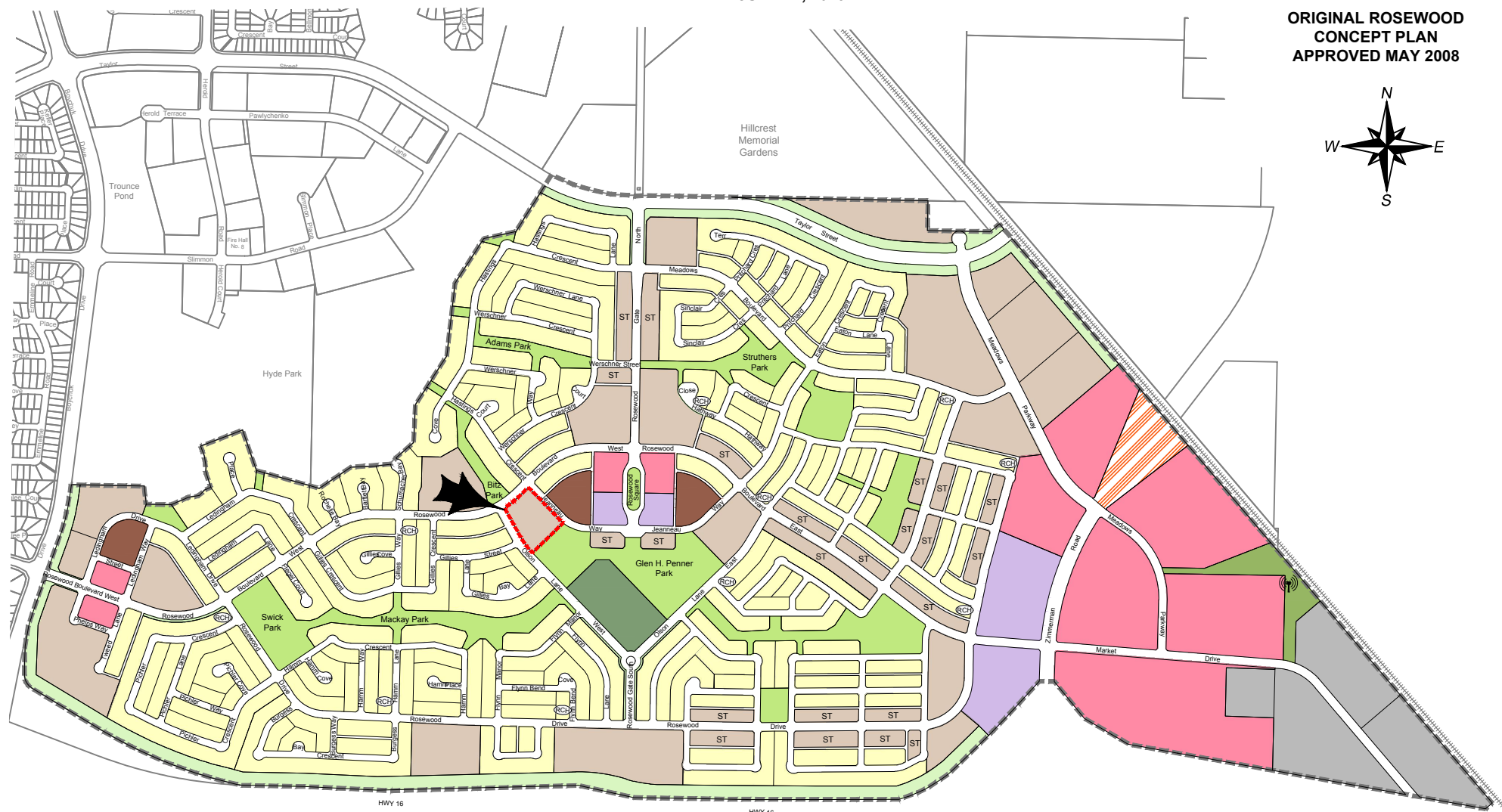
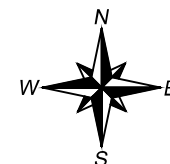
Report Approval

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

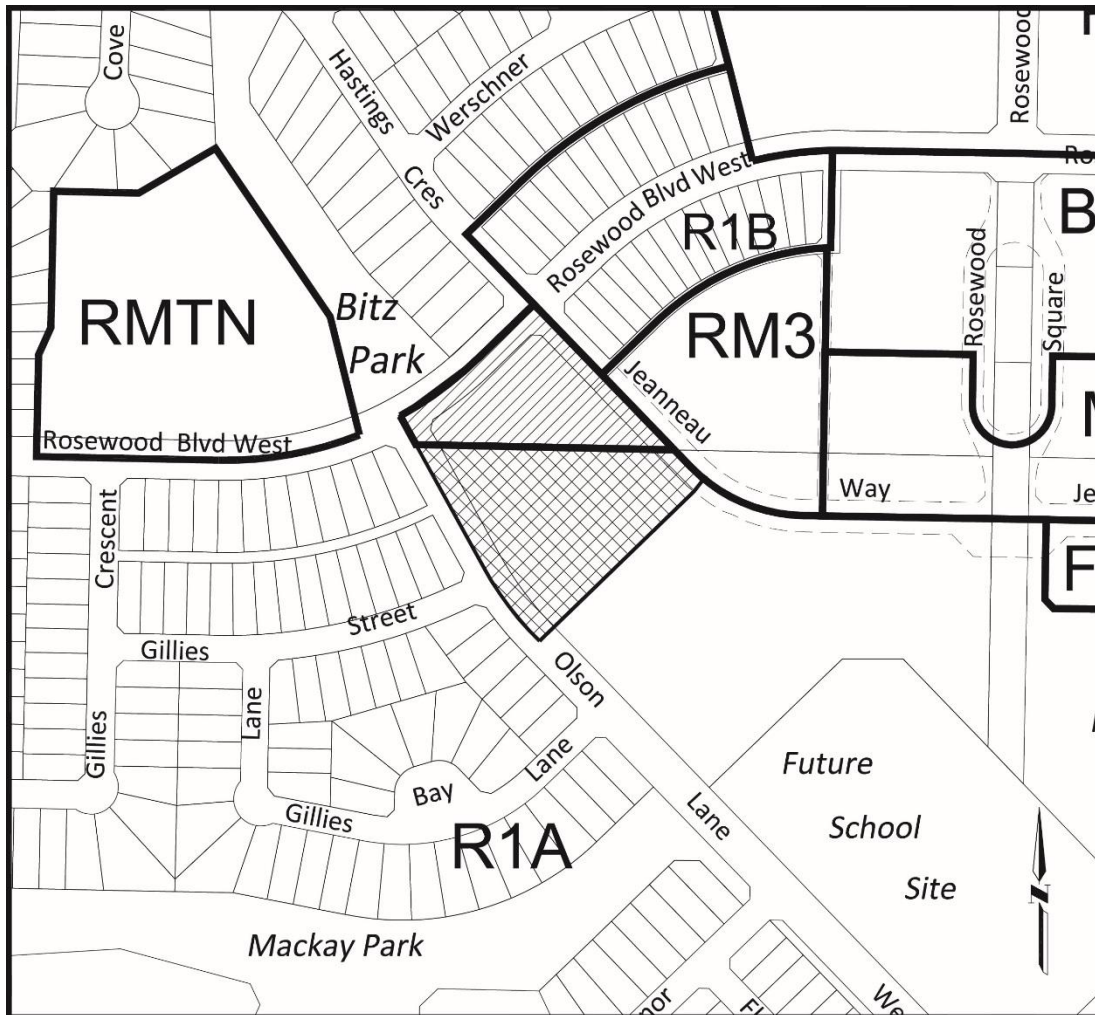
S/Reports/2016/PD/MPC – Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M – Rosewood/lc

ROSEWOOD CONCEPT PLAN



AMENDED JUNE 22, 2015

ORIGINAL ROSEWOOD
CONCEPT PLAN
APPROVED MAY 2008

Location Map



ZONING AMENDMENT

-  From FUD to RMTN
-  From R1A to RMTN

N:\Planning\MAPPING\Rezoning\2016\RZ14_16_B.dwg



June 20, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M
Rosewood [File No. CK. 4351-016-007 and PL. 4350-Z14/16]**

The Municipal Planning Commission at its meeting held on May 31, 2016, considered a report of the General Manager, Community Services Department, dated May 31, 2016 on the above.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

That 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.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

HT

BRIDGES, FRIDAY, JUNE 10, 2016 and
THE STARPHOENIX, SATURDAY, JUNE 11, 2016

ZONING NOTICE
ROSEWOOD NEIGHBOURHOOD
PROPOSED ZONING BYLAW AMENDMENT –
BYLAW NO. 9382

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9382, The Zoning Amendment Bylaw, 2015 (No. 13), proposed Parcel M is proposed to be rezoned in accordance with the Rosewood Neighbourhood Concept Plan (Concept Plan).

A related amendment to the Concept Plan proposes to increase the area of Parcel M, designated for multi-family (group townhouse) residential development, by 0.8 acres. If the amendment to the Concept Plan is approved, City Council will consider Bylaw No. 9382, which proposes to apply a zoning designation of RMTN – Townhouse Residential District to the subject parcel.

LEGAL DESCRIPTION – Plan of Proposed Subdivision of Part of Parcel BB, Plan No. 101875394 in SE ¼ Sec 18 and Part of NE ¼ Sec 18 all in Twp 36-Rge 4-W3M.



REASON FOR THE AMENDMENT – The zoning amendment will provide for townhouse-style residential development, consistent with the Concept Plan.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Department,
Planning and Development
Phone: 306-986-0902 (Brent McAdam)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, June 27, 2016 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, June 27, 2016 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9380

The Zoning Amendment Bylaw, 2016 (No. 12)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2016 (No. 12)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Zoning Bylaw from an R1A District to an R1B District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

R1A District to R1B District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R1A District to an R1B District:
 - (a) Lots 31 to 45 inclusive of Block 109, as shown on Plan of Proposed Subdivision of part of Parcel Z2, Plan No. 10218601, N.W. ¼ Sec. 35, Twp. 36, Rge. 6, W.3rd Mer. and part of Plan No. 101836076 in the S.E. ¼ Sec. 2 and part of LSD 3 in the S.W. ¼ Sec. 2 all in Twp. 37, Rge. 6, W.3rd Mer., and Proposed Consolidation of Lots 1-9, Block 226, Plan No. 102183601 and Proposed Closure of part of 33rd Street, Original Road Allowance 81 and 82 in Twp. 37, Rge. 6, W.3rd Mer. and of MB1, Registered Plan No. 89S54198 and of MB2, Plan No. 101798871 in the N.E. ¼ Sec. 35, Twp. 36, Rge. 6, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S., dated September 9, 2015;
 - (b) Lots 30 to 37 inclusive of Block 230, as shown on Plan of Proposed Subdivision of part of Parcel Z2, Plan No. 10218601, N.W. ¼ Sec. 35, Twp. 36, Rge. 6, W.3rd Mer. and part of Plan No. 101836076 in the S.E. ¼ Sec. 2 and part of LSD 3 in the S.W. ¼ Sec. 2 all in Twp. 37, Rge. 6, W.3rd Mer., and Proposed Consolidation of Lots 1-9, Block 226, Plan No. 102183601

and Proposed Closure of part of 33rd Street, Original Road Allowance 81 and 82 in Twp. 37, Rge. 6, W.3rd Mer. and of MB1, Registered Plan No. 89S54198 and of MB2, Plan No. 101798871 in the N.E. ¼ Sec. 35, Twp. 36, Rge. 6, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S., dated September 9, 2015;

- (c) Lots 1 to 11 inclusive of Block 231, as shown on Plan of Proposed Subdivision of part of Parcel Z2, Plan No. 10218601, N.W. ¼ Sec. 35, Twp. 36, Rge. 6, W.3rd Mer. and part of Plan No. 101836076 in the S.E. ¼ Sec. 2 and part of LSD 3 in the S.W. ¼ Sec. 2 all in Twp. 37, Rge. 6, W.3rd Mer., and Proposed Consolidation of Lots 1-9, Block 226, Plan No. 102183601 and Proposed Closure of part of 33rd Street, Original Road Allowance 81 and 82 in Twp. 37, Rge. 6, W.3rd Mer. and of MB1, Registered Plan No. 89S54198 and of MB2, Plan No. 101798871 in the N.E. ¼ Sec. 35, Twp. 36, Rge. 6, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S., dated September 9, 2015; and
- (d) Lots 1 to 34 inclusive of Block 232, as shown on Plan of Proposed Subdivision of part of Parcel Z2, Plan No. 10218601, N.W. ¼ Sec. 35, Twp. 36, Rge. 6, W.3rd Mer. and part of Plan No. 101836076 in the S.E. ¼ Sec. 2 and part of LSD 3 in the S.W. ¼ Sec. 2 all in Twp. 37, Rge. 6, W.3rd Mer., and Proposed Consolidation of Lots 1-9, Block 226, Plan No. 102183601 and Proposed Closure of part of 33rd Street, Original Road Allowance 81 and 82 in Twp. 37, Rge. 6, W.3rd Mer. and of MB1, Registered Plan No. 89S54198 and of MB2, Plan No. 101798871 in the N.E. ¼ Sec. 35, Twp. 36, Rge. 6, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S., dated September 9, 2015.

Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time and passed this _____ day of _____, 2016.

Mayor

City Clerk

Appendix "A"



ZONING AMENDMENT



From R1A to R1B

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

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

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

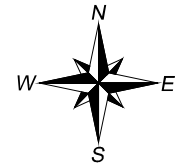
S/Reports/2016/PD/MPC - Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington/lc

KENSINGTON CONCEPT PLAN

AMENDED FEBRUARY 29, 2016

ATTACHMENT 1

ORIGINAL KENSINGTON
CONCEPT PLAN
APPROVED APRIL 2012



HWY 14

22nd Street

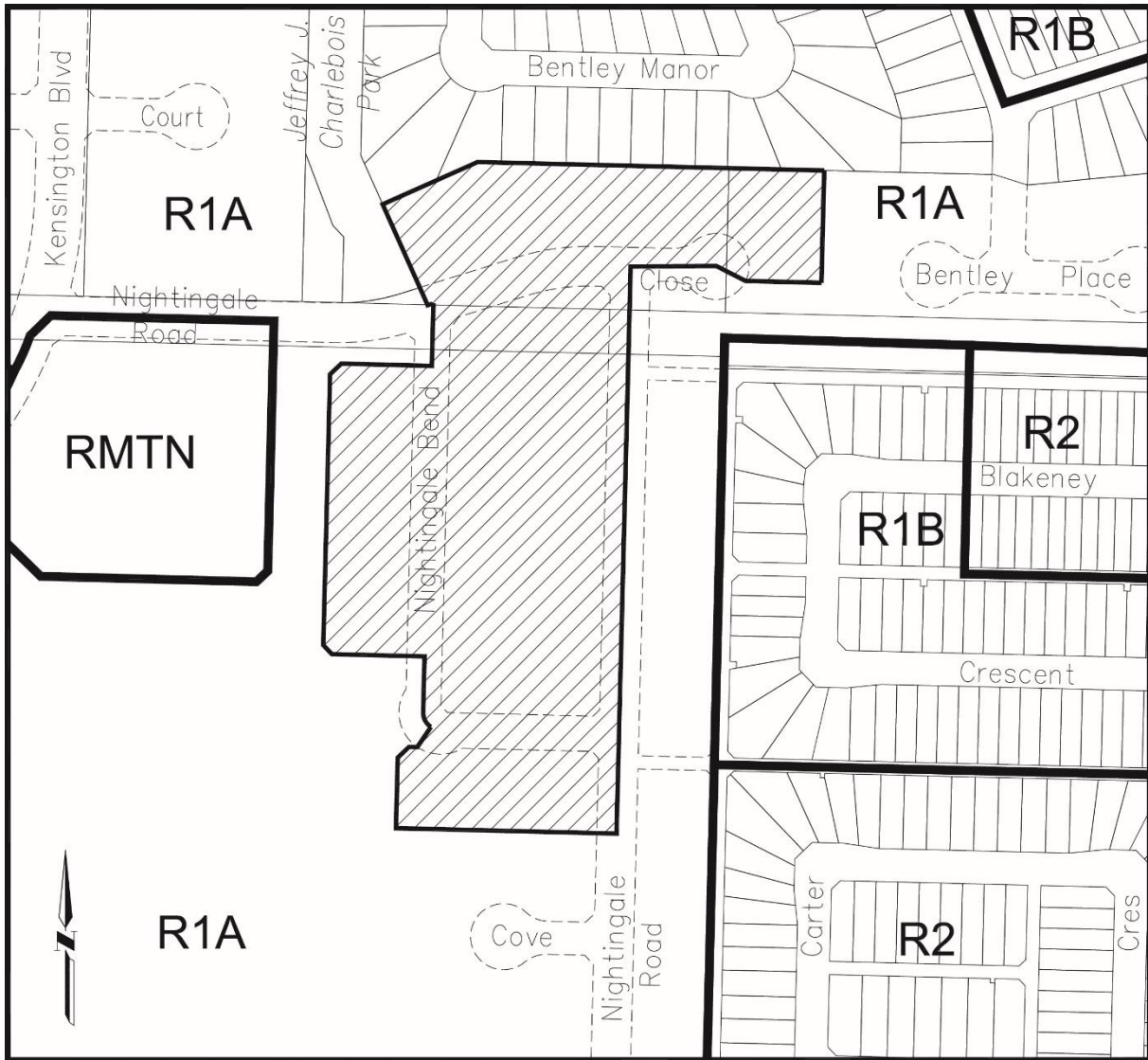
Page 61

City of Saskatoon
Planning & Development

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

DRAWING NOT TO BE SCALED
April 14, 2016
N:\Planning\MAPPING\Requests\Internal\MCP - Proposed Rezoning - From R1A to R1B - Kensington - attachment 1.dwg

Location Map



ZONING AMENDMENT



From R1A to R1B

June 20, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and
Close – Kensington [File No. CK. CK 4351-016-006 and PL. 4350-Z13/15]**

The Municipal Planning Commission at its meeting held on May 31, 2016, considered a report of the General Manager, Community Services Department, dated May 31, 2016 on the above.

Concerns were raised regarding the safety of pedestrians as this location is near a school site and the R1B zoning would only allow for front facing driveways where cars will back out onto the street.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

That 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.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

HT

BRIDGES, FRIDAY, JUNE 10, 2016 and
THE STARPHOENIX, SATURDAY, JUNE 11, 2016

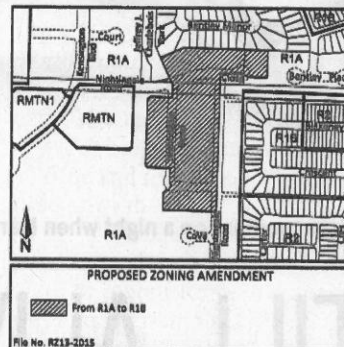
ZONING NOTICE

KENSINGTON NEIGHBOURHOOD PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9380

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9380, The Zoning Amendment Bylaw, 2015 (No. 12), land in the Kensington neighbourhood is proposed to be rezoned in accordance with the approved Kensington Neighbourhood Concept Plan (Concept Plan).

The subject area is proposed to be rezoned from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District.

LEGAL DESCRIPTION – Plan of Proposed Subdivision of Part of Parcel Z2, Plan No. 10218601 in NW ¼ Sec 35-Twp 36-Rge 6-W3M; and Part of Plan No. 101836076 in the SE ¼ Sec 2 and Part of LSD 3 in the SW ¼ Sec 2, all in Twp 37-Rge 6-W3M; and Proposed Consolidation of Lots 1-9, Block 226, Plan No. 102183601; and Proposed Closure of Part of 33rd Street, Original Road Allowance 81 and 82 in Twp 37-Rge 6-W3M and of MB1, Plan No. 101798871 in the NE ¼ Sec 35-Twp 36-Rge 6-W3M



REASON FOR THE AMENDMENT – The zoning amendment will provide for single family residential development on lots narrower than the 12.0 metre minimum site width required in the R1A District.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Department,
Planning and Development
Phone: 306-986-0902 (Brent McAdam)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, June 27, 2016 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by **10:00 a.m. on Monday, June 27, 2016** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9379

The Zoning Amendment Bylaw, 2016 (No. 11)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2016 (No. 11)*.

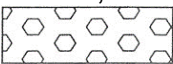
Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Zoning Bylaw from an FUD District to an R1A District, an R1B District, an R2 District, an RMTN1 District and an RM3 District respectively.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

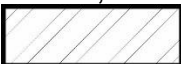
FUD District to R1A District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an R1A District:
 - (a) Lots 1 to 11 inclusive of Block 720, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
 - (b) Lots 1 to 36 inclusive of Block 728, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;

- (c) Lots 1 to 28 inclusive of Block 730, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
- (d) Lots 1 to 13 inclusive of Block 731, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
- (e) Lots 1 to 17 inclusive of Block 732, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
- (f) Lots 1 to 28 inclusive of Block 733, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
- (g) Lots 13 to 21 inclusive of Block 734, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015; and
- (h) Lots 1 to 12 inclusive of Block 735, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and

85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015.


FUD District to R1B District

5. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an R1B District:
 - (a) Lots 1 to 31 inclusive of Block 721, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
 - (b) Lots 1 to 36 inclusive of Block 722, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
 - (c) Lots 1 to 43 inclusive of Block 723, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
 - (d) Lots 1 to 40 inclusive of Block 725, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;
 - (e) Lots 1 to 35 inclusive of Block 726, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer.,

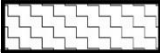
and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015;

- (f) Lots 1 to 32 inclusive of Block 727, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015; and
- (g) Lots 1 to 38 inclusive of Block 729, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015.


FUD District to R2 District

6. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an R2 District:
 - (a) Lots 1 to 26 inclusive of Block 724, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015; and
 - (b) Lots 1 to 12 inclusive of Block 734, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. $\frac{1}{4}$ Sec. 7 and part of S.E. $\frac{1}{4}$ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. $\frac{1}{4}$ Sec. 17 and part of S.E. $\frac{1}{4}$ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015.

FUD District to RMTN1 District

7. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an RMTN1 District:
- (a) Parcel VV, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015.

FUD District to RM3 District

8. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an RM3 District:
- (a) Parcel S, as shown on Plan Showing Proposed Subdivision of part of Parcel A, Registered Plan No. 66S18392, in the N.E. ¼ Sec. 7 and part of S.E. ¼ Sec. 18 and part of L.S.D. 3 and 4 in the S.W. ¼ Sec. 17 and part of S.E. ¼ Sec. 17, all in Twp. 37, Rge. 4, W.3rd Mer., and Proposed Closure of part of Original Road Allowance 15, 81, 83, and 85, Twp. 37, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated September 25, 2015.

Coming into Force

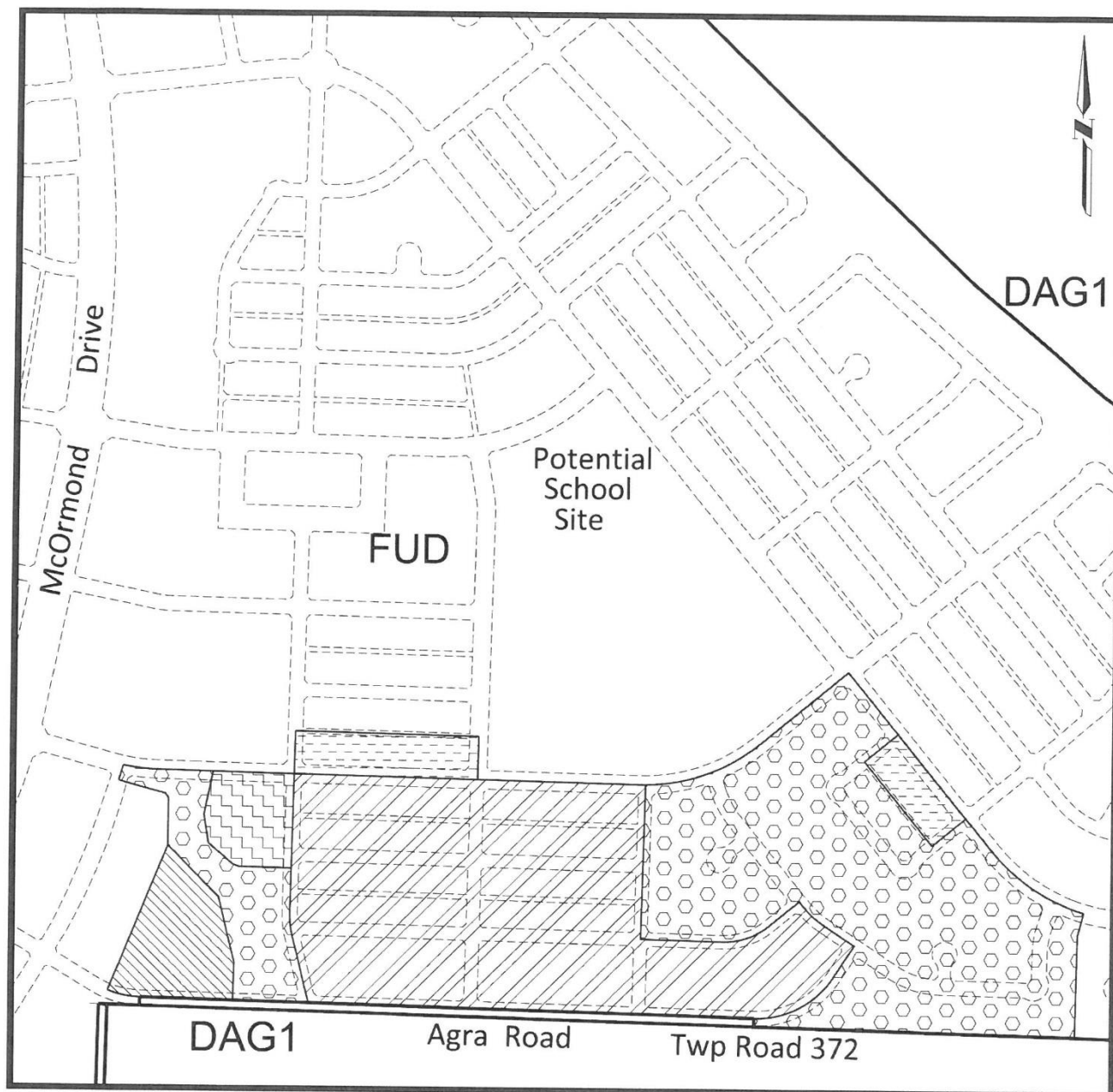
9. This Bylaw shall come into force on the day of its final passing.

Read a first time this	day of	, 2016.
Read a second time this	day of	, 2016.
Read a third time and passed this	day of	, 2016.

Mayor

City Clerk

Appendix "A"



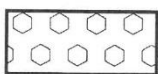
ZONING AMENDMENT



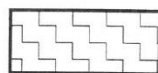
From FUD to RM3



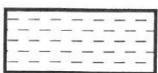
From FUD to R1B



From FUD to R1A



From FUD to RMTN1



From FUD to R2

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.

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

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

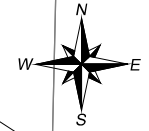
Aspen Ridge CONCEPT PLAN

ATTACHMENT 1

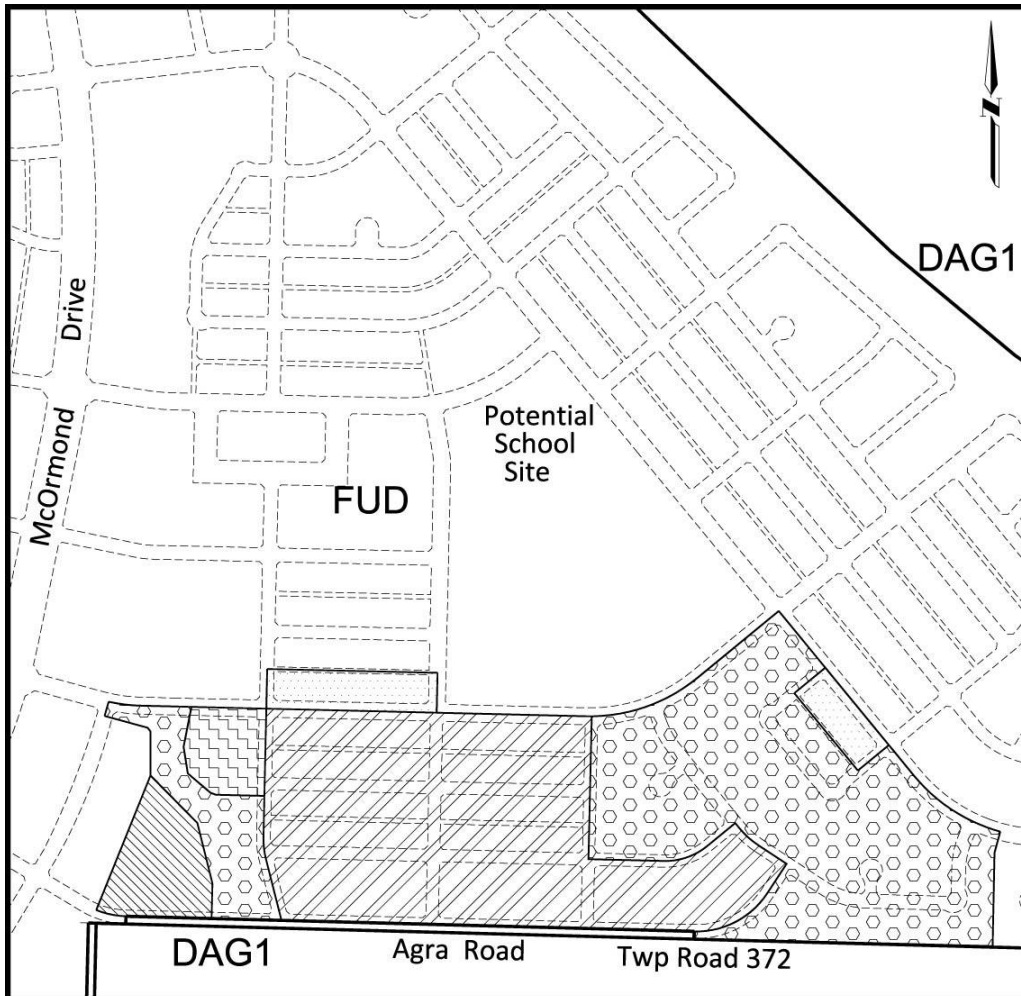
ORIGINAL Aspen Ridge
CONCEPT PLAN

APPROVED JUNE 23, 2014

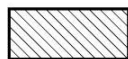
-  SINGLE-UNIT DETACHED
-  LOW DENSITY MULTI-UNIT
(GROUP TOWNHOUSE)
-  LOW/MEDIUM DENSITY MULTI-UNIT
(STREET TOWNHOUSE)
-  LOW/MEDIUM DENSITY MULTI-UNIT
(GROUP TOWNHOUSE)
-  MEDIUM DENSITY MULTI-UNIT
-  LOW-DENSITY MIXED-USE
-  MEDIUM-DENSITY MIXED-USE
-  POTENTIAL SCHOOL SITE
-  MUNICIPAL RESERVE
-  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



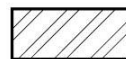
Location Map



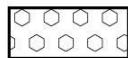
ZONING AMENDMENT



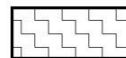
From FUD to RM3



From FUD to R1B



From FUD to R1A



From FUD to RMTN1



From FUD to R2



N:\Planning\MAPPING\Rezoning\2014\14\14.dwg

June 20, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 –
Aspen Ridge [File No. CK 4351-016-008 and PL 4350-Z38/14]**

The Municipal Planning Commission at its meeting held on May 31, 2016, considered a report of the General Manager, Community Services Department, dated May 31, 2016 on the above.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

That 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.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

HT

BRIDGES, FRIDAY, JUNE 10, 2016 and
THE STARPHOENIX, SATURDAY, JUNE 11, 2016

ZONING NOTICE

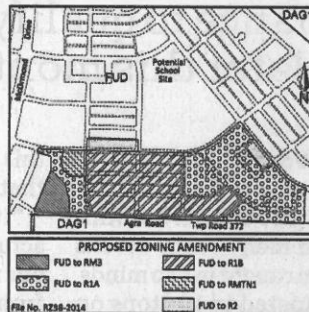
ASPEN RIDGE NEIGHBOURHOOD PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9379

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9379, The Zoning Amendment Bylaw, 2015 (No. 11), land in the Aspen Ridge neighbourhood is proposed to be rezoned in accordance with the approved Aspen Ridge Neighbourhood Concept Plan (Concept Plan)

The subject area will be rezoned from FUD – Future Urban Development District to:

- R1A – One-Unit Residential District;
- R1B – Small Lot One-Unit Residential District;
- R2 – One and Two-Unit Residential District;
- RMTN1 – Townhouse Residential District 1; and
- RM3 – Medium Density Multiple-Unit Dwelling District.

LEGAL DESCRIPTION – Plan of Proposed Subdivision of Part of Parcel A, Plan No. 66S18392 in the NE ¼ Sec 7; Part of SE ¼ Sec 18; Part of LSD 3 and 4 in the SW ¼ Sec 17; Part of SE ¼ Sec 17 all in Twp 37-Rge 4-W3M; and Proposed Closure of Part of Original Road Allowance 15, 81, 83, and 85, Twp 37-Rge 4 W3M



REASON FOR THE AMENDMENT – The zoning amendment will provide for one and two-unit, townhouse, and apartment-style residential development, consistent with the Concept Plan.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department,
Planning and Development
Phone: 306-986-0902 (Brent McAdam)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, June 27, 2016 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on **Monday, June 27, 2016** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9378

Zoning Amendment Bylaw, 2016 (No. 10)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2016 (No. 10)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to allow for additional permitted and discretionary uses and to require screening of outdoor storage areas in the FUD zoning district.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 12.2 Amended

4. (1) The chart contained in subclause 12.2.2 is amended by:
 - (a) striking out “(4) Outdoor golf driving ranges” and substituting “Outdoor commercial recreation uses and public parks”; and
 - (b) by adding the following after “(4) Outdoor commercial recreation uses and public parks”:

“

(5) Home-based businesses	Refer to General Provisions Section 5.29
---------------------------	--

”

- (2) The chart contained in subsection 12.2.4 is amended by adding the following after “(5) Trucking terminals”:

“

(6) Recreational vehicle and equipment storage	4	23	15	6	18	14
(7) Passenger vehicle storage	4	23	15	6	18	14

”

- (3) Section 12.2 is amended by adding the following after subsection 12.2.6:

“12.2.7 Landscaping

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

Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time and passed this _____ day of _____, 2016.

Mayor

City Clerk

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.)
12.2.2 Permitted Uses					
(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
(5) <u>Outdoor commercial recreation uses and public parks</u>	<u>32</u>	<u>23</u>	<u>15</u>	<u>18</u>	<u>14</u>
(6) <u>Home-based businesses</u>	<u>Refer to General Provisions Section 5.29</u>				
(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.)
12.2.3 Prohibited Uses					
(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.)
12.2.4 Discretionary Uses					
(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
<u>(6) Recreational vehicle and equipment storage</u>	<u>4</u>	<u>23</u>	<u>15</u>	<u>18</u>	<u>14</u>
<u>(7) Passenger vehicle storage</u>	<u>4</u>	<u>23</u>	<u>15</u>	<u>18</u>	<u>14</u>

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.

June 20, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Zoning Bylaw No. 8770 Text Amendment – Future Urban
Development District [File No. CK. 4350-016-004 and PL. 4350–Z21/15]**

The Municipal Planning Commission at its meeting held on May 31, 2016, considered a report of the General Manager, Community Services Department, dated May 31, 2016 on the above.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

That 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.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

HT

BRIDGES, FRIDAY, JUNE 10, 2016 and
THE STARPHOENIX, SATURDAY, JUNE 11, 2016

ZONING NOTICE

**PROPOSED ZONING BYLAW TEXT AMENDMENT
– BYLAW NO. 9378**

**PROPOSED AMENDMENTS TO FUD ZONING
DISTRICT.**

Saskatoon City Council will consider an application to amend the text of the Zoning Bylaw No. 8770. By way of Bylaw No. 9378, The Zoning Amendment Bylaw, 2016 (No. 10), an amendment to the FUD – Future Urban Development Zoning District is proposed.

The Future Urban Development Zoning District is applied to areas that are recently annexed into the City of Saskatoon and provides for interim land uses that are compatible with future urban growth of the City. The amendments to this district are as follows:

- allow for home-based businesses accessory to a one-unit dwelling and outdoor commercial recreation uses and public parks as additional permitted uses;
- allow for recreation vehicle and equipment storage and passenger vehicle storage on sites with a minimum size of 4 hectares as additional discretionary uses; and
- require that outdoor storage areas are adequately screened from any public right of way.

REASON FOR THE AMENDMENT – The proposed amendments will provide for additional interim uses in areas that are identified for future urban development within City of Saskatoon limits.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department,
Planning and Development
Phone: 306-975-7621 (Paula Kotasek-Toth)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, June 27th, 2016 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. **Monday, June 27th, 2016** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9383

The Zoning Amendment Bylaw, 2016 (No. 15)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2016 (No. 15)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to clarify that communication towers are permitted in all zoning districts, provided public consultation protocols established by City Council are met.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 5.0 Amended

4. Subsection 5.27 is repealed and the following substituted:

“5.27 Communication Towers

- (1) Communication towers proposed to be erected shall be subject to appropriate public consultation processes as established by City Council.
- (2) Communication towers must be generally compatible with nearby sites in terms of landscaping, setback and site requirements.”

Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time and passed this _____ day of _____, 2016.

Mayor

City Clerk

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

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 antennae 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

June 20, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Zoning Text Amendment – Communication Tower Regulations [File No.
CK. 4350-016-003 x 230-3 and PL. 185-3]**

The Municipal Planning Commission at its meeting held on May 31, 2016, considered a report of the General Manager, Community Services Department, dated May 31, 2016 on the above.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

That City Council consider the Administration's recommendation that the proposed Zoning Bylaw No. 8770 amendments, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

HT

BRIDGES, FRIDAY, JUNE 10, 2016 and
THE STARPHOENIX, SATURDAY, JUNE 11, 2016

ZONING NOTICE

**PROPOSED ZONING BYLAW TEXT
AMENDMENT – BYLAW NO. 9383
PROPOSED CHANGES TO COMMUNICATION TOWERS
REGULATIONS**

Saskatoon City Council is considering an amendment to the City's Zoning Bylaw No. 8770. The purpose of this Bylaw is to amend the regulations in the Zoning Bylaw regulating communication towers. By way of Bylaw No. 9383, the Zoning Amendment Bylaw, 2016 (No. 15), the following changes to communication tower regulations will be implemented:

- Require that all communication towers are subject to appropriate public consultation processes in all Zoning Districts; and
- Require that communication towers are subject to setback and siting requirements of the Zoning District in which they are erected.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge: Community Services Department, Planning and Development
Phone: 306-975-7889 (Daniel McLaren)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, June 27, 2016, at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

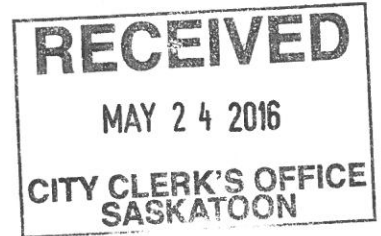
All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by **10:00 a.m. on Monday, June 27, 2016**, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

205-5

From: Jenifer Christenson <jchristenson@builtgreencanada.ca>
Sent: May 24, 2016 2:57 PM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Tuesday, May 24, 2016 - 14:56
Submitted by anonymous user: 142.59.212.147
Submitted values are:

Date: Tuesday, May 24, 2016
To: His Worship the Mayor and Members of City Council
First Name: Jenifer
Last Name: Christenson
Address: 8516 - 104 Street NW
City: Edmonton
Province: Alberta
Postal Code: T6E 4G6
Email: jchristenson@builtgreencanada.ca
Comments:

We're reaching out to request the City of Saskatoon proclaim June 8 BUILT GREEN® Day. This will be the third year in a row we have proclaimed this as BUILT GREEN® Day, coinciding with National Environment Week. We use the proclamation to raise awareness about the importance of sustainable building practices and as leverage to challenge other municipalities across the country (to encourage green building as part of their sustainable building policies).

Given the City of Saskatoon encourages builders to construct more sustainably, coupled with the City of Saskatoon and the community's focus in many environmental areas, this is a complementary effort that we trust you would want to support. It also allows us to profile those in your community that are showing sustainable leadership in the residential building sector and reflects your efforts to support industry.

We will be issuing a news release across the wire regarding this and I have included a link to last year's news release: www.builtgreencanada.ca/built-green-canada-launches-challenge-to-other-municipalities?id=1456

Thank you for your consideration.

Sincerely,

Jenifer Christenson
Executive Director, Built Green Canada

Note: Built Green Canada is a national, non-profit organization delivering sustainable building programs to the residential building sector. Our programs are affordable, third-party certified and address energy, materials & methods, indoor air quality, ventilation, water conservation, waste management, and business practices. More information here: www.builtgreencanada.ca

Draft of proclamation:

Whereas, the City of Saskatoon is committed to sustainable growth and responsible stewardship of our natural environment;

And whereas, Built Green Canada is a national organization that advocates for sustainable environmental practices in the residential building sector;

And whereas Built Green Canada delivers programs to assist builders in building more sustainably using the latest technologies to create healthier, more efficient, and durable homes;

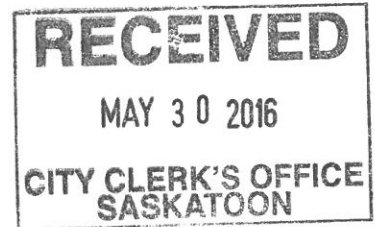
And whereas the City of Saskatoon is focused on environmental protection and climate action that includes a set of actions to facilitate and create incentives for green building practices in our city.

Therefore I, Mayor Mayor Donald Atchison do hereby proclaim, June 8, 2016, "BUILT GREEN® Day" in the City of Saskatoon, Saskatchewan.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/96490>

205-1

From: Allison Doan <skpr@terryfoxrun.org>
Sent: May 30, 2016 2:51 PM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Monday, May 30, 2016 - 14:50
Submitted by anonymous user: 24.72.105.210
Submitted values are:

Date: Monday, May 30, 2016
To: His Worship the Mayor and Members of City Council
First Name: Allison
Last Name: Doan
Address: 1812 9th Avenue North
City: Regina
Province: Saskatchewan
Postal Code: S4R 7T4
Email: skpr@terryfoxrun.org

Comments: I am requesting that the Terry Fox flag be flown in front of Saskatoon City Hall for the month of September. September is Terry Fox month as well as the month of the iconic Terry Fox Run of Hope to raise money for cancer research. We want to bring more awareness to this inspirational man and his important cause. We hope that the Saskatoon city council will support these efforts by flying the Terry Fox flag for the month of September.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/98170>

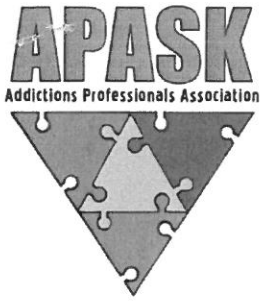
From: Addictions Professionals Association of Saskatchewan <apask@sasktel.net>
Sent: Thursday, June 02, 2016 4:31 PM
To: Web E-mail - City Clerks
Subject: Request letter for proclamation of Sept 2016 as Recovery Month in Saskatoon
Attachments: Request for proclamation of recovery month 2016.docx.doc

Good afternoon

Attached is our request to have Sept 2016 proclaimed Recovery month in Saskatoon. This will be the fourth annual recovery month proclaimed and hope we can count on Mayor and Council's support as before.

Thank you

Brenda Hearn
APASK - Recovery Day Committee Chair
Box 8718
Saskatoon, SK
S7K 6S7
www.apask.org



Addictions Professionals Association of Saskatchewan, Inc.

Box 8718 • SASKATOON, Saskatchewan • S7K 6S7
apask@sasktel.net • www.apask.org

June 2, 2016

His Honour, the Mayor, and City Council
City of Saskatoon - City Hall
222 - 3rd Ave. North
Saskatoon, Saskatchewan S7K 0J5

Request for Proclamation of September 2016 as Recovery Month in Saskatoon

Dear Mayor and Council:

You may remember that, in the last two years, APASK (the Addictions Professionals Association of Sask.) requested having September proclaimed as Celebrate Recovery Month in Saskatoon. We are requesting that proclamation again this year under the title to ***Recovery Month 2016***. As you may also recall APASK is an association of dedicated addictions professionals working with communities to reduce the stigma around addiction and mental health issues as one of its mandates. We are incorporated under the Non-Profit Corporation Act of Saskatchewan.

Rather than focusing on the negative costs of addiction on society, we believe it is important to draw attention and understanding to the positive impact recovery has on the individual, family and society as a whole. Dedicated individuals across Canada will join with friends and family to build awareness, challenge societal stigma, and celebrate the role that recovery plays in improving the lives of individuals, families, and communities. Recovery saves lives and saves money. We envision a world in which recovery from addiction is a common, celebrated reality - a world where individuals will not experience shame when seeking help. We are passionate about sharing stories of recovery in the hope of inspiring others to join the rewarding yet diverse path to wholeness and hope that the City of Saskatoon shares this passion.

This year's keynote speaker on ***Recovery Day*** will be ***Miss USA 2006, Tara Conner***. In promoting Tara's powerful story of overcoming the adversity of addiction, we continue to strive to demonstrate the power and proof of recovery from addiction. Please accept this letter as our request for a 2016 Proclamation of September as Recovery Month in Saskatoon and recognition of Sept 21 as Recovery Day.

Regards

Brenda Hearn
APASK – Recovery Month Committee Chair, 306 241-8222

From: Jenn lyster <jayellecee@hotmail.com>
Sent: Friday, June 10, 2016 1:39 PM
To: Sproule, Joanne (Clerks)
Subject: RE: Seeking Proclamation for Childhood Cancer Awareness Month File CK 205-5

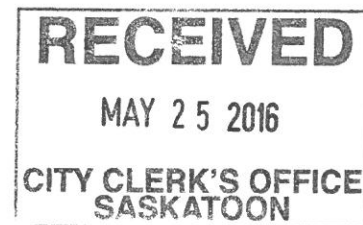
Hi there,

I would like to move forward with the proclamation. The organization is Childhood Cancer Canada, and we are holding a 2nd annual fundraising event here in Saskatoon in September called "Small But Mighty ~ Gold Walk Saskatoon".

Please let me know how to proceed.

Thanks.

Jennifer Lyster
2233 Easthill
Saskatoon, SK S7J 3E1



May 24, 2016

Dear Mayor Atchison

Cancer is the leading cause of death among children age 1-19 in Canada. Since 1978 September has been observed as International Childhood cancer Awareness Month. Globally 300,000 children under the age of 19 are diagnosed with one of the 16 child/adolescent specific types of cancer resulting in over 90,000 deaths yet it is deemed rare, unprofitable to treat and research is seriously underfunded.

My daughter, Tegan, was one of the 1600 Canadian children diagnosed with cancer in 2011. She was just 2 years old at the time, and endured 26 months of harsh chemotherapy treatments, all at the Saskatoon Cancer Centre. Today, she is a happy and healthy 7 year old!

The emotional, physical and financial toll that cancer causes young families is terrible. Typically one parent has to spend weeks or months accompanying their child to treatments. 2 of every 10 Canadian children diagnosed do not survive five years after diagnosis. Many more die in years 6-10 post diagnosis but sadly they are classed as survivors. 45% of survivors have at least one serious health concern such as learning and severe cognitive challenges, require hip/knee replacements, heart surgery before their 25th birthday due to the harsh side effects of decades old adult cancer treatments watered down for kids and a dramatically increased risk of developing a secondary cancer.

Gold is the International awareness ribbon colour which represents all forms of childhood cancer. Last year hundreds of landmarks and buildings illuminated their exterior in gold to raise awareness of the #1 cause of death of Canadian children and to make people aware. Our own landmark, Prairie Wind, at River Landing, was lit gold in September 2015, yet it was a quiet celebration as we had no media surrounding the meaning of the colour.

Please discuss with city staff as to ways the City of Saskatoon will be able to support the 300,000 children diagnosed annually with cancer and contact me at your earliest convenience. Numerous cities in Ontario have already committed to drafting Mayoral proclamation in support of our children. Please let me know if issuing proclamations to honour and recognize worthwhile causes is something you are willing and able to do. I will be ready to work with your staff to provide current statistics and facts to make the task of drafting a meaningful and informative as simple as possible.

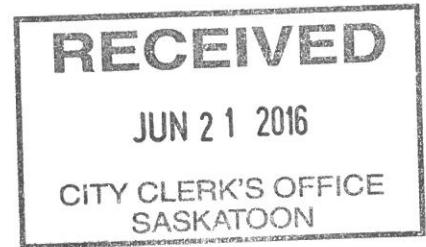
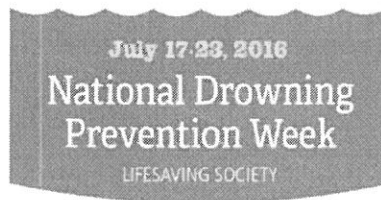
Our goal through raising awareness is to have our Saskatoon community know that childhood cancer is in our community and that we need funds for research as our children are indeed our future.

Thank you in advance for your time and consideration of this request.

Sincerely,

Jennifer Lyster

jayellecee@hotmail.com



June 15, 2016

Mayor Donald Atchison,
Of City of Saskatoon
222 3rd Ave N
Saskatoon, SK
S7K 0J5

Dear Mr. Donald Atchison,

On behalf of the Lifesaving Society Saskatchewan Branch, I am writing to ask that you proclaim July 17th to the 23rd, 2016 National Drowning Prevention Week in your city.

The Lifesaving Society is a national, charitable and not-for-profit organization dedicated to the prevention of drowning and other water-related injuries in Canada. Being provincially incorporated, the Saskatchewan Branch's focus is on the residents and visitors of our own province.

National Drowning Prevention Week is one of the Society's leading public education mediums for the prevention of drowning and other water-related injuries. Our aim is to increase awareness of the need for drowning prevention and remind people to make WaterSmart® choices while in, on and around the water. There are also many opportunities throughout the week (via our partnering organizations) for the public to learn basic water survival and rescue skills such as what to do if someone falls into the water and wearing lifejackets/PFDs education.

For over 16 years, partnering organizations such as municipalities, YMCA's, camps, etc. have participated in Drowning Prevention Week by delivering educational activities and demonstrations across the province at their locations. Our yearly reach in Saskatchewan has been approximately 20,000 people (based on voluntary statistic collection from participating organizations).

A proclamation from the City of Saskatoon would give our public education campaign greater exposure across Saskatchewan and potentially assist us in reaching more people with our messages. I hope that you will consider our request.

If you have any questions regarding our request or about National Drowning Prevention Week please do not hesitate to call me directly at 306-780-9255.

Sincerely,

Shelby Rushton, CEO
Lifesaving Society – Saskatchewan Branch

