



**PUBLIC AGENDA  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, August 30, 2016, 12:00 p.m.  
Committee Room E, Ground Floor, City Hall  
Members:**

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

**Pages**

**1. CALL TO ORDER**

**2. CONFIRMATION OF AGENDA**

**Recommendation**

That the agenda be approved as presented.

**3. DECLARATION OF CONFLICT OF INTEREST**

**4. ADOPTION OF MINUTES**

**Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on July 26, 2016 be adopted.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

**7.1 Proposed Rezoning – Removal of Rezoning Agreement – 309 and 319  
22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower  
[File No. CK. 4351-014-20 and PL 4350–Z23/16]**

3 - 8

**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, as outlined in this report, be approved.

**8. REPORTS FROM COMMISSION**

**8.1 Update on the Items Previously Considered by the Commission and  
Considered by City Council at its meeting on August 18, 2016 [File No.  
CK. 175-16]**

9 - 9

**Recommendation**

That the information be received.

**9. BUS TOUR DATE PLANNING [File No. CK. 175-16]**

The Municipal Planning Commission agreed to have a bus tour to view the new areas of Saskatoon for the Commission members.

**Recommendation**

1. That the date be selected by the Committee;
2. That the bus be booked by the Committee Assistant; and
3. That the route be planned with the assistance of the Administration.

**10. HOMEGROWN 2016 SPPI Conference [File No. CK. 175-16]**

The Municipal Planning Commission has a budget of \$5,000 for attendance at conferences. In the past, Commission members have attended national and provincial conferences. The Saskatchewan Professional Planners Institute Conference is being held in Swift Current, SK from September 19th to September 21st. The registration deadline is September 6, 2016. A copy of this information was sent to Commission members by email on August 9, 2016 to allow everyone time to consider whether they were interested in attending this conference and for discussion at this meeting.

**Recommendation**

That the information be received.

**11. ADJOURNMENT**

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## **Proposed Rezoning – Removal of Rezoning Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower**

### **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, as outlined in this report, be approved.

### **Topic and Purpose**

An application has been submitted by North Prairie Developments Ltd. requesting to remove the existing Rezoning Agreement for 309 and 319 22<sup>nd</sup> Street East and 116 and 130 3<sup>rd</sup> Avenue South, located in the Central Business District.

The Rezoning Agreement is currently in place to facilitate development of a specific development proposal known as the City Centre Tower Project. Removal of the Rezoning Agreement will revert the zoning of the properties to B6 – Downtown Commercial District.

### **Report Highlights**

1. In 2014, plans for the City Centre Tower Project, a high-density mixed-use development proposed for the downtown, were approved by City Council through a Rezoning Agreement.
2. The proponent has requested that the Rezoning Agreement be removed and the zoning of the subject properties be returned to the previous B6 – Downtown Commercial District (B6) designation.
3. Rezoning the properties back to B6 will provide for interim land uses and design flexibility for future development.

### **Strategic Goal**

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. Returning the subject properties to their previous B6 zoning will continue to permit a wide range of uses in a high-density form.

### **Background**

At its December 15, 2014 meeting, City Council approved a rezoning of the subject properties from B6, to B6 with a Rezoning Agreement. The rezoning was to facilitate the development of the City Centre Tower Project; a major mixed-use development proposed for downtown involving three phases of development:

- a. Phase One consisted of the existing office building located at 116 and 130 3<sup>rd</sup> Avenue South, connected to Phase Two by an above-grade walkway across a lane;

## **Proposed Rezoning – Removal of Rezoning Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower**

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- b. Phase Two consisted of a proposed commercial and residential tower at 309 22<sup>nd</sup> Street West designed to be approximately 105 metres high; and
- c. Phase Three consisted of a commercial and office tower located at 319 22<sup>nd</sup> Street West designed to be approximately 87 metres high.

See Attachment 1 for a proposed site plan of the project and Attachment 2 for a proposed building elevation.

The Rezoning Agreement was necessary to permit aspects of the development that did not comply with the regular provisions of the B6 District. This included a reduction to the minimum requirement for open volume to be provided for the new construction phases, extension of the building height maximum, relaxation to building setbacks required for upper residential floors, projection of balconies into required setbacks, and the number of electronic message centres permitted.

The rezoning was supported by the Administration as it facilitated a major new project that aligned with objectives of the City Centre Plan to realize more high-density, mixed-use development in the downtown.

### **Report**

#### Request to Remove Rezoning Agreement

North Prairie Developments Ltd. is requesting to remove the Rezoning Agreement for the subject properties to accommodate interim land uses and provide for design flexibility for future development. Any future development would need to comply with the current B6 regulations (see Attachment 3).

If this application is approved by City Council through an amendment to Zoning Bylaw No. 8770, the zoning of the property will revert to its previous designation of B6, providing for any use or form of development permitted by that district. The specific approval for the City Centre Tower Project provided by the Rezoning Agreement will then no longer be in effect.

#### B6 District

The purpose of the B6 District is to facilitate a wide range of commercial, institutional, and residential uses in a high-density form in the downtown area.

B6 zoning encompasses the majority of the Central Business District and continues to be an appropriate zoning designation for the subject properties in the absence of a specialized Rezoning Agreement.

#### City Centre Plan

Since the City Centre Plan was endorsed by City Council in December 2013, a series of amendments to the B6 District have been undertaken to help ensure that new development is complementary to the downtown and in alignment with the policy objectives for our city centre. These include the addition of building design guidelines,

## **Proposed Rezoning – Removal of Rezoning Agreement – 309 and 319 22nd Street East and 116 and 130 3rd Avenue South – City Centre Tower**

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density bonus provisions, and new incentives for office development and structured parking.

Any future development of the property will need to comply with the current regulations contained in the Zoning Bylaw.

### **Options to the Recommendation**

City Council could choose to deny this application and keep the Rezoning Agreement in place. This decision would permit only the specific project outlined in the Rezoning Agreement to be constructed in any redevelopment scenario.

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

Since this matter involves reverting the zoning of a property to its previous designation, consistent with the surrounding area, no consultation is 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.

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**

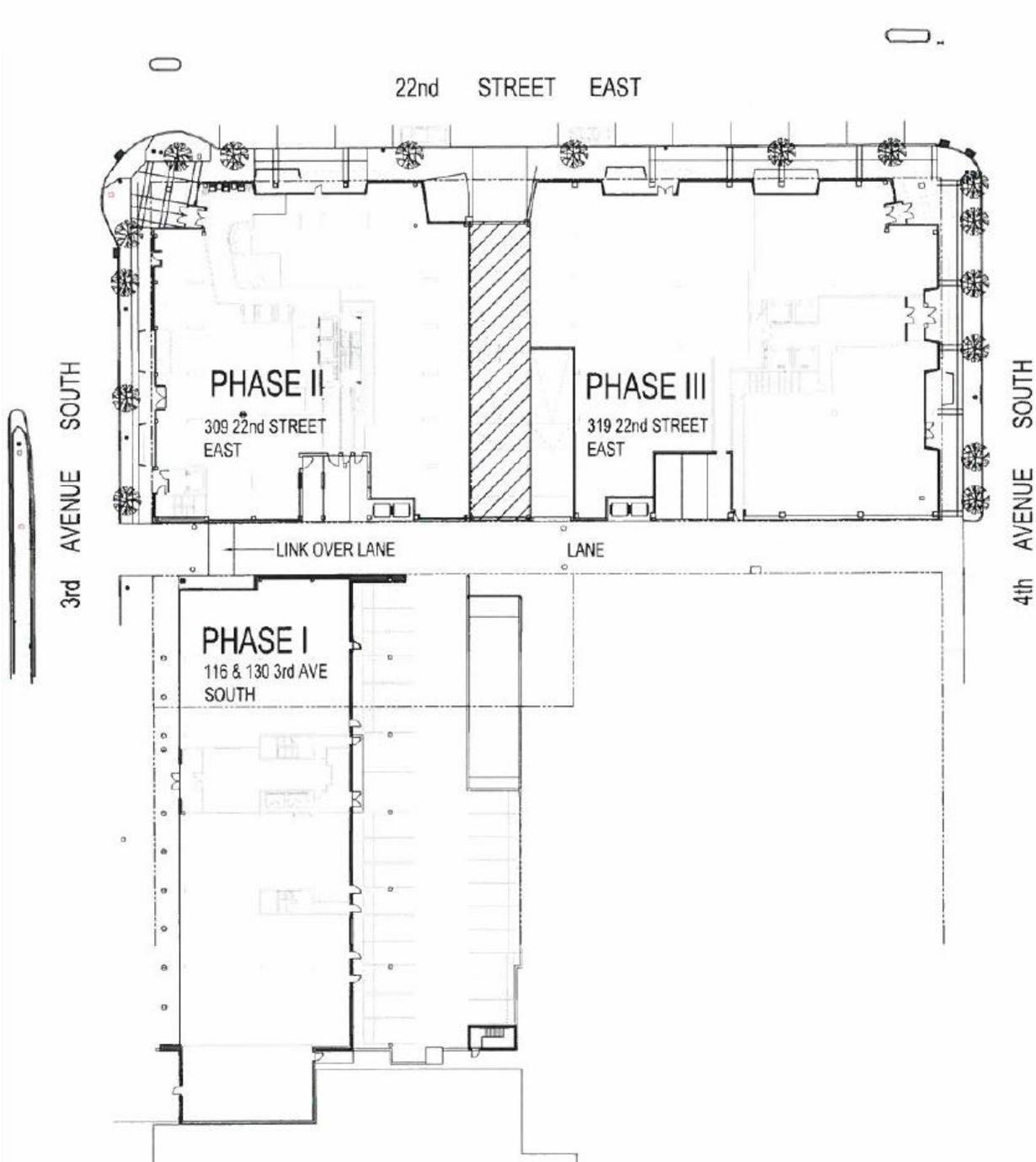
1. Proposed Site Plan – City Centre Tower
2. Proposed Building Elevations – City Centre Tower
3. Location Plan

### **Report Approval**

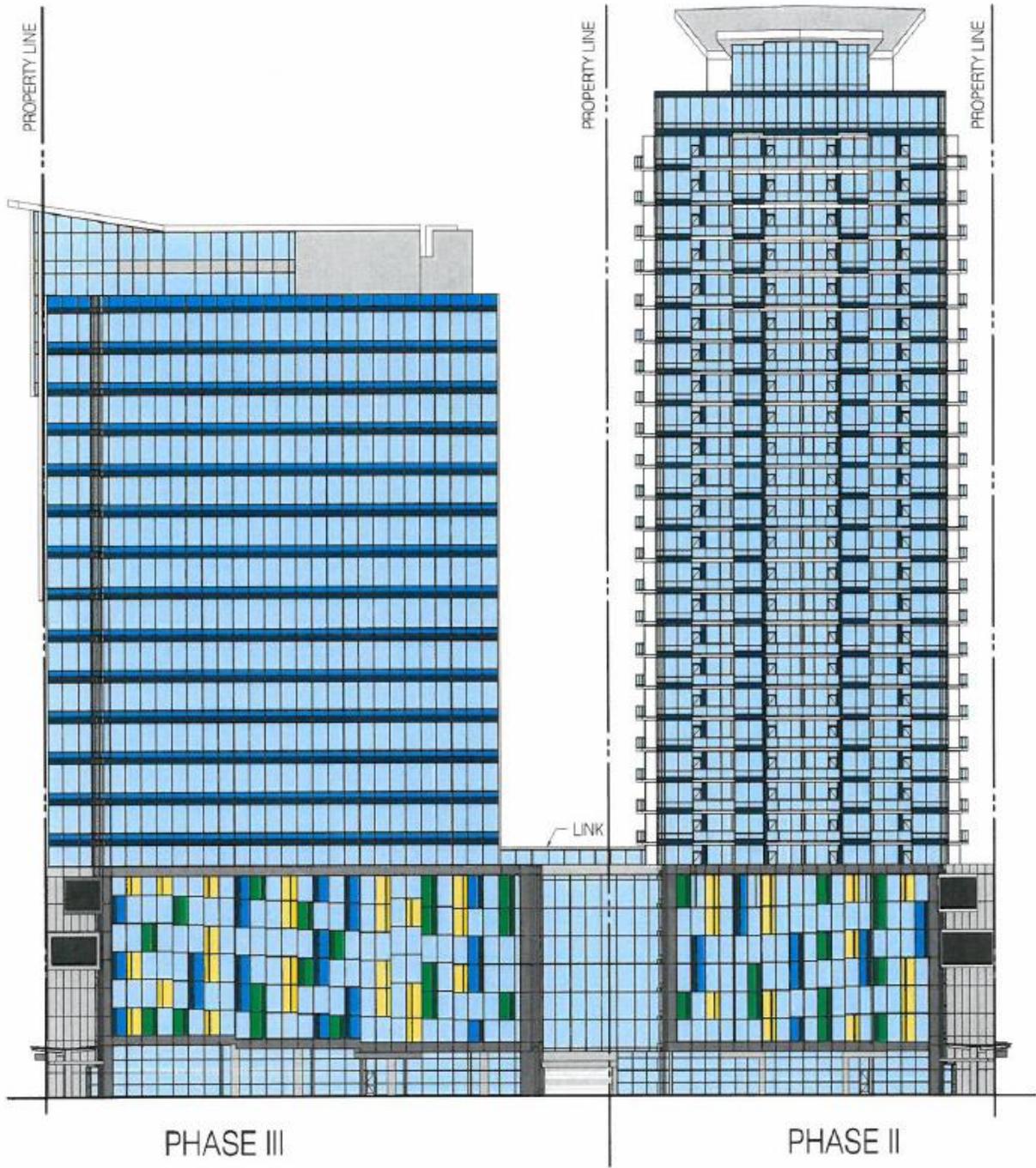
Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed Rezoning – Removal of Rezoning Agreement – 309 and 319 22<sup>nd</sup> Street East and 116 and 130 3<sup>rd</sup> Avenue South – City Centre Tower/lc

Proposed Site Plan – City Centre Tower



Proposed Building Elevations – City Centre Tower

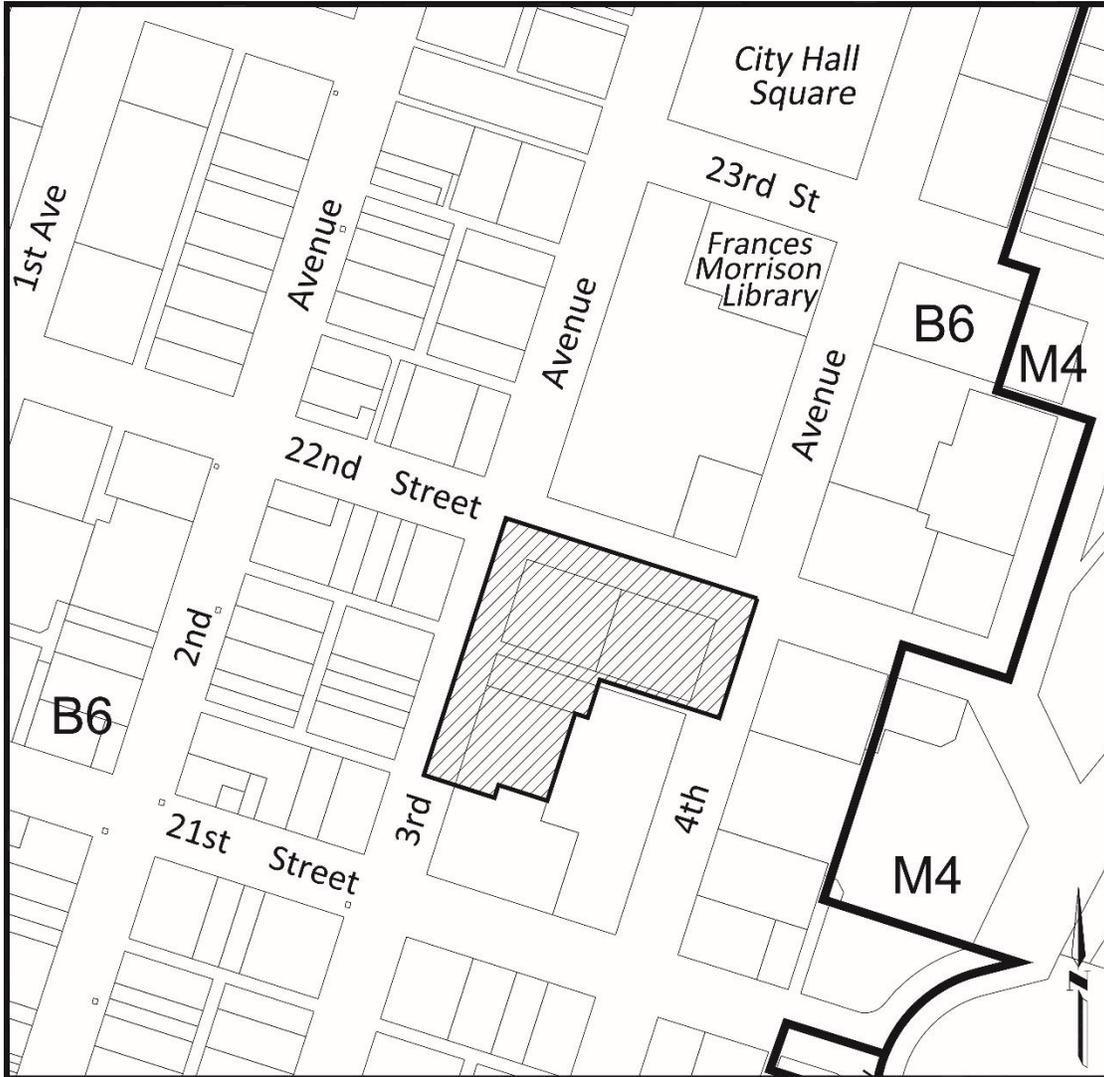


PHASE III

PHASE II

NORTH ELEVATION - 22nd STREET EAST

Location Plan



ZONING AMENDMENT



From B6 by Agreement to B6

## **UPDATE ON REPORTS TO COUNCIL**

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meetings held on August 18, 2016:

1. Proposed Official Community Plan Bylaw Amendment – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood
2. Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood
3. Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)
4. Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)