



**PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION**

**Tuesday, April 25, 2017, 12:00 p.m.
Committee Room E, Ground Floor, City Hall
Members:**

- Ms. J. Braden, Chair (Public)**
- Dr. C. Christensen, Vice-Chair (Public)**
- Councillor M. Loewen**
- Mr. N. Anwar (Public)**
- Ms. D. Bentley (Public)**
- Mr. S. Betker (Public)**
- Ms. D. Fracchia (Public)**
- Mr. J. Jackson (Public)**
- Mr. S. Laba (Saskatoon Public Schools)**
- Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)**
- Mr. R. Mowat (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 March 27, 2017 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

- 7.1 **Discretionary Use Application - Tavern - 616 10th Street East [File No. CK 4355-017-005 and PL 4355-D2/17]** 4 - 11

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by Leopold's Tavern Broadway Inc., requesting permission to operate a tavern at 616 10th Street East, be approved, subject to the following conditions:

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

- 7.2 **Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning - Holmwood Sector and University Heights Sector [File No. CK 4351-017-003, PL 4350-OCP 43/16-Z44/16, OCP 45/16-Z46/16 and OCP 47/16-Z48/16]** 12 - 19

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendments to Official Community Plan Bylaw No. 8769 Land Use Map, to redesignate land in the Holmwood Sector and the University Heights Sector from "Corman Park – Saskatoon Planning District" to "Urban Holding Area" and "Special Use Area," as outlined in the April 20, 2017 report of the General Manager, Community Services Department, be approved; and
2. That the proposed amendments to Zoning Bylaw No. 8770, to rezone land in the Holmwood Sector and the University Heights Sector from "Corman Park – Saskatoon Planning District" to "AG – Agricultural District" and "FUD – Future Urban Development District," as outlined in the April 20, 2017 report of the General Manager, Community Services Department, be approved.

- 7.3 **Land Use Applications Received for the Period from February 16, 2017 to March 15, 2017 [File No. CK 4000-5 and PL 4350-1]** 20 - 26

Recommendation

That the April 3, 2017 report of the General Manager, Community Services Department be received as information.

8. REPORTS FROM COMMISSION

8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on April 24, 2017 [File No. CK. 175-16]

27 - 27

Recommendation

That the information be received.

9. ADJOURNMENT

Discretionary Use Application – Tavern – 616 10th Street East

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Leopold's Tavern Broadway Inc., requesting permission to operate a tavern at 616 10th Street East, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final building and development plans 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 Leopold's Tavern Broadway Inc. to operate a tavern at 616 10th Street East.

Report Highlights

1. The proposed tavern 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 (City) Strategic Goal of Economic Diversity and Prosperity as it provides an opportunity for business growth in an existing commercial building.

Background

The property located at 616 10th Street East is in the Nutana neighbourhood and is zoned B5B – Broadway Commercial District under the Zoning Bylaw (see Attachment 1). A tavern is considered a discretionary use in the B5B District. Leopold's Tavern Broadway Inc. has submitted an application requesting City Council's approval to operate a tavern at this location.

Report

Zoning Bylaw Requirements

The Zoning Bylaw defines a tavern as "an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted." The applicant is proposing to operate a tavern with an approximate seating capacity of 35 seats. The tavern will operate out of a former restaurant unit in the mixed-use building at 616 10th Street East.

Surrounding properties consist of neighbourhood commercial uses that include retail, restaurants, and residential. Section 4.7.3 (3) of the Zoning Bylaw contains criteria to evaluate discretionary use applications for nightclubs and taverns. This tavern has been evaluated and meets the criteria contained within this section. The Zoning Bylaw does not require on-site

Discretionary Use Application – Tavern – 616 10th Street East

parking for nightclubs and taverns in the B5B District; however, there are 12 parking spaces available on the site for this mixed-use building (see Attachment 2).

Conclusion

The proposed tavern at 616 10th Street East meets all applicable Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

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

Options to the Recommendation

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

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site, as well as to the Nutana Community Association and the Broadway Business Improvement District, were mailed out in January 2017, to solicit feedback on the proposal. To date, one property owner called concerned about patrons parking on adjacent commercial properties. The applicant has been advised of this concern. No further concerns have been expressed.

A public information meeting was held on March 21, 2017, and was not attended by any members of the public. A community engagement summary is included as Attachment 4.

Communication Plan

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

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

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 the Nutana Community Association and assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.

Discretionary Use Application – Tavern – 616 10th Street East

Attachments

1. Location Plan – 616 10th Street East
2. Site Plan – 616 10th Street East
3. Comments from Internal Administrative Review for Discretionary Use Application – Tavern – 616 10th Street East
4. Community Engagement Summary

Report Approval

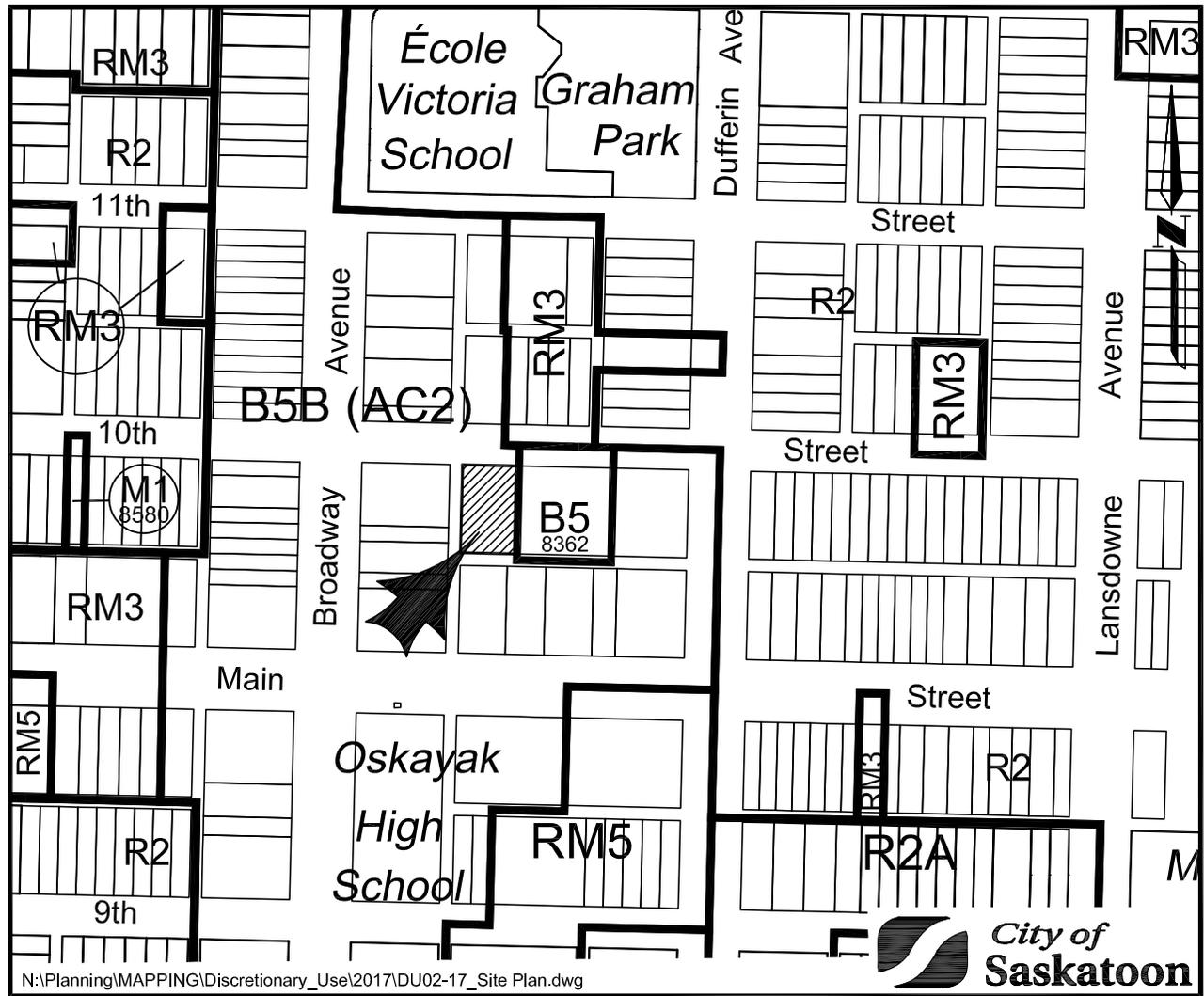
Written by: Daniel McLaren, Planner, Planning and Development

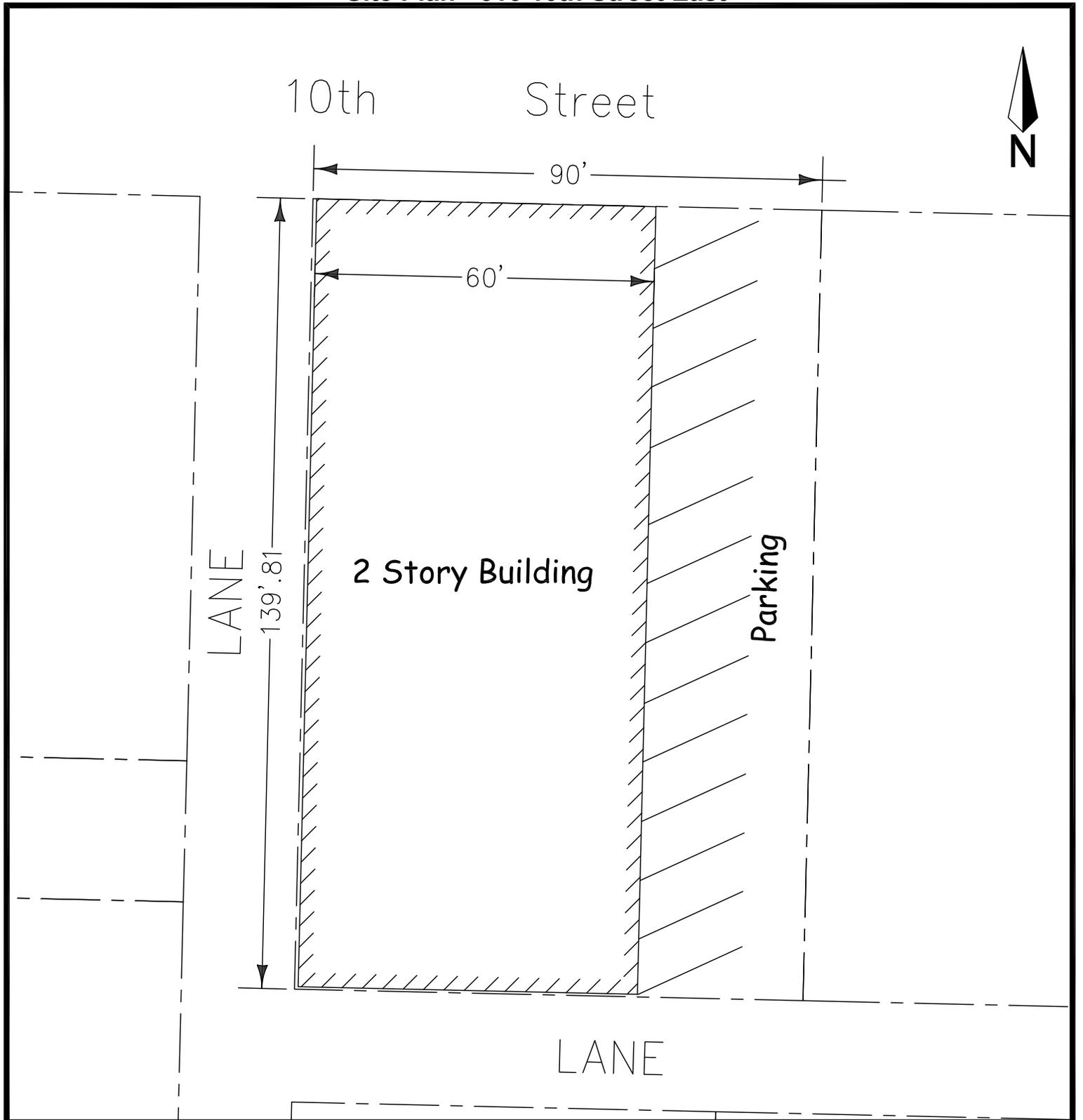
Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MPC – Discretionary Use Application – Tavern – 616 10th Street East/lc

Location Plan - 616 10th Street East





Site Plan - 616 10th Street East

**Comments from Internal Administrative Review for Discretionary Use Application
Tavern – 616 10th Street East**

1. Transportation and Utilities Department Comments
The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.

2. Building Standards Division Comments
The Building Standards Division has no objection to the proposed Discretionary Use Application. Please note, a building permit will be required if any construction is occurring.



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Community Engagement Summary Proposed Discretionary Use – Tavern 616 10th Street East

Project Description

A public information meeting was held regarding a proposed tavern located at 616 10th Street East. The meeting provided property owners in Nutana, 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.

A public information meeting was held at Victoria School on March 21, 2017, at 7 p.m.

Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on February 27, 2017. Notices were also sent to the Nutana Community Association, the Broadway Business Improvement District, the Ward Councillor, and the Community Consultant.

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

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon staff were also available to answer questions regarding the discretionary use process and general zoning regulations.

Summary of Community Engagement Feedback

The meeting was not attended by any members of the public.

Next Steps

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



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

ACTION		ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.		April 25, 2017
Public Notice – the Community Consultant, Ward Councillor, community association, and all residents who were notified previously will be provided with direct notice of the public hearing. A notification poster will be placed on site.		May 2 to May 23, 2017
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.		May 23, 2017
Council Decision – may approve or deny proposal.		May 23, 2017

Prepared by:
Daniel McLaren, Planner
Planning and Development
March 31, 2017

Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning – Holmwood Sector and University Heights Sector

Recommendation

That a copy of this report be forwarded to City Council recommending:

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Official Community Plan Bylaw No. 8769 Land Use Map, to redesignate land in the Holmwood Sector and the University Heights Sector from "Corman Park – Saskatoon Planning District" to "Urban Holding Area" and "Special Use Area," as outlined in this report, be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Zoning Bylaw No. 8770, to rezone land in the Holmwood Sector and the University Heights Sector from "Corman Park – Saskatoon Planning District" to "AG – Agricultural District" and "FUD – Future Urban Development District," as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to consider amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, relating to lands located in the Holmwood Sector and the University Heights Sector. These lands were brought into the City of Saskatoon by boundary alterations and are currently designated under the Corman Park - Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights

1. The proposed amendments to Official Community Plan Bylaw No. 8769 (OCP) Land Use Map and Zoning Bylaw No. 8770 (Zoning Bylaw) are required, as lands annexed into the City of Saskatoon (City) remain designated under the Corman Park - Saskatoon Planning District Official Community Plan and Zoning Bylaw.
2. The proposed amendments to the OCP Land Use Map and Zoning Bylaw are consistent with the Growth Plan to Half a Million, the Holmwood Sector Plan, and the University Heights Sector Plan.

Strategic Goal

This report supports the City's Strategic Goal of Sustainable Growth by ensuring orderly and sustainable growth.

Background

The subject lands are located in the Holmwood Sector and the University Heights Sector. These lands were formerly located in the Rural Municipality (RM) of Corman Park and became part of the City with the boundary alteration that was approved by the Minister of Municipal Affairs in 2010. While the ministerial approval altered the corporate limits of the City and removed these lands from the RM of Corman Park, the boundary alteration did not change the land use controls for these lands. As such, the land use controls for these lands remain designated under the Corman Park – Saskatoon Planning District Official Community Plan and Zoning Bylaw.

The approved Holmwood and University Heights Sector Plans provide a broad framework for future urban development, including the location and size of future neighbourhoods, employment areas, parks, and significant natural areas; and identify servicing components that will need to be addressed for future development. The proposed amendments will apply the appropriate land use designation and zoning under the City's bylaws to provide for interim land uses for these future development areas.

Currently, the area of the Holmwood Sector, for which the proposed amendments apply, contains agricultural lands, residences, and a small commercial node at the intersection of Highways 5 and 41.

The University of Saskatchewan owns approximately 647 hectares in the Holmwood Sector. The College of Agriculture and Bioresources operates the Kernan Crop Research Farm, and the Institute of Space and Atmospheric Studies operates the Super Dual Auroral Radar Network radar station, which is part of an international radar network for studying the upper atmosphere and ionosphere. The remainder of the University land is used for agricultural research purposes.

The subject lands in the University Heights Sector contain agricultural uses, residences, and the Northeast Swale. This area also includes the McOrmond Drive connection to the North Commuter Parkway Bridge and the proposed alignment for the Saskatoon Freeway.

Report

OCP Land Use Map Amendment

Amendments to the OCP Land Use Map are required as shown on Attachment 1.

Amendments to the OCP Land Use Map are required to:

- a) redesignate the areas identified in the Holmwood Sector and the University Heights Sector from "Corman Park – Saskatoon Planning District" to "Urban Holding Area." The Urban Holding Area is used to 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; and

- b) redesignate University of Saskatchewan lands to “Special Use Area.” The purpose of a Special Use Area is to accommodate major institutions, facilities, and public utility installations with a city-wide and regional focus. The proposed Special Use Area land use designation and rezoning to an AG District is consistent with other University of Saskatchewan lands within the city, including the University Campus.

Proposed Zoning Bylaw Amendments

Rezoning of the subject lands is required to put land use controls in place that are consistent with the Urban Holding and Special Use designations. As such, there are two zoning districts proposed for this area (see Attachment 2):

1. FUD – Future Urban Development District – the purpose of the FUD District is to provide for interim land uses where the future use of land or timing of development is uncertain due to issues of servicing, transitional use, or market demand. This is being applied to the majority of the area.
2. AG – Agricultural District - the purpose of the AG District is to provide for certain large-scale specialized land uses, as well as certain rural-oriented uses on the periphery of the city. The AG District will be applied to lands owned by the University of Saskatchewan, which uses the land for agricultural research.

Comments from Other Divisions

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

Options to the Recommendation

City Council could choose to deny the proposed amendments. This option is not recommended as the amendments will apply land use controls under the City’s bylaws.

Public and/or Stakeholder Involvement

Prior to the boundary alteration, extensive consultation occurred with affected land owners.

In regard to the land use and zoning changes, notices were sent to all property owners in the area, and an open house was held on June 7, 2016. There were questions regarding the implications of the land use and zoning, the long-term development plans, and the timing of development. Concerns over municipal services were also expressed; see Attachment 3 for a summary.

Property owners were notified in March 2017 that proposed amendments to the OCP Land Use Map and Zoning Bylaw were proceeding to the Municipal Planning Commission and City Council.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning – Holmwood Sector and University Heights Sector

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 the public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. The Planning and Development Division will notify all affected property owners of the public hearing date by letter.

Attachments

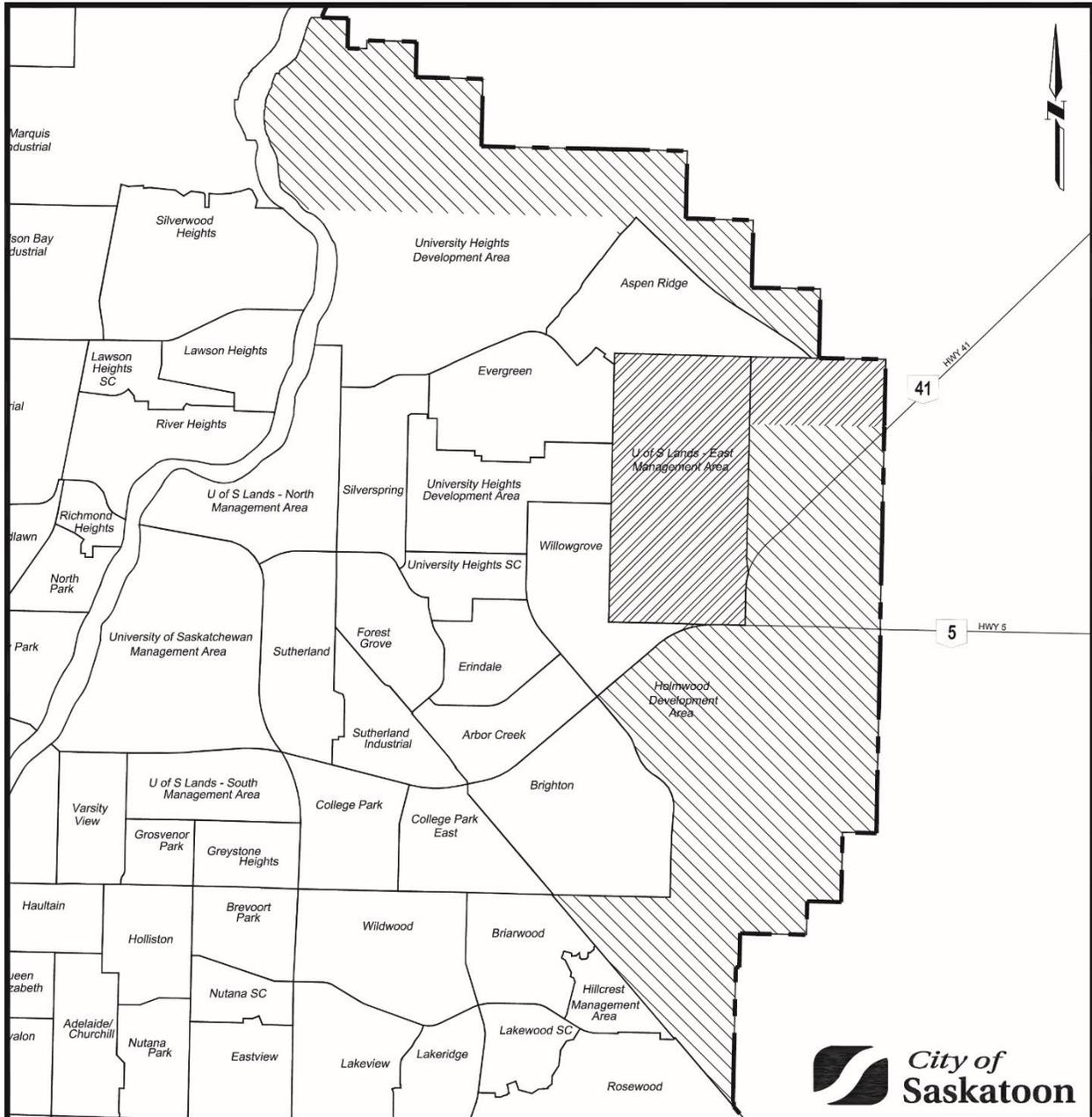
1. Location Plan – OCP Land Use Map Amendment
2. Location Plan – Zoning Bylaw Amendment
2. Community Engagement Summary

Report Approval

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

S/Reports/2017/PD/MPC - Proposed OCP Bylaw Amendment and Proposed Rezoning – Holmwood Sector and University Heights Sector/lc

Location Plan - OCP Land Use Map Amendment



OCP AMENDMENT



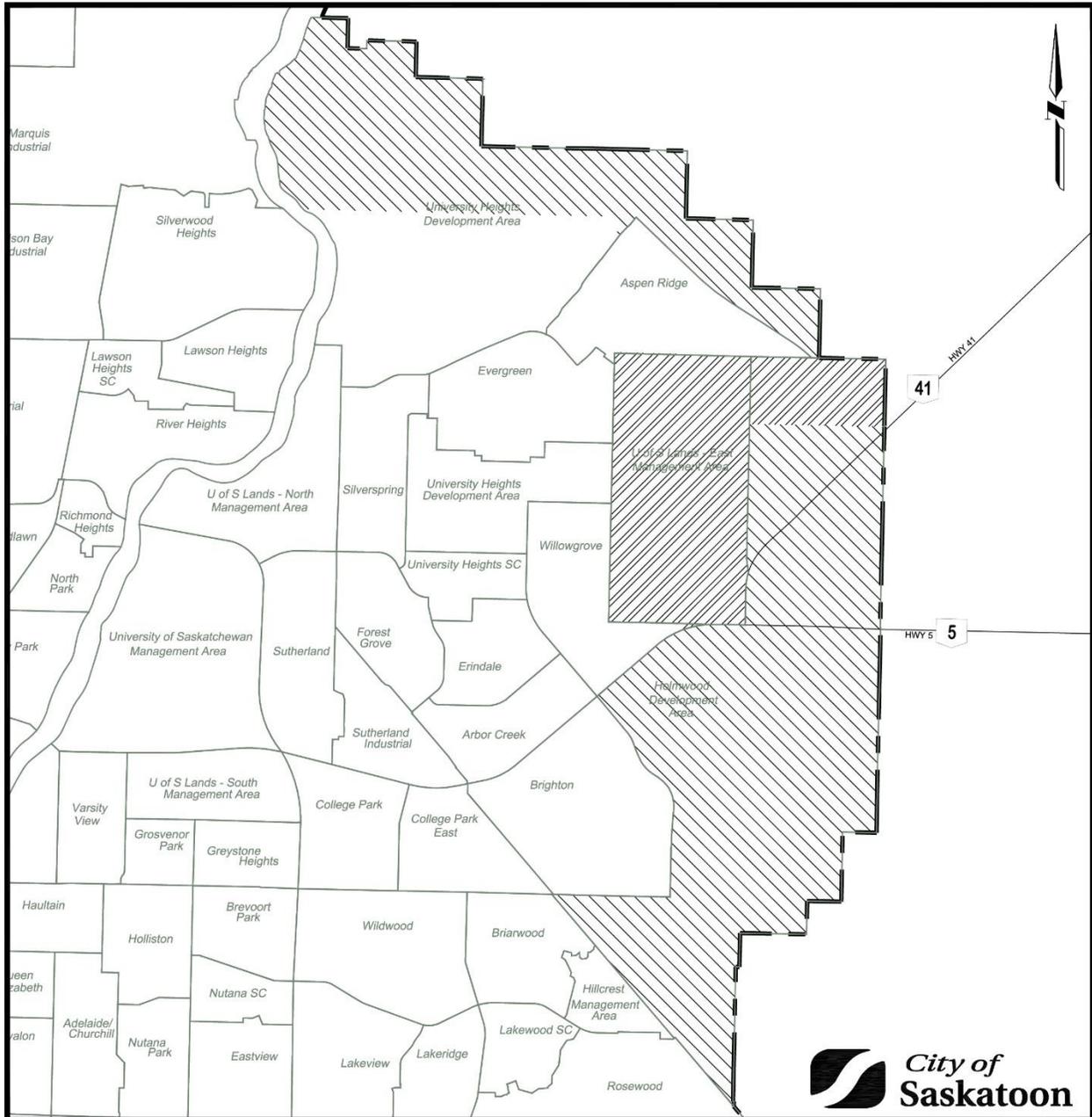
From the Control of the Corman Park-Saskatoon Planning District to Urban Holding Area



From the Control of the Corman Park-Saskatoon Planning District to Special Use Area

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Location Plan - Zoning Bylaw Amendment



ZONING AMENDMENT



From the Control of the Corman Park - Saskatoon Planning District to FUD



From the Control of the Corman Park-Saskatoon Planning District to AG

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Community Engagement Summary Official Community Plan Land Use Map Amendment and Rezoning Holmwood Development Area and University Heights Development Area

Project Description

The Community Services Department is pursuing land use and zoning changes to lands brought into the City of Saskatoon (City) through a boundary alteration. Property owners in the affected areas have the opportunity to learn about the proposed changes and the approval process, comment on the proposal, and ask any questions they may have.

The open house was held at Alice Turner Library on Tuesday, June 7, 2016, from 5:00 p.m. to 8:00 p.m.

Community Engagement Strategy

Notices were sent to property owners in the Holmwood and University Heights Development Areas.

The purpose of the notice was to inform, and consult with, property owners and other interested parties. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration. Development Review staff were in attendance to answer questions regarding the land use and zoning changes, and Long Range Planning staff were in attendance to provide information on the Holmwood and University Heights Sector Plans.

Summary of Community Engagement Feedback

The meeting was a come-and-go open house format and was attended by approximately 25 people. The land use and zoning changes were well received and there were few concerns expressed. There were questions regarding the implications of rezoning their properties. The Administration provided information regarding continuing the current use of their properties.

In relation to future urban development, there were questions regarding:

- the City's long term development plans for the area in relation to the Holmwood and University Heights Sector Plans;
- the timing of when urban development will occur;
- the timing of infrastructure improvement, including roadways and other services; and
- the North Commuter Parkway Bridge and the proposed Saskatoon Freeway.



Long Range Planning staff provided information on the roadway locations and the Holmwood and University Heights Sector Plans, as well as the timing of future urban development.

Those in attendance also expressed immediate concerns that were not related to the land use and zoning changes. These included:

- drainage and localized flooding;
- the quality of municipal services since annexation (road maintenance and snow clearing were used as examples); and
- the proposed location of Zimmerman Road.

In regard to these concerns, the Administration provided contact information for the specific division responsible for these areas.

Next Steps

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

Once this application has been considered by the MPC, a date for a public hearing will be set, and notices will be sent to affected property owners. 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.	April 25, 2017
Public Notice – Ward Councillor and property owners in the affected areas will be notified of the public hearing date. An advertisement is prepared and placed in <u>The StarPhoenix</u> .	May 6, 2017
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.	May 23, 2017
Council Decision – may approve or deny proposal.	May 23, 2017

Prepared by:
Paula Kotasek-Toth, Senior Planner
Planning and Development
March 29, 2017

Land Use Applications Received for the Period from February 16, 2017 to March 15, 2017

Recommendation

That the information be received.

Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from February 16, 2017 to March 15, 2017.

Report

Each month, land use applications are received and processed by the Community Services Department; see Attachment 1 for a detailed description of these applications.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-02, is not required.

Attachment

1. Land Use Applications

Report Approval

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Kara Fagnou, Acting General Manager, Community Services Department

S/Reports/2017/PD/Land Use Apps/PDCS – Land Use Apps – April 3, 2017/lc

Land Use Applications Received for the Period from February 16, 2017 to March 15, 2017

The following applications have been received and are being processed:

Condominium

- Application No. 2/17: 210 Wellman Lane (4 Commercial Units)
 Applicant: Webb Surveys for Pacific Place Hotels
 Legal Description: Lot 6, Block 200, Plan No. 102072169
 Proposed Use: Construction of a 3-storey condominium with
 4 commercial units and an underground
 parkade with 20 parking units

 Current Zoning: IB
 Neighbourhood: Stonebridge
 Date Received: March 8, 2017

Discretionary Use

- Application No. D4/17: 102 109th Street West
 Applicant: J.J. Kahmo Holdings
 Legal Description: Lots 3 and 4, Block 2, Plan No. 15611
 Proposed Use: Parking Station in R2 District
 Current Zoning: R2
 Neighbourhood: Sutherland
 Date Received: March 8, 2017

Subdivision

- Application No. 9/17: 510 Kloppenburg Crescent
 Applicant: Altus Geomatics for Zhang Brothers Dev. Corp.
 Legal Description: Parcel GG, Plan No. 102107562
 Proposed Use: 25 Unit Bareland Condominium
 Current Zoning: RMTN
 Neighbourhood: Evergreen
 Date Received: March 8, 2017

- Application No. 10/17: Brighton Circle
 Applicant: Meridian Surveys for Dream Asset
 Management Corp.
 Legal Description: Blocks 110 and 111, Plan No. 102208373
 Proposed Use: For future residential development
 Current Zoning: RMTN
 Neighbourhood: Brighton
 Date Received: March 8, 2017

Attachments

1. Plan of Proposed Condominium No. 2/17
2. Plan of Proposed Discretionary Use No. D4/17
3. Plan of Proposed Subdivision No. 9/17
4. Plan of Proposed Subdivision No. 10/17

SHEET NUMBER 1 OF 3
SITE PLAN & LEGEND

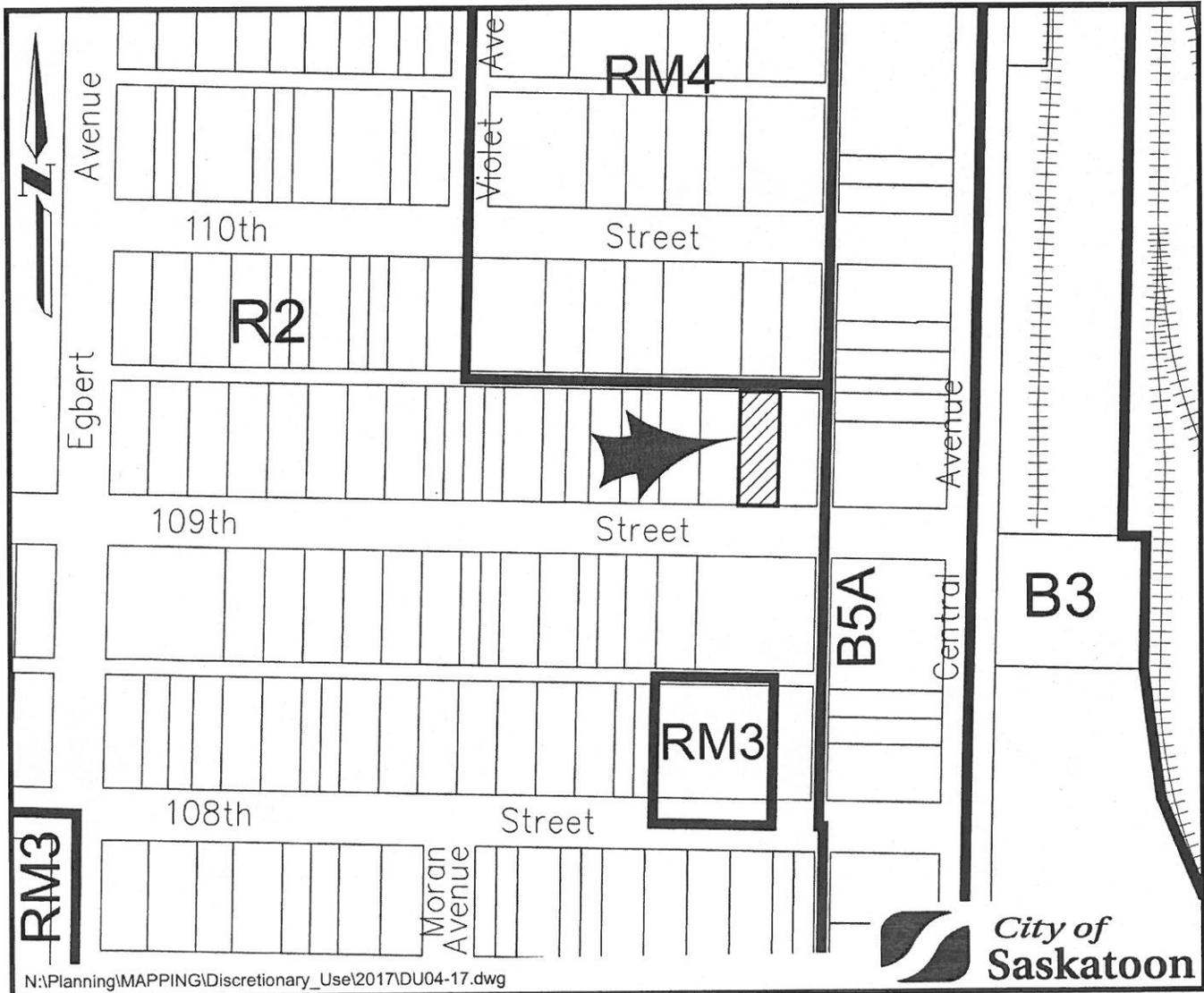
PLAN OF SURVEY SHOWING SURFACE
BUILDING CONDOMINIUM FOR
LOT 6, BLOCK 200
PLAN NO. 102072169
N.W. 1/4 OF SEC. 10
TWP. 36, RGE. 5, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: D.L. CODLING, S.L.S.
DATE: FEBRUARY 2017
SCALE: AS SHOWN

LEGEND:

1. Measurements are in metres and decimal thereof.
2. Measurements showing the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation or ground level.
3. Commercial unit numbers are shown as 1, 2, 3, etc. on sheets 2 & 3.
4. Regular commercial unit boundaries are shown on sheets 2 & 3 by a heavy solid line and are defined as follows:
a. The portion of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
5. The doors and windows form part of the regular commercial units.
6. All structural walls, columns, other supports, building ductwork, plumbing, etc. that form part of the overall building infrastructure are common property.
7. Parking spaces are shown with associated (CSPs) of the Condominium Property Act.
8. Storage spaces shown on Sheet 3 are designated as S1, S2, S3, etc. and are common property.
9. All areas not designated with a unit number are common property.
10. The parcel within the line of approval has an Extension O.
11. Standard iron posts found are shown. The signs are shown as follows:
a. The Datum used (NAD83 (CSRS99))
b. RP (Right of Way)
c. W (Wellman Crescent)
d. C (Corner)
e. U (Utility)
12. The Projection used: UTM Zone 13N extended
13. The date of the survey: February 5, 2015
14. RP Coordinates are derived as of February 5, 2015



Plan of Proposed Discretionary Use No. D4/17



PLAN OF PROPOSED SUBDIVISION AND BARELAND CONDOMINIUM

of All of
 Surface Parcel No. 202736123
 Parcel GG, Plan 102107562
 S.W. 1/4 Sec. 18 - Twp. 37 - Rge. 4 - W3Mer.
 City of Saskatoon
 Saskatchewan
 Calvin W.A. Bourassa, S.L.S.
 2016
 Scale 1:500

OWNER(S):

Zhang Bros. Development Corp.
 Measurements are in metres and decimals thereof.
 Measurements are approximate and may vary by ±0.5m.
 Area to be approved is outlined in bold dashed line and contains 0.69 ha (1.71 ac).
 Bare Land Unit numbers are shown 1, 2, 3, etc.
 All areas not designated by a unit number are common property.

2	Combined Units B & C	Sept. 29, 2016	SY-CP
1	Updated unit boundaries	June 15, 2016	AP-DC
0	Issued	May 5, 2016	AP-DC
REV.	REVISION	DATE	INITIALS

Job No.: 193422 File: 193422PPR
 Preliminary Survey: N/A

Dated at Saskatoon in the Province of Saskatchewan this 29th day of September, 2016.

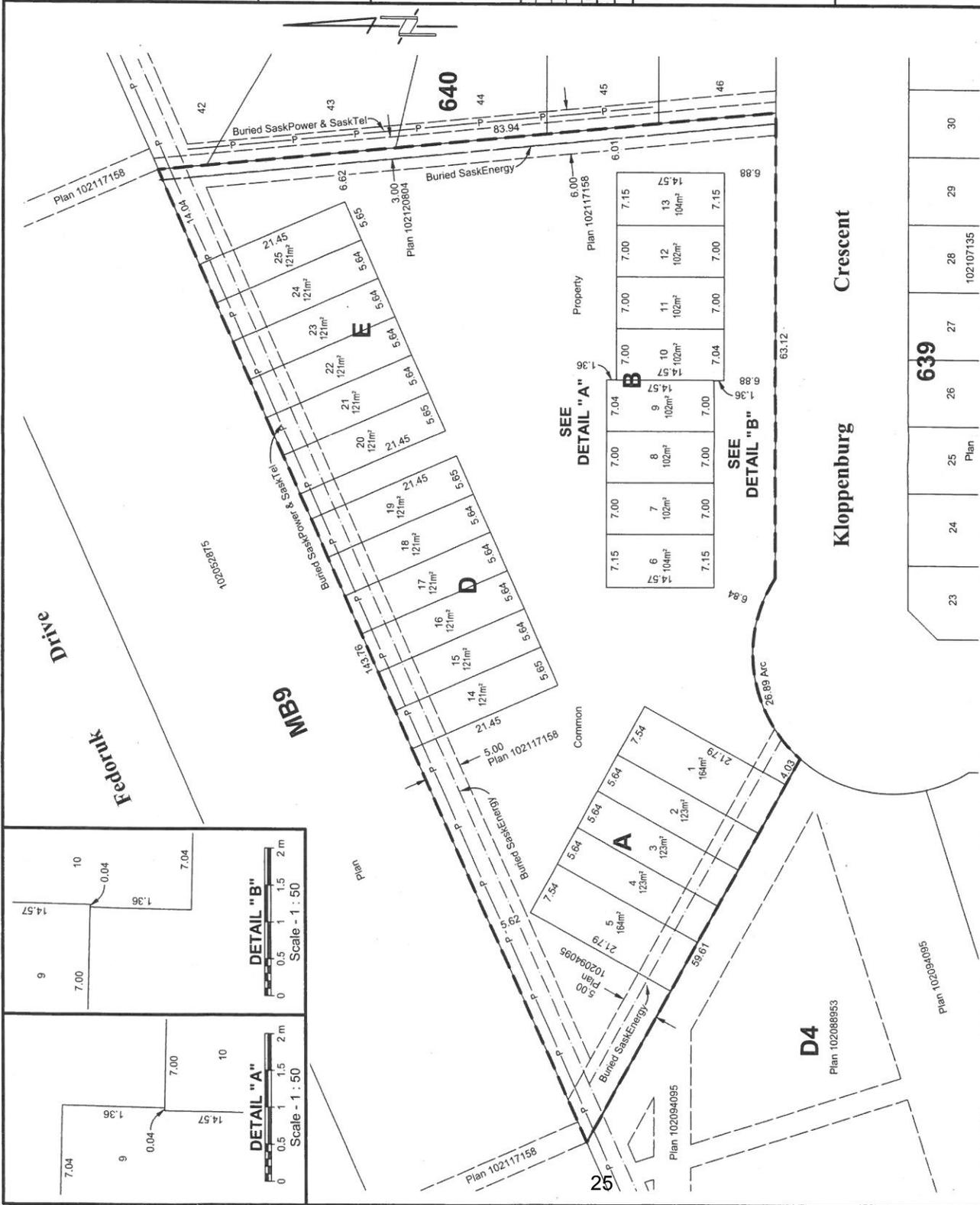
Saskatchewan Land Surveyor



Toll Free: 1-800-465-6233
 www.altusgeomatics.com

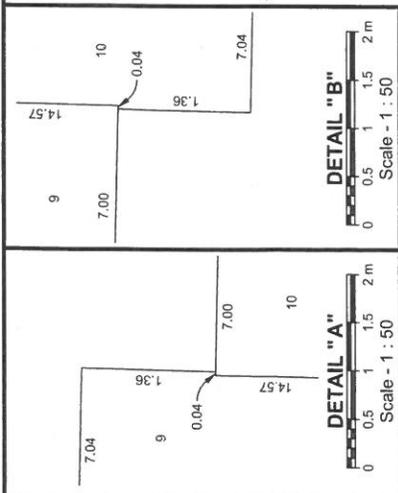
Examined: City of Saskatoon
 : Approved under the provisions of the City of Saskatoon.

: General Manager of the Comm Services Department
 Date:

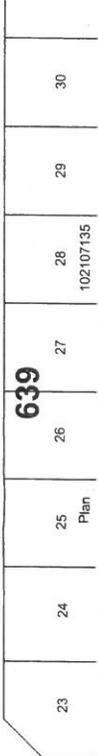


SEE DETAIL "A"

SEE DETAIL "B"



Kloppenburg Crescent



D4
 Plan 102088953

Plan 102094095

25

EXAMINED - DEVELOPER: DREAM ASSET MANAGEMENT CORPORATION

SEAL

EXAMINED - CITY OF SASKATOON
Approved under the provisions of Bylaw No. 6397 of the City of Saskatoon.

General Manager of the Community Services Department

Date: _____ A.D. 2017.

By: *[Signature]*
REGINA CORWMAN LAND SURVEYOR

NOTES

- 1. Plans to be prepared in accordance with a survey and contain 1:750 horizontal scale of feet.
- 2. All measurements are approximate and may vary by 0.1 metres.
- 3. Distances are approximate and may vary by 0.1 metres.
- 4. Building footprints are supplied by owner by DREAM.

LEGEND

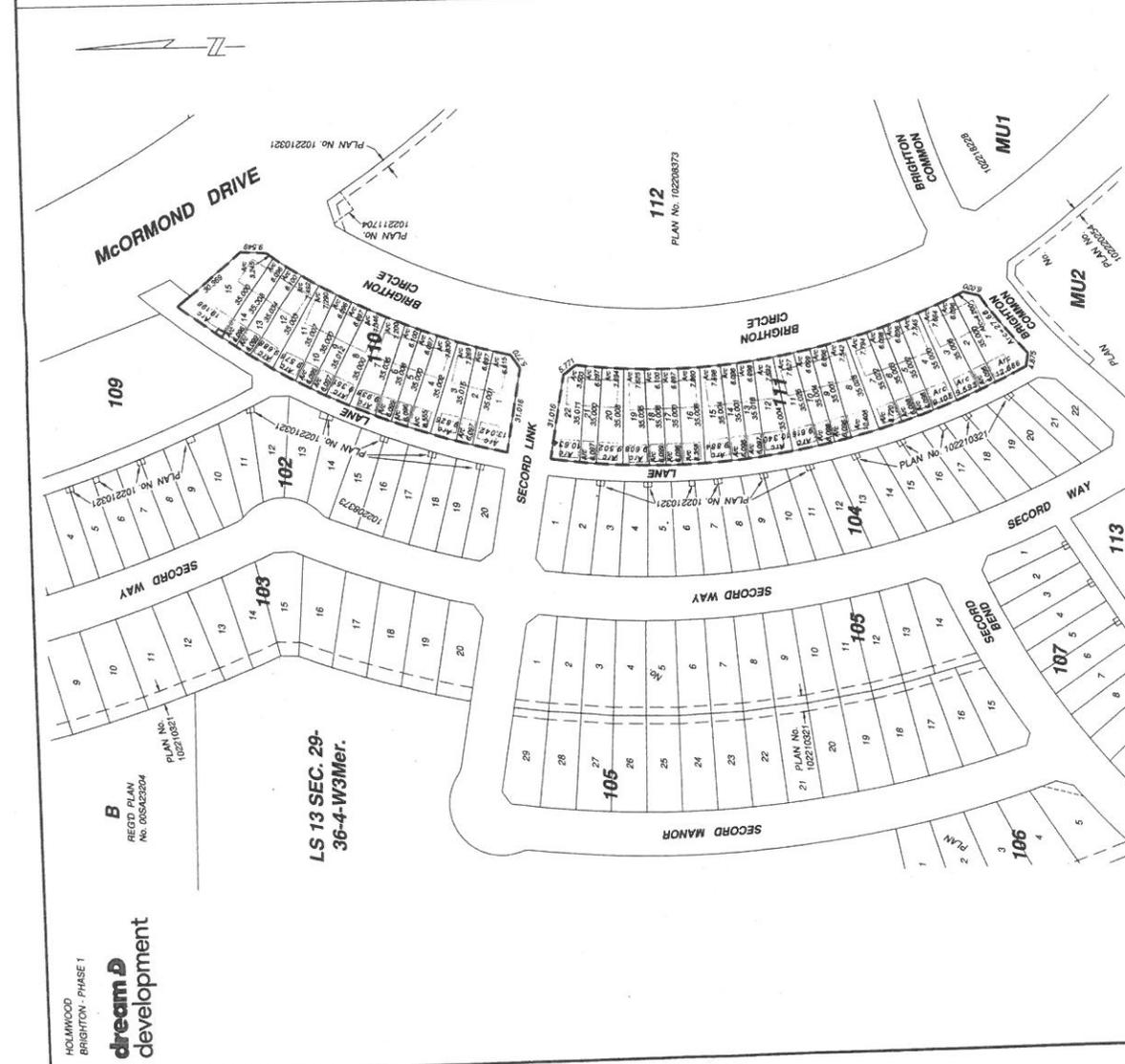
Proposed Estimation:

- 3m SubPower
- 5m SubPower, SaskTel, and Shaw Cable Systems
- 2.0m x 2.0m SubPower assessment for transformer
- 2.75 x 2.0m SubPower assessment for pedestal
- Indicates Mail Box location.

PLAN OF PROPOSED SUBDIVISION
showing subdivision of all of
Block 110, Plan No. 102208373 in
N.W. 1/4 Sec. 29 & S.W. 1/4 Sec. 32,
and all of
Blocks 111, Plan No. 102208373 in
N.W. 1/4 Sec. 29
all within
TWP.36- RGE.4- W.3.MER
SASKATOON, SASKATCHEWAN
Scale: 1 : 1,000

No.	Date	Revision	Drawn By	Checked By
6	March 3, 2017	Added SaskTel/Power/Other assessment requirement in Lot 15, Block 110	mmf	mmf
5	Jan. 21, 2017	1. Adjusted lot widths and areas 2. Updated surveying plans 3. Updated proposed subdivision of Block 109	mmf	mmf
4	Sept. 17, 2015	Adjusted lot widths Block 109 & 110. Added Phase 1 adjustments	mmf	mmf
3	May 6, 2015	Adjusted lot areas in Blocks 109, 110 & 111	mmf	mmf
2	Nov. 26, 2014	Adjusted lot areas in Blocks 109, 110 & 111	mmf	mmf
1	Sept. 15, 2014	Adjusted lot areas in Blocks 109, 110 & 111	mmf	mmf

Drawn By: [mmf] Checked By: [mmf]
Date: September 8, 2014 File No.: DW14170
Scale: 1:1000000 Date: 10/17/2017



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 April 24, 2017:

1. Discretionary Use Application – Boarding House – 131/133 Avenue O South
2. Discretionary Use Application – Agricultural Research Station – 410 Lowe Road
3. Discretionary Use Application – Parking Stations – 111 and 114 Avenue J South
4. Proposed Official Community Plan Bylaw Amendments – Planned Growth Map and Supporting Text Amendments