



**PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION**

**Tuesday, March 28, 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 February 28, 2017 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

- 7.1 **Discretionary Use Application - Boarding House - 131/133 Avenue O South [File No. CK 4355-017-002 and PL 4355-D1/17]** 4 - 13

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by Stewart Property Holdings Ltd. and Sanctum Care Group Inc., requesting permission to develop a boarding house at 131/133 Avenue O South, with a maximum of ten boarders, be approved, subject to the following conditions:

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

- 7.2 **Discretionary Use Application - Agricultural Research Station - 410 Lowe Road [File No. CK 4355-017-003 and PL 4355-D3/17]** 14 - 21

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by SEPW Architecture Inc., requesting permission to expand an existing agricultural research station at 410 Lowe Road, be approved, subject to the following conditions:

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

- 7.3 **Discretionary Use Application - Parking Stations - 111 and 114 Avenue J South [File No. CK 4355-017-004 and PL 4355-D18/16]** 22 - 31

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by the Gabriel Dumont Institute, requesting permission to develop parking stations at 111 and 114 Avenue J South, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses;

2. That the applicant obtain approval for their stormwater management plan from the Transportation and Utilities Department at the Development Permit stage; and
3. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

- 7.4 Proposed Official Community Plan Bylaw Amendments - Planned Growth Map and Supporting Text Amendments [File No. CK 4350-017-002 and PL 4115-OCP] 32 - 38**

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendments to Official Community Plan Bylaw No. 8769 to add a new Planned Growth Map and supporting policies, as outlined in the March 28, 2017 report of the General Manager, Community Services Department, be approved.

- 7.5 Land Use Applications Received for the Period from January 12, 2017 to February 15, 2017 [File No. CK 4000-5 and PL 4350-1] 39 - 53**

Recommendation

That the March 6, 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 March 27, 2017 [File No CK. 175-16] 54 - 54**

Recommendation

That the information be received.

- 8.2 Proposed Budget for 2018 [File No. CK. 1704-5]**

The Commission is requested to put forward a proposed budget submission for consideration by the Standing Policy Committee on Planning, Development and Community Services for inclusion in the 2018 Operating Budget Review. The 2017 approved budget was \$5,000 for educational opportunities for Commission members, through attendance at local, provincial and national conferences and workshops.

Recommendation

That the Commission provide direction.

9. ADJOURNMENT

Discretionary Use Application – Boarding House – 131/133 Avenue O South

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Stewart Property Holdings Ltd. and Sanctum Care Group Inc., requesting permission to develop a boarding house at 131/133 Avenue O South, with a maximum of ten boarders, be approved, subject to the following conditions:

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

Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from Stewart Property Holdings Ltd. and Sanctum Care Group Inc. to develop a boarding house at 131/133 Avenue O South with a maximum of ten boarders.

Report Highlights

1. The proposed boarding house 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 promotes the development of a wide variety of housing forms in all areas of the city.

Background

The property located at 131/133 Avenue O South is in the Pleasant Hill neighbourhood and is zoned R2 – One- and Two-Unit Residential District under the Zoning Bylaw (see Attachment 1). A boarding house is considered a discretionary use in the R2 District. Stewart Property Holdings Ltd. and Sanctum Care Group Inc. have submitted an application requesting City Council’s approval to develop a boarding house with a maximum of ten boarders at this location.

Report

Zoning Bylaw Requirements

The Zoning Bylaw defines a boarding house as “a building in which the proprietor supplies sleeping accommodations for more than five boarders but not more than 15 boarders, exclusive of the proprietor and the proprietor’s household, and where meals and other services may be provided, and where no cooking facilities are present in any individual sleeping room or accommodations.” The applicant is proposing to develop this boarding house for a maximum of ten boarders; specifically for pre- and post-natal mothers and their infants. While

Discretionary Use Application – Boarding House – 131/133 Avenue O South

this building is intended primarily as a residence, support will be provided by Sanctum Care Group Inc. when required. The new building will maintain the existing residential character of the neighbourhood and will include six parking spaces in the rear yard. A site plan is included as Attachment 2.

Conclusion

The proposed boarding house at 131/133 Avenue O South, with a maximum of ten boarders, 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 the Pleasant Hill Community Association, were mailed out in January 2017, to solicit feedback on the proposal. To date, one letter of support and one letter of opposition have been received from nearby property owners. The letter of opposition included the concern that another multi-unit dwelling on the block would leave 129 Avenue O South as the only single-family dwelling on the southwest side of the block. The letter-writer was responded to, and it was explained that this proposed boarding house would be designed as a bungalow and maintain the character of the surrounding one-unit dwellings. No further concerns were expressed.

A public information meeting was held on February 15, 2017, and was attended by 18 people. Sanctum Care Group Inc. and Stewart Property Holdings Ltd. made a joint presentation and responded to questions. Discussion included questions regarding the existing Sanctum Care Home across the street at 134 Avenue O South, and other land uses on the block. A community engagement summary is included as Attachment 4.

Communication Plan

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

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Discretionary Use Application – Boarding House – 131/133 Avenue O South

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

Attachments

1. Location Plan – 131/133 Avenue O South
2. Site Plan – 131/133 Avenue O South
3. Comments from Internal Administrative Review for Discretionary Use Application – Boarding House – 131/133 Avenue O South
4. Community Engagement Summary

Report Approval

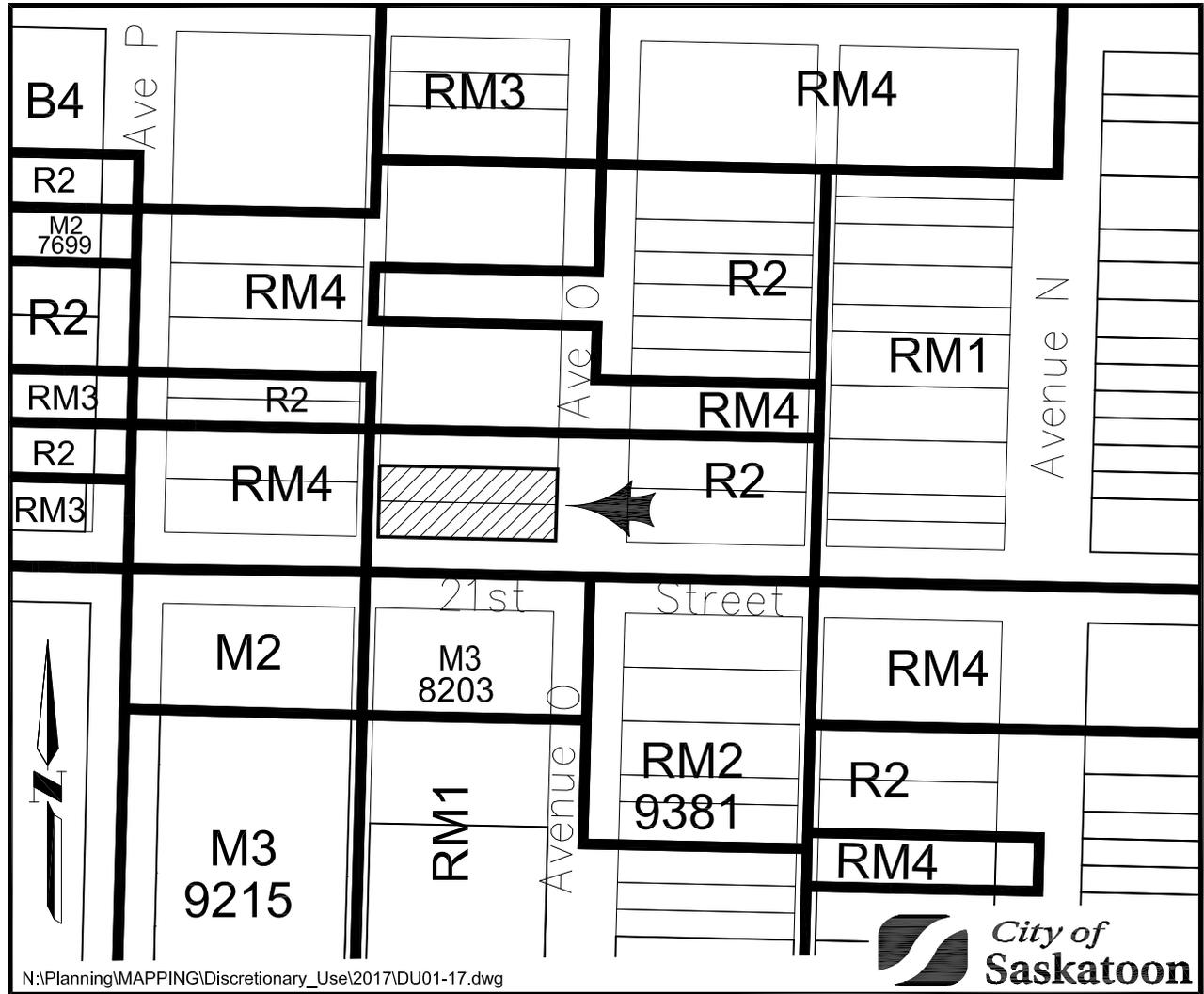
Written by: Daniel McLaren, Planner, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

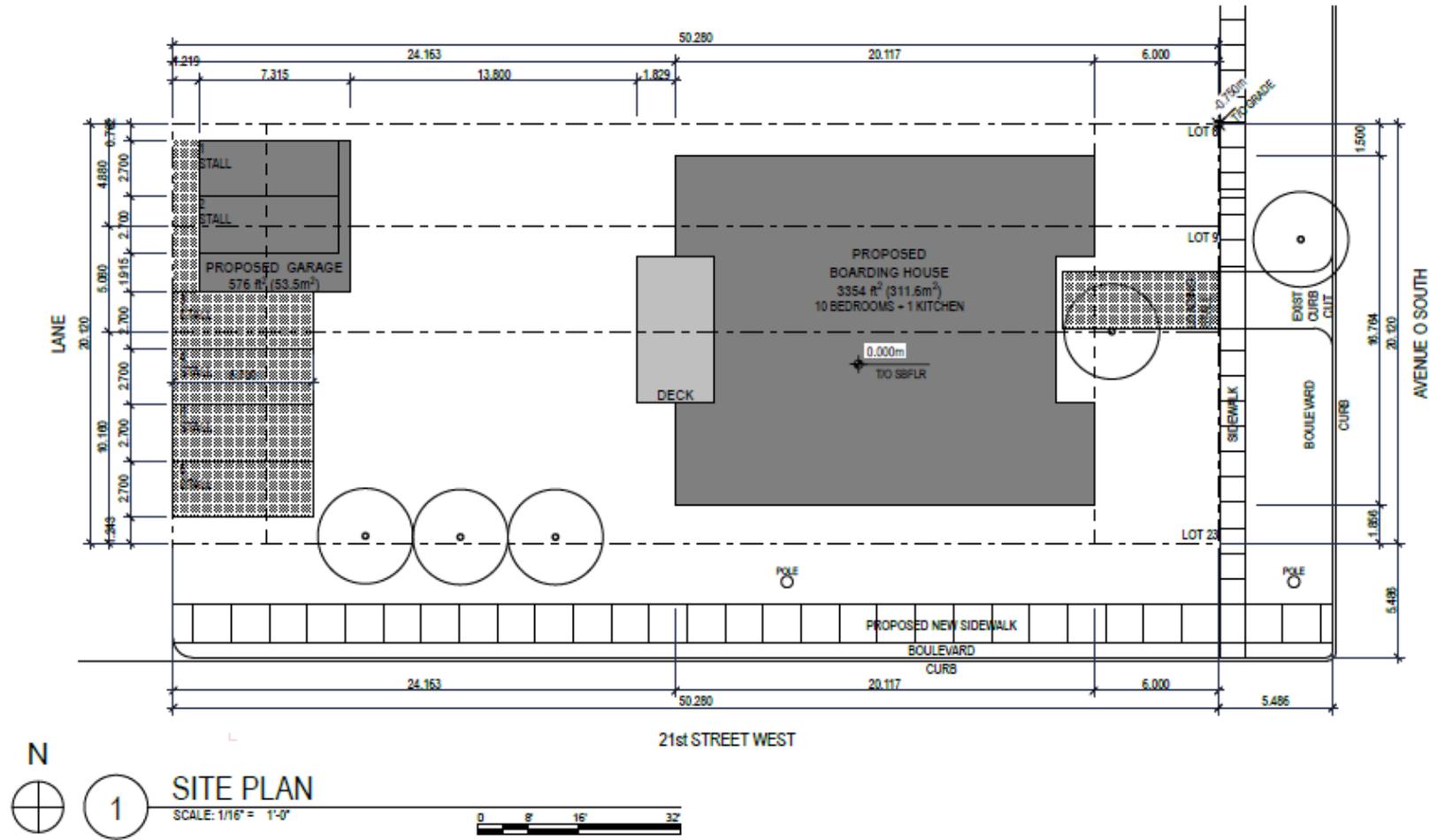
Approved by: Kara Fagnou, Acting General Manager, Community Services Department

S/Reports/2017/PD/MPC – Discretionary Use Application – Boarding House – 131/133 Avenue O South/lc

Location Plan - 131/133 Avenue O South



Site Plan – 131/133 Avenue O South



**Comments from Internal Administrative Review for Discretionary Use Application
Boarding House – 131/133 Avenue O South**

1. Transportation and Utilities Department Comments

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

- The existing storm sewer system capacity is limited. Incorporation of Low-Impact Development Storage and/or runoff reduction solutions will be required.
- The existing water and sanitary service connections are not reusable. They must be cut off at the mains as per City of Saskatoon standards. As per Storm Water Management Utility Bylaw No. 8987, the roof must drain either directly or indirectly into the storm sewer system.

2. Neighbourhood Planning Section Comments

The Neighbourhood Planning Section has reviewed the provided information regarding the Discretionary Use Application from Stewart Property Holdings Ltd. and Sanctum Care Group Inc. requesting approval to develop a boarding house at 131/133 Avenue O South in Pleasant Hill.

The Neighbourhood Planning Section has no significant concerns with the application. The Pleasant Hill Local Area Plan, approved by City Council in 2002, identified several community goals related to housing in the neighbourhood. One of those goals was to become “a community that helps and shares in the development of home and family. Encouraging each other’s strengths and supporting each other in our family’s development.” As this project is specifically being developed for pre-natal and post-natal women, this project will support this family-oriented community goal.

3. Building Standards Division Comments

The Building Standards Division has no objection to the proposed Discretionary Use Application provided that:

A building permit is obtained to construct the boarding house. Boarding houses shall meet the following 2010 National Building Code of Canada requirements:

- a) Sleeping rooms in boarding houses where sleeping accommodation is provided for eight or more boarders shall be separated from the remainder of the floor area as a suite with a rated fire separation as per Article 9.10.9.14.
- b) Residential suites shall open onto a public corridor separated from the remainder of the building by a rated fire separation as per Article 9.10.9.15. Access to exits from suites shall conform to

Subsection 9.97, and exits from floor areas shall conform to Subsection 9.9.8.

- c) The building shall be equipped with a fire alarm system if sleep accommodation is provided for more than ten people. Fire alarm systems shall be designed by an electrical engineer licensed to practice in the province of Saskatchewan.

Please note that plans and documentation submitted in support of this application have been reviewed for compliance with the requirements of the 2010 National Building Code of Canada.

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



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Community Engagement Summary Proposed Discretionary Use – Boarding House 131/133 Avenue O South

Project Description

A public information meeting was held regarding a proposed boarding house located at 131/133 Avenue O South. The meeting provided property owners in Pleasant Hill, 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.

The meeting was held at Pleasant Hill School on February 15, 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 January 30, 2017. Notices were also sent to the Pleasant Hill Community Association, 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 attended by approximately 20 people, including the Ward Councillor, property owners in the area, and those affiliated with Sanctum Care Group Inc. Members of Sanctum Care Group Inc. provided a brief summary of the organization and Stewart Property Holdings Ltd. provided information on the design of the boarding house. The floor was then opened for questions. The following is a summary of the discussion:

- The purpose of the boarding house will be to house mothers through their pregnancy and three months after the baby is born. The residents are receiving off-site medical treatment. Many new residents have struggled with homelessness.



- The building will be a bungalow-style dwelling. The site has plenty of room for parking in the rear yard and open space.
- Sanctum Care Group Inc. is a non-profit organization that received funding from the Saskatoon Health Region, grants, and donations.
- Sanctum Care Group Inc. is interested in being a part of the community and holding community events.
- The residents of the boarding house will be driven to appointments at the Royal University Hospital. St. Paul's Hospital does not have a labour and delivery unit, nor a pediatric ward.
- The boarding house will be located in Pleasant Hill so that Sanctum Care Group Inc. can share resources (staff, support groups) with the existing facility across the street.
- The majority of the expected residents of the boarding house will already live in the area.
- There are a number of existing support services in the area.
- Residents of the existing Sanctum Care Home are seen smoking on their front porch, and may make other residents feel uncomfortable. The residents who smoke in the front porch have mobility issues and cannot easily get out to smoke in the back yard.
- Another adjacent property was considered for purchase by Sanctum Care Group Inc. and Stewart Property Holdings Ltd., but ultimately was not purchased.

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 and to the Pleasant Hill 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.	March 28, 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.	April 10 to 24, 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.	April 24, 2016
Council Decision – may approve or deny proposal.	April 24, 2016

Prepared by:
Daniel McLaren, Planner
Planning and Development
March 1, 2017

Discretionary Use Application – Agricultural Research Station – 410 Lowe Road

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by SEPW Architecture Inc., requesting permission to expand an existing agricultural research station at 410 Lowe Road, be approved, subject to the following conditions:

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

Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from SEPW Architecture Inc., on behalf of Public Works and Government Services Canada, to expand an existing agricultural research station at 410 Lowe Road.

Report Highlights

1. The agricultural research station expansion proposed at 410 Lowe Road will accommodate the replacement of existing equipment and the addition of new equipment.
2. The proposed agricultural research station expansion meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.

Strategic Goal

This application supports the City of Saskatoon's Strategic Goal of Economic Diversity and Prosperity, as the expansion of an agricultural research station demonstrates reinvestment in an existing industry.

Background

The property located at 410 Lowe Road is within the University Heights Development Area and is zoned AG – Agricultural District, under the Zoning Bylaw (see Attachment 1). Agricultural research stations are considered a discretionary use in the AG District. SEPW Architecture Inc. has submitted an application requesting City Council's approval to expand the existing agricultural research station at this location.

Report

Proposed Expansion of Agricultural Research Station

Agriculture and Agri-Food Canada is planning to expand their research station. The farm crop services building will undergo an expansion to accommodate new equipment and will be replacing the existing dust collector. The site and location of the research station will not be changing. A site plan is included as Attachment 2.

Discretionary Use Application – Agricultural Research Station – 410 Lowe Road

Zoning Bylaw Requirements

The proposed expansion to the agricultural research station at 410 Lowe Road 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 Willowgrove/University Heights Community Association, were mailed out in February 2017, to solicit feedback on the proposal. To date, no responses have been received. A public information meeting was not deemed necessary based on the feedback received from the public notice. 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 Willowgrove/University Heights Community Association and assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.

Attachments

1. Location Plan – 410 Lowe Road
2. Site Plan – 410 Lowe Road
3. Comments from Internal Administrative Review for Discretionary Use Application – Expansion of Agricultural Research Station – 410 Lowe Road
4. Community Engagement Summary

Discretionary Use Application – Agricultural Research Station – 410 Lowe Road

Report Approval

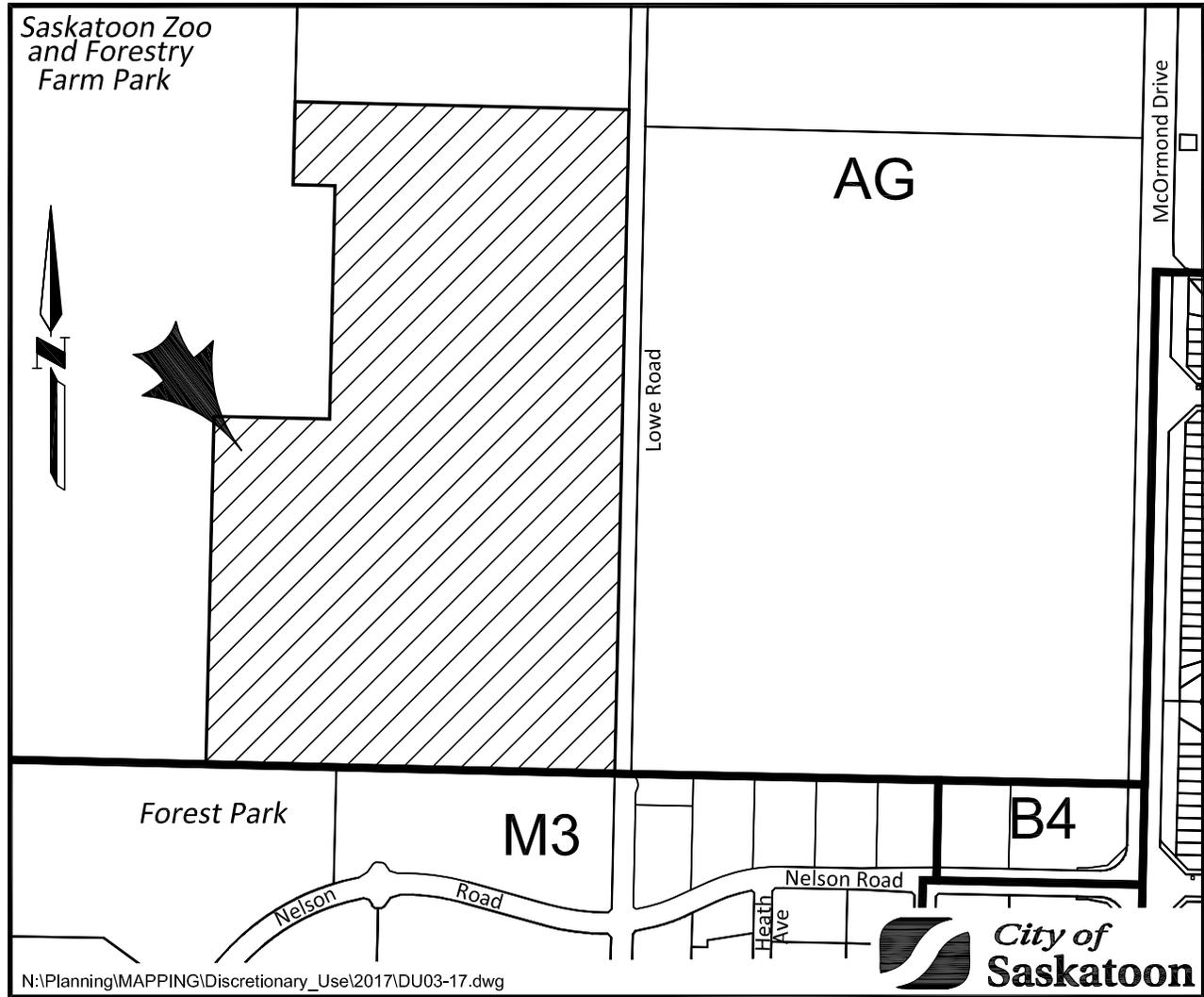
Written by: Daniel McLaren, Planner, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

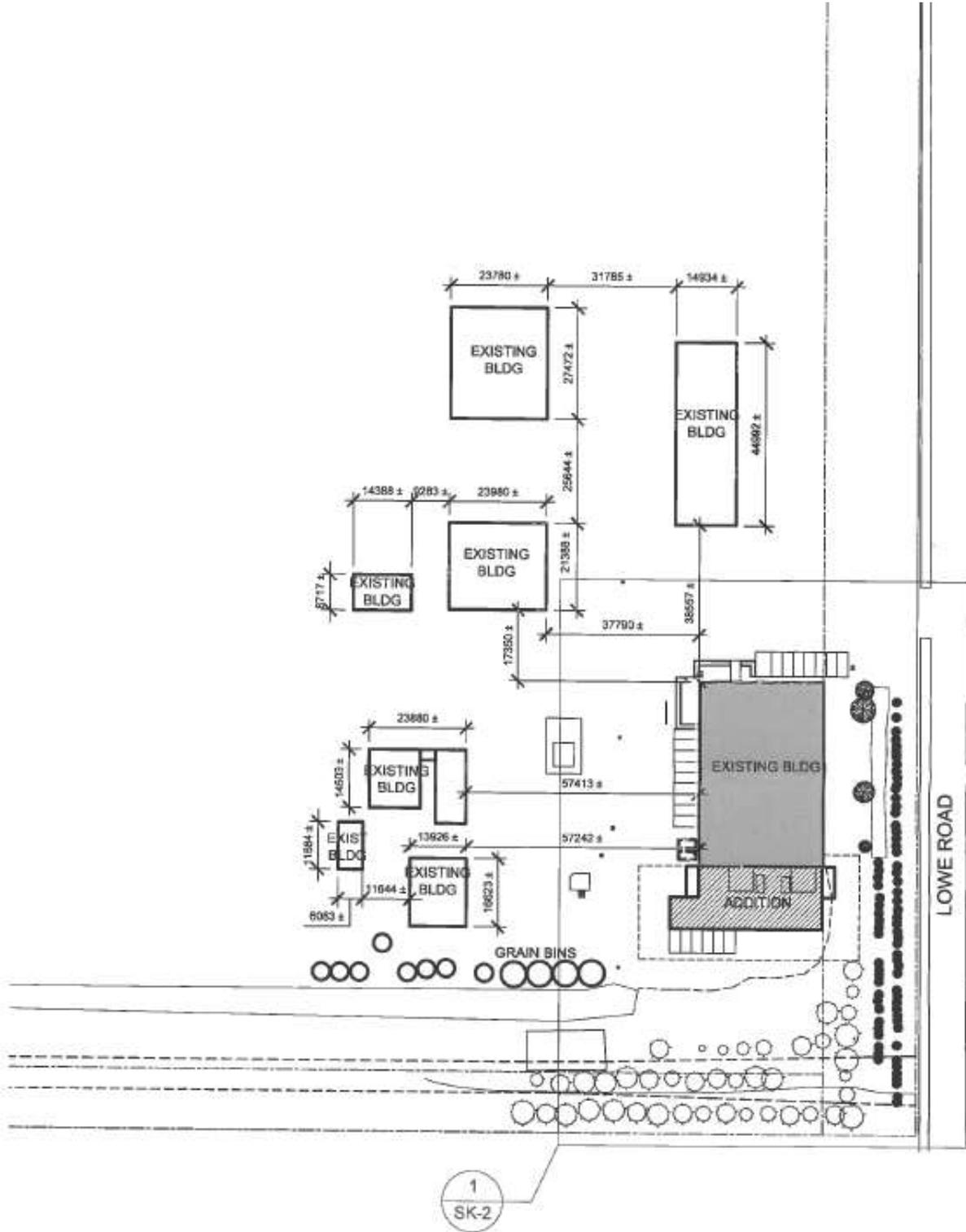
Approved by: Kara Fagnou, Acting General Manager, Community Services Department

S/Reports/2017/PD/MPC – Discretionary Use Application – Agricultural Research Station – 410 Lowe Road/lc

Location Plan - 410 Lowe Road



Site Plan – 410 Lowe Road



**Comments from Internal Administrative Review for Discretionary Use Application
Agricultural Research Station – 410 Lowe Road**

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 application provided that a building permit is obtained for the addition to the building.

Please note that plans and documentation submitted in support of this application have not been reviewed for compliance with the requirements of the 2010 National Building Code of Canada.

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



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Community Engagement Summary Proposed Discretionary Use – Agricultural Research Station 410 Lowe Road

Project Description

The Community Services Department has received a Discretionary Use Application to expand an agricultural research station at 410 Lowe Road. Property owners in Willowgrove and the University Heights Development Area, specifically those within 75 metres of the subject site, have the opportunity to learn about the proposed development and the discretionary use process, and have the opportunity to comment on the proposal and ask any questions that they may have.

Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on February 9, 2017. Notices were also sent to the Willowgrove/University Heights Community Association, the Ward Councillor, and the Community Consultant.

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

Summary of Community Engagement Feedback

No responses were received from the notice provided to nearby property owners.

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 and to the Willowgrove/University Heights 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.	March 28, 2017
Public Notice – the Community Consultant, Ward Councillor, community association, and all residents who were notified previously will receive written notification. A notification poster will be placed on site.	April 3 to April 24, 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.	April 24, 2017
Council Decision – may approve or deny proposal.	April 24, 2017

Prepared by:
Daniel McLaren, Planner
Planning and Development
March 3, 2017

Discretionary Use Application – Parking Stations – 111 and 114 Avenue J South

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by the Gabriel Dumont Institute, requesting permission to develop parking stations at 111 and 114 Avenue J South, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses;
2. That the applicant obtain approval for their stormwater management plan from the Transportation and Utilities Department at the Development Permit stage; and
3. 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 the Gabriel Dumont Institute to develop parking stations located at 111 and 114 Avenue J South.

Report Highlights

1. The parking stations proposed at 111 and 114 Avenue J South are accessible from the lane and contain a total of 20 parking spaces.
2. The proposed parking stations meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity, as the development of parking stations in support of an educational institution promotes investment along commercial corridors.

Background

The properties located at 111 and 114 Avenue J South are located in the Pleasant Hill neighbourhood and are zoned R2A – Low-Density Residential Infill District, under the Zoning Bylaw (see Attachment 1). A parking station is considered a discretionary use in the R2A District. The Gabriel Dumont Institute has submitted an application requesting City Council's approval to develop parking stations at these locations.

Report

Zoning Bylaw Requirements

The Zoning Bylaw defines a parking station as “a site used for the parking of private passenger vehicles when such parking is ancillary to a permitted principal use located on an adjacent or nearby site.” The applicant is proposing to develop these parking stations to provide parking

Discretionary Use Application – Parking Stations – 111 and 114 Avenue J South

for the Gabriel Dumont Institute located across the lane at 917 and 1003 22nd Street West. The sites will be appropriately landscaped and paved and will include 5 parking spaces at 111 Avenue J South and 15 parking spaces at 114 Avenue J South. A site plan is included as Attachment 2.

Comments from Internal Administrative Review

No concerns were noted by other divisions that would preclude this application from proceeding; refer to Attachment 3 for the full remarks. Due to limitations on stormwater drainage in this area, the parking stations must be designed and developed using runoff reduction practices. The developer is aware of this condition and working to develop the parking stations to address this issue through paving material and landscaping.

Conclusion

The proposed parking stations at 111 and 114 Avenue J South meet all applicable Zoning Bylaw provisions and are 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 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 Pleasant Hill and Riversdale Community Associations and the Riversdale Business Improvement District, were mailed out in December 2016, to solicit feedback on the proposal. To date, no responses have been received. A public information meeting was not deemed necessary based on the feedback received from the public notice. 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.

Discretionary Use Application – Parking Stations – 111 and 114 Avenue J South

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 adjacent community associations and assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.

Attachments

1. Location Plan – 111 and 114 Avenue J South
2. Site Plan – 111 and 114 Avenue J South
3. Comments from Internal Administrative Review for Discretionary Use Application – Parking Stations – 111 and 114 Avenue J South
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: Kara Fagnou, Acting General Manager, Community Services Department

S:\Reports\2017\PD\MPC – Discretionary Use Application – Parking Stations – 111 and 114 Avenue J South/lc

Location Plan - 111 and 114 Avenue J South



P.P - POWER POLE IN USE
 P.P* - POWER POLE NOT IN USE
 T - TRANSFORMER

LANE

PARKING STALLS
 9'-0"x20'-0"
 (2.7Mx6M) TYPICAL

120'-0"

PROPERTY LINE

LANE

50'-0"

NEW CONCRETE CURB

AVENUE J SOUTH

PROPERTY LINE

20'-0"
 LANDSCAPE STRIP

ASPHALT PAVING

CURRENT ZONING: R2A
 LOT: 25 & 26
 BLOCK: 12
 PLAN: 1774

5'-0" LANDSCAPE STRIP ALONG SOUTH PROPERTY LINE

NEW 3'-6" (1M) HIGH WOOD FENCE ALONG SOUTH PROPERTY LINE

NEW CONCRETE CURB



1 ENLARGED SITE PLAN
 SCALE 1/16"=1'-0"



202 AVENUE B NORTH
 SASKATOON, SASKATCHEWAN
 S7L 1E2

PHONE: (306) 343-6000
 FAX: (306) 374-1661
 cema@sasktel.net

PROJECT:

114 AVE J SOUTH
 PROPOSED PARKING STATION
 SASKATOON, SASKATCHEWAN

CONTENTS:

SITE PLAN

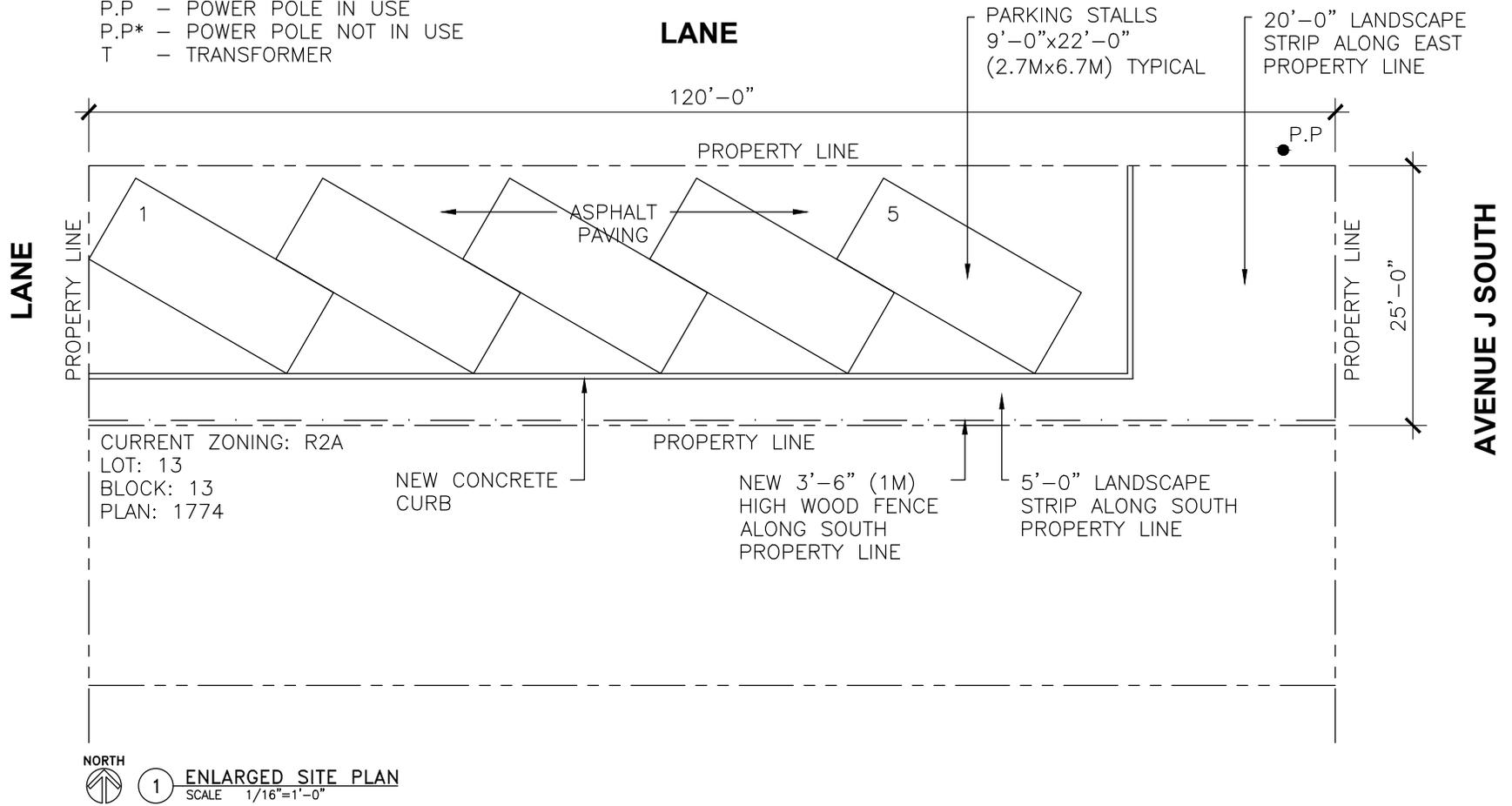
DRAWN: JO
 CHECKED: DE
 DATE: AUG 2016
 SCALE: AS SHOWN

FILE: 6292

DRAWING:

A0.2

P.P - POWER POLE IN USE
 P.P* - POWER POLE NOT IN USE
 T - TRANSFORMER



**Comments from Internal Administrative Review for Discretionary Use Application
Parking Station – 111 and 114 Avenue J South**

1. Transportation and Utilities Department Comments

The proposed Discretionary Use Application has been reviewed by the Transportation and Utilities Department. The following are requirements after discretionary use approval and prior to development permit approval:

- Proposed parking stations must be designed and developed using runoff reduction practices (Low Impact Development) as to align with the design of this area of 30% hard surface development.

2. Neighbourhood Planning Section Comments

The Neighbourhood Planning Section has reviewed the information related to the Discretionary Use Application for two parking stations in the Pleasant Hill neighbourhood, with the following comments:

- As per the Pleasant Hill Local Area Plan, the community expressed that a more coordinated and focused approach to development is important in order to make positive change to the overall stability of the neighbourhood. It is encouraged that the Gabriel Dumont Institute consider a more coordinated approach to address parking for the Institute.
- A total of 20 parking stalls would be created as a result of implementing two separate parking stations. It is believed that parking for 20 vehicles could be found on-street in close proximity to the Gabriel Dumont Institute, without resulting in traffic congestion in the neighbourhood. As another option, a partnership could be considered with property owners with already vacant parcels close by for a more coordinated approach to address parking for the Gabriel Dumont Institute.
- Based on a site visit, it appears that, currently, the Gabriel Dumont Institute is already using a portion of the identified sites for parking purposes. Crime statistics for the last month show some criminal activity in the subject area; however, it is unknown if these statistics are related specifically to the current parking areas. Parking areas/lots can often become a crime generator for illegitimate uses if not properly designed and maintained. Consideration of sight lines, lighting, and landscaping would be important to the overall development of the parking stations to ensure user safety, if approval was granted.
- The opinions of local neighbours and stakeholders, including the community association and Business Improvement District, are always a consideration when determining the potential impact of approving a Discretionary Use Application. The Neighbourhood Planning Section encourages the review process to very carefully consider these opinions in determining whether to support the Discretionary Use Application.

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



Shaping Saskatoon

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



Community Engagement Summary Proposed Discretionary Use – Parking Station 111 and 114 Avenue J South

Project Description

The Community Services Department has received a Discretionary Use Application to develop parking stations at 111 and 114 Avenue J South. Property owners in Pleasant Hill, specifically those within 75 metres of the subject site, have the opportunity to learn about the proposed development and the discretionary use process, and have the opportunity to comment on the proposal and ask any questions that they may have.

Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on December 1, 2016. Notices were also sent to the Pleasant Hill and Riversdale Community Associations, the Riversdale Business Improvement District, the Ward Councillor, and the Community Consultant.

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

Summary of Community Engagement Feedback

No responses to the notice provided to nearby property owners were received.

Next Steps

Once this application has been considered by the Municipal Planning Commission (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 and to the Pleasant Hill and Riversdale Community Associations and the Riversdale Business Improvement District. Notification posters will also be placed on the subject site. No other public engagement is planned.



ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	March 28, 2017
Public Notice – the Community Consultant, Ward Councillor, community associations, Riversdale Business Improvement District, 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.	April 3 to April 24, 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.	April 24, 2016
Council Decision – may approve or deny proposal.	April 24, 2016

Prepared by:
Daniel McLaren, Planner
Planning and Development
February 27, 2017

Proposed Official Community Plan Bylaw Amendments – Planned Growth Map and Supporting Text Amendments

Recommendation

That a copy of 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 amendments to Official Community Plan Bylaw No. 8769 to add a new Planned Growth Map and supporting policies, as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to bring forward amendments to City of Saskatoon Official Community Plan Bylaw No. 8769 to add a new Planned Growth Map and associated text amendments to support implementation of the Growth Plan to Half a Million.

Report Highlights

1. A key direction of the Growth Plan to Half a Million (Growth Plan) is to balance growth between infill and greenfield locations.
2. To support implementation of this key direction, the Administration is proposing map and text amendments to Official Community Plan Bylaw No. 8769 (OCP) to facilitate development proposals that support the Growth Plan.
3. Ongoing implementation of the Growth Plan and other City of Saskatoon (City) initiatives will result in future policy changes to the OCP.

Strategic Goal

This report supports the four-year priority of implementing the Growth Plan under the Strategic Goal of Sustainable Growth, as the proposed amendments will facilitate development that supports the overall Growth Plan vision.

Background

During its April 25, 2016 meeting, City Council approved, in principle, the long-term vision and key directions of the Growth Plan. At that same meeting, City Council directed the Administration to bring forward specific reports on any actions related to overall plan implementation.

Report

Growth Plan Calls for a More Balanced Approach to Growth

The Growth Plan aims to shift the balance of growth in Saskatoon to 50% greenfield and 50% infill as the population grows to 500,000. To achieve this target, the Growth Plan proposes that future population growth be accommodated as follows:

- New Suburban Areas (50%) – recently developed and in-progress plans for new growth areas;

Proposed Official Community Plan Bylaw Amendments – Planned Growth Map and Supporting Text Amendments

- Strategic Infill (25%) - Downtown, North Downtown, and University of Saskatchewan endowment lands;
- Corridor Growth (15%) – growth and redevelopment near Saskatoon’s major corridors, supported by enhanced transit services; and
- Neighbourhood Infill (10%) – small-scale growth in established neighbourhoods as identified in the Neighbourhood Level Infill Development Strategy.

Proposed OCP Amendments will Support Growth Plan Implementation

To support the Growth Plan vision for a more balanced approach to growth, the Administration is proposing to amend the OCP to add a new Planned Growth Map (see Attachment 1) and supporting text amendments (see Attachment 2).

The Planned Growth Map identifies the locations and types of infill development that were approved in the Growth Plan, including the Bus Rapid Transit corridors and new suburban areas. New suburban areas shown on the map are those areas that have approved or in-progress plans for new development. Neighbourhood infill areas identified on the map were approved by City Council in 2013 as part of the Neighbourhood Level Infill Development Strategy.

The proposed text amendments link the OCP with the Growth Plan and will facilitate development that is consistent with the vision and key directions of the Growth Plan. In addition, the proposed text amendments provide guidance on the mix, forms, and density of development envisioned for infill development areas in Saskatoon to ensure that future development proposals are aligned with the Growth Plan.

Future Policy Changes

As part of the overall implementation of the Growth Plan, a review of the OCP is underway that will result in more comprehensive changes being proposed to ensure it aligns with the vision of the Growth Plan and other approved plans.

The amendments proposed in this report are intended to serve as an interim measure to ensure current policies are flexible enough to allow development that supports implementation of the Growth Plan.

Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing. Comments provided by the Saskatoon Water Division have been addressed. Refer to Attachment 3 for complete comments.

Options to the Recommendation

City Council could choose to deny the recommendation. In this case, further direction would be required in order to facilitate implementation of the approved Growth Plan.

Public and/or Stakeholder Involvement

Public and stakeholder involvement was continuous throughout the development of the Growth Plan. As the proposed amendments reflect what was approved in the Growth Plan, no further consultation was conducted.

Communication Plan

The proposed amendments do not require a public communication plan beyond the public notice requirements described in the Public Notice section.

Environmental Implications

Though relatively minor in scope, the proposed OCP amendments are expected to have positive greenhouse gas emission implications as they will facilitate development proposals that support a more balanced approach to growth.

Other Considerations/Implications

There are no policy, financial, 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(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 date.

Attachments

1. Proposed Official Community Plan Planned Growth Map
2. Proposed Amendments to Official Community Plan Bylaw No. 8769
3. Comments from Other Departments

Report Approval

Written by: Michelle Grenwich, Planner, Long Range Planning

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, Acting General Manager, Community Services Department

CITY OF SASKATOON OFFICIAL COMMUNITY PLAN PLANNED GROWTH MAP (for Discussion Purposes Only)

ATTACHMENT 1

DRAFT

LEGEND

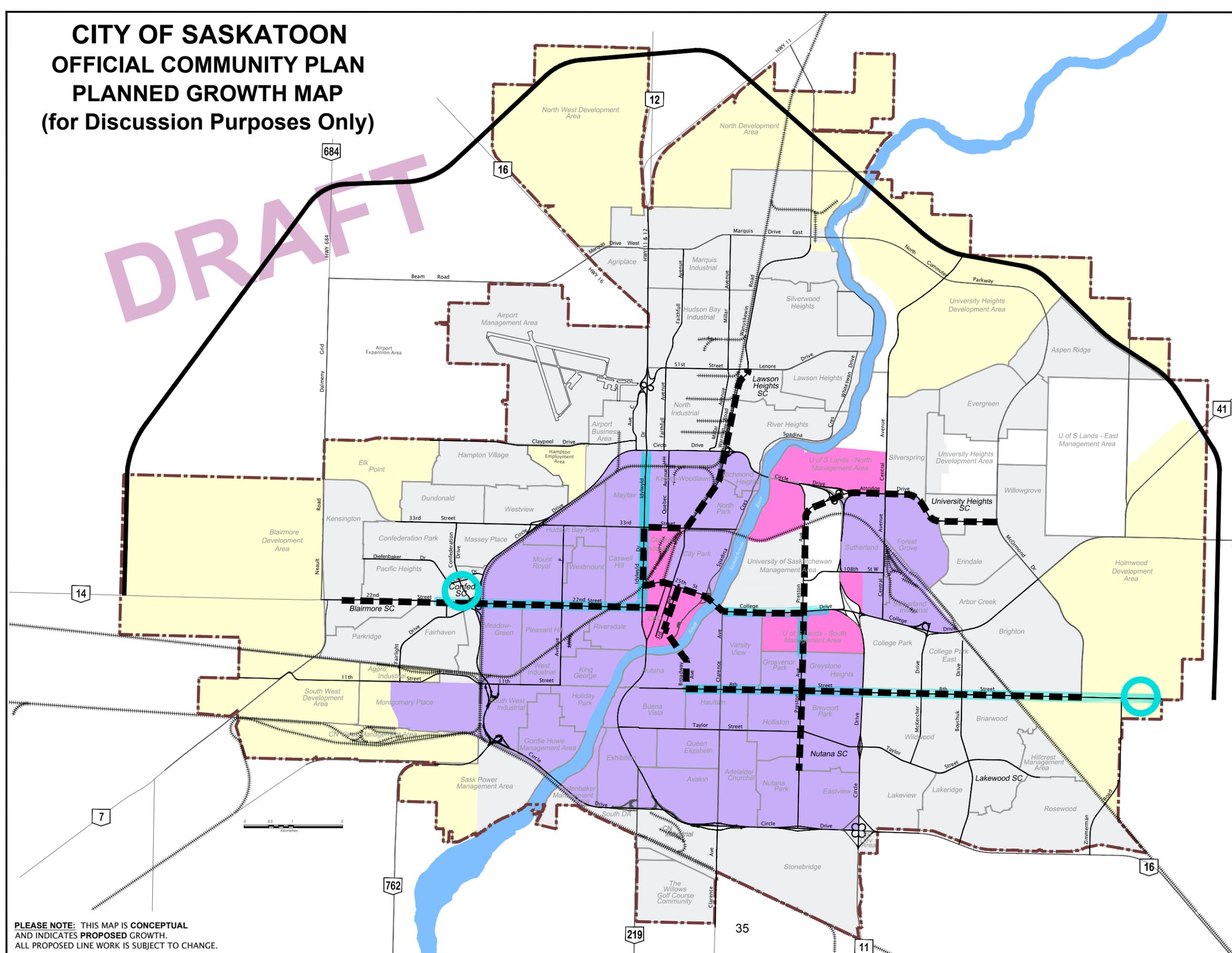


- CITY LIMITS
- NEIGHBOURHOOD BOUNDARIES

- #### GROWTH AREAS
- NEW SUBURBAN AREAS
 - STRATEGIC INFILL
 - NEIGHBOURHOOD INFILL
 - / CORRIDOR GROWTH

- #### EXISTING AREAS
- DEVELOPED/IN PROGRESS AREAS

- #### TRANSPORTATION
- ARTERIAL ROADS
 - SASKATOON FREEWAY
 - RAPID TRANSIT CORRIDORS



PLEASE NOTE: THIS MAP IS CONCEPTUAL AND INDICATES PROPOSED GROWTH. ALL PROPOSED LINE WORK IS SUBJECT TO CHANGE.

Proposed Amendments to Official Community Plan Bylaw No. 8769

Create a new Section 2.4 as below:

2.4 Fundamental Values – Growth Plan to Half a Million

This plan is intended to support the overall vision of the Growth Plan to Half a Million (Growth Plan), the recently adopted community planning initiative which sets the stage for a new growth model for Saskatoon. Progressive development proposals that align with the vision laid out in the Growth Plan are encouraged and shall be considered on a case-by-case basis. Where necessary, and where the quality of such proposal warrants it, facilitative amendments to this Plan and/or the Zoning Bylaw should be considered.

Remove Section 3.2.2 k) below:

3.2 City Form and Structure

3.2.2 Policies

~~k) Residential development shall be encouraged to take place within the Downtown, and within existing areas of the City, subject to the relevant infill policies of this Plan.~~

And replace with the following:

k) A balance of both greenfield and infill development supports the fundamental values of this Plan, contributing to the development of an environmentally and economically sustainable city. To achieve this vision, locations and types of infill development have been identified on the Official Community Plan – Planned Growth Map.

The types and location of infill shall consist of the following:

- i) **Strategic Infill** – Strategic infill areas are high-priority areas for large scale redevelopment in Saskatoon’s established neighbourhoods. Strategic infill areas are intended to accommodate a mixture of medium- to high-density residential, commercial, and institutional uses. These areas should be designed in a manner that is transit-oriented and supportive of a variety of transportation options, including active transportation modes.
- ii) **Corridor Growth** – Corridor growth areas are identified along the rapid transit corridors as high-priority locations for redevelopment/development

into medium- and high-density residential, mixed-use, and transit-oriented areas designed to support an attractive and high-frequency transit service. Corridor growth areas are intended to accommodate a mixture of residential, commercial, and institutional uses that are oriented towards the street at a pedestrian scale with active building frontages. The density and intensity of corridor development should gradually transition to the lower density and intensity of surrounding residential neighbourhoods. Where appropriate, proposals for mixed-use, transit-oriented development along the entire length of the rapid transit corridors are encouraged.

- iii) **Neighbourhood Infill** - Neighbourhood infill is intended to complement the existing character of established neighbourhoods while gradually increasing residential density and providing additional housing options to current and future residents. Residential infill is to be primarily of a smaller scale, including secondary suites, garden and garage suites, two-unit/semi-detached dwellings, and townhouses subject to the relevant infill policies of this Plan.

Once an area concept plan has been approved for an area, lands within the area concept plan boundary may be designated to “Developed/In Progress Areas” on the Official Community Plan – Planned Growth Map without formal amendment to this Plan.

Create a new Section 12.3.2. d) as follows:

12.0 Transportation

12.3 Public Transit

12.3.2 Policies

- d) Rapid transit corridors are intended to serve as the spine of Saskatoon’s transit system, supporting high-quality and high-frequency transit service that connects people to the Downtown, suburban neighbourhoods, commercial areas, and major employment areas. The Official Community Plan – Planned Growth Map illustrates rapid transit corridors in Saskatoon. Development along these corridors should generally be oriented to the street at a pedestrian scale and encourage a mixture of uses at sufficient density to support the provision of high-quality and high-frequency transit service throughout the system.

Comments from Other Departments

(Proposed Official Community Plan Bylaw Amendment – Planned Growth Map and Supporting Text Amendments)

Transportation and Utilities Department

The proposed rezoning, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. Requirements prior to approval of the Official Community Plan Bylaw Amendments:
 - None
2. Requirements prior to approval and prior to Building Permit approval:
 - None
3. Additional Comments:
 - The Saskatoon Water Division is fine with the proposed text changes. However, for the Growth Plan Map, we would be hesitant to include the following as “new growth areas”:
 - SaskPower Management area;
 - CN Yards Management area;
 - areas northwest of the Willows Golf and Country Club; and
 - area next to Wanuskewin Heritage Park.

Land Use Applications Received for the Period from January 12, 2017 to February 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 January 12, 2017, to February 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: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/Land Use Apps/PDCS – Land Use Apps – March 6, 2017/ks

Land Use Applications Received for the Period from January 12, 2017 to February 15, 2017

The following applications have been received and are being processed:

Condominium

- Application No. 1/17: 620 Cornish Road (72 units)
Applicant: Webb Surveys for Cory Crossing
c/o Innovative Residential
Legal Description: Parcel F, Plan No. 102211344
Proposed Use: Condominiums
Current Zoning: M2
Neighbourhood: Stonebridge
Date Received: January 26, 2017

Discretionary Use

- Application No. D2/17: 616 10th Street East
Applicant: Leopold's Tavern Broadway Inc.
Legal Description: Lots 13 to 15, Block 82, Plan No. B1858
Proposed Use: Restaurant/Tavern
Current Zoning: B5B(AC2)
Neighbourhood: Broadway
Date Received: January 12, 2017
- Application No. D3/17: 410 Lowe Road
Applicant: SEPW Architecture Inc.
Legal Description: Part NE ¼ 1-37-5 W3
Proposed Use: Expansion to existing Agriculture Research Centre
Current Zoning: AG
Neighbourhood: University Heights Development Area
Date Received: January 31, 2017

Rezoning

- Application No. Z1/17: Feheregyhazi Boulevard/Dattani Way/McCrory Link
Orban Way/McOrmond Drive
Applicant: Saskatoon Land
Legal Description: Parcel A, Plan No. 66S18392;
SE ¼ and NE ¼ 18-37-4 W3; LSD5 SW ¼ 17-37-4 W3;
LSD4 SW ½ 17-37-4 W3; NE ¼ and NW ¼ 17-37-4 W3;
and Block A, Plan No. 12478821
Proposed Use: Mixed-use and multi-family residential
Current Zoning: FUD
Proposed Zoning: B4MX, RM3, and RMTN1
Neighbourhood: Aspen Ridge
Date Received: January 18, 2017

Subdivision

- Application No. 2/17:
Applicant: 355/357 Girgulis Crescent
Altus Geomatics for
Delmer, Rosemarie, and Dean Polowick
Legal Description: Lot 16, Block 948, Plan No. 81S22154
Proposed Use: To provide separate titles for a duplex
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: January 12, 2017
- Application No. 3/17:
Applicant: Meadows Parkway
Meridian Surveys for Casablanca Holdings Inc.
c/o Arbutus Properties
Legal Description: Part of Parcel B, Plan No. 101445410; Parcel C,
Plan No. 101317508; Part of Parcel B,
Plan No. 102093195; Part of SE ¼ Section 17; and
Part of Plan No. DT2262 all in 17-36-4 W3
Proposed Use: To create a new parcel for commercial development
Current Zoning: B4
Neighbourhood: Aspen Ridge
Date Received: January 18, 2017
- Application No. 4/17:
Applicant: 71st Street/Idylwyld Drive
Webb Surveys for Marley Enterprises Inc.
c/o FFUN Developments
Legal Description: Parcels A and B, Plan No. FP6240 and
Parcel E, Plan No. 63S08144
Proposed Use: Consolidation of parcels for auto mall
Current Zoning: IL1
Neighbourhood: Marquis Industrial
Date Received: January 19, 2017
- Application No. 5/17:
Applicant: Vic Boulevard/Highway 11 South
Meridian Surveys for Dream Asset Management
Legal Description: Parcel H, Plan No. 101923477
Proposed Use: Public street and buffer strip to be used for green
space
Current Zoning: N/A
Neighbourhood: Stonebridge
Date Received: January 20, 2017

Subdivision

- Application No. 6/17: 3910 Wanuskewin Road
Applicant: CIMA Geomatics Land Surveying Inc. for
City of Saskatoon
Legal Description: Parcel A, Plan No. 63S09313
Proposed Use: Transfer of land to City of Saskatoon for road
construction and Municipal Reserve
Current Zoning: DM3
Neighbourhood: Marquis Industrial
Date Received: January 30, 2017

- Application No. 7/17: 1077 Kolynchuk Crescent (14 units)
Applicant: Webb Surveys for North Prairie Developments Ltd.
Legal Description: Lot A, Block 203, Plan No. 102147285
Proposed Use: To create 14 bare land condominium units
Current Zoning: RMTN
Neighbourhood: Stonebridge
Date Received: February 9, 2017

- Application No. 8/17: Highway 5 (Holmwood)
Applicant: Webb Surveys for Her Majesty the Queen
Legal Description: Part of Parcel T, Plan No. 93S04586
Proposed Use: Creation of parcel for new 45 metre cell tower site
Current Zoning: DAG1
Neighbourhood: Holmwood
Date Received: February 14, 2017

Attachments

1. Plan of Proposed Condominium No. 1/17
2. Plan of Proposed Discretionary Use No. D2/17
3. Plan of Proposed Discretionary Use No. D3/17
4. Plan of Proposed Rezoning No. Z1/17
5. Plan of Proposed Subdivision No. 2/17
6. Plan of Proposed Subdivision No. 3/17
7. Plan of Proposed Subdivision No. 4/17
8. Plan of Proposed Subdivision No. 5/17
9. Plan of Proposed Subdivision No. 6/17
10. Plan of Proposed Subdivision No. 7/17
11. Plan of Proposed Subdivision No. 8/17

PLAN OF SURVEY SHOWING SURFACE
BUILDING CONDOMINIUM FOR
PARCEL F,
PLAN NO. 102211344
N.E. 1/4 SEC. 10
TWP. 36, RGE. 5, W. 3RD MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: DECEMBER 2016
SCALE: 1:500

CORNISH ROAD

WAY

LEWIN

LEWIN CRESCENT

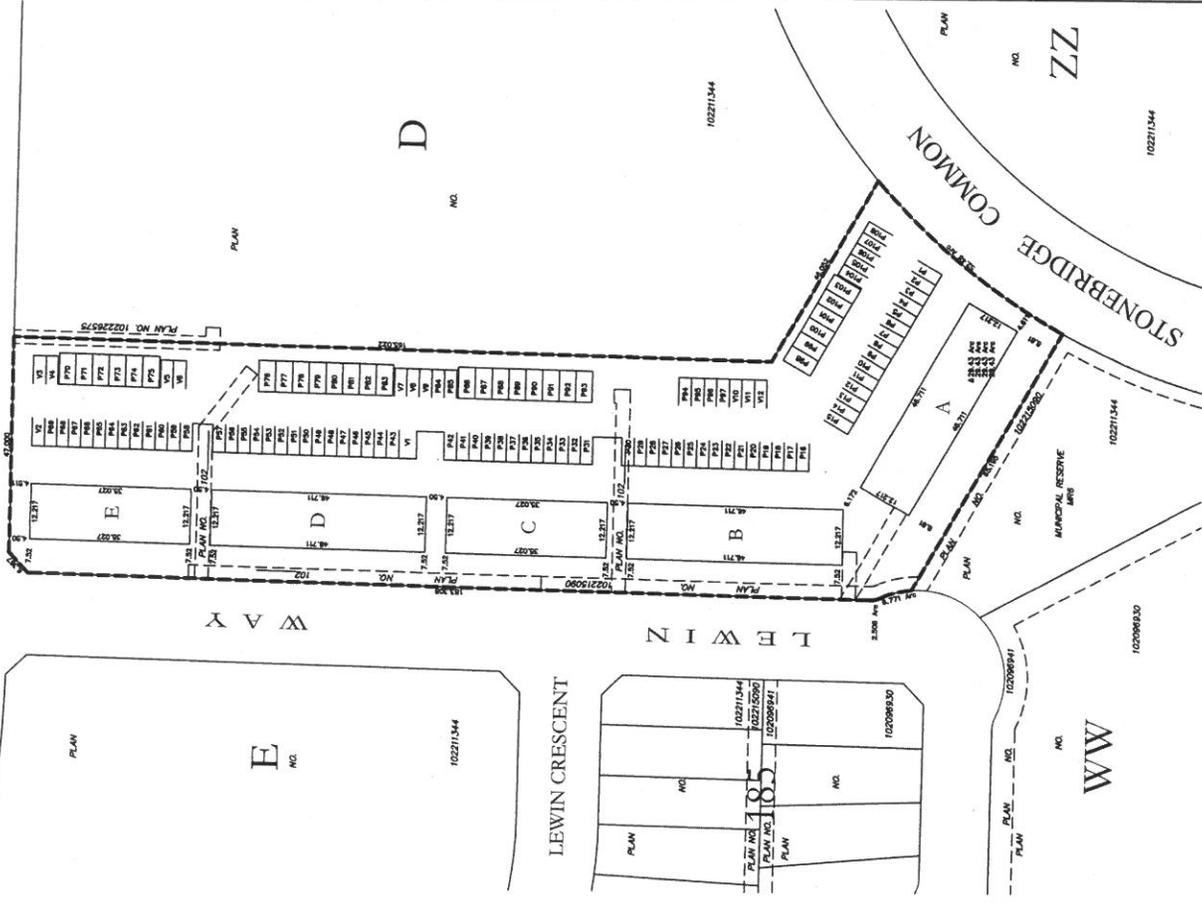
STONEBRIDGE COMMON

WW

ZZ

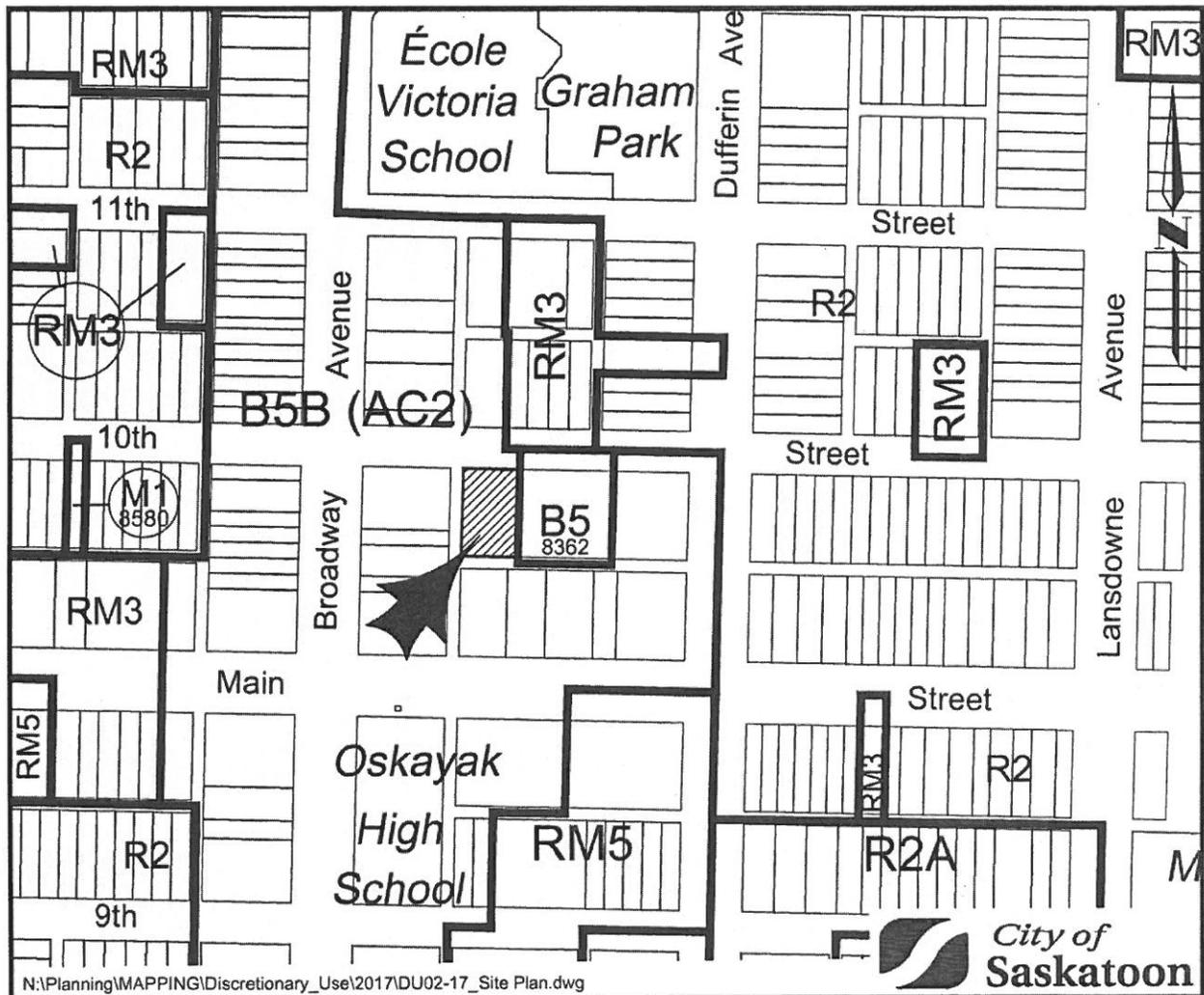


KEY PLAN - NOT TO SCALE

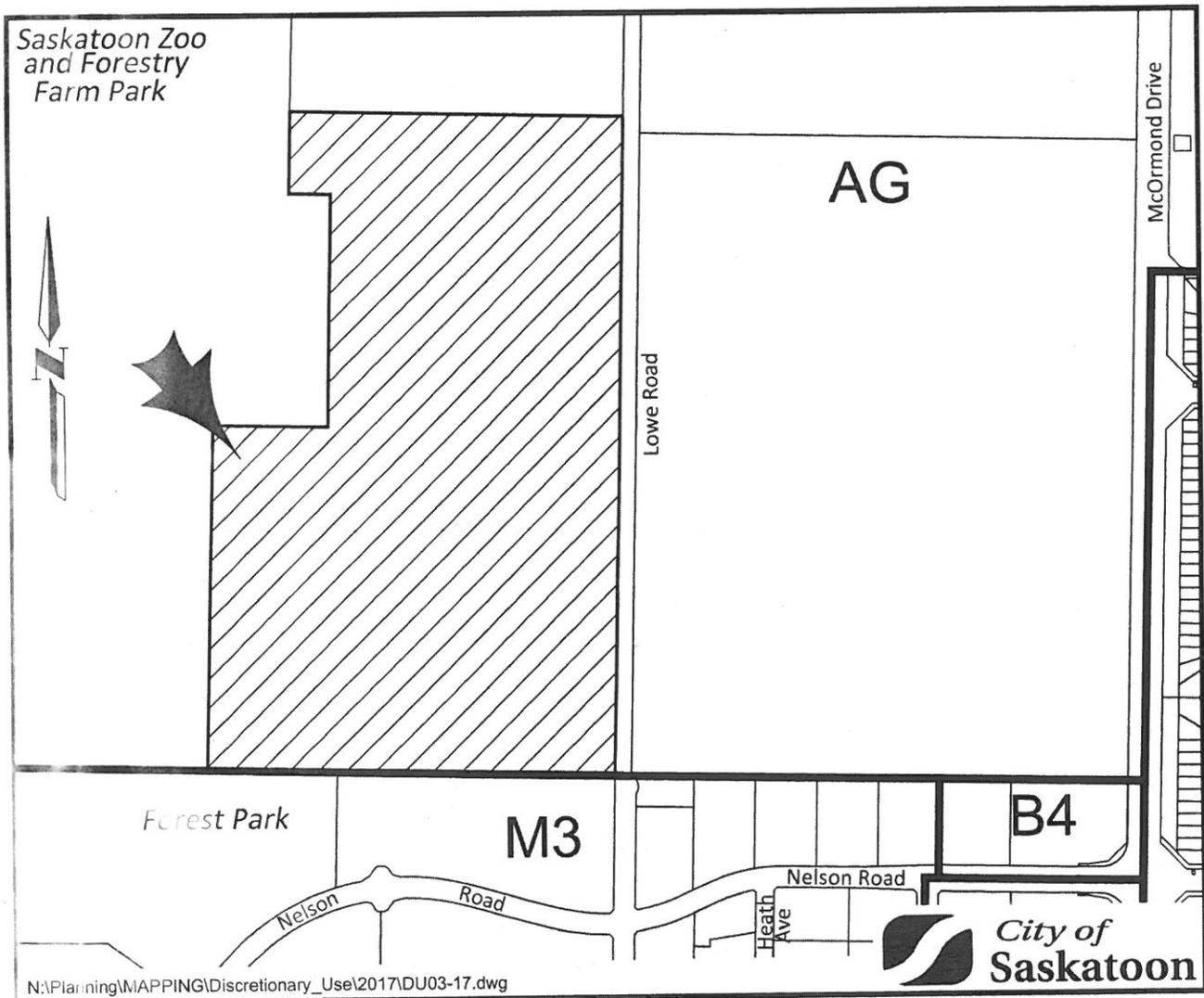


- LEGEND**
- Measurements are to centres and depths, unless stated.
 - Measurements including the position of the building is related to the centre of the ground on which the building is located.
 - Lot numbers are shown on 1, 2, 3, etc. on sheets 1, 4, 8, 5.
 - Where individual lots and boundaries are shown on Sheets 1, 4, 8, 5 by a heavy solid line, the area within the boundary is common property.
 - The outer surface of any building, including any structure, shall form the surface of any common and exterior wall, floor, or ceiling.
 - The stairs and elevators form part of the regular residential units.
 - All exterior windows are common property.
 - That part of any common area which is not shown as common property.
 - Particular spaces are in accordance with Section 11(0)(3) of The Condominium Property Act.
 - Particular spaces shown on Sheets 1 & 2 are designated P1, P2, P3, etc.
 - Particular spaces shown on Sheet 1 are designated as V1, V2, V3, etc.
 - Particular spaces shown on Sheet 1 are designated as U1, U2, U3, etc.
 - Particular spaces shown on Sheet 1 are designated as S1, S2, S3, etc.
 - Particular spaces shown on Sheet 1 are designated as R1, R2, R3, etc.
 - Particular spaces shown on Sheet 1 are designated as Q1, Q2, Q3, etc.
 - Particular spaces shown on Sheet 1 are designated as O1, O2, O3, etc.
 - Particular spaces shown on Sheet 1 are designated as N1, N2, N3, etc.
 - Particular spaces shown on Sheet 1 are designated as M1, M2, M3, etc.
 - Particular spaces shown on Sheet 1 are designated as L1, L2, L3, etc.
 - Particular spaces shown on Sheet 1 are designated as K1, K2, K3, etc.
 - Particular spaces shown on Sheet 1 are designated as J1, J2, J3, etc.
 - Particular spaces shown on Sheet 1 are designated as I1, I2, I3, etc.
 - Particular spaces shown on Sheet 1 are designated as H1, H2, H3, etc.
 - Particular spaces shown on Sheet 1 are designated as G1, G2, G3, etc.
 - Particular spaces shown on Sheet 1 are designated as F1, F2, F3, etc.
 - Particular spaces shown on Sheet 1 are designated as E1, E2, E3, etc.
 - Particular spaces shown on Sheet 1 are designated as D1, D2, D3, etc.
 - Particular spaces shown on Sheet 1 are designated as C1, C2, C3, etc.
 - Particular spaces shown on Sheet 1 are designated as B1, B2, B3, etc.
 - Particular spaces shown on Sheet 1 are designated as A1, A2, A3, etc.

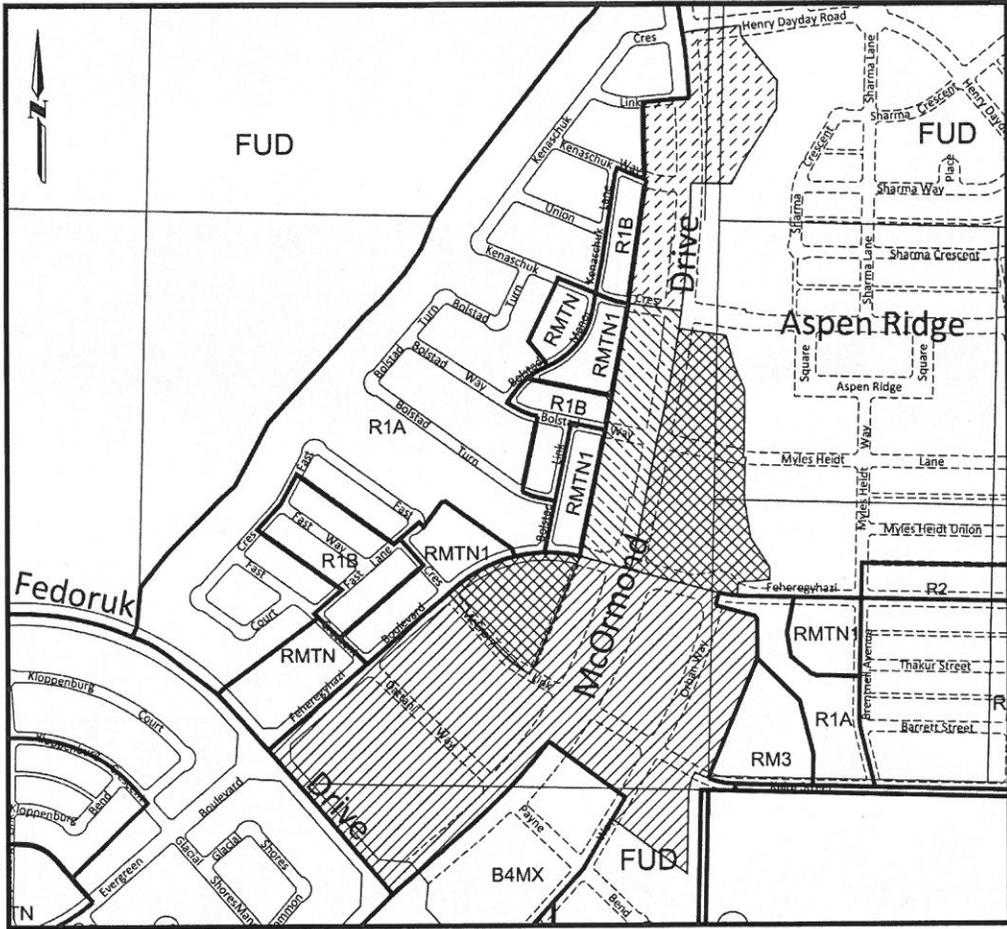
Plan of Proposed Discretionary Use No. D2/17



Plan of Proposed Discretionary Use No. D3/17



Plan of Proposed Rezoning No. Z1/17

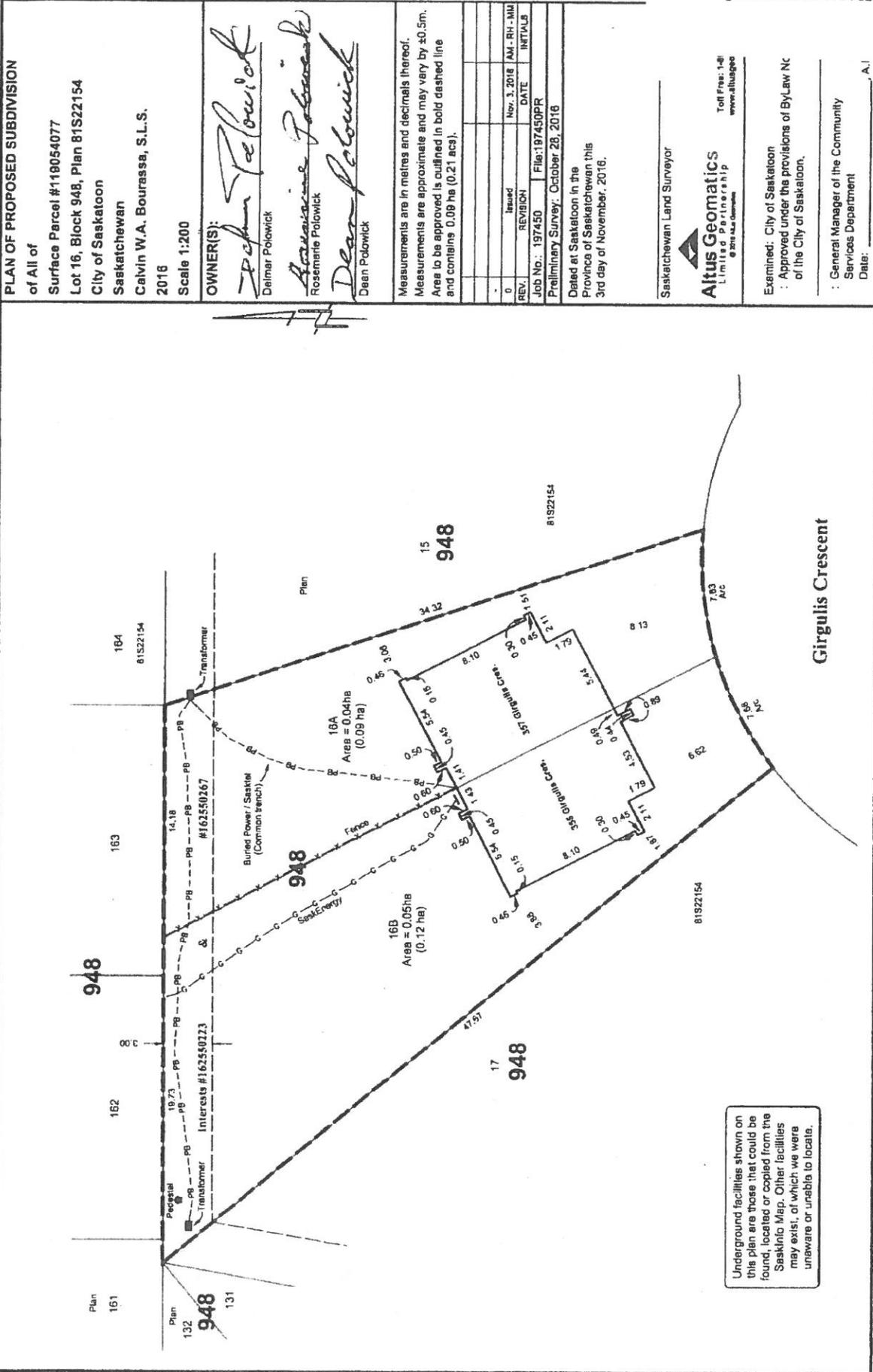


ZONING AMENDMENT

-  From FUD to RMTN1
-  From FUD to B4MX
-  From FUD to RMTN
-  From FUD to RM3

N:\Planning\MAPPING\Rezoning\2017\RZ01_17.dwg





PLAN OF PROPOSED SUBDIVISION
of All of
Surface Parcel #119054077
Lot 16, Block 948, Plan 81S22154
City of Saskatoon
Saskatchewan
Calvin W.A. Bourassa, S.L.S.
2016
Scale 1:200

OWNERS:
Debra Polowick
Debra Polowick
Rosemarie Polowick
Rosemarie Polowick
Dean Polowick
Dean Polowick

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 0.09 ha (0.21 acs).

REV.	REVISION	DATE	INITIALS
0	Issued	Nov. 3, 2016	AM - RH - MM

Job No.: 197450 | File: 197450PR
Preliminary Survey: October 28, 2016

Dated at Saskatoon in the
Province of Saskatchewan this
3rd day of November, 2016.

Saskatchewan Land Surveyor
Altus Geomatics
Limited Partnership
© 2011-2016 Altus
Toll Free: 1-811
www.altusgeo.com

Examined: City of Saskatoon
: Approved under the provisions of By-Law Nc
of the City of Saskatoon.
: General Manager of the Community
Services Department
Date: _____, A.I.

Underground facilities shown on
this plan are those that could be
found, located or copied from the
SaskInfo Map. Other facilities
may exist, of which we were
unaware or unable to locate.

PLAN OF PROPOSED SURVEY
 SHOWING
SURFACE SUBDIVISION
 OF PART OF
PARCEL B PLAN No. 101445410 &
PARCEL C PLAN No. 101317508
 IN
N.E. 1/4 SEC. 17
AND PART OF
PARCEL B PLAN No. 102093195,
S.E. 1/4 SEC. 17,
REG'D PLAN No. DT2262
ALL IN
TWP. 36 - RGE. 4 - W.3rd Mer.
CITY OF SASKATOON
SASKATCHEWAN
 SCALE 1:2000

BY: M.G. RADOUX, S.L.S.
 Saskatchewan Land Surveyor
 August 19th, 2015
 EXAMINED: CASABLANCA HOLDINGS INC.
 OWNER: PARCEL B PLAN No. 102093195; PARCEL C
 PLAN No. 101317508 & S.E. 1/4 SEC. 17, 36-4-3
 EXAMINED: CITY OF SASKATOON
 OWNER: PARCEL B PLAN No. 101445410
 EXAMINED: CITY OF SASKATOON
 Approved under the provisions of Bylaw No. 6537
 of the City of Saskatoon.
 : General Manager of the Community Services Department
 Date: _____, A.D. 2016.



SEAL
 M.G. RADOUX
 SASKATCHEWAN LAND SURVEYOR
 No. 102093195

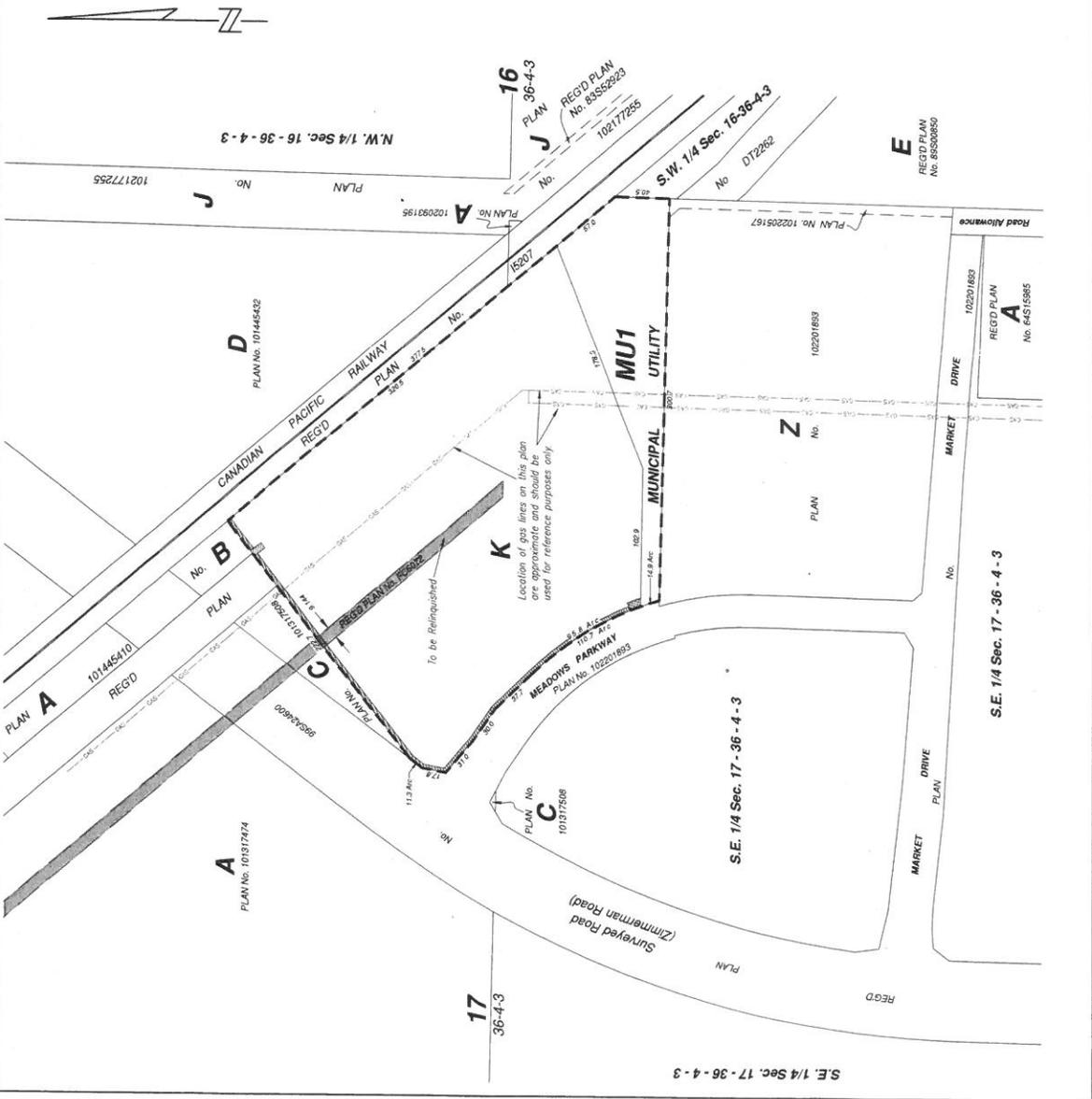
LEGEND

- Existing easements are shaded gray
- 5m x 10m SaskPower, SaskTel, and Shaw Cable Systems
- 3m SaskPower, SaskTel, and Shaw Cable Systems
- 6m x 6m SaskPower, SaskTel, and Shaw Cable Systems

Distance dimensions shown are in metres and decimals thereof.
 Distances are approximate and may vary by 20.5 metres.
 Areas shown are approximate and may change upon completion of survey.
 Total portion of this plan proposed for subdivision (including roads),
 contains 7.825 hectares (19.25 acres).
 Distances on curves are arc lengths.

No.	Date	Revision	Drawn By	Checked By
1	Apr 16/16	Added signature and updated surrounding plans	grm	grm
2	Apr 20/16	Added signature and updated surrounding plans	grm	grm
3	Aug 19/15	Original	grm	grm

Meridian Surveys Ltd.



**PLAN OF PROPOSED
CONSOLIDATION OF
PARCEL A & B,
REG'D PLAN NO. FP6240 &
PARCEL E,
REG'D PLAN NO. 63S08144
71 STREET & IDYLWYLD DRIVE
SASKATOON, SASKATCHEWAN
BY B.J. LUEY, S.L.S.
SCALE 1:2500**

Dimensions shown are in metres and decimals thereof.
Portion of this plan to be approved is outlined with a bold, dashed line and contains 9.98± ha (24.67± ac.).
Distances shown are approximate and may vary from the final plan of survey by ± 5.0 m

B.J. Luey
Saskatchewan Land Surveyor

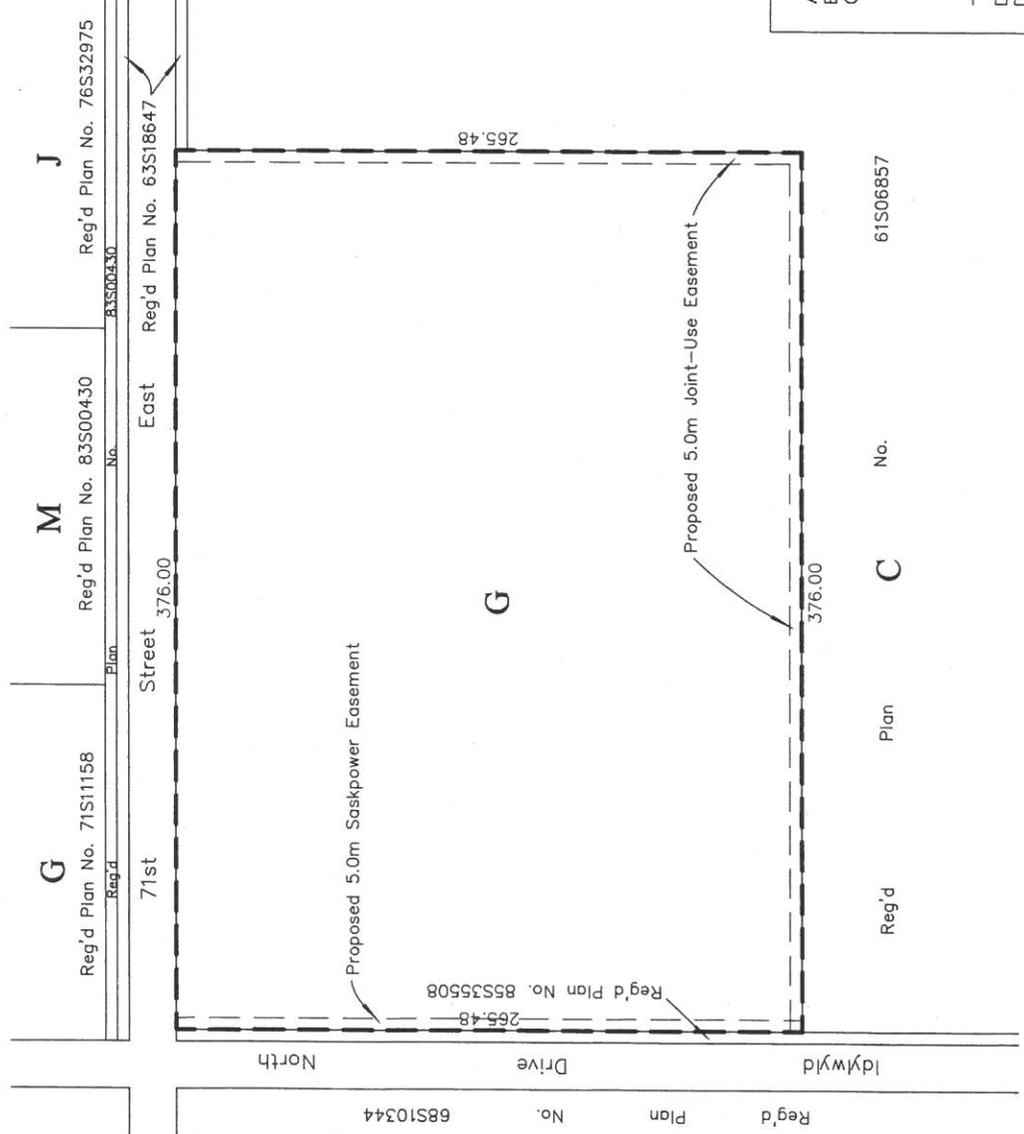
January 17, 2017

Prepared by
© 2016
13-2551sf 1

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

Director of Planning &
Development Division

Date



N.E. 1/4 Sec 20-37-5-3



By: *[Signature]*
 SASKATCHEWAN LAND SURVEYOR

EXAMINED - CITY OF SASKATOON : Approved under the provisions of
 Bylaw No. 6537 of the City of Saskatoon.

General Manager of the Community Services Department

Date: _____, A.D. 2017.

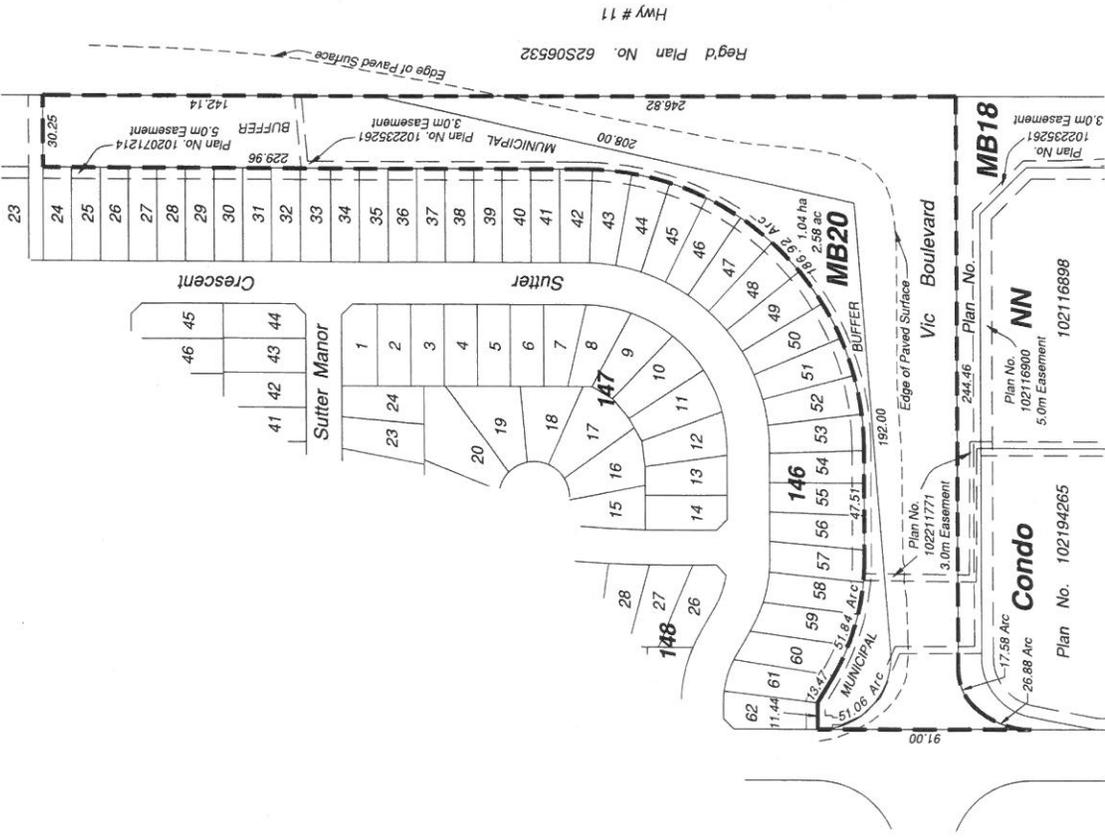
NOTES

- Measurements are in metres and decimals thereof.
- Distances are approximate and may vary by 0.5m.
- Portion to be surveyed is outlined by a heavy broken line and contains 2.53 Hectares more or less.

PLAN OF PROPOSED SUBDIVISION
 of all of
 Parcel H - Plan No. 101923477
 in the
 East 1/2 Sec. 11 - Twp. 36 - Rge. 5 - W3Mer.
City of Saskatoon
 Scale 1:2000

No.	Date	Revision

Drawn By:	Checked By:	Date:	File No.	Drawing Name:	Rev.
kgb	mgr	Dec. 6, 2016	S16322	S16322_Dev.dwg	0





**PLAN OF PROPOSED
SUBDIVISION OF PART OF
PARCEL T,
REG'D PLAN NO. 93S04586
N.W. 1/4 SEC. 32
TWP. 36, RGE. 4, W. 3RD MER.
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:2000**

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.09± ha (0.22± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 1.0 m

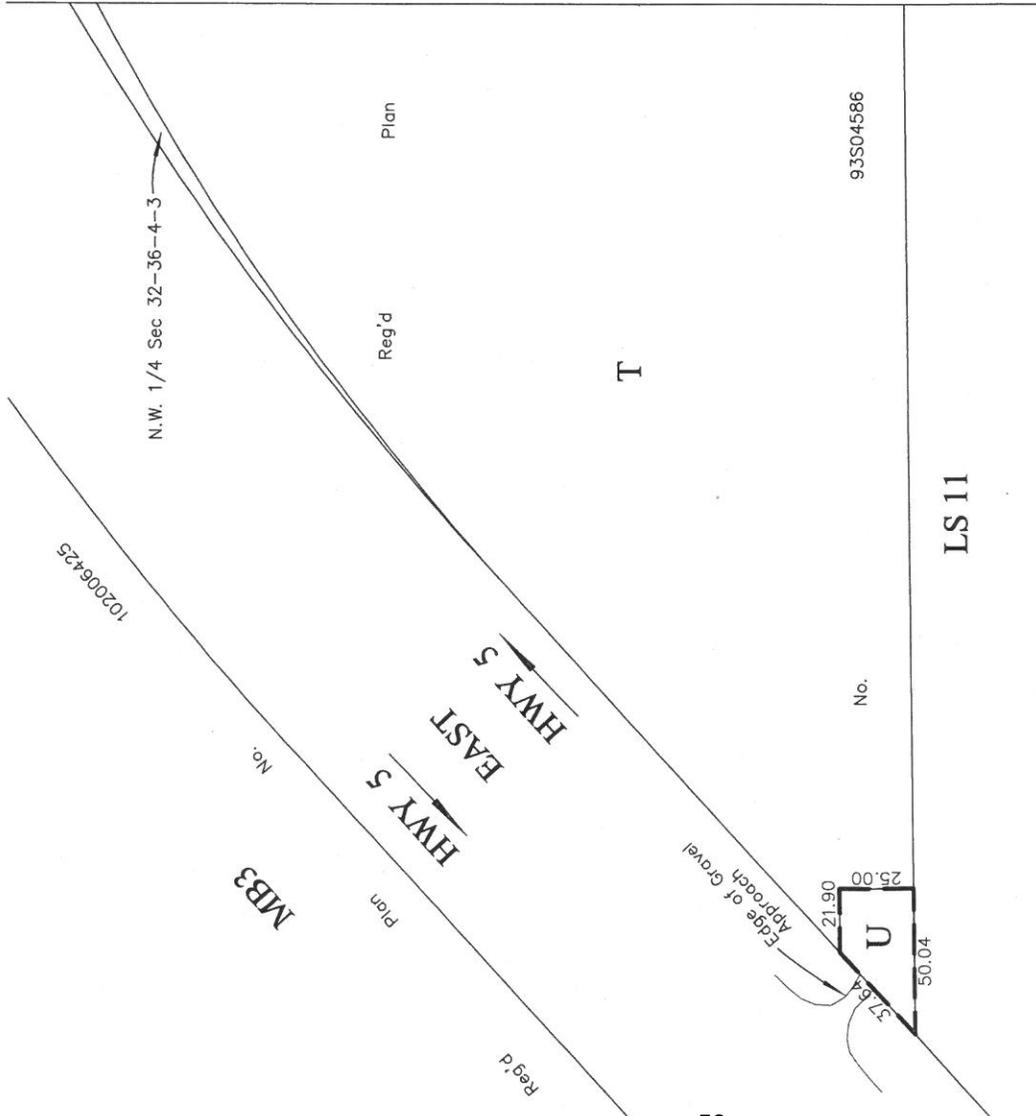
T.R. Webb
T.R. Webb December 6th, 2016
Saskatchewan Land Surveyor

Seal

Prepared by
Webb Surveys
© 2016
16-3063ss

Proposed Subdivision No. 8/17

N.E. 1/4 Sec 32-36-4-3



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

Date _____
Director of Planning &
Development Division

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 March 27, 2017:

1. Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning from RM4 and B4 to B3 – 202 East Place and 2401 Preston Avenue South
2. Proposed Amendment to Rezoning Agreement – RM3 by Agreement – 3315 Centennial Drive
3. Review of Sidewalk Café and Parking Patio Program Proposed Amendments to Zoning Bylaw No. 8770.