



## **PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION**

**Tuesday, January 31, 2017, 12:00 p.m.  
Committee Room E, Ground Floor, City Hall  
Members:**

**Mr. N. Anwar (Public)  
Ms. D. Bentley (Public)  
Mr. S. Betker (Public)  
Ms. J. Braden (Public)  
Dr. C. Christensen (Public)  
Ms. D. Fracchia (Public)  
Mr. J. Jackson (Public)  
Mr. S. Laba (Saskatoon Public Schools)  
Councillor M. Loewen  
Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)  
Mr. R. Mowat (Public)  
Ms. S. Smith (Public)  
Mr. G. White (Public)**

**Pages**

### **1. CALL TO ORDER**

#### **1.1 Appointment of Chair and Vice-Chair [File No. CK 175-16]**

City Council, at its Regular Business Meeting held on December 12, 2016, made the following appointments and reappointments to the Municipal Planning Commission:

to the end of 2017:

- Councillor M. Loewen

to the end of 2018:

- Mr. Naveed Anwar, Public
- Dr. Colleen Christensen, Public
- Mr. Jeff Jackson, Public
- Mr. John McAuliffe, Board of Education for Greater Saskatoon Catholic Schools
- Mr. Robin Mowat, Public

The Commission is requested to appoint a Chair and Vice-Chair for 2017. Ms. Janice Braden was appointed Chair for 2016. Dr. Colleen Christensen was appointed Vice-Chair for 2016.

**Recommendation**

That the Municipal Planning Commission appoint a Chair and Vice-Chair for 2017.

**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 December 20, 2016 be adopted.

**5. MUNICIPAL PLANNING COMMISSION ORIENTATION**

**5.1 Process and Procedure Overview**

5 - 5

Administration will provide a brief overview of the process and procedure of the Commission. Attached for information is a copy of the Terms of Reference.

**Recommendation**

That the information be received.

**5.2 Planning and Development Presentation**

The Administration will provide a presentation.

**Recommendation**

That the information be received.

**6. UNFINISHED BUSINESS**

**7. COMMUNICATIONS**

**8. REPORTS FROM ADMINISTRATION**

- 8.1 **Discretionary Use Application - Parking Station - 1304 22nd Street West [File No. CK 4355-017-001 and PL 4355-D19/16]** 6 - 13

**Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by Avenue Architecture, requesting permission to develop a parking station at 1304 22nd Street West, 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.

- 8.2 **Land Use Applications Received for the Period from November 17, 2016 to December 13, 2016 [File No. CK 4000-5, PL 4350-1, PL 4115, PL 4300 and PL 4350]** 14 - 25

**Recommendation**

That the January 9, 2017 report of the General Manager, Community Services Department be received as information.

- 8.3 **2017 Conferences [File No. CK 175-16]**

The Municipal Planning Commission has a budget of \$5,000 for attendance at conferences. In the past, Commission members have attended national and provincial conferences. For 2017, the conference dates are as follows:

Canadian Institute of Planners Conference - Building Resilience 2017

Calgary, Alberta - June 17-20, 2017

Saskatchewan Professional Planners Institute Conference

Regina, Saskatchewan - September 18-20, 2017

**Recommendation**

The the information be received.

**9. REPORTS FROM COMMISSION**

- 9.1 **Update on Items Previously Considered by the Commission and Considered by City Council at its meeting on January 23, 2017 [File No. CK 175-16]** 26 - 26

**Recommendation**

That the information be received.

**9.2 Municipal Planning Commission Bus Tour [File No. CK 175-16]**

On September 27, 2016, The Municipal Planning Commission participated in a bus tour planned by the Administration to view infill development and garage suites throughout the City. At the last meeting, the Commission expressed interest in another bus tour.

**Recommendation**

That the Commission provide direction for a future bus tour.

**10. ADJOURNMENT**

## **MUNICIPAL PLANNING COMMISSION**

AUTHORITY	<i>The Planning and Development Act, 1983 and continued under The Planning and Development Act, 2007 and Bylaw No. 3670, as amended.</i>				
PURPOSE	The function of the Commission shall be to advise and assist City Council with respect to all matters pertaining to community planning and development within the municipality.				
COMPOSITION	<table><tr><td>Total Membership</td><td>13</td></tr><tr><td>Appointed by Council</td><td>13</td></tr></table> <p>One (1) person who is a member of City Council;</p> <p>One (1) person who is a member of, or employed by, the Board of Education for Saskatoon Public Schools who shall be appointed to represent that Board;</p> <p>One (1) person who is a member of, or employed by, the Board of Education for Greater Saskatoon Catholic Schools who shall be appointed to represent that Board;</p> <p>Ten (10) residents of the City of Saskatoon who are not employees of The City of Saskatoon.</p> <p><i>(NOTE: Realtors and developers are not eligible for appointment.)</i></p>	Total Membership	13	Appointed by Council	13
Total Membership	13				
Appointed by Council	13				
QUALIFICATIONS	<ul style="list-style-type: none"><li>• Ability to commit time to attend meetings on a regular basis;</li><li>• Preference will be given to applicants who do not currently represent a special interest group.</li></ul>				
REPORTING	The Municipal Planning Commission reports directly to City Council.				
QUORUM	A majority of the members of the Commission shall constitute a quorum.				
TERM	Two years				
MEETINGS	Monthly Day ----- Last Tuesday Time ----- 12:00 p.m.				

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## Discretionary Use Application – Parking Station – 1304 22nd Street West

### Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Avenue Architecture, requesting permission to develop a parking station at 1304 22<sup>nd</sup> Street West, 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 Avenue Architecture, on behalf of Taco Bell Canada, to develop a parking station located at 1304 22<sup>nd</sup> Street West.

### Report Highlights

1. The parking station proposed at 1304 22<sup>nd</sup> Street West includes access from Avenue M North and contains seven parking spaces.
2. The proposed parking station 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 a parking station in support of a proposed restaurant promotes investment along commercial corridors.

### Background

The property located at 1304 22<sup>nd</sup> Street West is a vacant site located in the Westmount neighbourhood and is zoned B3, Medium Density Arterial Commercial District, under the Zoning Bylaw (see Attachment 1). A parking station is considered a discretionary use in the B3 District. Avenue Architecture has submitted an application requesting City Council’s approval to develop a parking station at this location.

### 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 this parking station in conjunction with an application for a restaurant by Taco Bell Canada on the adjacent site. The site will be suitably landscaped and paved and will include seven parking spaces. The parking spaces will be

## **Discretionary Use Application – Parking Station – 1304 22<sup>nd</sup> Street West**

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additional to the required parking for the restaurant located on the restaurant site. A site plan is included as Attachment 2.

### **Conclusion**

The proposed parking station at 1304 22<sup>nd</sup> Street West 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 of Section 4.7 of the Zoning Bylaw.

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

Notices to property owners within a 75 metre radius of the site, as well as the Westmount Community Association, were mailed out in November 2016, to solicit feedback on the proposal. To date, one letter of support has been received from a nearby commercial property owner. 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 Westmount 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 – 1304 22<sup>nd</sup> Street West
2. Site Plan – 1304 22<sup>nd</sup> Street West

## **Discretionary Use Application – Parking Station – 1304 22<sup>nd</sup> Street West**

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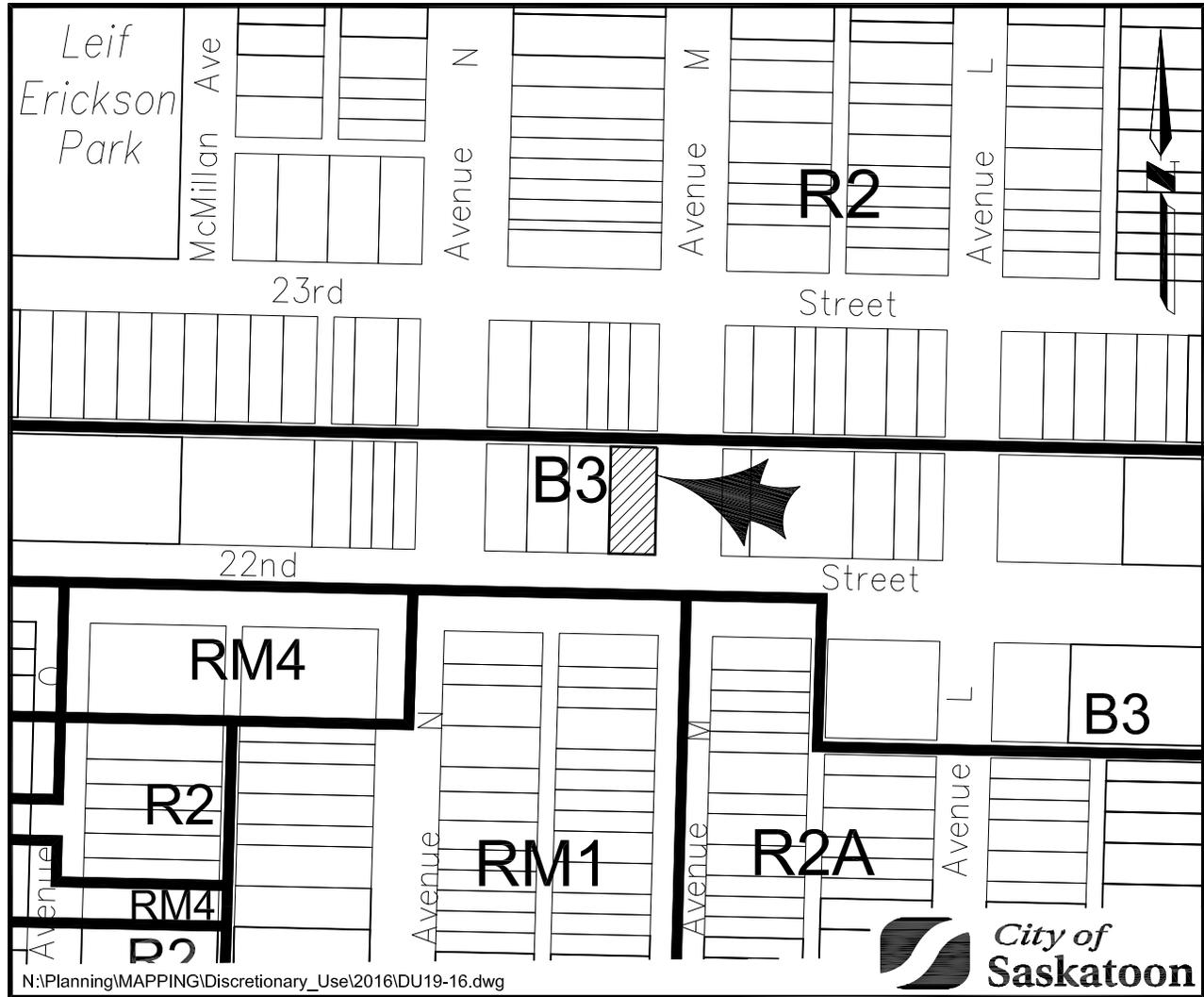
3. Comments from Internal Administrative Review for Discretionary Use Application – Parking Station – 1304 22<sup>nd</sup> Street West
4. Community Engagement Summary

### **Report Approval**

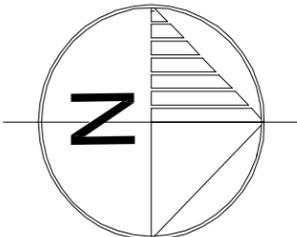
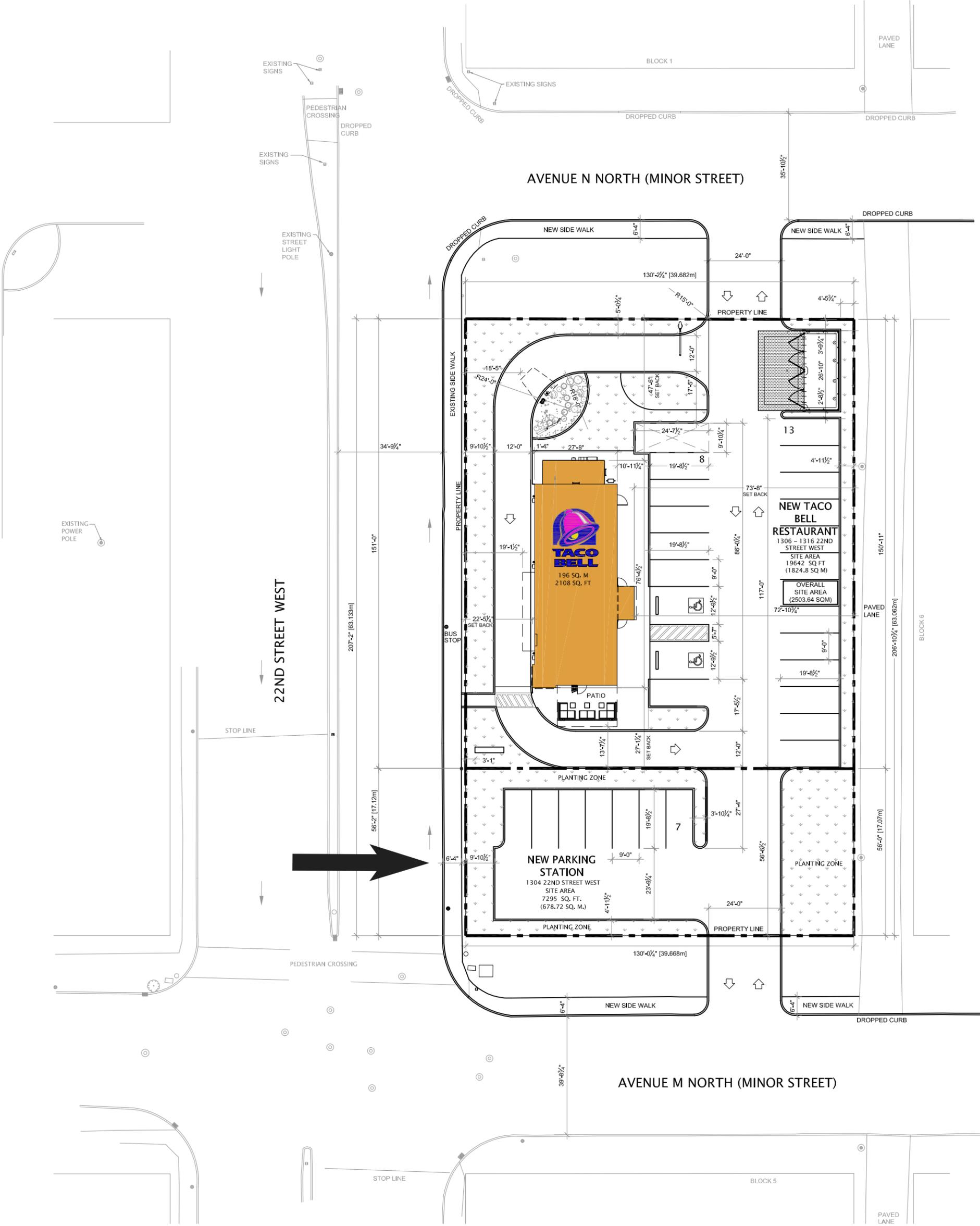
Written by: Daniel McLaren, Planner, Planning and Development  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S:\Reports\2017\PD\MPC – Discretionary Use Application – Parking Station – 1304 22<sup>nd</sup> Street West/lc

# Location Plan - 1304 22nd Street West



Site Plan - 1304 22nd Street West



**Comments from Internal Administrative Review for Discretionary Use Application  
Parking Station – 1304 22<sup>nd</sup> Street West**

1. Transportation and Utilities Department Comments

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

- The area has been designed with 30% hard surface development; therefore, paving these lots to asphalt will result in more runoff volume than the stormwater management system can accommodate. Therefore, it is recommended that stormwater management practices, such as on-site storage or Low-Impact Developments (LID), be incorporated into the parking lot design to manage excess runoff.
- The existing water and sanitary service connections must be cut off as per City of Saskatoon standards.
- All driveway crossings will require a separate permit.

2. Neighbourhood Planning Section Comments

The Westmount Local Area Plan (LAP) was adopted by City Council on June 27, 2011. The LAP supports future development of underutilized commercial sites along the 22<sup>nd</sup> Street corridor and notes that:

“Westmount contains 39 sites with commercial (B) zoning, 34 of which are located along the 22<sup>nd</sup> Street West commercial corridor. While other parts of 22<sup>nd</sup> Street West have experienced significant commercial development, Westmount has not.” (p. 51)

A reference in the LAP to a new hotel that was being constructed on 22<sup>nd</sup> Street also applies to this nearby proposed development:

“While it is too early to gauge the impact this project will have on the 21 remaining underutilized commercial sites in Westmount, it is a positive example of possible future development along this corridor and represents an excellent opportunity for employment within the neighbourhood. Other underutilized sites along this corridor have recently been listed for sale which is a sign of potential development interest. The redevelopment of these commercial sites, both for commercial and mixed uses, is a goal of the Westmount LAPC.” (p. 51) (LAPC being the Local Area Planning Committee)

The Neighbourhood Planning Section supports investment along commercial corridors and views the proposed restaurant as a positive economic development and a new employment opportunity for the Westmount neighbourhood. Providing additional stalls on the adjacent parking station will benefit customers and reduce impact on nearby local streets.

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 1304 22<sup>nd</sup> Street West

### Project Description

The Community Services Department has received a Discretionary Use Application to develop a parking station at 1304 22<sup>nd</sup> Street West. Property owners in Westmount, 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 November 8, 2016. Notices were also sent to the Westmount 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

The notice provided to nearby property owners was responded to by one commercial property owner. The respondent expressed support for the proposal. No further responses were received.

### 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 Westmount 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.	January 31, 2017
Public Notice – the Community Consultant, Ward Councillor, Community Association, and all residents were notified previously. A notification poster sign will be placed on site.	February 6 to 27, 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.	February 27, 2016
Council Decision – may approve or deny proposal.	February 27, 2016

Prepared by:  
Daniel McLaren, Planner  
Planning and Development  
December 22, 2016

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## Land Use Applications Received for the Period from November 17, 2016 to December 13, 2016

### Recommendation

That the information be received.

### Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from November 17, 2016 to December 13, 2016.

### Report

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

### Public Notice

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

### Attachment

1. Land Use Applications

### Report Approval

Reviewed and

Approved by: Lesley Anderson, Acting General Manager, Community Services Department

S/Reports/2017/PD/Land Use Apps/PDCS – Land Use Apps – January 9, 2017/lc

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## Land Use Applications Received for the Period from November 17, 2016 to December 13, 2016

The following applications have been received and are being processed:

### Official Community Plan

- Amendment No. OCP43/16: University of Saskatchewan Management Lands  
 Applicant: City of Saskatoon Planning and Development Division  
 Legal Description: SW 5-37-4 W3, SE 5-37-4 W3, NW 5-37-4 W3, NE 5-37-4 W3, SE 8-37-4 W3, SW 8-37-4 W3, NW 8-37-4 W3, and NE 8-37-4 W3  
 Proposed Use: To apply land use designations for subject lands under the City of Saskatoon Official Community Plan  
 Current Land Use Designation: Under control of the Rural Municipality of Corman Park  
 Proposed Land Use Designation: Special Use Area  
 Neighbourhood: University of Saskatchewan Lands East Management Area  
 Date Received: October 27, 2016
- Amendment No. OCP45/16: University Heights Sector  
 Applicant: City of Saskatoon Planning and Development Division  
 Legal Description: Various  
 Proposed Use: To apply land use designations for subject lands under the City of Saskatoon Official Community Plan  
 Current Land Use Designation: Under control of the Rural Municipality of Corman Park  
 Proposed Land Use Designation: Urban Holding Area  
 Neighbourhood: University Heights Development Area  
 Date Received: October 27, 2016
- Amendment No. OCP47/16: Holmwood  
 Applicant: City of Saskatoon Planning and Development Division  
 Legal Description: Various  
 Proposed Use: To apply land use designations for subject lands under the City of Saskatoon Official Community Plan  
 Current Land Use Designation: Under control of the Rural Municipality of Corman Park  
 Proposed Land Use Designation: Urban Holding Area and Special Use Area  
 Neighbourhood: Holmwood Sector  
 Date Received: October 27, 2016

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## Official Community Plan

- Amendment No. OCP49/16: Riel Industrial Sector  
Applicant: City of Saskatoon Planning and Development Division  
Legal Description: Parcel A, Plan No. 102194669  
Proposed Use: Construction and demolition of materials  
Current Land Use Designation: Under control of the Rural Municipality of Corman Park  
Proposed Land Use Designation: Heavy Industrial  
Neighbourhood: Riel Industrial Sector  
Date Received: October 27, 2016

## Rezoning

- Application No. Z44/16: University of Saskatchewan Management Lands  
Applicant: City of Saskatoon Planning and Development Division  
Legal Description: SW 5-37-4 W3, SE 5-37-4 W3, NW 5-37-4 W3, NE 5-37-4 W3, SE 8-37-4 W3, SW 8-37-4 W3, NW 8-37-4 W3, and NE 8-37-4 W3  
Proposed Use: To apply zoning designations for subject lands under City of Saskatoon Zoning Bylaw No. 8770  
Current Zoning: DAG1  
Proposed Zoning: AG  
Neighbourhood: University of Saskatchewan Lands East Management Area  
Date Received: October 27, 2016
- Application No. Z46/16: University Heights Sector  
Applicant: City of Saskatoon Planning and Development Division  
Legal Description: Various  
Proposed Use: To apply zoning designations for subject lands under City of Saskatoon Zoning Bylaw No. 8770  
Current Zoning: DAG1, DAG2, and DAG3  
Proposed Zoning: FUD  
Neighbourhood: University Heights Development Area  
Date Received: October 27, 2016
- Application No. Z48/16: Holmwood  
Applicant: City of Saskatoon Planning and Development Division  
Legal Description: Various  
Proposed Use: To apply zoning designations for subject lands under City of Saskatoon Zoning Bylaw No. 8770  
Current Zoning: DAG1, DAG2, DC1, and DCR3  
Proposed Zoning: FUD and AG  
Neighbourhood: Holmwood Sector  
Date Received: October 27, 2016

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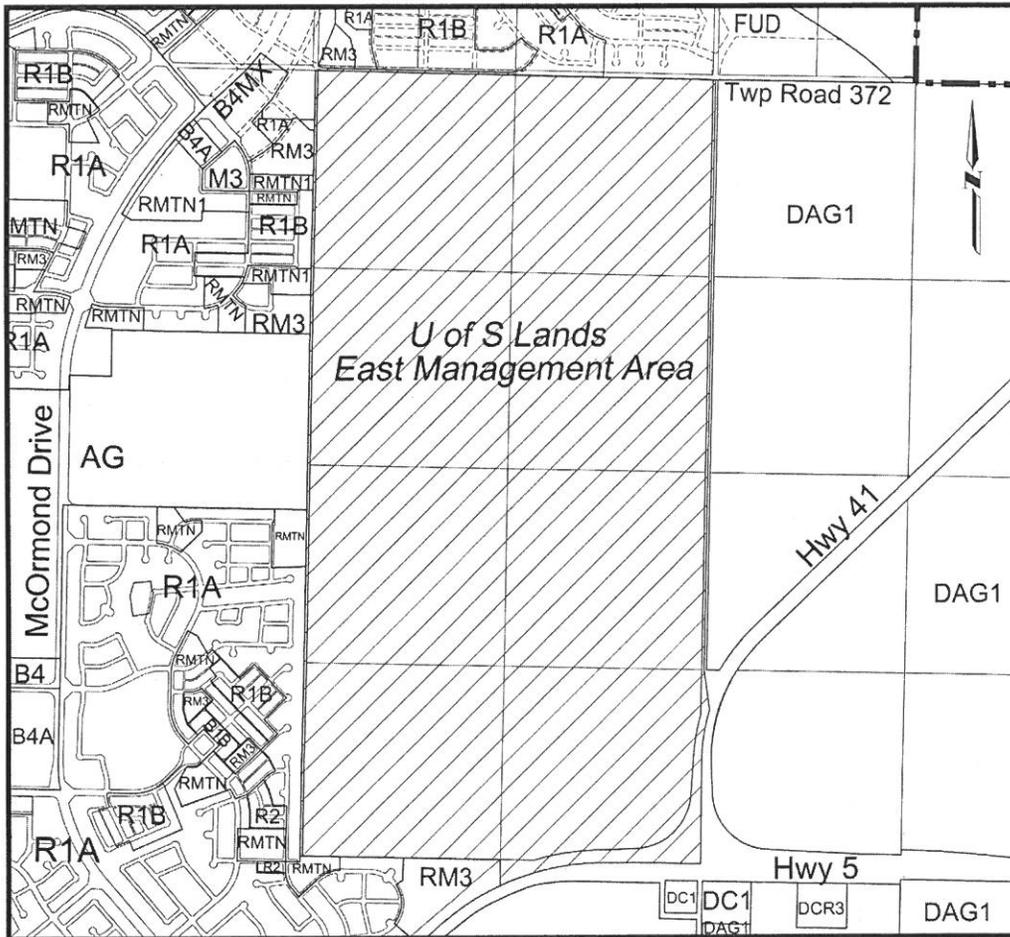
## Subdivision

- Application No. 63/16: 4040 33<sup>rd</sup> Street West  
Applicant: Webb Surveys for Saskatchewan Property Management Corp. c/o SaskTel  
Legal Description: Part of LS4 2-37-6 W3  
Proposed Use: To create a parcel for a proposed 45 metre cell tower site  
Current Zoning: M3 by Agreement  
Neighbourhood: Kensington  
Date Received: November 17, 2016

## **Attachments**

1. Plan of Proposed Official Community Plan No. OCP43/16
2. Plan of Proposed Official Community Plan No. OCP45/16
3. Plan of Proposed Official Community Plan No. OCP47/16
4. Plan of Proposed Official Community Plan No. OCP49/16
5. Plan of Proposed Rezoning No. Z44/16
6. Plan of Proposed Rezoning No. Z46/16
7. Plan of Proposed Rezoning No. Z48/16
8. Plan of Proposed Subdivision No. 63/16

Plan of Proposed Official Community Plan Amendment No. OCP43/16



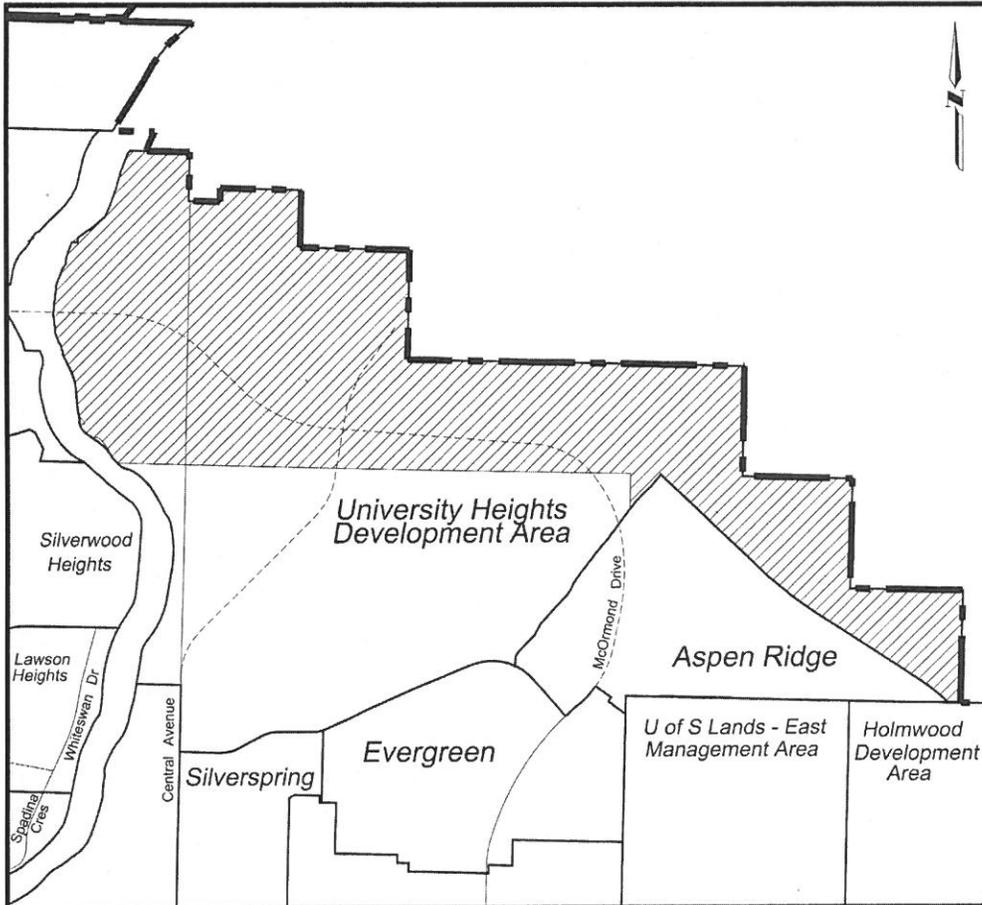
OFFICIAL COMMUNITY PLAN AMENDMENT  
LAND USE MAP



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



Plan of Proposed Official Community Plan Amendment No. OCP45/16

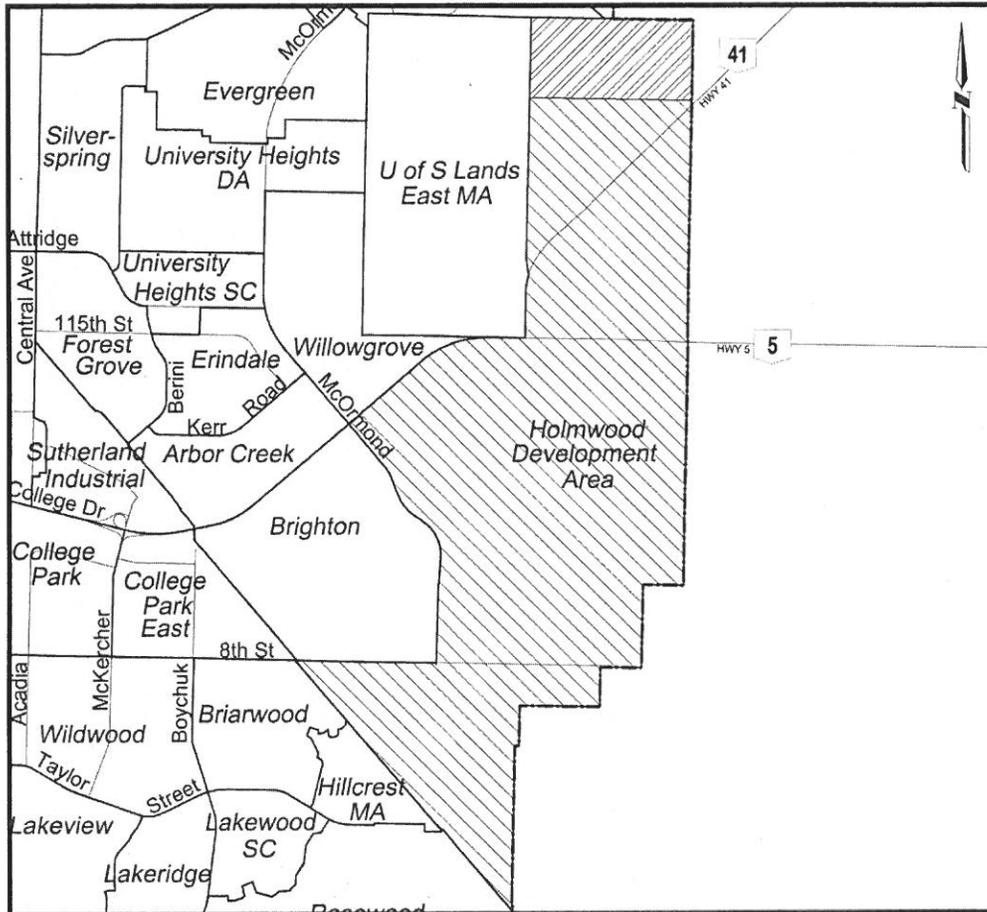


OFFICIAL COMMUNITY PLAN AMENDMENT  
LAND USE MAP

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

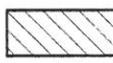
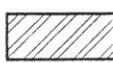


Plan of Proposed Official Community Plan Amendment No. OCP47/16



## OFFICIAL COMMUNITY PLAN AMENDMENT

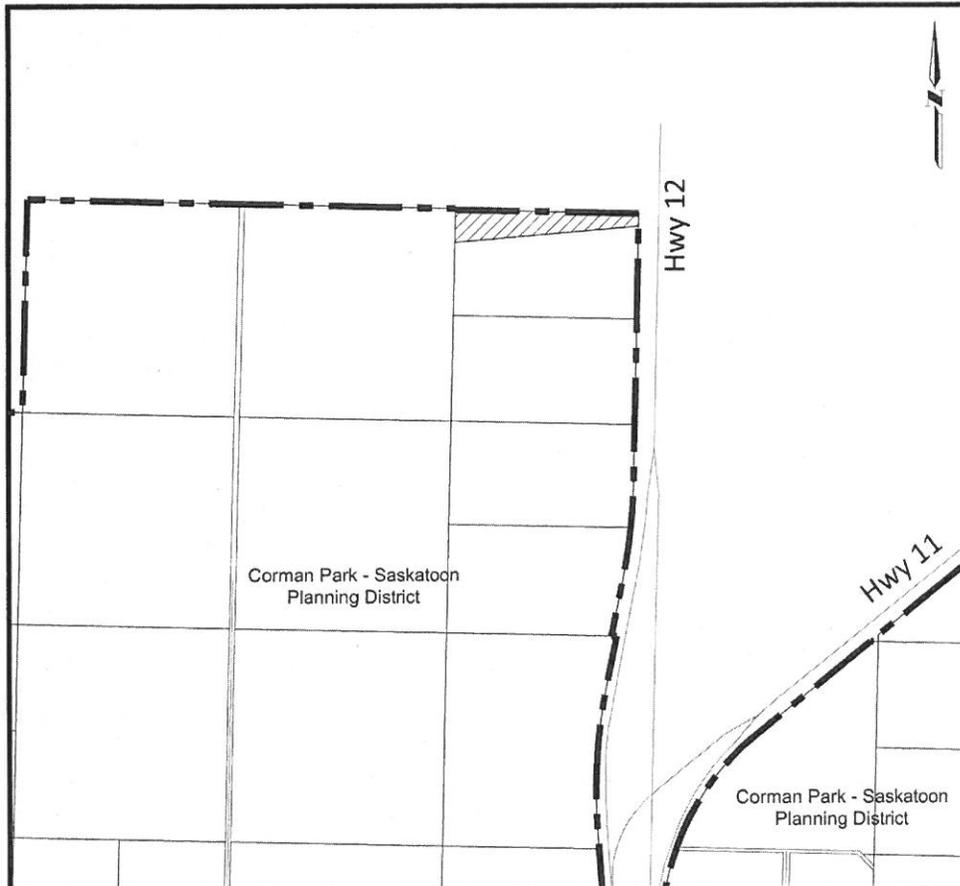
### Holmwood Development Area

-  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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Plan of Proposed Official Community Plan Amendment No. OCP49/16



OFFICIAL COMMUNITY PLAN AMENDMENT

 From the Control of the Corman Park-Saskatoon Planning District to Heavy Industrial



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Plan of Proposed Rezoning No. Z44/16



### ZONING AMENDMENT

#### U of S Lands - East Management Area

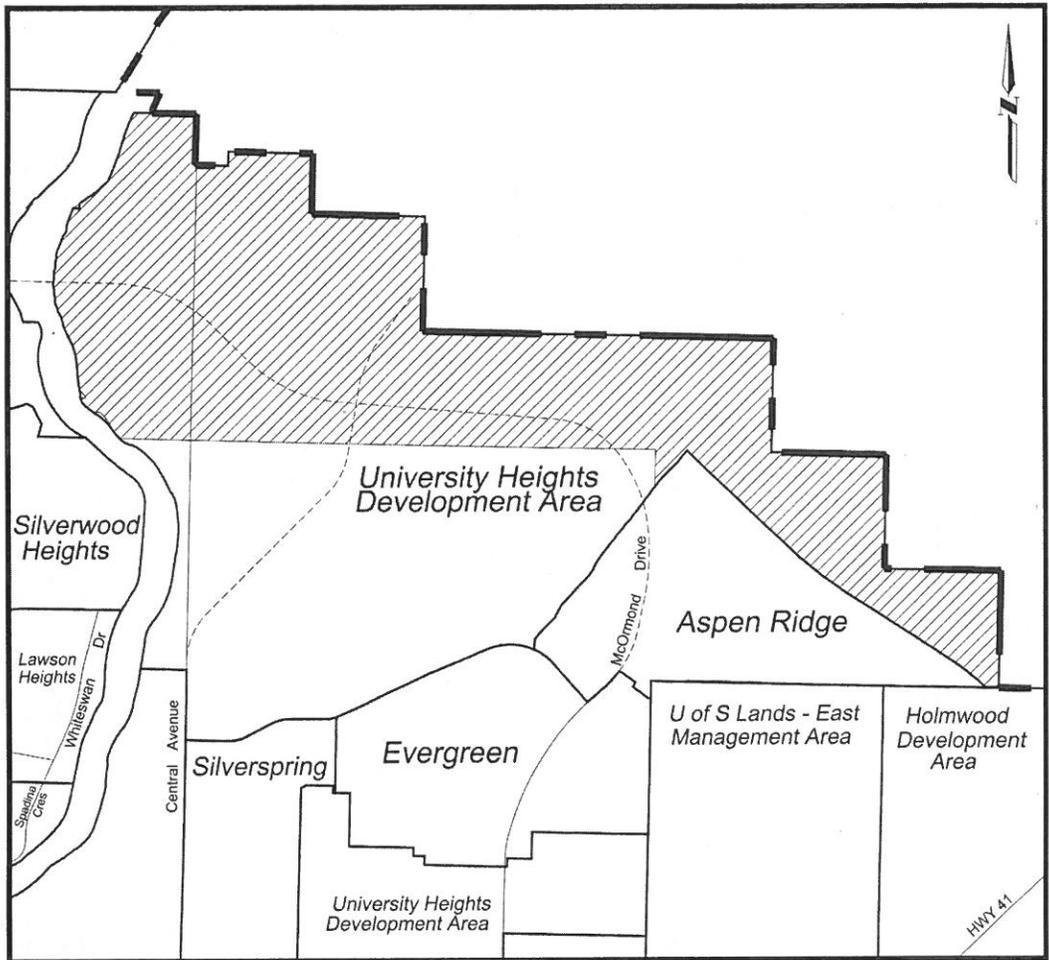


From the Control of the Corman Park - Saskatoon Planning District to AG



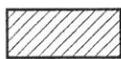
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Plan of Proposed Rezoning No. Z46/16



## ZONING AMENDMENT

### University Heights Development Area

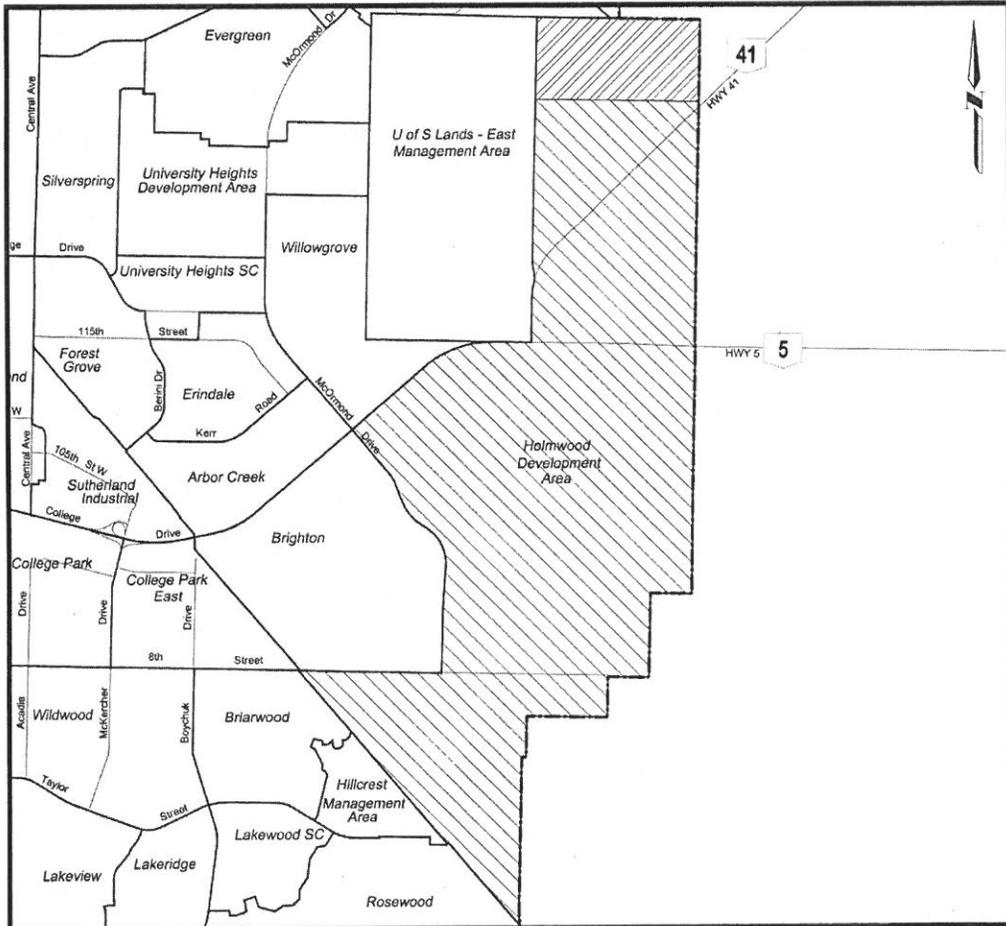


From the Control of the Corman Park - Saskatoon Planning District to FUD



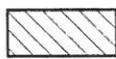
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Plan of Proposed Rezoning No. Z48/16



## ZONING AMENDMENT

### Holmwood Development Area

-  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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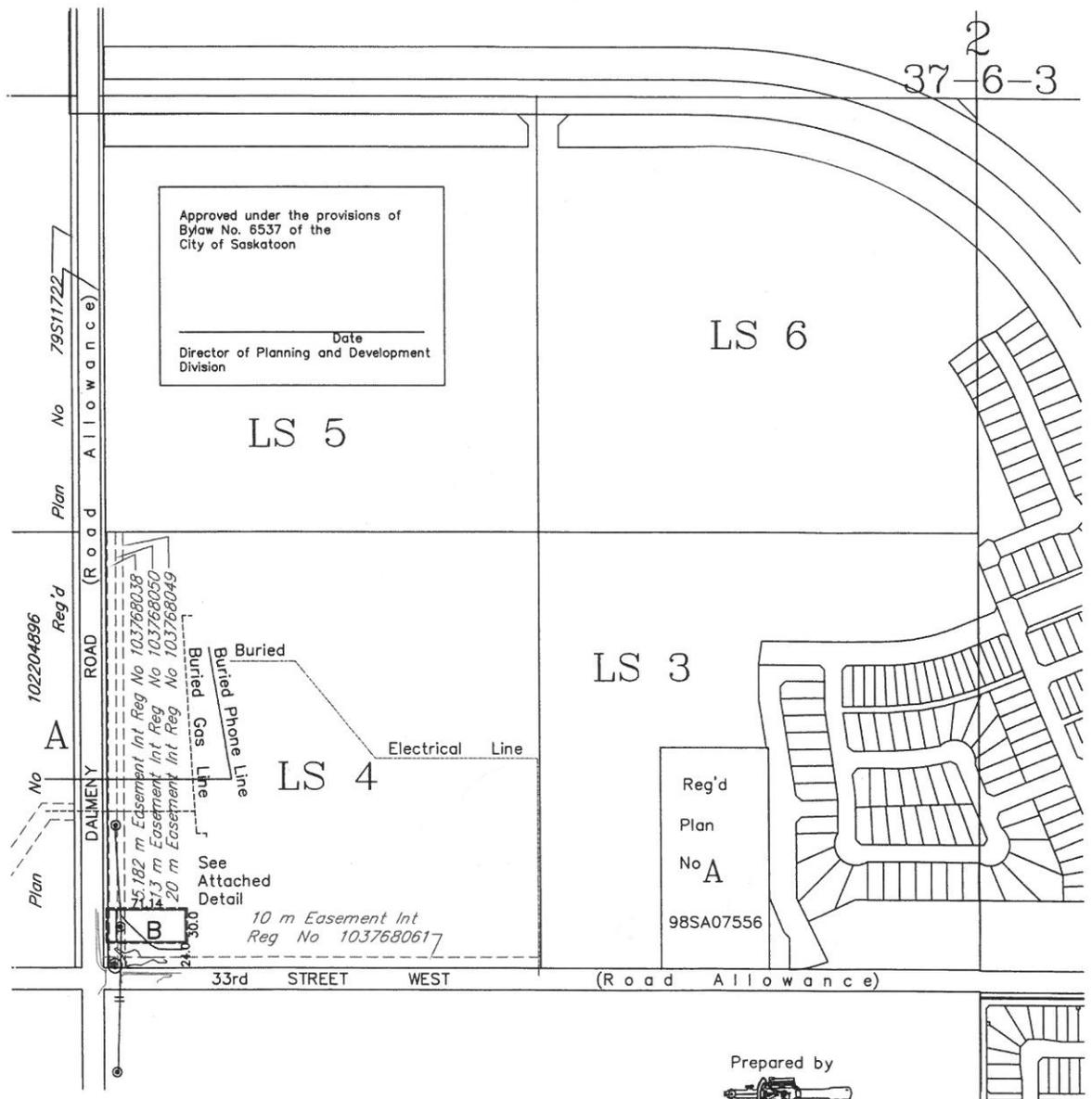


PLAN OF PROPOSED SU  
 OF PART OF LS 4- SEC 2-  
 TWP. 37 - RGE. 6 - W. 3rd MER.  
 SASKATOON, SASK.  
 SCALE 1:5000

Dimensions shown are in metres and decimals thereof.  
 Portion of this plan to be subdivided is outlined in red  
 with a bold, dashed line and contains 0.21± ha (0.53± ac.)  
 which includes 0.02± ha (0.06± ac) for road widening.  
 Distances are approximate and may vary by ±1 metre.

*T.R. Webb*  
 T.R. Webb, November 16<sup>th</sup>, 2016  
 Saskatchewan Land Surveyor

Seal



Prepared by  
  
 Webb Surveys  
 15-2908ss CAS

## **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 January 23, 2017:

1. Proposed Official Community Plan Amendment and Proposed Rezoning from AG to IL1 – 2702 Lorne Avenue – Exhibition.
2. Proposed Rezoning from B4(H) to B4 – McOrmond Drive and Highway 5 – Brighton Neighbourhood.
3. Proposed Rezoning – From R1A to R1B – Block 61 on Newton Lane and Stilling Lane – Rosewood.
4. Proposed Amendment to Rezoning Agreement – RM5 by Agreement – 1622 Acadia Drive.
5. Discretionary Use Application – Private School – 817 29th Street West.