



REVISED AGENDA PUBLIC HEARING MEETING OF CITY COUNCIL

[In line with the City of Saskatoon's request for citizens to assist with controlling the spread of COVID-19 we encourage you to email a letter at saskatoon.ca providing comments as an alternative to attending the meeting.]

Monday, March 23, 2020

6:00 p.m.

Council Chamber, City Hall

Pages

1. CALL TO ORDER

2. *CONFIRMATION OF AGENDA*

9 - 27

Recommendation

1. That a report from the Municipal Planning Commission Chair, dated March 23, 2020 be added to Items 6.1.1 to 6.1.9;
2. That the letter submitting comments from Shirley Porter, Sage Home, dated March 23, 2020 be added to item 6.1.1;
3. That the letter submitting comments from Trena Belhumeur, dated

March 19, 2020 be added to item 6.1.2;

4. That the letter submitting comments from Tyler Steward, Stewart Properties, be added to items 6.1.3 and 6.1.4;
5. That the following letters submitting comments be added to item 6.1.8:
 1. Randy Pshebylo, Executive Director, Riversdale BID, dated March 20, 2020;
 2. Shawn Moen, CEO and Co-Founder, 9 Mile Legacy Brewing Company, dated March 17, 2020;
6. That the following letters submitting comments be added to item 6.1.9:
 1. James Wright, Westcliff Properties, dated March 20, 2020;
 2. Chris Luczka, Baydo Developments, dated March 19, 2020;
 3. Lorne Wright, Wright Construction Western Inc., dated March 22, 2020;
 4. Jonathan Naylor, dated March 23, 2020;
7. That City Council suspend its rule of prohibiting remote participation by Council members in public hearings for this meeting; and
8. That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

28 - 40

Recommendation

That the minutes of the Public Hearing meeting of City Council held on February 24, 2020 be approved.

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Discretionary Use Application – 2421 Preston Avenue South – Residential Care Home Type II [File No. CK 4355-020-003 and PL 4355-D30/19]

41 - 49

The following documents are provided:

- Report of the General Manager, Community Services, dated February 25, 2020;

- Letter from the Municipal Planning Commission, dated March 12, 2020, including letter submitting comments from Shirley Porter, Sage Health Resources Inc;
- Report from Municipal Planning Commission Chair, dated March 23, 2020; and
- Letter from Shirley Porter, Sage Home, dated March 23, 2020.

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

Recommendation

That the Discretionary Use Application submitted by Sage Health Resources Inc. requesting approval to operate a Residential Care Home Type II for up to 10 residents at any one time at 2421 Preston Avenue South, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

6.1.2 Discretionary Use Application – Child Care Centre – 3331 Cassino Avenue [File No. CK 4355-020-004 and PL 4355-D29/19]

50 - 58

The following documents are provided:

- Report of the General Manager, Community Services, dated February 25, 2020;
- Letter from the Municipal Planning Commission, dated March 12, 2020;
- Report from Municipal Planning Commission Chair, dated March 23, 2020;
- Letter from Trena Belhumeur, dated March 19, 2020.

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

Recommendation

That the Discretionary Use Application submitted by Trena Belhumeur requesting permission for a Child Care Centre to provide care for up to 12 children at any one time at 3331 Cassino Avenue, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6.1.3 Proposed Official Community Plan Amendment - 411 Avenue P South [File No. CK 4351-020-002 and OCP 16/19]

59 - 73

The following documents are provided:

- Proposed Bylaw No. 9686;
- Report of the General Manager, Community Services Department, dated February 25, 2020;
- Letter from the Municipal Planning Commission, dated March 12, 2020;
- Notice that appeared in the local press on March 7 and 9, 2020;
- Report from Municipal Planning Commission Chair, dated March 23, 2020; and
- Letter from Tyler Stewart, Stewart Properties, dated March 23, 2020.

Recommendation

That City Council consider Bylaw No. 9686.

6.1.4 Proposed Rezoning of 411 Avenue P South [File No. CK 4351-020-002 and PL 4350-Z9/19]

74 - 77

The following documents are provided:

- Proposed Bylaw No. 9687;
- Report of the General Manager, Community Services Department, dated February 25, 2020 (See Item 6.1.3);

- Letter from the Municipal Planning Commission, dated March 12, 2020 (See Item 6.1.3);
- Notice that appeared in the local press on March 7 and 9, 2020;
- Report from Municipal Planning Commission Chair, dated March 23, 2020 (See Item 6.1.3); and
- Letter from Tyler Stewart, Stewart Properties, dated March 23, 2020 (see item 6.1.3).

Recommendation

That City Council consider Bylaw No. 9687.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street [File No. CK 4351-020-004, PL 4350-Z11/19 and PL 4115-OCP12/19]

78 - 91

The following documents are provided:

- Proposed Bylaw No. 9688;
- Report of the General Manager, Community Services Department, dated February 25, 2020;
- Letter from the Municipal Planning Commission, dated March 12, 2020;
- Notice that appeared in the local press on March 7 and 9, 2020; and
- Report from Municipal Planning Commission Chair, dated March 23, 2020.

Recommendation

That City Council consider Bylaw No. 9688.

6.1.6 Proposed Proposed Rezoning – 1125 Louise Street [File No. CK 4351-020-004, PL 4350-Z11/19 and PL 4115-OCP12/19]

92 - 95

The following documents are provided:

- Proposed Bylaw No. 9689;
- Report of the General Manager, Community Services Department, dated February 25, 2020 (See Item 6.1.5);
- Letter from the Municipal Planning Commission, dated March 12, 2020 (See Item 6.1.5);

- Notice that appeared in the local press on March 7 and 9, 2020; and
- Report from Municipal Planning Commission Chair, dated March 23, 2020 (See Item 6.1.5).

Recommendation

That City Council consider Bylaw No. 9689.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B District to R1A District [File No. CK 4351-020-003 and PL 4350-Z3/19]

96 - 109

The following documents are provided:

- Proposed Bylaw No. 9690;
- Report of the General Manager, Community Services Department, dated February 25, 2020;
- Letter from the Municipal Planning Commission, dated March 12, 2020;
- Notice that appeared in the local press on March 7 and 9, 2020; and
- Report from Municipal Planning Commission Chair, dated March 23, 2020.

Recommendation

That City Council consider Bylaw No. 9690.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries [File No. CK 4350-1 and PL 4350-Z3/17]

110 - 134

The following documents are provided:

- Proposed Bylaw No. 9691;
- Report of the General Manager, Community Services Department, dated February 25, 2020;
- Letter from the Municipal Planning Commission, dated March 12, 2020;
- Notice that appeared in the local press on March 7 and 9, 2020;
- Report from Municipal Planning Commission Chair, dated March 23, 2020; and

- Letters from the following:
 - Randy Pshebylo, Executive Director, Riversdale BID, dated March 20, 2020
 - Shawn Moen, CEO and Co-Founder, 9 Mile Legacy Brewing Company, dated March 17, 2020

Recommendation

That City Council consider Bylaw No. 9691.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment [File No. CK 4350-66 and PL 4350-Z1/20] 135 - 157

The following documents are provided:

- Proposed Bylaw No. 9685;
- Report of the General Manager, Community Services Department, dated February 25, 2020;
- Letter from the Municipal Planning Commission, dated March 12, 2020;
- Notice that appeared in the local press on March 7 and 9, 2020;
- Report from Municipal Planning Commission Chair, dated March 23, 2020; and
- Letters from the following:
 - James Wright, WestCliff Properties, dated March 20, 2020;
 - Chris Luczka, Baydo Developments, dated March 19, 2020;
 - Lorne Wright, Wright Construction Western Inc., dated March 22, 2020;
 - Jonathan Naylor, dated March 23, 2020.

Recommendation

That City Council consider Bylaw No. 9685.

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS

158

A list of flag raising and proclamation requests received for the month of February 2020 is provided.

Recommendation

That the information be received.

8. URGENT BUSINESS

9. ADJOURNMENT

MPC Chair Report
Public Hearing Meeting of City Council
Monday March 23, 2020

6.1.1 Discretionary Use Application - 2421 Preston Avenue South – Residential Care Home Type II

- Thank you to Administration for providing a ‘heat map’ of area care homes.
- MPC supports the application.

6.1.2 Discretionary Use Application – Child Care Centre - 3331 Cassino Avenue

- MPC supports this application.

6.1.3 Proposed Official Community Plan Amendment – 411 Avenue P South

- MPC supports this amendment.

6.1.4 Proposed Rezoning of 411 Avenue P South

- MPC supports this application.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street

- MPC indicates request to retain trees on the property.
- MPC supports this amendment.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B to R1A

- MPC supports this application.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

- Discussion about the amendment including definitions and rational for change.
- MPC supports this amendment.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

- MPC supports this amendment.

Diane Bentley, Chair MPC

Bryant, Shellie

From: Shirley Porter [REDACTED]
Sent: March 23, 2020 9:02 AM
To: City Council
Subject: Form submission from: Write a Letter to Council
Attachments: discretionary_use_city_council.docx

Submitted on Monday, March 23, 2020 - 09:02

Submitted by anonymous user: 70.64.72.142

Submitted values are:

Date Monday, March 23, 2020
To His Worship the Mayor and Members of City Council
First Name Shirley
Last Name Porter
Email [REDACTED]
Address [REDACTED] Preston Ave Sth.
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable) Sage Home
Subject 6.1.1 Discretionary Use Application – 2421 Preston Avenue South – Residential Care Home
Type II [File No. CK 4355-020-003 and PL

Meeting (if known) city council

Comments

Thank you for your time, to consider our discretionary use application for our personal care home

Attachments

discretionary use city council.docx
[REDACTED]

The results of this submission may be viewed at:
[REDACTED]

Sage Health Resources Inc.
Sage Home
2421 Preston Ave. Sth
Saskatoon, Sk
S7J 2G3

March 23, 2020

**RE: 6.1.1 Discretionary Use Application – 2421 Preston Avenue South –
Residential Care Home Type II
[File No. CK 4355-020-003 and PL 4355-D30/19]**

Thank you for the consideration of approving our application for zoning change. Sage has operated a personal care home for seniors' (4-5 residents), since 2017 and renovated in 2016,2017 to allow for ease of expansion of number of beds in the future.

We have established good relations with our neighbors, and our residents have enjoyed the amenities, such as Market Mall.

I would have attended in person, to address any concerns, so please if any questions please phone: [REDACTED]

Shirley Porter
Sage Home

Bryant, Shellie

From: Trena Belhumeur [REDACTED]
Sent: March 19, 2020 2:45 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Thursday, March 19, 2020 - 14:45

Submitted by anonymous user: 70.64.119.151

Submitted values are:

Date Thursday, March 19, 2020

To His Worship the Mayor and Members of City Council

First Name Trena

Last Name Belhumeur

Email [REDACTED]

Address [REDACTED] Cassino ave

City saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) Trena Belhumeur Daycare

Subject I would like to send in comments to support my application.

Meeting (if known) March 23 6pm [File No. CK 4355-020-004 and PL 4355- D29/19]

Comments

My name is Trena Belhumeur and I have had a Educational Dayhome in the Montgomery area of Saskatoon for 7.5 years with 3.5 of those years being licensed with the Ministry of Education. I am a licensed group home with a total of 12 children spaces including my own children. I have followed all their rules and regulations since licensing with them. We do not need to do any new renovations or development to the daycare space, our space is bright and clean and a wonderful fun place for children of all ages. There is a great need for quality dayhomes in Montgomery and I have a long waiting list, with even more families looking on a regular bases for daycare spaces. I believe it is important to keep all of the spaces allotted to me by the Ministry of Education because the families I provide quality care for are all at home here and I would never want to uproot any of them, also there is a need for more quality daycares in this area.

Thank you for your consideration,

Trena Belhumeur

Attachments

The results of this submission may be viewed at:

[REDACTED]

Bryant, Shellie

From: Tyler Stewart <tyler@stewartproperties.ca> on behalf of Tyler Stewart
<tyler@stewartproperties.ca>
Sent: March 23, 2020 9:12 AM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Monday, March 23, 2020 - 09:12

Submitted by anonymous user: 70.64.127.46

Submitted values are:

Date Monday, March 23, 2020
To His Worship the Mayor and Members of City Council
First Name Tyler
Last Name Stewart
Email tyler@stewartproperties.ca
Address 1633D Quebec Ave.
City Saskatoon
Province Saskatchewan
Postal Code S7K 6S6
Name of the organization or agency you are representing (if applicable) Stewart Properties
Subject Rezoning of 411 Ave P South from RM4 to MX1
Meeting (if known) General City Council Meeting - March 23rd, 2020
Comments

Although we were hoping to present this exciting initiative in person, we applaud the precautions taken by the City.

Located on the border of residential and industrial land use, this 8-unit apartment building is hopefully not just getting just a much needed facelift, but an addition of commercial space above. Stewart Properties and stakeholders are excited about this unique opportunity of being able to provide new, desired office space, while keeping the existing residential units for their affordable housing portfolio. The result of this creative mixed-use solution and blending of land use will help improve this distressed area of our community.

For those not familiar with us, Stewart Properties has been an affordable housing provider and developer in our community for the last 10 years. Primarily partnering with other not-for profits, Stewart Properties most recent initiatives include Sanctum 1.5 (mothers with HIV), Pride Home (GLBV youth), Beehive (individuals with HIV), and Star Court (accessible housing). Our motto is Changing our community, one building and one heart at a time and we hope to accomplish this as well with 411 Ave P South.

The construction process is anticipated to take 4 months. We will be implementing a transition plan for the main floor residents during construction, if desired.

Thank you for your consideration of approving the zoning change to accommodate our initiative.

Kindest regards,

The Team at Stewart Properties

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/382990>

Bryant, Shellie

From: Riversdale Communications <communications@riversdale.ca>
Sent: March 20, 2020 1:39 PM
To: Web E-mail - City Clerks
Cc: 'Randy'
Subject: For March 23 Meeting - Microbreweries Zoning Letter
Attachments: Microbreweries Zoning Letter for Council.PDF

Hello,

Please see the attached letter regarding microbreweries zoning, to be considered on the March 23, 2020 meeting at 6pm. Let me know if you need any more information.

Thanks,

Avery Kroeker

Administrative Assistant

[Facebook](#) | [Twitter](#) | [Web](#) | P 306.242.2711 | F 306.242.3012

[Riversdale Business Improvement District](#)

344 20th Street West, Saskatoon, SK, S7M 0X2

Riversdale welcomes the JUNO Awards to Saskatoon March 9 to 15!



it's happening, be part of it!



March 20, 2020

His Worship Mayor Clark and Members of City Council
City Clerks' Office
222 3rd Avenue North
Saskatoon, SK S7K 0J5

RE: MICROBREWERIES ZONING

The Riversdale Business Improvement District (RBID) is supportive of item 6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries [File No. CK 4350-1 and PL 4350-23/17] and respectfully requests City Council to support the recommendation as presented.

Sincerely,

A handwritten signature in dark ink, reading 'Randy Pshebylo', is written over a light blue circular stamp.

Randy Pshebylo
Executive Director

Bryant, Shellie

From: Shawn Moen <shawn@9milelegacy.com>
Sent: March 17, 2020 2:25 PM
To: Web E-mail - City Clerks
Cc: Clark, Charlie; Beveridge, Michelle; Gough, Hilary (City Councillor); Pshebylo, Randy - Riversdale Business ImprovementDist (External); Anderson, Lesley
Subject: Proposed Zoning Bylaw Text Amendment - General Regulations for Microbreweries [File No CK 4350-1 and PL 43501-Z3/17]
Attachments: 9 Mile Legacy - Ltr to City Council - March 17, 2020.pdf

Good afternoon,

Please find attached a letter as related to the above-captioned matter. I invite you to contact me by email or at the number below with any questions or concerns.

Regards,

Shawn

Shawn Moen, LL.B, LL.M.
CEO and Co-Founder
Mobile: 306.380.6814
Email: shawn@9milelegacy.com



229 20th Street W
Saskatoon, SK S7M 0W8
www.9milelegacy.com



March 17, 2020

City Clerk's Office
City Hall
222 3rd Avenue North
Saskatoon, SK S7K 0J5

Attention: His Worship the Mayor and Members of City Council

Dear Sirs and Mesdames,

**Re: Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries
[File No. CK 4350-1 and PL 4350-Z3/17]**

For those of you unfamiliar with our business, 9 Mile Legacy Brewing Co. Ltd. has operated a microbrewery in Saskatoon since April 2015. We started out as a tiny microbrewery at Saskatoon Ideas Inc. and later expanded into our current location at 229 20th Street West, wherein we operate both a brewing facility and a taproom. Since our inception, we have been heavily involved in the development of the Saskatchewan craft brewing industry, the formation of the Saskatchewan Craft Brewers Association and the evolution of Saskatchewan's regulatory framework as related to microbreweries.

I write in support of the above-referenced Proposed Zoning Bylaw Text Amendment (the "**Proposed Amendment**"). In our view, the Proposed Amendment is urgently needed, rationally connected to the existing regulatory framework, serves the public interest and sets the stage for further growth and investment in Saskatoon's existing building stock.

But first, I thought it of value to provide a brief comment on how COVID-19 and the development review process might interact.

COVID-19 and Development Review

First, I want to thank the City of Saskatoon and City Council for thinking of creative ways to ensure that business as usual continues safely. I understand that the overarching lens is a "yes, how" approach to conducting civic business. For that I am grateful.

It is critical to our community that commercial operations are able to continue with as much predictability as practicable – it is essential to cash flow, wages and morale. In particular, development projects rely upon appropriate and timely approvals to spur on other obligations such as investment and financing.

9 MILE LEGACY BREWING
229 20TH STREET WEST, SASKATOON, SK S7K 3M4

These financial milestones trickle down to our front line work force – people that rely upon wages to pay their rent, buy groceries and make safe and informed day-today decisions, for themselves and their families.

Using our expansion project as an example, timely zoning approval will unlock over a million dollars in financing and will provide alternate work assignments to our staff (whether remote planning exercises or (safe) onsite tasks such as isolated painting, demolition or other tasks). Knowing we can trust the civic process allows us to confidently commit to our employees that we “have their backs” and guarantee their paycheques, regardless of the expected dip or erasure in operating income and instability we will experience. It also allows us to share our resources with those in greater need, such as the Saskatoon Friendship Inn. It is an example of the public sector giving the private sector the tools to lend a hand and play a leadership role in this crisis. We are in this together and we only get through this together.

With that, I urge City Council to think about its meeting process creatively. We certainly understand that there is an important public engagement component to development review hearings and, without a pragmatic approach to process, that can complicate things from a safety perspective. But I also don't think that the situation will markedly improve in the near future, meaning that *if the solution is to adjourn hearings to allow for public consultation we may not ever achieve that solution if the pandemic worsens.*

From that, I respectfully offer the following thoughts on process:

1. Part X of *The Planning and Development Act, 2007* sets out your authority to control the process with respect to zoning bylaw adoption and amendment. The City of Saskatoon is an approving authority under Section 13(1) of that Act and has passed a public notice bylaw pursuant to Section 24. You control your processes for public participation on zoning matters.
2. The Public Notice Bylaw (No. 8171) sets out the City of Saskatoon's approach to public participation. Public notice is required for hearings related to the amendment of a zoning bylaw (s.11) and the related procedures appear to have been complied with in this matter.
3. The Procedures and Committees Bylaw, 2014 (No. 9170) (the “PCB”) details the conduct of meetings of City Council, including public hearings. The matter at hand pertains to a Regular Public Hearing Meeting. A “Regular Public Hearing Meeting” means “a meeting of Council requiring a public hearing or public notice are considered”.
4. Under Section 26 of the PCB, a person may request to speak at a Regular Public Hearing Meeting and there are strict timelines and procedures that must be followed in order to facilitate that attendance. Note that Section 26(1) requires that the requesting person outline their reason for their request to speak. This implies that the right to appear at City Council is not an absolute right and can be vetted by the City.
5. Section 75 of the PCB outlines the conduct of Regular Public Meetings and provides for the appearance of the proponent and “other interested parties”. Regular Public Meetings should

facilitate the participation of those, who through the outlined procedures, have declared their interest to participate.

6. Note that Section 42 of the PCB contemplates exceptional circumstances. Under that rule, City Council may suspend the operation of the rules in the PCB by unanimous vote. Obviously, this mechanism needs to be used sparingly but it should give comfort to City Council that its business can continue in a crisis and they can respond to their leadership moment.

I appreciate that the logistics of holding a public meeting are challenging in the context of this crisis. But there are many tools that can assist – enhanced sanitation practices, enforced social distancing, capped capacities and electronic ways of communicating all come to mind. Council chamber is large and proper enforced social distancing in the gallery should be easily achievable.

If members of the public request an opportunity to speak to City Council in person, please consider contacting them prior to the hearing to gauge the sincerity and absoluteness of that request and the availability of suitable alternatives (such as, perhaps, appearing by phone). If members of the public understand the unintended consequences of process, I firmly believe they will take a reasonable approach to public discourse. If they insist on appearing, perhaps reasonable measures can allow for that attendance.

Please consider taking a pragmatic approach to matters that have already received extensive public engagement. When a zoning amendment process has already undergone 2 years of public and industry consultation, surely the formality of holding an in-person hearing may be less than essential (provided, of course, that a full and fair opportunity is provided to provide written submissions).

In sum, the City has flexibility to adjust its procedure as needed and to communicate those changes to the public electronically. Thanks for your service and consideration – these are unique times and they call for unique solutions. We are here to help with creative solutions and very much consider that we are all in this together.

On to our substantive comments related to the application at hand!

The Amendment is Urgent

The Proposed Amendment has urgency. The Saskatoon craft brewing industry has reached a point where the next logical step in its evolution is for breweries to expand into production and packaging facilities suitable for microbrewing operations – we have already seen this evolution in Regina.

If the craft brewing industry is going to take that next step, the Proposed Amendment is needed to provide clarity to industry as to locations where the proposed use may be authorized and appropriately expand the authorized building stock to zones where the use is permissible. If there is further delay in the needed zoning reform, then our Saskatoon industry risks being surpassed.

We are planning such an expansion of our brewing facilities in 2020 and have secured a suitable location in Zone MX1. We have arranged all financing, investment, design and equipment sourcing – if successful, this would be the second multi-million dollar investment in Riversdale by 9 Mile Legacy Brewing in 3 years and would provide a productive use for an existing light industrial building. The only remaining hurdle is the clarification contemplated by the Proposed Amendment.

The Proposed Amendment is even more urgent for other industry participants. The grandfather of Saskatoon's microbrewing industry, Paddock Wood Brewing, requires the Proposed Amendment to continue its brewing operations in its current location. They have been a responsible operator and a pioneer for Saskatchewan's craft brewing industry. They deserve to remain in their place of business.

Rational Connection to Existing Regulation and Industry Standards

The Proposed Amendment is the product of over 2 years of consultation with industry, regulatory bodies and the general public. It aligns with the current approach by the Saskatchewan Liquor and Gaming Authority and, in doing so, both reduces the regulatory burden on industry and borrows from the expertise of the provincial regulator. The definition of "microbrewery" in the Proposed Amendment is grounded in provincial law and, as such, is predictable and monitorable on an ongoing basis.

Supporting the Public Interest

The Proposed Amendment is restricted to microbreweries without an onsite consumption component and, as such, correctly balances the public interest around such operations. Microbreweries are well-accepted uses in light industrial and mixed-use zones in other jurisdictions and their developmental standards are technical in nature. Our experience in our current operation and in the industry generally is such that the community impact from microbrewing operations is negligible. This use is best approved as a Permitted Use or a Discretionary Use with approval authority delegated to the city administration.

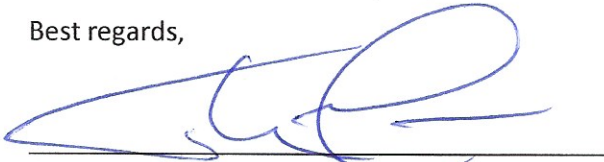
The Proposed Amendment differentiates between Microbreweries (without Onsite Consumption) and Microbreweries (with Onsite Consumption). The Proposed Amendment only deals with the former. Zoning rules related to the latter will be subject of a subsequent amendment which will likely focus on the required public consultation that follows allowing onsite alcohol consumption. This differentiation is efficient and appropriate.

Economic Growth and Investment

Finally, the Proposed Amendment will foster economic growth and investment in Saskatoon's existing industrial building stock. The economic output produced by our industry is diverse – ranging from job creation, tax revenue, property investment and support of local suppliers and service providers. Increasing the scope of buildings that may be used for a microbrewery use will accelerate that economic growth and see revitalization in many of Saskatoon's core and light industrial neighbourhoods.

I respectfully decline any opportunity to address City Council in person at the public hearing on March 23, 2020. I would be happy to answer any questions from an industry perspective in writing or by telephone, should they arise.

Best regards,



Shawn Moen, CEO and Co-Founder
9 Mile Legacy Brewing
Email: shawn@9milelegacy.com
Mobile: 306.380.6814

CC: His Worship Mayor Charlie Clark
Councilor Hilary Gough
Randy Pshebylo, Riversdale BID

Bryant, Shellie

From: James Wright <jamesw@westcliffproperties.ca>
Sent: March 20, 2020 2:19 PM
To: Web E-mail - City Clerks
Subject: Council Meeting on March 23 regarding BRT parking reduction

To City Clerk's Office;

This email is to show support for the proposed reduction of the parking requirements along the BRT route. This is a positive first step to encourage more density along the BRT route by addressing the imbalance between parking requirements in the suburbs and core areas. Increasing density along the BRT routes will be a great help in alleviating stress on city infrastructure as Saskatoon continues to grow in population. As a property owner in the Broadway area I see the benefits this corridor planning will ultimately be to the neighbourhood and the city.

Thank you

James Wright
WestCliff Properties

Bryant, Shellie

From: Chris Luczka <chris.luczka@baydo.ca>
Sent: March 19, 2020 5:20 PM
To: Web E-mail - City Clerks
Cc: archive@baydo.ca
Subject: Parking Standards Reduction - Council March 23

To the City Clerk's Office;

I would like to send a letter of support regarding the parking standards reduction that is proposed along the new BRT routes. The parking reduction is a great first step in encouraging developers to focus their efforts along major transit corridors. We all know that the city will eventually grow to half a million people; whether it is in 10 years or 30 years; and we need to plan now. Having high density transit corridors is necessary to avoid the traffic congestion that has plagued so many larger centres. Increasing population along these corridors is a logical move, and will eventually encourage more transit users, and fewer cars on the road. Even as it sits today, parking lots in suburban areas are largely under-utilized due to transit usage, ride sharing, and the number of new residents that do not have a culture of driving everywhere they go.

Parking reductions along transit corridors is a move in the right direction and will spur development. The reductions should be expanded further into the entire Corridor Growth Area, but this is a great first step.

Thank you for all your hard work on this.

Regards,

Chris Luczka - VP Finance

Baydo Development Corp

36 - 102 Cope Cres
Saskatoon, SK S7T 0X2

chris.luczka@baydo.ca
Phone: 306-986-0245
Fax: 306-974-1737

Bryant, Shellie

From: Lorne Wrihght <lornew@wrightconstruction.ca>
Sent: March 22, 2020 7:23 PM
To: City Council
Subject: Form submission from: Write a Letter to Council
Attachments: councilletter.pdf

Submitted on Sunday, March 22, 2020 - 19:22

Submitted by anonymous user: 208.118.95.82

Submitted values are:

Date Sunday, March 22, 2020
To His Worship the Mayor and Members of City Council
First Name Lorne
Last Name Wrihght
Email lornew@wrightconstruction.ca
Address 2919 Cleveland Ave
City Saskatoon
Province Saskatchewan
Postal Code S7K 8A9
Name of the organization or agency you are representing (if applicable) Wright Construction Western Inc
Subject Bylaw 9685 - Transit Corridor Parking
Meeting (if known)
Comments I am not requesting to speak to council
Attachments
councilletter.pdf <<https://www.saskatoon.ca/sites/default/files/webform/councilletter.pdf>>

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/382966>



**Wright Construction
Western Inc.**

2919 Cleveland Avenue
Saskatoon SK
Canada S7K 8A9
Bus (306) 934-0440
Fax (306) 934-4747
info@wrightconstruction.ca

March 22, 2020

Dear Members of City Council:

To begin, I want to thank you for your leadership during this unprecedented time. Your efforts to communicate the city's response to the Covid-19 pandemic have helped many understand what is expected of them during this crisis.

Given the fact that you are scheduled to meet in a public hearing forum on Monday, March 23, 2020, and that you will be considering changes to the proposed Bylaw 9685 - Transit Corridor Parking Standards Adjustment - I wish to convey my support for this amendment.

You are to be commended for recognizing that without this change (ie. reducing the number of stalls required per unit) would maintain an economically unfeasible situation for those in the development industry. Not constructing new housing will hamper the citizens of Saskatoon the ability to find accommodations in City Park, Nutana and the downtown core. Maintaining current parking requirements will adversely affect the city's plan to densify these neighbourhoods.

As you know, people in these areas are less inclined to have more than one vehicle. Many do not have any vehicles at all. Indeed, those living in these neighbourhoods lead the way in utilizing public transit.

Reducing the requirement from 1.625 stalls/unit to a significantly lower number will undoubtedly spawn growth in these neighbourhoods (a stated objective of this council) and the direction many other municipal jurisdictions in North America have undertaken with great success.

While I am encouraged by this proposed change, I would ask that serious consideration be given to not limiting the change only to areas that are directly on proposed bus corridors. Consideration should also be made to ensure proposed projects beyond the precise boundaries of bus routes, utilize the same parking reduction regulations.

Again, these are extraordinary times, but I am confident that when Saskatoon emerges from this pandemic, the city will bounce back. Decisions made now will directly influence the pace of construction and development post Covid-19. Moving on this particular Bylaw now will mean more economic development in the future - I am certain of that.

Lorne Wright,

A handwritten signature in blue ink, appearing to read "Lorne Wright".

President
Wright Construction

Bryant, Shellie

From: Naylor, Jonathan <[REDACTED]>
Sent: March 23, 2020 8:39 AM
To: Web E-mail - City Clerks
Subject: FW: Written Submission - Transit Corridor Parking

Please consider this revised submission for City Councils deliberations today.

Council:

In view of the current COVID crisis and uncertainty about the places where it is transmitted I suggest you table the motion to reduce transit corridor parking to less than one space per unit.

Restricting parking and forcing people to use public transit may turn out to help spread this virus. We know from extensive work in farm animals that mixing animals from different sources and then transporting them in a common vehicle is a great way to transmit respiratory disease, often with fatal consequences.

When this horrible outbreak is over, there will be assessments of why it spread so rapidly which may result in changes to how we design cities.

Given the current situation there seems to be no urgency to making planning decisions. We could wait until we have a better understanding of the changes that need to be made to reduce the impact of new outbreaks of novel diseases. Changes in parking limits could be postponed until this is done.

Sincerely,

Jon

Jonathan Naylor, DVM, DACVIM

[REDACTED] 14th St E

Saskatoon

[REDACTED]

Sent from Mail [REDACTED] for Windows 10



**MINUTES
PUBLIC HEARING MEETING OF CITY COUNCIL**

**Monday, February 24, 2020, 6:00 p.m.
Council Chamber, City Hall**

PRESENT: His Worship, Mayor C. Clark, in the Chair
Councillor C. Block
Councillor R. Donauer
Councillor B. Dubois
Councillor S. Gersher
Councillor H. Gough
Councillor D. Hill
Councillor A. Iwanchuk
Councillor Z. Jeffries
Councillor M. Loewen

ABSENT: Councillor T. Davies

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
General Manager, Community Services L. Lacroix
Chief Financial Officer, Corporate Financial Services K. Tarasoff
General Manager, Transportation & Construction T. Schmidt
City Clerk J. Sproule
Committee Assistant J. Hudson

1. CALL TO ORDER

Mayor Clark called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People.

2. CONFIRMATION OF AGENDA

Moved By Councillor Hill

Seconded By Councillor Dubois

1. That Item 7 be considered prior to the hearings;
2. That the following letters be added to Item 6.1.4:

Requesting to Speak:

- Lloyd Beazley, Wee Vend Inc., dated February 19, 2020;
- Norm Osback (comments attached), dated February 19, 2020;
- Keith Pearson, dated February 21, 2020;- Jeff Jackson, dated February 24, 2020;

Submitting Comments:

- Lloyd Beazley and Norm Osback, joint comments received February 19, 2020 (including speaking notes to MPC dated January 28, 2020);
- Sheila Liota, dated February 20, 2020;
- Elizabeth McCann, dated February 20, 2020;
- Ruth Engele, Renters of Saskatoon and Area, dated February 24, 2020; and

3. That the agenda be approved as amended.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

3. DECLARATION OF CONFLICT OF INTEREST

3.1 Councillor D. Hill - Proposed Regulations for Short-Term Accommodations [File No. CK 4350-71 and PL 4350-25]

He has an Airbnb unit within his residence.

3.2 Councillor C. Block - Proposed Regulations for Short-Term Accommodations [File No. CK 4350-71 and PL 4350-25]

She hosts a short-term accommodation.

3.3 Councillor Z. Jeffries - Proposed Regulations for Short-Term Accommodations [File No. CK 4350-71 and PL 4350-25]

He operates a short-term rental.

4. ADOPTION OF MINUTES

Moved By Councillor Hill

Seconded By Councillor Dubois

That the minutes of the Public Hearing meeting of City Council held on January 27, 2020 be approved.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

Agenda item 7 was considered next.

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Discretionary Use Application – Tavern with Brew Pub – 1605 33rd Street West [File No. CK 4355-020-001 and PL 4355-D17/19]

Report of the City Clerk:

"The following documents are provided:

- Report of the General Manager, Community Services, dated January 28, 2020; and
- Letter from the Municipal Planning Commission, dated February 3, 2020.

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

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Section Manager, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support. He answered questions of Council.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

Louis Barlas, proponent and co-owner of Zervos Tavern, spoke to Council about the proposal, noting renovations are planned and the capacity of the tavern will be reduced.

Mayor Clark ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By Councillor Hill

Seconded By Councillor Dubois

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Block

Seconded By Councillor Donauer

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Block

Seconded By Councillor Donauer

That the discretionary use application submitted by Zervos Tavern requesting permission for a Tavern with Brew Pub at 1605 33rd Street West, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licenses (including a building permit); and,
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

6.1.2 Discretionary Use Application – Recreational Vehicle and Equipment Storage Site – 1625 Chappel Drive [File No. CK 4355-020-002 and PL 4355-D6/19]

Report of the City Clerk:

"The following documents are provided:

- Report of the General Manager, Community Services, dated January 28, 2020; and
- Letter from the Municipal Planning Commission, dated February 3, 2020.

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

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Section Manager, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support. He answered questions of Council.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

Dan Rawlyk, proponent and owner of LINE-X presented his application, and answered questions of Council.

Mayor Clark ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By Councillor Hill

Seconded By Councillor Dubois

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Block
Seconded By Councillor Donauer
That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Block
Seconded By Councillor Donauer
That the Discretionary Use Application submitted by LINE-X requesting permission for a Recreational Vehicle and Equipment Storage Site, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit);
2. The site be screened along the north, east, and west, property lines to the satisfaction of the Development Officer; and
3. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

6.1.3 Rezoning of 301 Clarence Avenue North [File No. CK 4351-020-001 and PL 4350-Z/21/18]

The following documents were provided:

- Proposed Bylaw No. 9682;
- Report of the General Manager, Community Services Department, dated January 28, 2020;

Minutes of Public Hearing Meeting of City Council
Monday, February 24, 2020

- Letter from the Municipal Planning Commission, dated February 3, 2020; and
- Notices that appeared in the local press on February 8, 10, 15 and 18, 2020.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9682 was passed.

Darryl Dawson, Development Review Section Manager, reviewed the proposed rezoning (with PowerPoint slides) and expressed the Department's support. He answered questions of Council.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Administration's recommendations.

Shane Shircliff, proponent and one of four partners, confirmed questions of Council - that parking is intended for tenants and the design shown in renderings is what can be expected and will be built.

Jack Labrecque, nearby resident, read comments of opposition from his neighbor Joy, who resides next to the site and whose main concern is the height of development.

Mayor Clark ascertained that there was no one else present in the gallery who wished to address Council on this matter.

Moved By Councillor Block

Seconded By Councillor Donauer

That permission be granted to introduce Bylaw No. 9682, and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Hill

Seconded By Councillor Dubois

That the submitted report and correspondence be received.

Minutes of Public Hearing Meeting of City Council
Monday, February 24, 2020

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Jeffries
Seconded By Councillor Iwanchuk
That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Block
Seconded By Councillor Dubois
That Bylaw No. 9682 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Block
Seconded By Councillor Donauer
That permission be granted to have Bylaw No. 9682 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Moved By Councillor Block
Seconded By Councillor Gough
That Bylaw No. 9682 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

6.1.4 Proposed Regulations for Short-Term Accommodations [File No. CK 4350-71 and PL 4350-25]

Councillor Hill declared a conflict of interest on this item. (He has an Airbnb unit within his residence.)

Councillor Block declared a conflict of interest on this item. (She hosts a short-term accommodation.)

Councillor Jeffries declared a conflict of interest on this item. (He operates a short-term rental.)

Councillors Hill, Block, and Jeffries left the Chamber and excused themselves from the remainder of the meeting at 7:10 p.m.

The following documents were provided:

- Proposed Bylaws No. 9683 and No. 9684;
- Report of the General Manager, Community Services Department, dated January 28, 2020;
- Letter from the Municipal Planning Commission, dated February 3, 2020; and
- Notice that appeared in the local press on February 8 and 10, 2020.

The following letters were provided:

Requesting to Speak:

- Nathan Rotman, Airbnb Canada, dated February 7, 2020;
- Lloyd Beazley, Wee Vend Inc., dated February 19, 2020;
- Norm Osback (comments attached), dated February 19, 2020;
- Keith Pearson, dated February 21, 2020; and
- Jeff Jackson, dated February 24, 2020

Submitting Comments:

- Lloyd Beazley and Norm Osback, joint comments received February 19, 2020 (including speaking notes to MPC dated January 28, 2020);
- Sheila Liota, dated February 20, 2020;

- Elizabeth McCann, dated February 20, 2020; and
- Ruth Engele, Renters of Saskatoon and Area, dated February 24, 2020

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw Nos. 9683 and 9684 was passed.

Mark Wilson, Licensing and Permitting Manager, Community Standards Division, presented the report and provided a PowerPoint presentation, noting Administration is recommending Option 3. He answered questions of Council.

Diane Bentley, Chair, Municipal Planning Commission, overviewed the Commission's concerns and answered questions of Council.

Nathan Rotman, Airbnb Canada, spoke in support of the Administration's recommendation and answered questions of Council with respect to licenses, enforcement, parking, condo boards, and other municipalities' regulations.

Lloyd Beazley, Wee Vend Inc., requested the proposed bylaws not be passed and the matter referred back to the Administration. He expressed concerns about the open house, increase in discretionary use application fees, definition of short-term, and answered questions of Council regarding his reasons for opposition and submitted a copy of his speaking notes.

The meeting recessed at 8:16 p.m. and reconvened at 8:31 p.m.

Norm Osback spoke against the proposed regulations and submitted a copy of his presentation.

Keith Pearson spoke against the proposed regulations, expressed his concerns, and noted there are many factors for Council to consider.

Jeff Jackson expressed his concern for the Administration's report, public consultation, fees and incorrect website content. He answered questions of Council and requested defeat of the options as presented and investigation of other options such as a licensing system.

Michelle Pexa shared with Council her positive experience of being an Airbnb host and user, noting not only are the hosts rated, but so are the guests. She spoke in support of standardizing the requirements.

Curtis Dyck, a local builder, architect and host expressed concerns with definition of short-term being less than 30 days - would like to see it be longer.

Ruth Engele, volunteer with Renters of Saskatoon and Area, read a submission from Chandra Behrenz regarding rentals rates in Saskatoon and requesting Council also keep the affects on long-term accommodations in mind.

Eric Lau, spoke to the benefits and his positive experience as an Airbnb super host. He expressed opposition to a discretionary use fee - would be a barrier to hosting.

Jim Bence, President and CEO, The Saskatchewan Hotel and Hospitality Association, raised with Council many factors to consider such as fairness in taxation, protecting affordable housing stock, the rise in human trafficking and drug activity, and the large undertaking to run a regulation program. He answered questions of Council and advised Option 1 would be the preference of his association.

Veronica Kilpatrick noted long and short term accommodations are subject to the same issues and a license may be the best way to regulate.

Spencer Olynchuk, Airbnb host, requested Council tread carefully, expressing his feeling the matter has been rushed and the discretionary use fee would be a huge barrier.

Rene Rego, an Airbnb super host, spoke in support of Airbnb's and their importance to his family but in opposition to the discretionary use proposal.

Mayor Clark ascertained that there was no one else present in the gallery who wished to address Council on this matter.

The Administration answered further questions of Council.

The meeting recessed at 10:25 and reconvened at 10:36 p.m.

Moved By Councillor Donauer

Seconded By Councillor Iwanchuk

That permission be granted to introduce Bylaw Nos. 9683 and No. 9684, and give same FIRST reading.

In Favour: (7): Mayor C. Clark, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Iwanchuk, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (7 to 0)

Moved By Councillor Dubois

Seconded By Councillor Donauer

That the submitted report and correspondence be received.

In Favour: (7): Mayor C. Clark, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Iwanchuk, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (7 to 0)

Moved By Councillor Donauer

Seconded By Councillor Dubois

That the hearing be closed.

In Favour: (7): Mayor C. Clark, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Iwanchuk, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (7 to 0)

Moved By Councillor Loewen

Seconded By Councillor Dubois

1. That the matter be deferred to the April Public Hearing meeting of City Council;
2. That the Administration report back about possible ways to achieve regulation of short-term accommodations in all zoning districts (including data collection, monitoring of clustering, etc.) through a business licensing model as an alternative to a discretionary use model; and
3. That the reporting include consideration of amendments to proposed Bylaw No. 9684 to change the thresholds in Section 19.4(1) to 30% and 19.4(2) to 3%.

In Favour: (7): Mayor C. Clark, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Iwanchuk, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (7 to 0)

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS

A list of flag raising and proclamation requests received for the month of January 2020 was provided.

City Clerk Sproule answered questions of Council with respect to the denied application.

Moved By Councillor Donauer
Seconded By Councillor Block
That the information be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Iwanchuk, Councillor Jeffries, and Councillor Loewen
Absent: (1): Councillor Davies

CARRIED UNANIMOUSLY (10 to 0)

Agenda item 6.1.1 was considered next.

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing meeting adjourned at 10:50 p.m.

Mayor

City Clerk

Discretionary Use Application – 2421 Preston Avenue South – Residential Care Home Type II

APPLICATION SUMMARY

Sage Health Resources Inc. submitted a Discretionary Use Application requesting approval to operate an accessory Residential Care Home Type II for up to 10 residents, at any one time, at 2421 Preston Avenue South in the Eastview neighbourhood (see Appendix 1 for Location Plan). The subject site is zoned R2 – One and Two-Unit Residential District under Bylaw No. 8770, the Zoning Bylaw, which prescribes Residential Care Homes Type II as a Discretionary Use.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Sage Health Resources Inc. requesting approval to operate a Residential Care Home Type II for up to 10 residents at any one time at 2421 Preston Avenue South, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

BACKGROUND

The property at 2421 Preston Avenue South contains a one-unit dwelling owned and occupied by the applicant. Since 2017, a Residential Care Home Type I with capacity for five residents has operated at this site. Residential Care Homes Type I are a permitted use in the R2 District. Sage Health Resources Inc. is requesting to increase capacity to 10 residents with one staff member at any given time.

DISCUSSION

Zoning Bylaw Requirements

The Zoning Bylaw defines a Residential Care Home as “a licensed or approved group care home governed by provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.” A Residential Care Home Type II is defined as “a residential care home, in which the number of residents, excluding staff, does not exceed 15 people.”

On-site parking requirements prescribed in the Zoning Bylaw for a Residential Care Home Type II is 0.75 spaces per staff member and one space for every five residents. Based on 10 residents under care and one staff member, three on-site parking spaces are required. Plans submitted in support of the application indicate six on-site parking

Discretionary Use Application – 2421 Preston Avenue South – Residential Care Home Type II

spaces are provided by the driveway in the front yard along with the parking pad and detached garage in the rear yard (see Appendix 2 for Site Plan).

Comments from other Divisions

No comments were received from other divisions that would preclude this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

In November 2019, notices of this application were sent to the Ward Councillor, the Eastview Community Association and to property owners within 100 metres of the site. Two residents did respond looking to clarify details of the application. Information was provided to the residents and no further comments have been received at the time of the writing of this report.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, 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.

APPENDICES

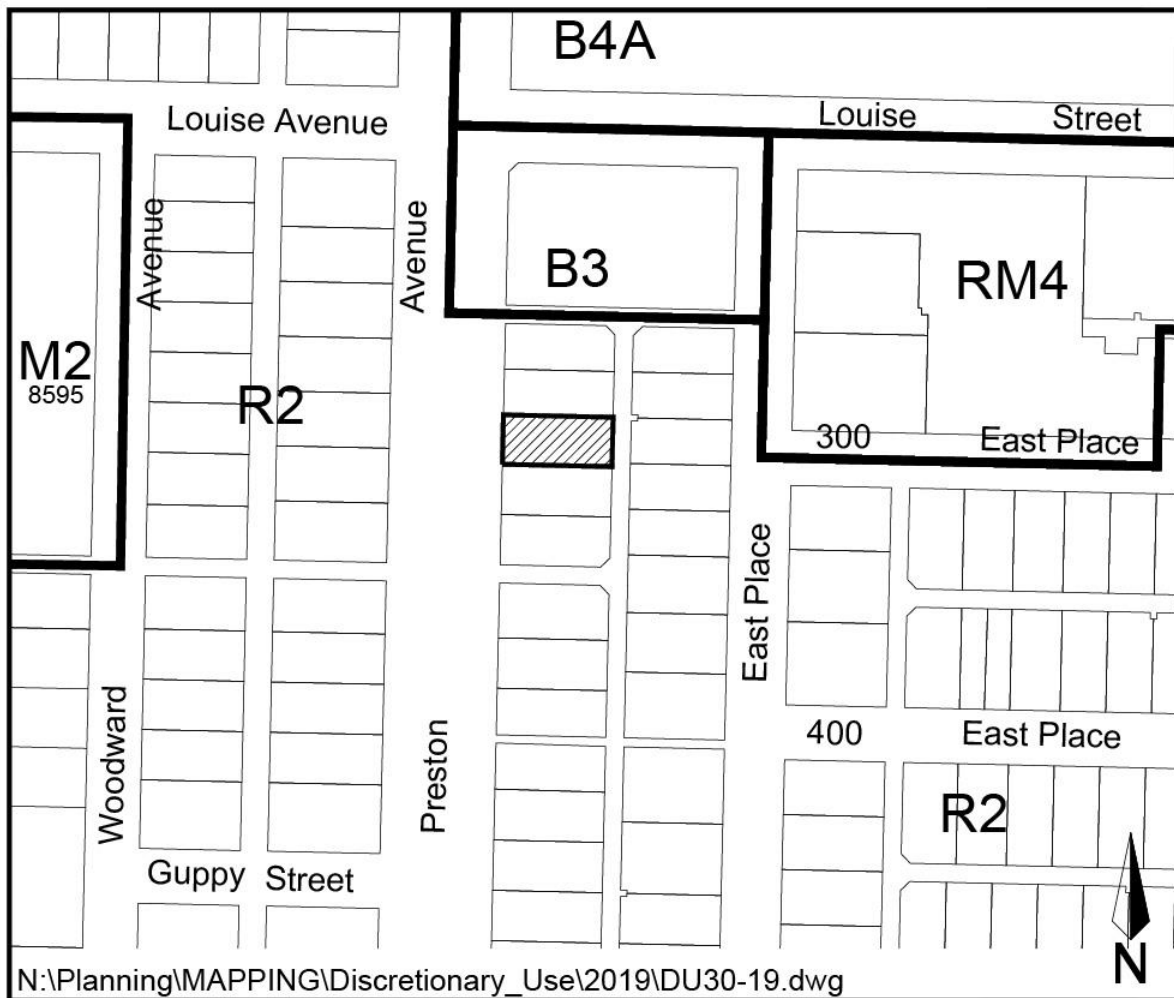
1. Location Plan – 2421 Preston Avenue South
2. Site Plan – 2421 Preston Avenue South

REPORT APPROVAL

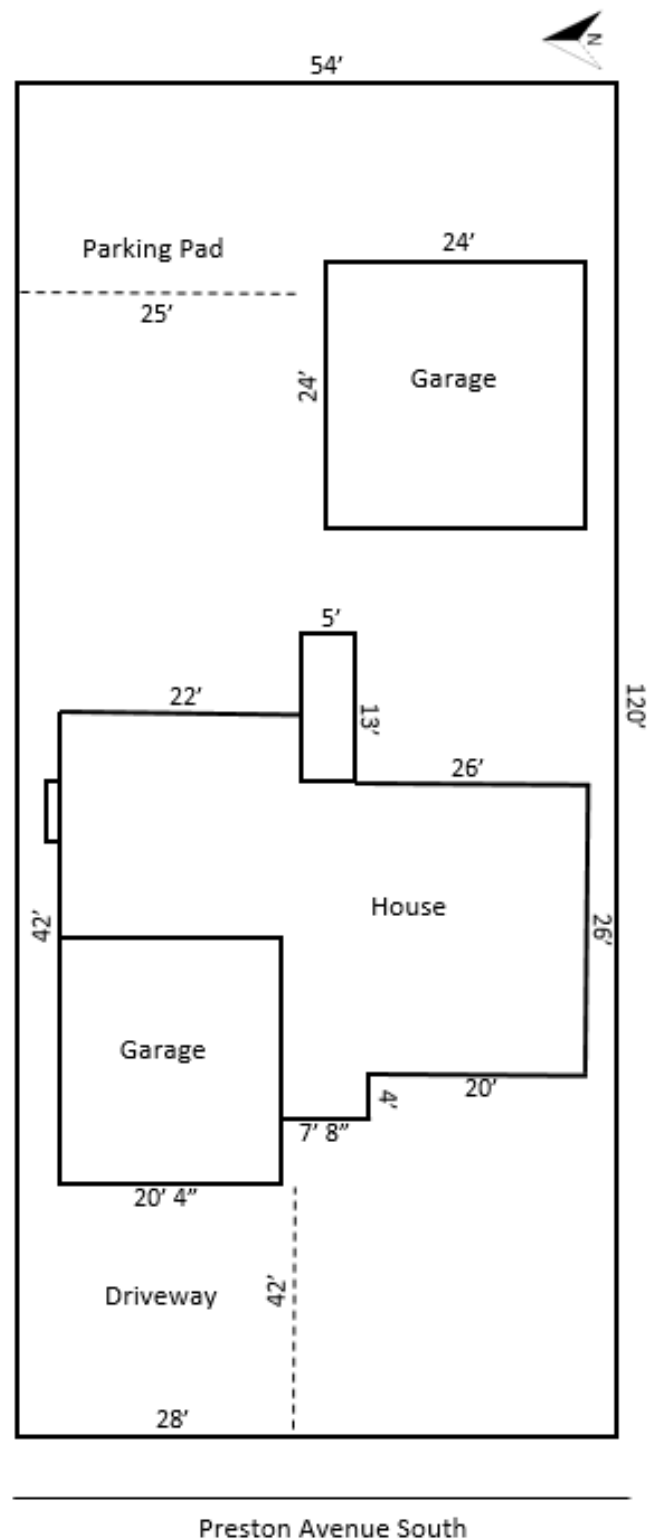
Written by: Tanner Halonen, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager, Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MPC – DUA – 2421 Preston Ave S/pg

Location Plan – 2421 Preston Avenue South



Site Plan – 2421 Preston Avenue South



March 12, 2020

City Clerk

Dear City Clerk:

Re: Discretionary Use Application – 2421 Preston Avenue South – Residential Care Home Type II [File No. CK 4355-020-003 and PL 4355-D30/19]

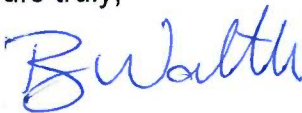
The Municipal Planning Commission, at its meeting held on February 25, 2020, considered a report of the General Manager, Community Services Department dated February 25, 2020 and received a letter from Shirley Porter, Sage Health Resources Inc. regarding the matter. The Commission supports the following recommendation of the Community Services Department:

That the Discretionary Use Application submitted by Sage Health Resources Inc. requesting approval to operate a Residential Care Home Type II for up to 10 residents at any one time at 2421 Preston Avenue South, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

cc: Diane Bentley, MPC Chair
General Manager, Community Services Department

From: Shirley Porter [REDACTED]
Sent: Tuesday, February 25, 2020 7:31 AM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Tuesday, February 25, 2020 - 07:31

Submitted by anonymous user: 70.64.72.142

Submitted values are:

Date Tuesday, February 25, 2020

To His Worship the Mayor and Members of City Council

First Name Shirley

Last Name Porter

Email [REDACTED]

Address [REDACTED] Preston Ave

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) Sage Health Resources Inc.

Subject 7.1 Discretionary Use Application – 2421 Preston Avenue South – Residential Care Home Type II [File No. CK 4355-020-003 and PL

Meeting (if known) Municipal Planning Commission

Comments

This residential care home, for seniors, has been in operation for several years.

Sage also owns the mobility home health aid store in Market Mall , (since 1998), and saw the need for an home close to the mall, that would allow residents, to continue to reside in Eastview, and enjoy, the amenities, and community they would have accessed for years. (Churches, bowling, legion, community associations, shopping, etc.

Extensive renovations were completed in 2016 + 2017, including: Inspections, permits, etc.

No further renovations are required to increase in the number of beds.

There is ample off street parking, in front, as well we added a 2-3 stalls,concrete parking in the back.

Thank you for supporting our application.

Shirley Porter

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/374903>

MPC Chair Report
Public Hearing Meeting of City Council
Monday March 23, 2020

6.1.1 Discretionary Use Application - 2421 Preston Avenue South – Residential Care Home Type II

- Thank you to Administration for providing a 'heat map' of area care homes.
- MPC supports the application.

6.1.2 Discretionary Use Application – Child Care Centre - 3331 Cassino Avenue

- MPC supports this application.

6.1.3 Proposed Official Community Plan Amendment – 411 Avenue P South

- MPC supports this amendment.

6.1.4 Proposed Rezoning of 411 Avenue P South

- MPC supports this application.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street

- MPC indicates request to retain trees on the property.
- MPC supports this amendment.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B to R1A

- MPC supports this application.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

- Discussion about the amendment including definitions and rational for change.
- MPC supports this amendment.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

- MPC supports this amendment.

Diane Bentley, Chair MPC

Bryant, Shellie

From: Shirley Porter [REDACTED]
Sent: March 23, 2020 9:02 AM
To: City Council
Subject: Form submission from: Write a Letter to Council
Attachments: discretionary_use_city_council.docx

Submitted on Monday, March 23, 2020 - 09:02

Submitted by anonymous user: 70.64.72.142

Submitted values are:

Date Monday, March 23, 2020
To His Worship the Mayor and Members of City Council
First Name Shirley
Last Name Porter
Email [REDACTED]
Address [REDACTED] Preston Ave Sth.
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable) Sage Home
Subject 6.1.1 Discretionary Use Application – 2421 Preston Avenue South – Residential Care Home
Type II [File No. CK 4355-020-003 and PL

Meeting (if known) city council

Comments

Thank you for your time, to consider our discretionary use application for our personal care home

Attachments

discretionary use city council.docx
[REDACTED]

The results of this submission may be viewed at:
[REDACTED]

Sage Health Resources Inc.
Sage Home
2421 Preston Ave. Sth
Saskatoon, Sk
S7J 2G3

March 23, 2020

**RE: 6.1.1 Discretionary Use Application – 2421 Preston Avenue South –
Residential Care Home Type II
[File No. CK 4355-020-003 and PL 4355-D30/19]**

Thank you for the consideration of approving our application for zoning change. Sage has operated a personal care home for seniors' (4-5 residents), since 2017 and renovated in 2016,2017 to allow for ease of expansion of number of beds in the future.

We have established good relations with our neighbors, and our residents have enjoyed the amenities, such as Market Mall.

I would have attended in person, to address any concerns, so please if any questions please phone: [REDACTED]

Shirley Porter
Sage Home

Discretionary Use Application – Child Care Centre – 3331 Cassino Avenue

APPLICATION SUMMARY

A Discretionary Use Application requesting approval to operate a Child Care Centre with capacity for up to 12 children at any one time at 3331 Cassino Avenue has been submitted by Trena Belhumeur. The proposed Child Care Centre would be accessory to the one-unit dwelling located on site. The subject site is zoned R2 – One- and Two-Unit Dwelling District (R2 District) under Bylaw No. 8770, Zoning Bylaw (Zoning Bylaw).

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Trena Belhumeur requesting permission for a Child Care Centre to provide care for up to 12 children at any one time at 3331 Cassino Avenue, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Currently, 3331 Cassino Avenue, in the Montgomery neighbourhood, contains a one-unit dwelling owned by the applicant (see Appendix 1). The proposed Child Care Centre would operate as an accessory use to this residence.

The subject site is zoned R2 – One- and Two-Unit Dwelling District (R2 District), under the Zoning Bylaw. Intent of the R2 District is to provide for residential development in the form of one and two-unit dwellings as well as related community uses. A Child Care Centre is considered a Discretionary Use in the R2 District.

DISCUSSION

Zoning Bylaw Requirements

The Zoning Bylaw defines a Child Care Centre as an establishment providing for the care, supervision and protection of children, but does not include the provision of overnight supervision.

As per Zoning Bylaw regulations, a Child Care Centre with 12 children under care requires 42 m² of fenced on-site outdoor play space (3.5 m² per child). The applicant has indicated that play space will be accommodated in the back yard. The space available is approximately 115 m², which is in excess of the requirement (see Appendix 2).

Discretionary Use Application – Child Care Centre – 3331 Cassino Avenue

Two off-street parking spaces are required and are provided in the attached garage and driveway.

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.

Comments From Other Divisions

No concerns were noted by other divisions that would prevent this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

As part of the Discretionary Use Application review process, in November 2019, a notice detailing this application was sent to property owners within approximately 100 metres of the subject site, the Ward Councillor and the Montgomery Place Community Association. Following this notice, correspondence from two residents was received with questions pertaining to the difference between the types of Child Care Centres described in the Zoning Bylaw and related development standards. Information on zoning requirements was provided and no additional comments or concerns have been received (see Appendix 3 for the Community Engagement Summary).

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice policy.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Planning and Development Division will give notice of the public hearing date, by mail, to property owners within at least 75 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

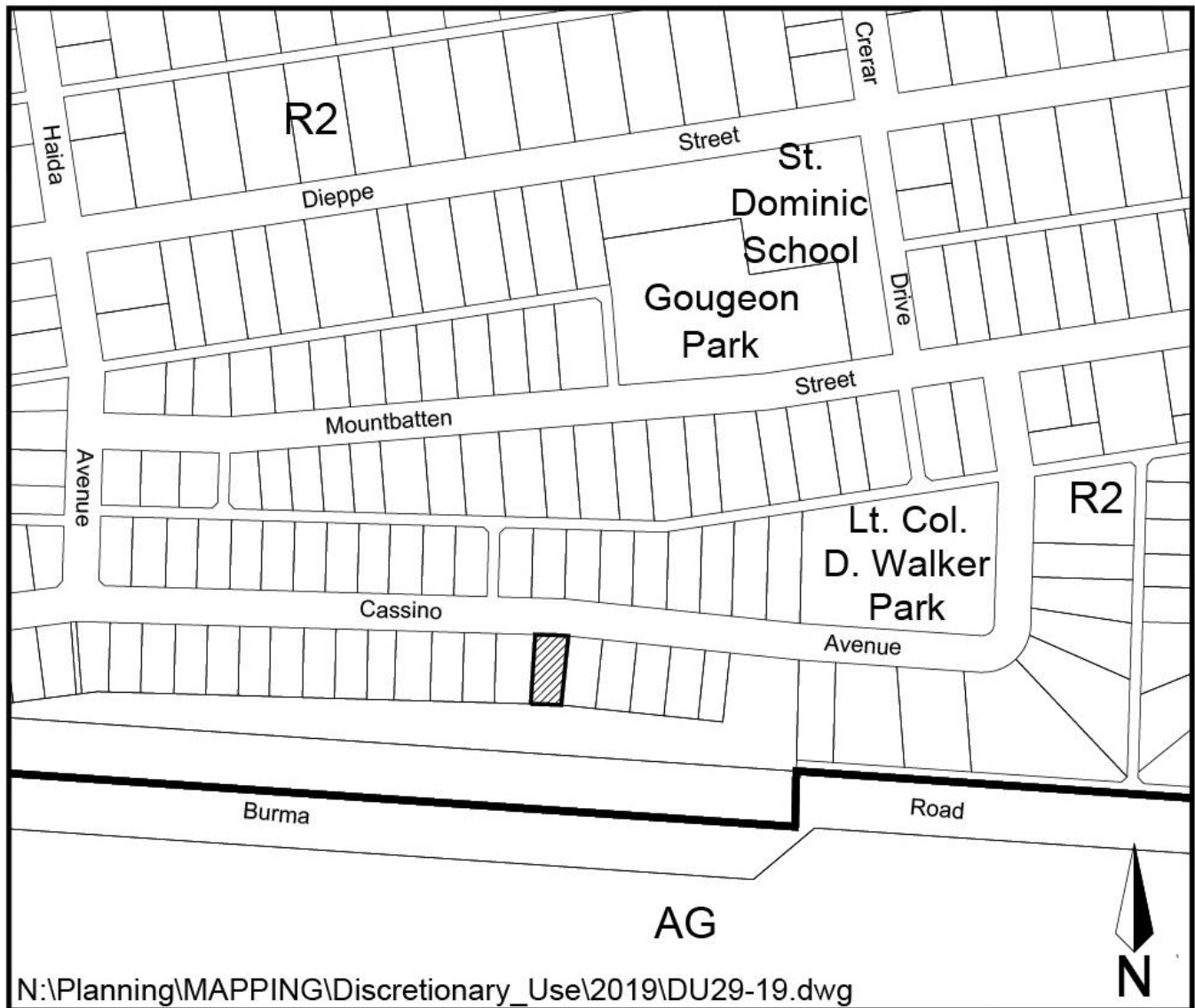
1. Location Plan
2. Site Plan
3. Community Engagement Summary

REPORT APPROVAL

Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Development Review Manager
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MPC – DUA – Child Care Centre – 3331 Casino Ave/pg

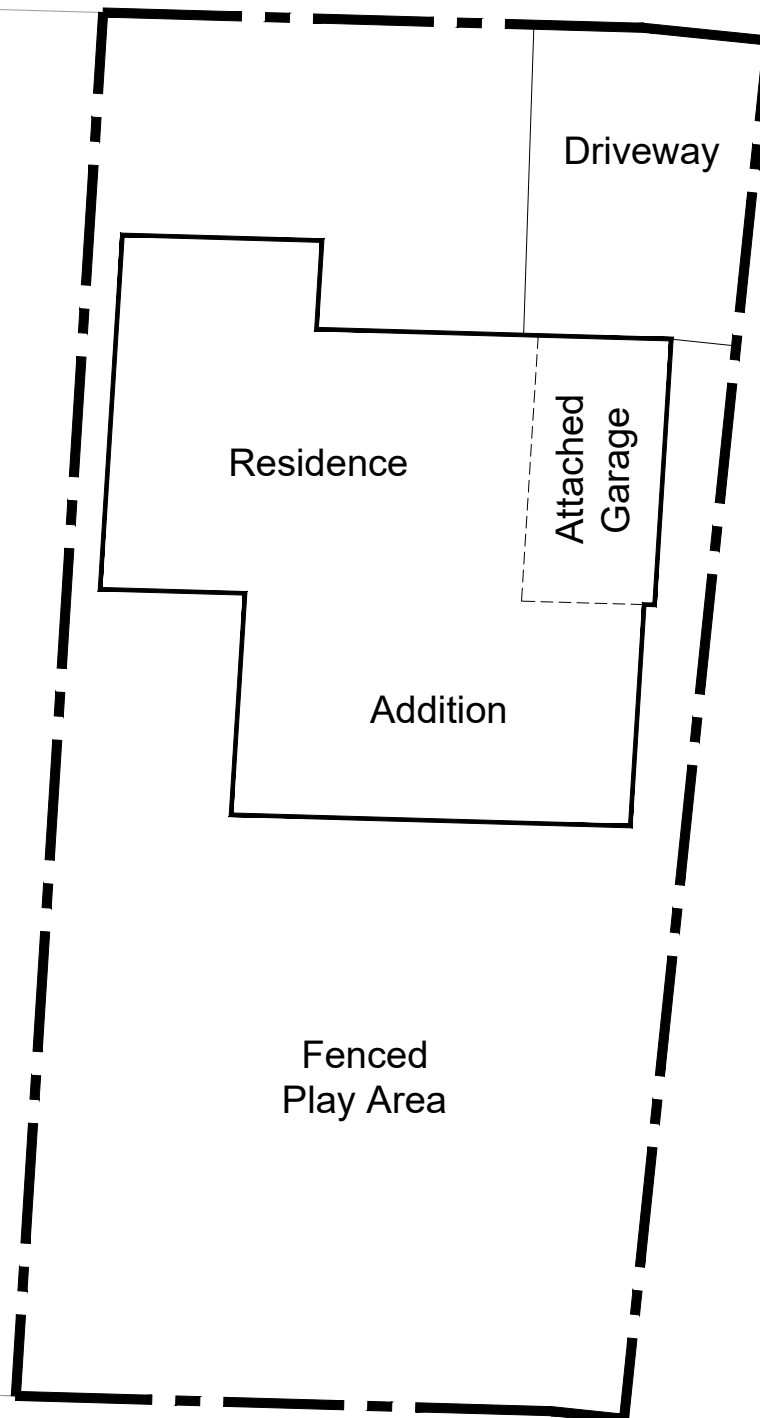
Location Plan – 3331 Cassino Avenue





3331 Cassino Avenue - Site Plan

Cassino Avenue





COMMUNITY ENGAGEMENT SUMMARY

Public Information Session

Discretionary Use Application – Child Care Centre
3331 Cassino Avenue – Montgomery Place

Applicant: Trena Belhumeur
File: PL 4355 – D29/19

Project Description

A Discretionary Use Application requesting approval to operate a Child Care Centre with capacity for up to 12 children at any one time has been submitted by Trena Belhumeur. The subject site is zoned R2 – One- and Two-Unit Residential District under which the intent is to provide for residential development in the form of one and two-unit dwellings as well as related community uses. A Child Care Centre is considered a Discretionary Use in the R2 District.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mailout – A notice detailing the Discretionary Use Application was mailed out to 59 property owners, the Montgomery Place Community Association, and the Ward Councillor in November 2019. The notice included details on the application, the proposed development, and timelines for application review. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application.

Purpose:

To inform and consult – Mail out recipients were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Gough was also advised of the application.
- External stakeholders. A flyer with details of the meeting was sent to 59 property owners within the area in November 2019.
- Two residents had questions pertaining to the application.

Summary of Community Engagement Feedback

Comments and questions received in response to the information mailout have been summarized in the following table:

Concern	Theme	Response
The difference between a Family Child Care Centre and a Child Care Centre	Land Use	A Family Child Care Centre is a child care facility which is an accessory use to a one-unit dwelling, two-unit dwelling, mobile home, semi-detached dwelling or townhouse where the occupants of the dwelling provide childcare services for a maximum of eight children. This use is permitted in all residential areas. A Child Care Centre contains greater than eight children and requires Discretionary Use Approval.
Does the existing home meet applicable development standards?	Zoning	Yes. A zoning check was completed prior to issuance of the public notice and all applicable standards are met.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	February 25, 2020
Public Notice: A notice detailing the public hearing will be sent to property owners. Signage will be placed onsite detailing the public hearing.	Early/Mid-March 2020
Public Hearing: Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received.	March 23, 2020
City Council decision: May approve, deny, or defer the decision.	March 23, 2020

Prepared by:
Jonathan Derworiz
Planning and Development Division
January 30, 2020

March 12, 2020

City Clerk

Dear City Clerk:

**Re: Discretionary Use Application – Child Care Centre – 3331 Cassino Avenue
[File No. CK 4355-020-004 and PL 4355-D29/19]**

The Municipal Planning Commission, at its meeting held on February 25, 2020, considered a report of the General Manager, Community Services Department dated February 25, 2020, on the above application and supports the following recommendation of the Community Services Department:

That the Discretionary Use Application submitted by Trena Belhumeur requesting permission for a Child Care Centre to provide care for up to 12 children at any one time at 3331 Cassino Avenue, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

cc: Diane Bentley, MPC Chair
General Manager, Community Services Department

MPC Chair Report
Public Hearing Meeting of City Council
Monday March 23, 2020

6.1.1 Discretionary Use Application - 2421 Preston Avenue South – Residential Care Home Type II

- Thank you to Administration for providing a 'heat map' of area care homes.
- MPC supports the application.

6.1.2 Discretionary Use Application – Child Care Centre - 3331 Cassino Avenue

- MPC supports this application.

6.1.3 Proposed Official Community Plan Amendment – 411 Avenue P South

- MPC supports this amendment.

6.1.4 Proposed Rezoning of 411 Avenue P South

- MPC supports this application.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street

- MPC indicates request to retain trees on the property.
- MPC supports this amendment.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B to R1A

- MPC supports this application.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

- Discussion about the amendment including definitions and rational for change.
- MPC supports this amendment.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

- MPC supports this amendment.

Diane Bentley, Chair MPC

Bryant, Shellie

From: Trena Belhumeur [REDACTED]
Sent: March 19, 2020 2:45 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Thursday, March 19, 2020 - 14:45

Submitted by anonymous user: 70.64.119.151

Submitted values are:

Date Thursday, March 19, 2020

To His Worship the Mayor and Members of City Council

First Name Trena

Last Name Belhumeur

Email [REDACTED]

Address [REDACTED] Cassino ave

City saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) Trena Belhumeur Daycare

Subject I would like to send in comments to support my application.

Meeting (if known) March 23 6pm [File No. CK 4355-020-004 and PL 4355- D29/19]

Comments

My name is Trena Belhumeur and I have had a Educational Dayhome in the Montgomery area of Saskatoon for 7.5 years with 3.5 of those years being licensed with the Ministry of Education. I am a licensed group home with a total of 12 children spaces including my own children. I have followed all their rules and regulations since licensing with them. We do not need to do any new renovations or development to the daycare space, our space is bright and clean and a wonderful fun place for children of all ages. There is a great need for quality dayhomes in Montgomery and I have a long waiting list, with even more families looking on a regular bases for daycare spaces. I believe it is important to keep all of the spaces allotted to me by the Ministry of Education because the families I provide quality care for are all at home here and I would never want to uproot any of them, also there is a need for more quality daycares in this area.

Thank you for your consideration,

Trena Belhumeur

Attachments

The results of this submission may be viewed at:

[REDACTED]

BYLAW NO. 9686

The Official Community Plan Amendment Bylaw, 2020

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2020*.


Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan Land Use Map to change the land use designation of the land described in the Bylaw from Medium Density Residential to Mixed Use Policy District.

Bylaw No. 8769 Amended

3. The Official Community Plan, which is annexed as Schedule “A” to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Medium Density Residential to Mixed Use Policy District

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix “A” to this Bylaw from Medium Density Residential to Mixed Use Policy District:

- (1) Surface Parcel No.: 119882010
Legal Land Description: Lot 10, Blk/Par 4, Plan G3978 Ext 0
As described on Certificate of Title 95S07210;
and
- (2) Surface Parcel No.: 119882021
Legal Land Description: Lot 11, Blk/Par 4, Plan G3978 Ext. 0
As described on Certificate of Title 95S07210;
and

(3) Surface Parcel No.: 135585243
Legal Land Description: Lot 12, Blk/Par 4, Plan A2086 Ext. 0
As described on Certificate of Title 99SA07223.

Coming into Force

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2020.

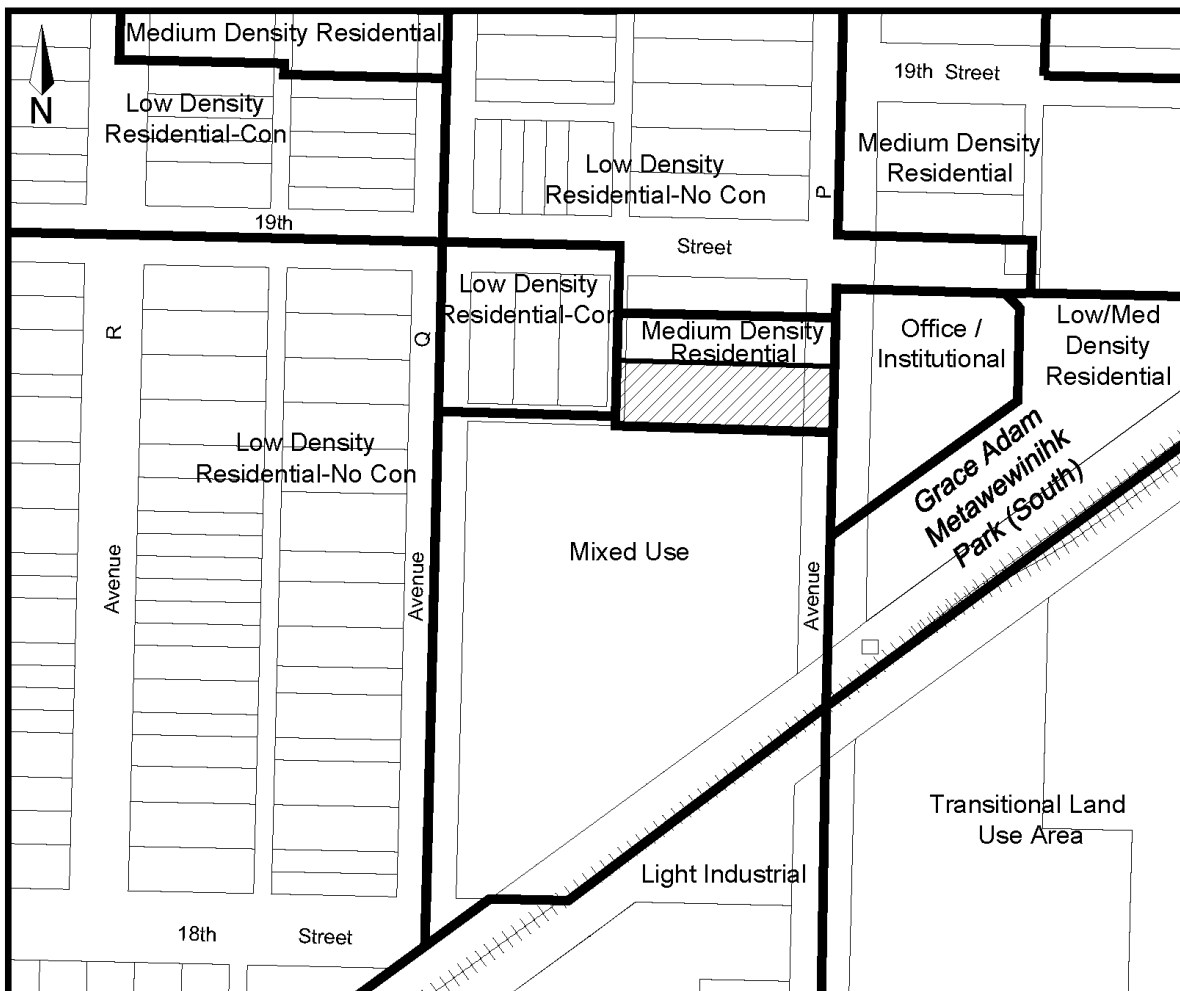
Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

Mayor

City Clerk

Appendix “A”



OFFICIAL COMMUNITY PLAN AMENDMENT

PLEASANT HILL LAND USE POLICY MAP



From Medium Density Residential to Mixed Use

N:\Planning\MAPPING\Official Comm Plan\2019 OCP\OCP16_19.dwg



Proposed Official Community Plan Amendment and Rezoning of 411 Avenue P South

APPLICATION SUMMARY

An application requesting an amendment to the Official Community Plan (OCP) Land Use Map and a rezoning of 411 Avenue P South in the Pleasant Hill neighbourhood has been submitted by Stewart Properties. This site is currently designated as Medium Density Residential under the OCP Land Use Map and zoned RM4 – Medium/High Density Multiple-Unit Dwelling District (RM4 District). Stewart Properties is proposing to designate this site as Mixed Use Policy District and apply the MX1 – Mixed Use District 1 (MX1 District) to permit redevelopment of the existing building into an office with eight residential units.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8769, Official Community Plan Bylaw, and Bylaw No. 8770, Zoning Bylaw, pertaining to 411 Avenue P South, as outlined in this report, be approved.

BACKGROUND

Currently, 411 Avenue P South (see Appendix 1) contains a multiple-unit dwelling with eight dwelling units. Proposed amendments would facilitate interior alterations to the building to accommodate office and residential uses.

DISCUSSION

Proposed Amendments

Amendment to Bylaw No. 8769, the Official Community Plan Bylaw

The subject site is currently designated as Medium Density Residential by the OCP Land Use Map (see Appendix 2). The intent of this designation is to facilitate development of multiple-unit dwellings, street townhouses and dwelling units of six units or more, and up to three or four stories, under the relevant zoning district. The applicant is proposing to change the site to the Mixed Use land use designation to incorporate an office component into the existing residential use.

Amendment to Bylaw No. 8770, the Zoning Bylaw

This site is currently zoned RM4 District. Intent of the RM4 District is to provide for a variety of residential developments in a medium to high-density form as well as related community uses. The applicant is proposing to apply MX1 District zoning with the intent to incorporate office uses into the existing building through interior alterations. No additions to the building are being proposed at this time and the existing dwelling units would remain.

Policy Review

Alignment with the Official Community Plan

The OCP states that the intent of the Mixed Use Policy District is intended to:

- a) Facilitate unique development opportunities, flexibility and reinvestment in neighbourhoods by encouraging new mixed-use developments and the rehabilitation of existing mixed-use development arrangements.
- b) Ensure that a broad range of compatible commercial, industrial, institutional, cultural, and residential uses, including live/work units, are accommodated in a carefully planned, high quality environment over the long-term.

This application demonstrates its suitability for this district as reinvestment in the neighbourhood is being undertaken through the rehabilitation of an existing use and building and a new use is being incorporated.

Alignment with the Pleasant Hill Local Area Plan

A key objective of a Local Area Plan is to encourage the renewal, rehabilitation or redevelopment of private and public properties. The proposed OCP amendment and rezoning would allow for the opportunity to develop the site in a way that enhances the neighbourhood and is important to the community. Should these amendments be approved, additional uses on the site could be considered subject to compliance with applicable development standards of the MX1 District.

Zoning Bylaw Requirements

With the existing building to remain, this application was reviewed for compliance with the development standards prescribed by the MX1 District; proposed redevelopment of the site would comply with the regulations of the MX1 District.

Comments from other Divisions

No concerns were noted by other divisions that would prevent this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

In December 2019, notice detailing this application and an invitation to a public information meeting was sent to all property owners within approximately 100m of the subject site, as well as the Ward Councillor and the Pleasant Hill Community Association. The meeting was held in January 2020. No comments or concerns were received following the notice and no residents attended the public information meeting. See Appendix 3 for the Community Engagement Summary.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy 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.

APPENDICES

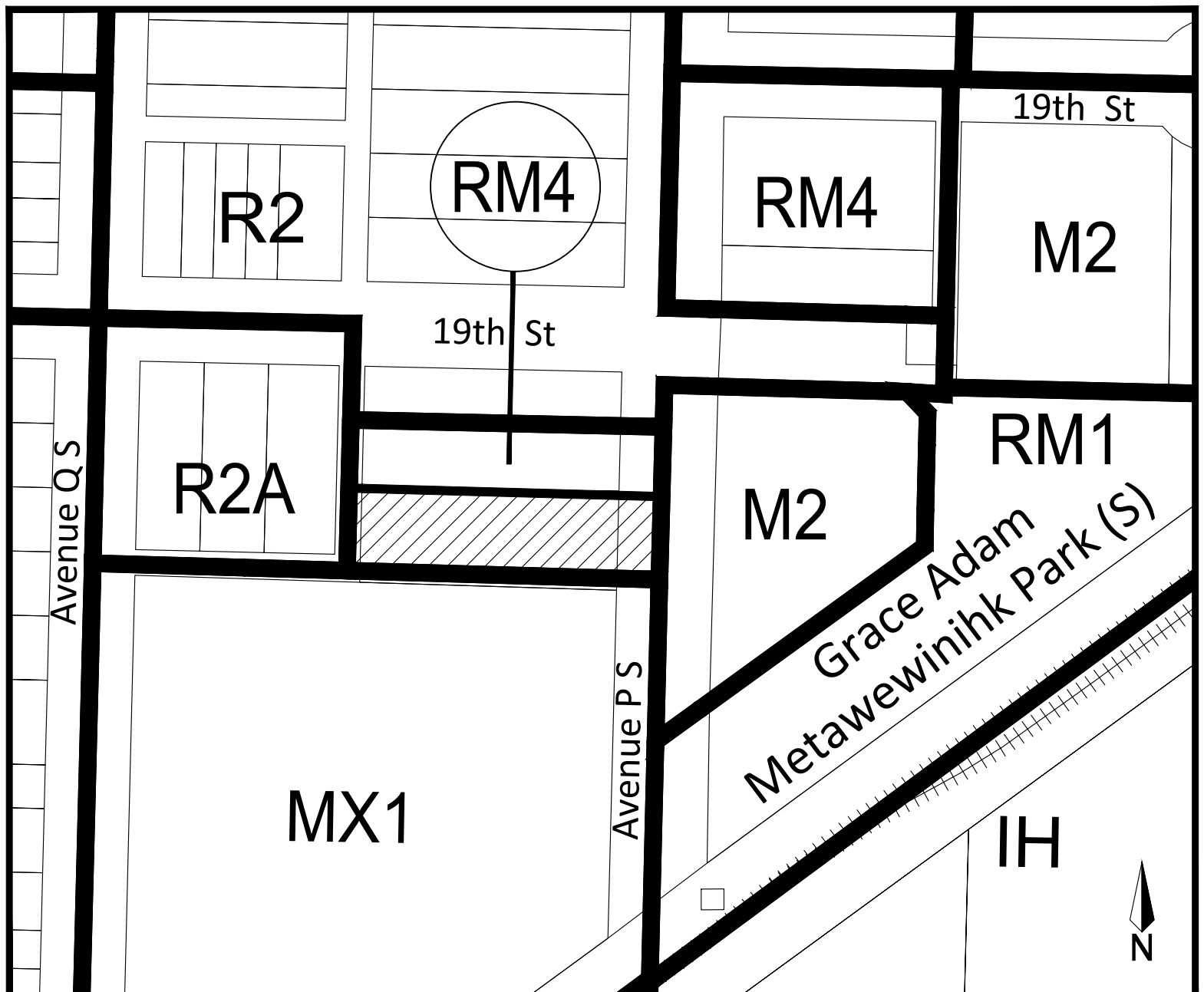
1. Location Plan
2. Proposed Official Community Plan Land Use Map Amendment
3. Community Engagement Summary

REPORT APPROVAL

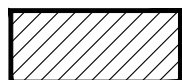
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Development Review Manager
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MPC/ Proposed Official Community Plan Amendment and Rezoning of 411 Avenue P South/jdw

Location Plan - 411 Avenue P S

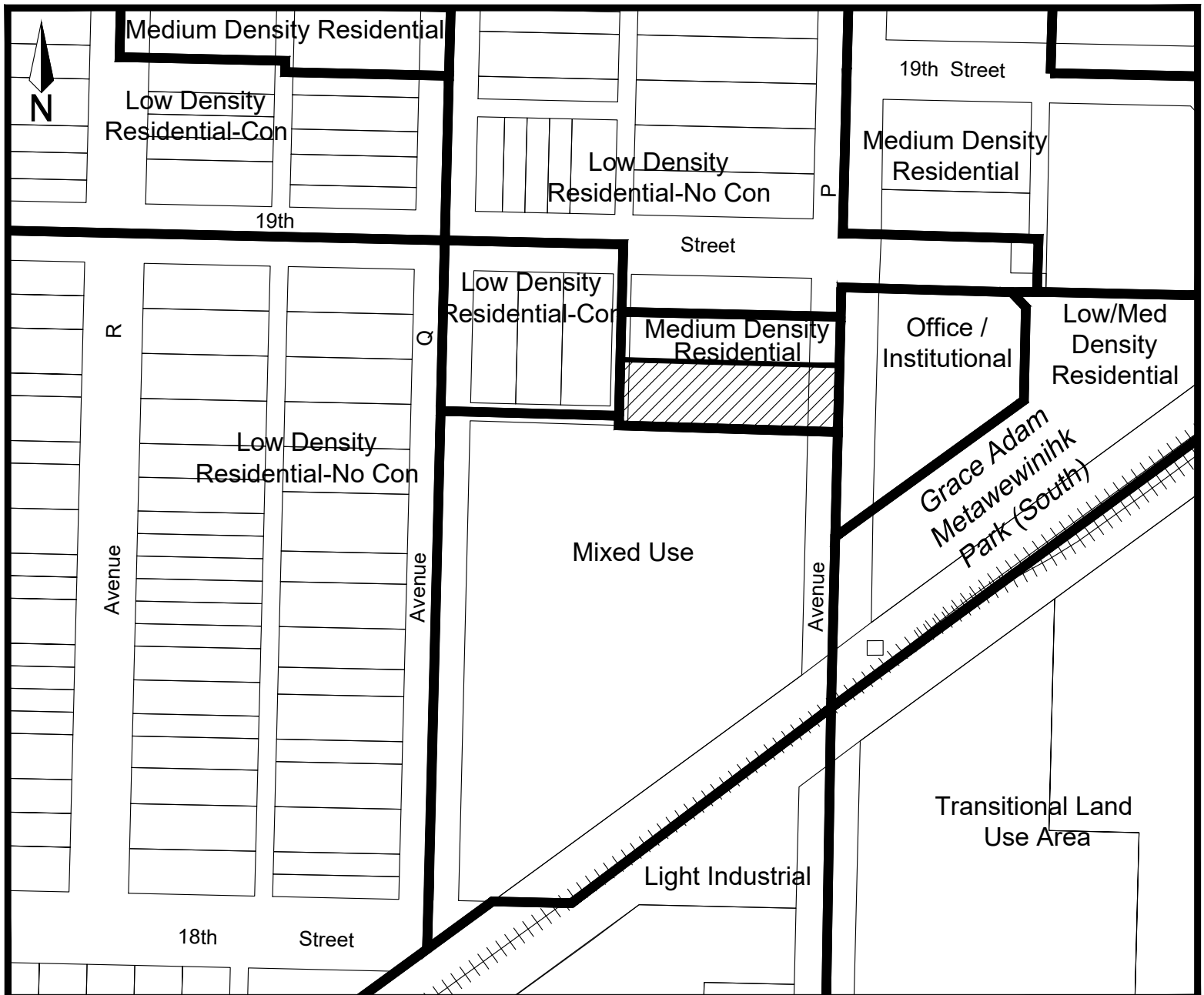


ZONING AMENDMENT



From RM4 District to MX1 District

Proposed Official Community Plan Land Use Map Amendment - 411 Avenue P S



OFFICIAL COMMUNITY PLAN AMENDMENT

PLEASANT HILL LAND USE POLICY MAP



From Medium Density Residential to Mixed Use



COMMUNITY ENGAGEMENT SUMMARY

Come-and-Go Public Information Session

Proposed Official Community Land Use Plan Amendment and Rezoning
411 Avenue P South – Pleasant Hill

Applicant: Stewart Properties
File: PL 4350 – Z9/19 and OCP 16/19

Project Description

Stewart Properties has submitted an application to amend the Official Community Plan Land Use Map and rezone 411 Avenue P South in Pleasant Hill to facilitate incorporation of office uses into an existing multiple-unit dwelling.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mailout – A notice detailing the proposed application was mailed out to 48 property owners in December 2019. The notice included details on the amendment and rezoning process, the proposed development, timelines for application review and an invitation to the public information meeting. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application. The same notice was also emailed to the Pleasant Hill Community Association and the Ward Councillor in December 2019.

Public Information Meeting – A public information session was held regarding this application at Station 20 West from 7:00 PM to 8:30 PM on January 21, 2020. Renderings and site plans of the proposed development were made available. City staff, the applicant and technical experts were present to answer questions, and provide further information about the proposed development and the rezoning process.

Purpose:

To inform and consult – Mail out recipients were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted. There were no attendees at the public information session.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Gough was also advised of the application.

- External stakeholders - A flyer with details of the meeting was sent to 48 property owners within the area in December 2019.
- No members of the public attended the meeting.
- No comments or concerns have been received pertaining to this application.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	February 25, 2020
Public Notice: An advertisement is prepared and placed in <u>The StarPhoenix</u> .	Early to mid-March 2020
Public Hearing: Occurs at City Council, with the opportunity for interested parties to present. Proposals considered together with the reports of the Planning and Development Division, Municipal Planning Commission and any written or verbal submissions received.	March 23, 2020
City Council decision: May approve, deny or defer the decision.	March 23, 2020

Prepared by:
Jonathan Derworiz
Planning and Development Division
January 29, 2020

March 12, 2020

City Clerk

Dear City Clerk:

**Re: Proposed Official Community Plan Amendment and Rezoning of 411
Avenue P South [File No. CK 4351-020-002 and PL 4350-Z9/19 and OCP
16/19]**

The Municipal Planning Commission, at its meeting held on February 25, 2020, considered a report of the General Manager, Community Services Department dated February 25, 2020, on the above application and supports the following recommendation of the Community Services Department:

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8769, Official Community Plan Bylaw, and Bylaw No. 8770, Zoning Bylaw, pertaining to 411 Avenue P South, as outlined in the February 25, 2020 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

cc: Diane Bentley, MPC Chair
General Manager, Community Services Department

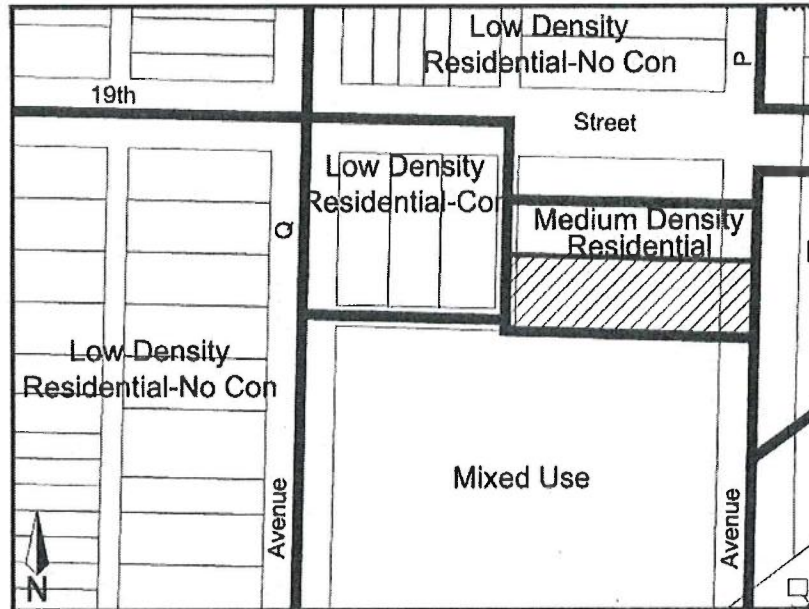
OFFICIAL COMMUNITY PLAN NOTICE

PLEASANT HILL NEIGHBOURHOOD

PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT – BYLAW NO. 9686

Saskatoon City Council will consider an amendment to Bylaw No. 8769, the Official Community Plan Bylaw, proposed by Stewart Properties to amend the land use designation of the site located at 411 Avenue P South in the Pleasant Hill neighbourhood. By way of Bylaw No. 9686, The Official Community Plan Amendment Bylaw, 2020, lands currently designated as Medium Density Residential are proposed to be designated as Mixed Use Policy District.

LEGAL DESCRIPTION – Lots 10 & 11, Block 4, Plan No. G3978, and Lot 12, Block 4, Plan No. A2086.



PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT

PLEASANT HILL LAND USE POLICY MAP



From Medium Density Residential to Mixed Use

File No. OCP16-2019

REASON FOR THE AMENDMENT – The proposed amendment would facilitate the rezoning of the property to an appropriate mixed use zoning district to accommodate the development of office uses along with the existing dwelling units in the building through interior alterations. Additional uses prescribed by the MX1 District may also be considered subject to applicable processes and reviews.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan and Official Community Plan Land Use Map may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

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

All submissions received by the City Clerk by **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

MPC Chair Report
Public Hearing Meeting of City Council
Monday March 23, 2020

6.1.1 Discretionary Use Application - 2421 Preston Avenue South – Residential Care Home Type II

- Thank you to Administration for providing a ‘heat map’ of area care homes.
- MPC supports the application.

6.1.2 Discretionary Use Application – Child Care Centre - 3331 Cassino Avenue

- MPC supports this application.

6.1.3 Proposed Official Community Plan Amendment – 411 Avenue P South

- MPC supports this amendment.

6.1.4 Proposed Rezoning of 411 Avenue P South

- MPC supports this application.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street

- MPC indicates request to retain trees on the property.
- MPC supports this amendment.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B to R1A

- MPC supports this application.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

- Discussion about the amendment including definitions and rational for change.
- MPC supports this amendment.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

- MPC supports this amendment.

Diane Bentley, Chair MPC

Bryant, Shellie

From: Tyler Stewart <tyler@stewartproperties.ca> on behalf of Tyler Stewart
<tyler@stewartproperties.ca>
Sent: March 23, 2020 9:12 AM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Monday, March 23, 2020 - 09:12

Submitted by anonymous user: 70.64.127.46

Submitted values are:

Date Monday, March 23, 2020
To His Worship the Mayor and Members of City Council
First Name Tyler
Last Name Stewart
Email tyler@stewartproperties.ca
Address 1633D Quebec Ave.
City Saskatoon
Province Saskatchewan
Postal Code S7K 6S6
Name of the organization or agency you are representing (if applicable) Stewart Properties
Subject Rezoning of 411 Ave P South from RM4 to MX1
Meeting (if known) General City Council Meeting - March 23rd, 2020
Comments

Although we were hoping to present this exciting initiative in person, we applaud the precautions taken by the City.

Located on the border of residential and industrial land use, this 8-unit apartment building is hopefully not just getting just a much needed facelift, but an addition of commercial space above. Stewart Properties and stakeholders are excited about this unique opportunity of being able to provide new, desired office space, while keeping the existing residential units for their affordable housing portfolio. The result of this creative mixed-use solution and blending of land use will help improve this distressed area of our community.

For those not familiar with us, Stewart Properties has been an affordable housing provider and developer in our community for the last 10 years. Primarily partnering with other not-for profits, Stewart Properties most recent initiatives include Sanctum 1.5 (mothers with HIV), Pride Home (GLBV youth), Beehive (individuals with HIV), and Star Court (accessible housing). Our motto is Changing our community, one building and one heart at a time and we hope to accomplish this as well with 411 Ave P South.

The construction process is anticipated to take 4 months. We will be implementing a transition plan for the main floor residents during construction, if desired.

Thank you for your consideration of approving the zoning change to accommodate our initiative.

Kindest regards,

The Team at Stewart Properties

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/382990>

BYLAW NO. 9687

The Zoning Amendment Bylaw, 2020 (No. 4)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2020 (No. 4)*.


Purpose

2. The purpose of this Bylaw is to amend The Zoning Bylaw No. 8770 to rezone the lands described in the Bylaw from RM4 District to MX1 District.

Bylaw No. 8770 Amended

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

RM4 District to MX1 District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an RM4 District to an MX1 District:

Civic Address: 411 Avenue P South

Surface Parcel No.: 119882010

Legal Land Description: Lot 10, Blk/Par 4, Plan G3978 Ext 0
As described on Certificate of Title 95S07210;
and

Surface Parcel No.: 119882021

Legal Land Description: Lot 11, Blk/Par 4, Plan G3978 Ext. 0
As described on Certificate of Title 95S07210;
and

Surface Parcel No.: 135585243
Legal Land Description: Lot 12, Blk/Par 4, Plan A2086 Ext. 0
As described on Certificate of Title 99SA07223.

Coming Into Force

6. This Bylaw shall come into force upon the approval of Bylaw No. 9686, *The Official Community Plan Amendment Bylaw, 2020* by the Minister of Government Relations.

Read a first time this _____ day of _____, 2020.

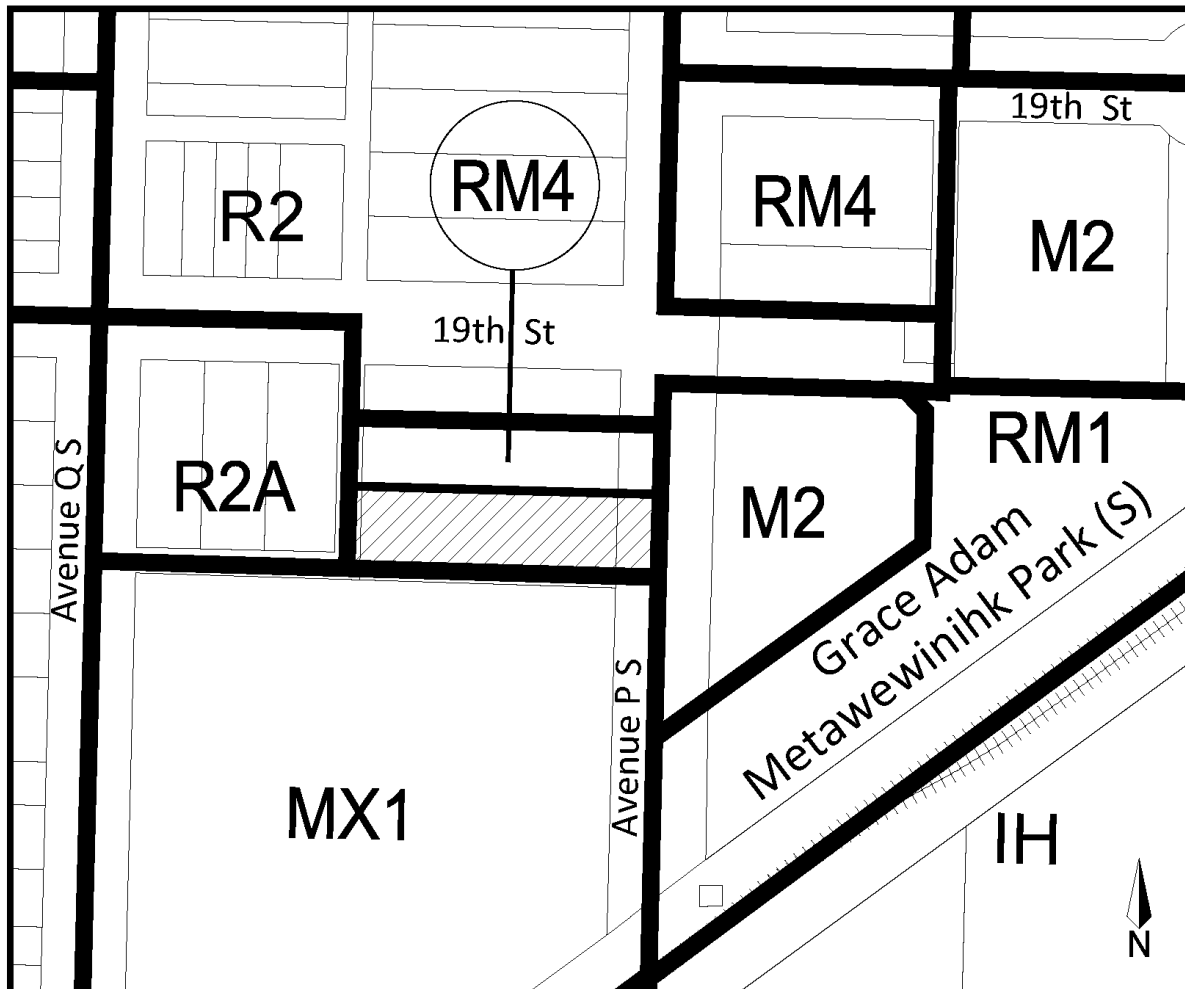
Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

Mayor

City Clerk

Appendix "A"



ZONING AMENDMENT



From RM4 District to MX1 District

N:\Planning\MAPPING\Rezoning\2019\RZ09_19.dwg



THE STARPHOENIX, SATURDAY, MARCH 7, 2020
THE STARPHOENIX, MONDAY, MARCH 9, 2020

ZONING NOTICE

PLEASANT HILL NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9687

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Stewart Properties to rezone the site located at 411 Avenue P South in the Pleasant Hill neighbourhood. By way of Bylaw No. 9687, The Zoning Amendment Bylaw, 2020 (No. 4), subject lands are proposed to be rezoned from RM4 – Medium/High Density Dwelling District to MX1 – Mixed Use District 1.

LEGAL DESCRIPTION – Lots 10 & 11, Block 4, Plan No. G3978, and Lot 12, Block 4, Plan No. A2086.



PROPOSED ZONING AMENDMENT

 From RM4 to MX1

File No. RZ09-2019

REASON FOR THE AMENDMENT – The proposed rezoning would facilitate the development of office uses and dwelling units in the existing multiple unit dwelling. Additional uses prescribed by the MX1 District may also be considered subject to applicable processes and reviews.

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

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

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

All submissions received by the City Clerk by **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9688

The Official Community Plan Amendment Bylaw, 2020 (No. 2)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2020 (No. 2)*.

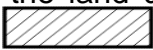
Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan Land Use Map to change the land use designation of the land described in the Bylaw from Residential to Arterial Commercial.

Bylaw No. 8769 Amended

3. The Official Community Plan, which is annexed as Schedule “A” to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Residential to Arterial Commercial

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix “A” to this Bylaw from Residential to Arterial Commercial:

- | | | |
|-----|-------------------------|--|
| (1) | Surface Parcel No.: | 120200915 |
| | Legal Land Description: | Lot 29, Blk/Par 2, Plan G127 Ext 0 |
| | | As described on Certificate of Title 93S04424; and |

(2) Portion of Surface Parcel No.: 120200926
Legal Land Description: Lot 30, Blk/Par 2, Plan G127 Ext. 0
As described on Certificate of Title
93S04424.

Coming into Force

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2020.

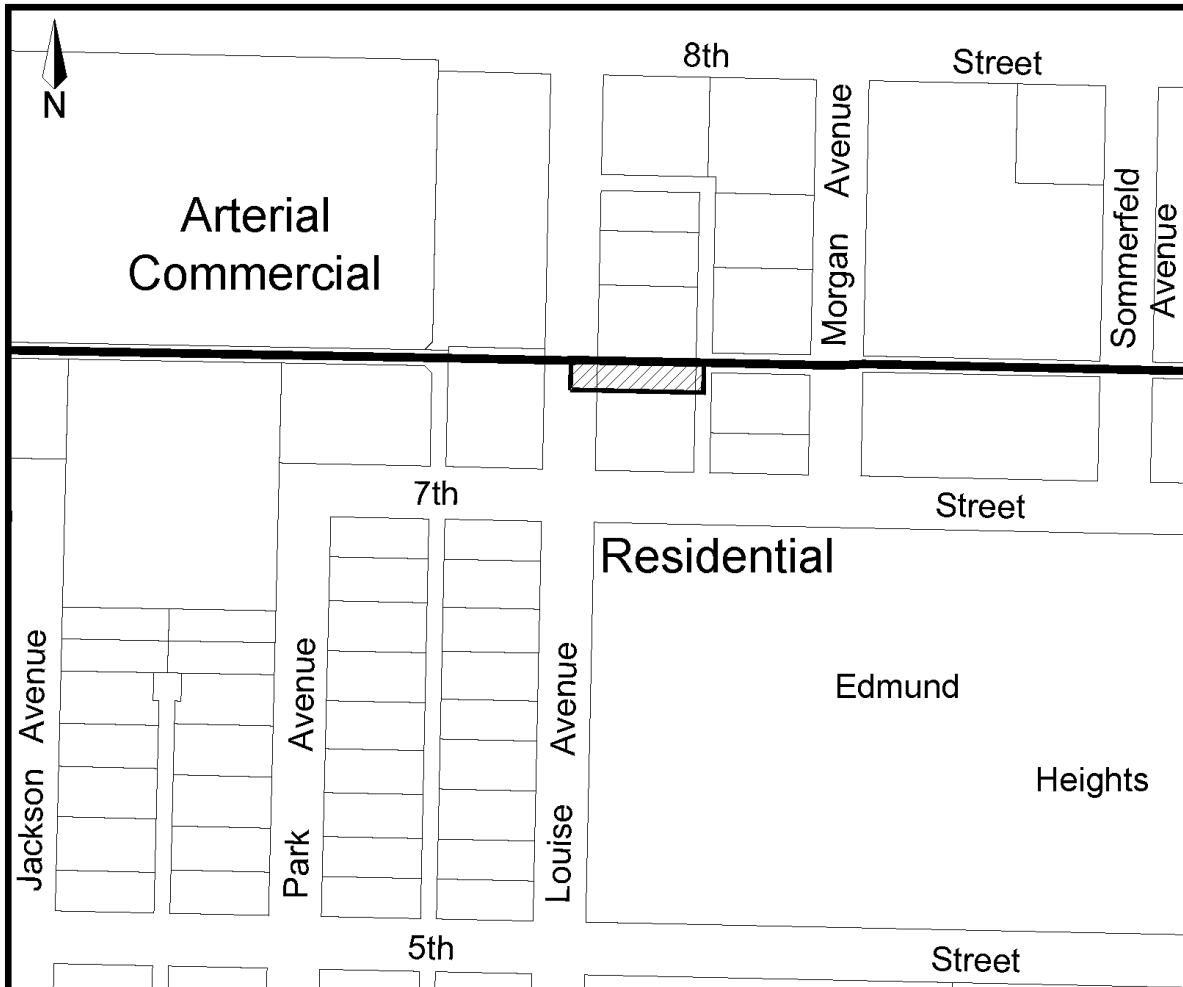
Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

Mayor

City Clerk

Appendix "A"



OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP



From Residential Land Use to Arterial Commercial Land Use

N:\Planning\MAPPING\Official Comm Plan\2019 OCP\OCP12_19.dwg



Proposed Official Community Plan Map Amendment and Proposed Rezoning – 1125 Louise Street

APPLICATION SUMMARY

Con-Tech General Contractors Ltd. submitted an application to amend the Official Community Plan (OCP) Land Use Map, and subsequently rezone 1125 Louise Avenue, located in the Holliston neighbourhood. The amendment to the OCP Land Use Map consists of changing the designation of the southern portion of the site from 'Residential' to 'Arterial Commercial.' The amendment to the OCP would facilitate the proposed rezoning of the same portion of the site from RM4 - Medium/High Density Multiple-Unit Dwelling District (RM4 District) to B4 - Arterial and Suburban Commercial District (B4 District). The proposed amendments will align the land use and zoning designation with the existing property lines.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8769, Official Community Plan and Bylaw No. 8770, Zoning Bylaw, pertaining to 1125 Louise Street, as outlined in this report, be approved.

BACKGROUND

Currently, 1125 Louise Street is split into two OCP Land Use designations, Arterial Commercial and Residential, and two zoning districts, the B4 District and RM4 District. The application is intended to address the split land use designation and zoning of this development site that has existed for a number of years.

Intent of the B4 District is to facilitate arterial and suburban commercial development by providing a wide range of commercial uses serving motor vehicle oriented consumers, while remaining compatible with surrounding uses of land. The B4 District portion of the site contains a permitted office use.

Intent of the RM4 District is to provide for a variety of residential developments in a medium to high density form, as well as related community uses.

DISCUSSION

Proposed Amendments

Amendment to the Official Community Plan Land Use Map

The applicant is proposing to amend the OCP Land Use Map to change designation of the southern portion of the subject site from 'Residential' to 'Arterial Commercial' and create a uniform land use designation for the entire site (see Appendix 1). Currently, the site is part 'Arterial Commercial' and part 'Residential'. The proposed amendment would create an alignment of the land use designation with the existing property line.

Proposed Official Community Plan Map Amendment and Proposed Rezoning – 1125 Louise Street

The proposed land use designation is consistent with the surrounding lands and would not permit any additional uses outside of what is currently permitted along the adjacent segment of 8th Street East.

Amendment to Bylaw No. 8770, the Zoning Bylaw

This site is split zoned and contains B4 and RM4 Districts. The applicant is proposing to rezone the southern portion of the subject site from RM4 District to B4 District (see Appendix 2). The proposed amendment will create a uniform zoning district by aligning with the existing property line. There is currently an office building contained within the existing B4 District boundaries on the site, which is a permitted use in the B4 District. This rezoning would facilitate a proposed addition to the existing office building.

A review of the site for compliance with the development standards for the B4 District was completed and would result in no issues, should this rezoning be approved.

Policy Review

The proposed amendment will create a consistent land use designation and zoning district in line with policies for Arterial Commercial land uses as identified in the OCP.

Comments from other Divisions

No comments were received during the internal review process that would preclude these amendments from proceeding.

COMMUNICATIONS AND ENGAGEMENT

In January 2020, a notice detailing the proposed rezoning and OCP amendment was mailed out to property owners within a 100 metre radius, the Ward Councillor and the Holliston Community Association. One email and two phone calls were received following this delivery. The comments and questions are as follows:

1. Potential noise and disruption during construction.
2. Concern regarding the removal of existing mature trees on the site.
3. Questions regarding the size and scale of future development should the rezoning be approved.
4. Potential impact on traffic and parking should the rezoning be approved.

A summary of the communications and engagement can be found in Appendix 3.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy 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.

Proposed Official Community Plan Map Amendment and Proposed Rezoning – 1125 Louise Street

APPENDICES

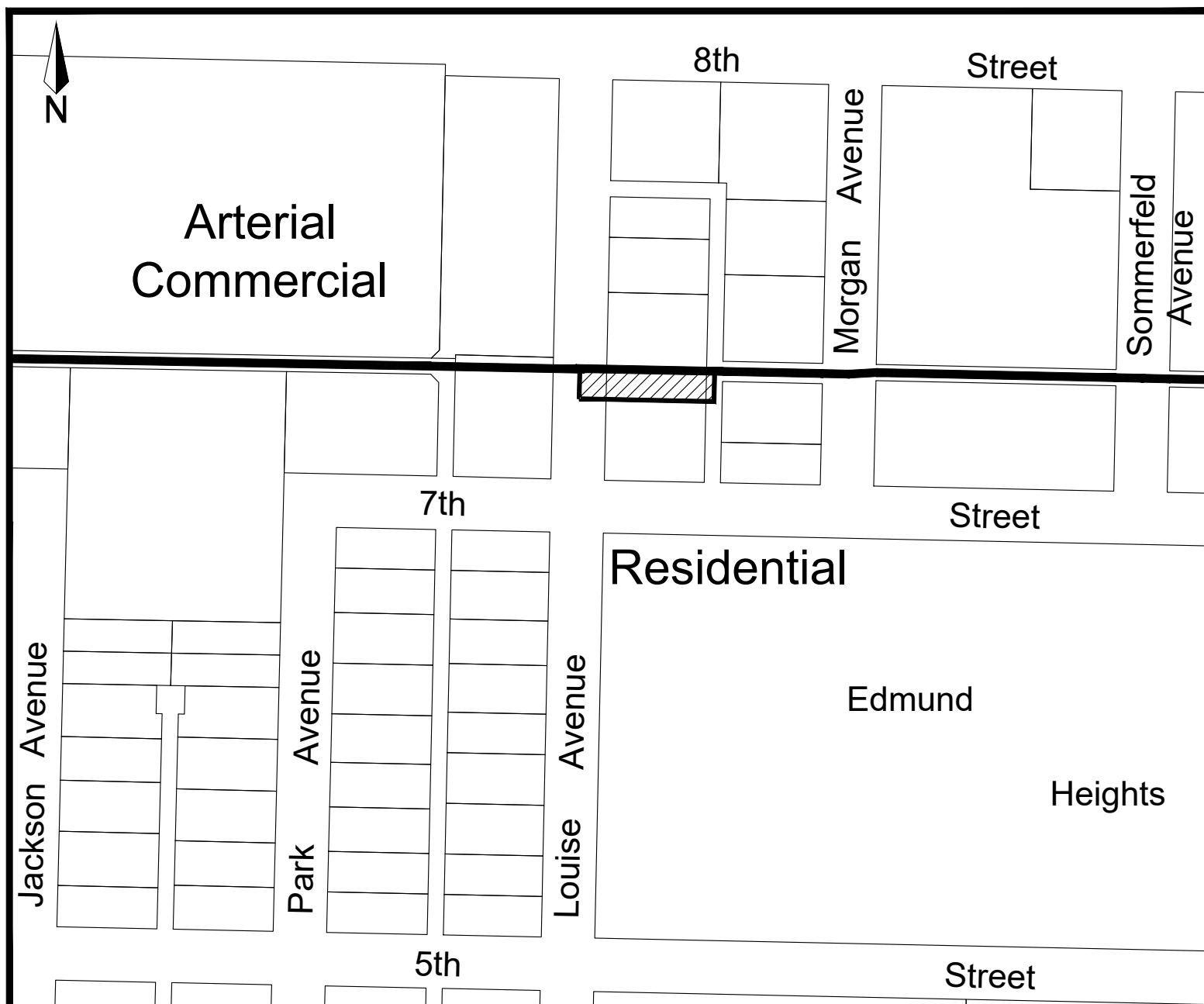
1. Location Plan – OCP Map Amendment
2. Location Plan - Zoning Bylaw Map Amendment
3. Community Engagement Summary

REPORT APPROVAL

Written by: Anastasia Conly, Planner, Planning and Development
Reviewed by: Darryl Dawson, Development Review Section Manager
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MPC – OCP Map Amendment and Rezoning – 1125 Louise Str/pg

Location Plan



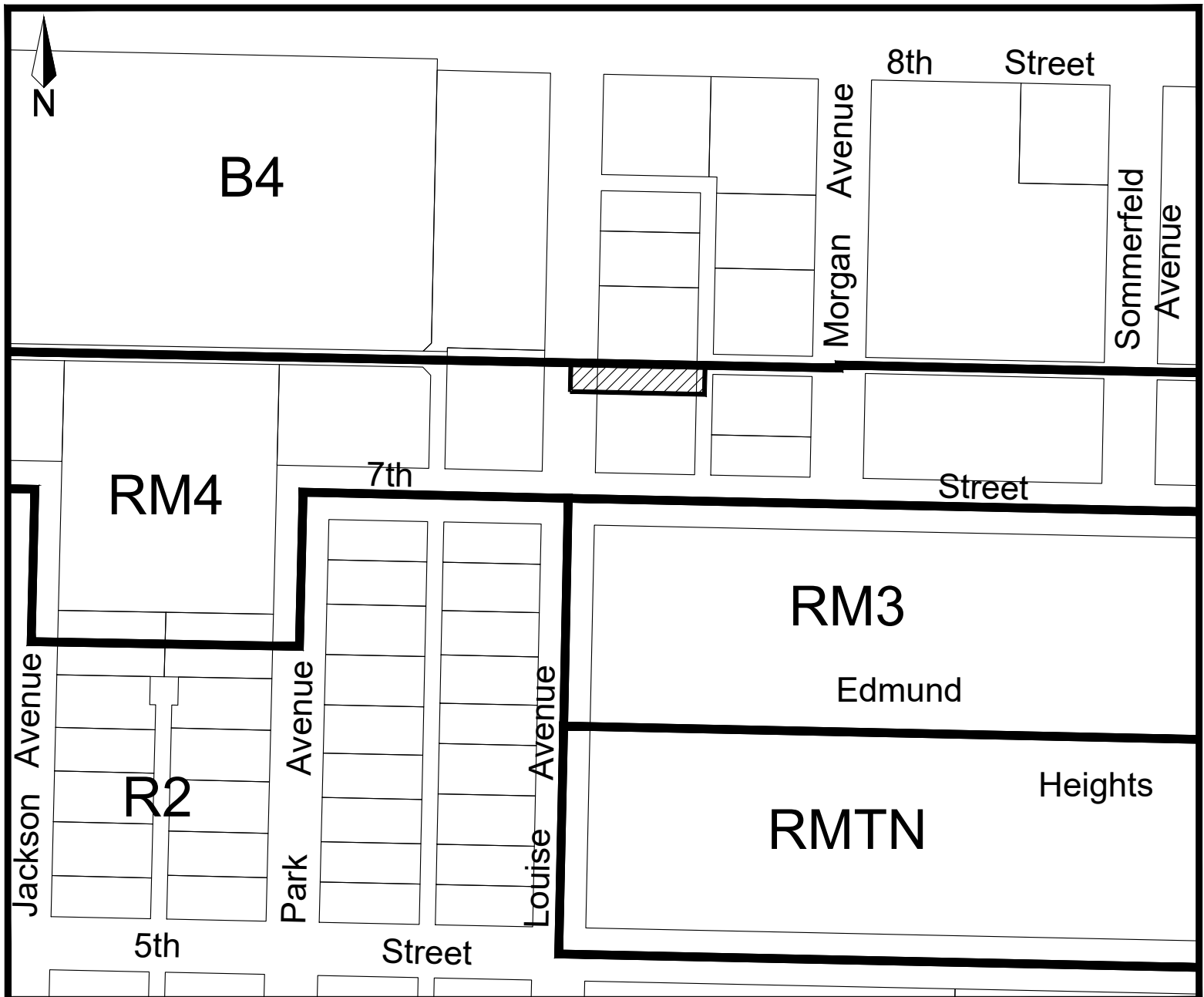
OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP

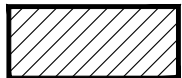


From Residential Land Use to Arterial Commercial Land Use

Location Plan



ZONING AMENDMENT



From RM4 to B4



COMMUNITY ENGAGEMENT SUMMARY

Proposed Official Community Land Use Plan Amendment and Rezoning
1125 Louise Street - Holliston

Applicant: Con-Tech General Contractors Ltd.

File: PL 4350 – Z11/19

PL 4115 – OCP 12/19

Project Description

Con-Tech General Contractors has submitted an application to amend the Official Community Plan Land Use Map and rezone 1125 Louise Street in Holliston to align the land use designation with the existing property lines and to facilitate an addition to an existing office building.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mailout – A notice detailing the proposed rezoning was mailed out to 46 property owners in January 2020. The notice included details on the amendment, and contact information for City of Saskatoon (City) staff was included to solicit comments on the application. The same notice was also emailed to the Holliston Community Association and the Ward Councillor in January 2020.

Purpose:

To inform and consult – Mail out recipients were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email) were accepted.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Block was also advised of the application.
- External stakeholders. A flyer with details of the meeting was sent to 46 property owners within the area in January 2020.
- One email and two phone calls were received following this delivery. Comments and responses are as follows:
 1. Potential noise and disruption during construction.

- In all areas of the City, the construction, demolition, alteration or repair of any building or structure must be in compliance with the City Bylaw No. 8244, The Noise Bylaw.
2. Concern regarding the removal of existing mature trees on the site.
 - All City-owned boulevard trees must be protected and maintained during construction and daily operations in accordance with the City Urban Forestry Tree Protection Program.
 - Privately-owned trees located on the subject site are the responsibility of the property owner and the removal of those trees at their discretion regardless of the zoning district.
 - Tree plantings have to be provided within all landscaping strips required by the Zoning Bylaw. The B4 District requires landscaping along property lines abutting street frontages, street flankages and residential zoning districts without the intervention of a street or lane.
 3. Questions regarding the size and scale of future development should the rezoning be approved.
 - Compliance to all development standards prescribed by the Zoning Bylaw for permitted uses within the B4 District have to be satisfied prior to the issuance of any change in use, operation of additional uses, or construction of additional building floor area. A review of proposed future construction is not a requirement of the rezoning application process.
 4. Potential impact on traffic and parking should the rezoning be approved.
 - As part of the rezoning application process, a referral detailing the rezoning is circulated through civic departments including Transportation and Construction who did not have comments regarding traffic.
 - Off-street parking requirements prescribed by the Zoning Bylaw have to be satisfied prior to the use of the site changing, the operation of additional uses, or construction of additional building floor area.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	February 25, 2020
Public Notice: An advertisement is prepared and placed in <u>The StarPhoenix</u> .	Early to mid-March 2020
Public Hearing: Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of the Planning and Development Division,	March 23, 2020

Municipal Planning Commission, and any written or verbal submissions received.	
City Council decision: May approve, deny, or defer the decision.	March 23, 2020

Prepared by:
Anastasia Conly
Planning and Development Division
February 3, 2020

March 12, 2020

City Clerk

Dear City Clerk:

Re: Proposed Official Community Plan Map Amendment and Proposed Rezoning – 1125 Louise Street [File No. CK 4351-020-004, PL 4350-Z11/19 and PL 4115-OCP12/19]

The Municipal Planning Commission, at its meeting held on February 25, 2020, considered a report of the General Manager, Community Services Department dated February 25, 2020, on the above application and supports the following recommendation of the Community Services Department:

That the Administration's recommendation that the proposed amendments to Bylaw No. 8769, Official Community Plan and Bylaw No. 8770, Zoning Bylaw, pertaining to 1125 Louise Street, as outlined in the February 25, 2020 report of the General Manager Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

cc: Diane Bentley, MPC Chair
General Manager, Community Services Department

THE STARPHOENIX, SATURDAY, MARCH 7, 2020
THE STARPHOENIX, MONDAY, MARCH 9, 2020

OFFICIAL COMMUNITY PLAN NOTICE

EASTVIEW NEIGHBOURHOOD

PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT – BYLAW NO. 9688

Saskatoon City Council will consider an amendment to Bylaw No. 8769, the Official Community Plan Bylaw, proposed by Con-tech General Contractors Ltd. to amend the land use designation of the site located at 1125 Louise Avenue in the Eastview neighbourhood. By way of Bylaw No. 9688, The Official Community Plan Amendment Bylaw, 2020 (No. 2), lands currently designated as Residential are proposed to be designated Arterial Commercial.

LEGAL DESCRIPTION – Lot 29, Block 2, Plan No. G127 and part of Lot 30, Block 2, Plan No. G127.



REASON FOR THE AMENDMENT – Currently, the site is designated part Arterial Commercial and part Residential on the Official Community Plan Land Use Map. The proposed amendment would create an alignment of the land use designation with the existing property line and apply consistent land uses to the whole site.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan and Official Community Plan Land Use Map may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

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

All submissions received by the City Clerk by **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

MPC Chair Report
Public Hearing Meeting of City Council
Monday March 23, 2020

6.1.1 Discretionary Use Application - 2421 Preston Avenue South – Residential Care Home Type II

- Thank you to Administration for providing a 'heat map' of area care homes.
- MPC supports the application.

6.1.2 Discretionary Use Application – Child Care Centre - 3331 Cassino Avenue

- MPC supports this application.

6.1.3 Proposed Official Community Plan Amendment – 411 Avenue P South

- MPC supports this amendment.

6.1.4 Proposed Rezoning of 411 Avenue P South

- MPC supports this application.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street

- MPC indicates request to retain trees on the property.
- MPC supports this amendment.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B to R1A

- MPC supports this application.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

- Discussion about the amendment including definitions and rational for change.
- MPC supports this amendment.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

- MPC supports this amendment.

Diane Bentley, Chair MPC

BYLAW NO. 9689

The Zoning Amendment Bylaw, 2020 (No. 5)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2020 (No. 5)*.


Purpose

2. The purpose of this Bylaw is to amend The Zoning Bylaw No. 8770 to rezone the lands described in the Bylaw from RM4 District to B4 District.

Bylaw No. 8770 Amended

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

RM4 District to B4 District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an RM4 District to an B4 District:

Civic address: 1125 Louise Avenue

Surface Parcel No.: 120200915

Legal Land Description: Lot 29, Blk/Par 2, Plan G127 Ext 0
As described on Certificate of Title
93S04424; and

Portion of Surface Parcel No.: 120200926
 Legal Land Description: Lot 30, Blk/Par 2, Plan G127 Ext. 0
 As described on Certificate of Title
 93S04424.

Coming Into Force

6. This Bylaw shall come into force upon the approval of Bylaw No. 9688, *The Official Community Plan Amendment Bylaw, 2020 (No. 2)* by the Minister of Government Relations.

Read a first time this _____ day of _____, 2020.

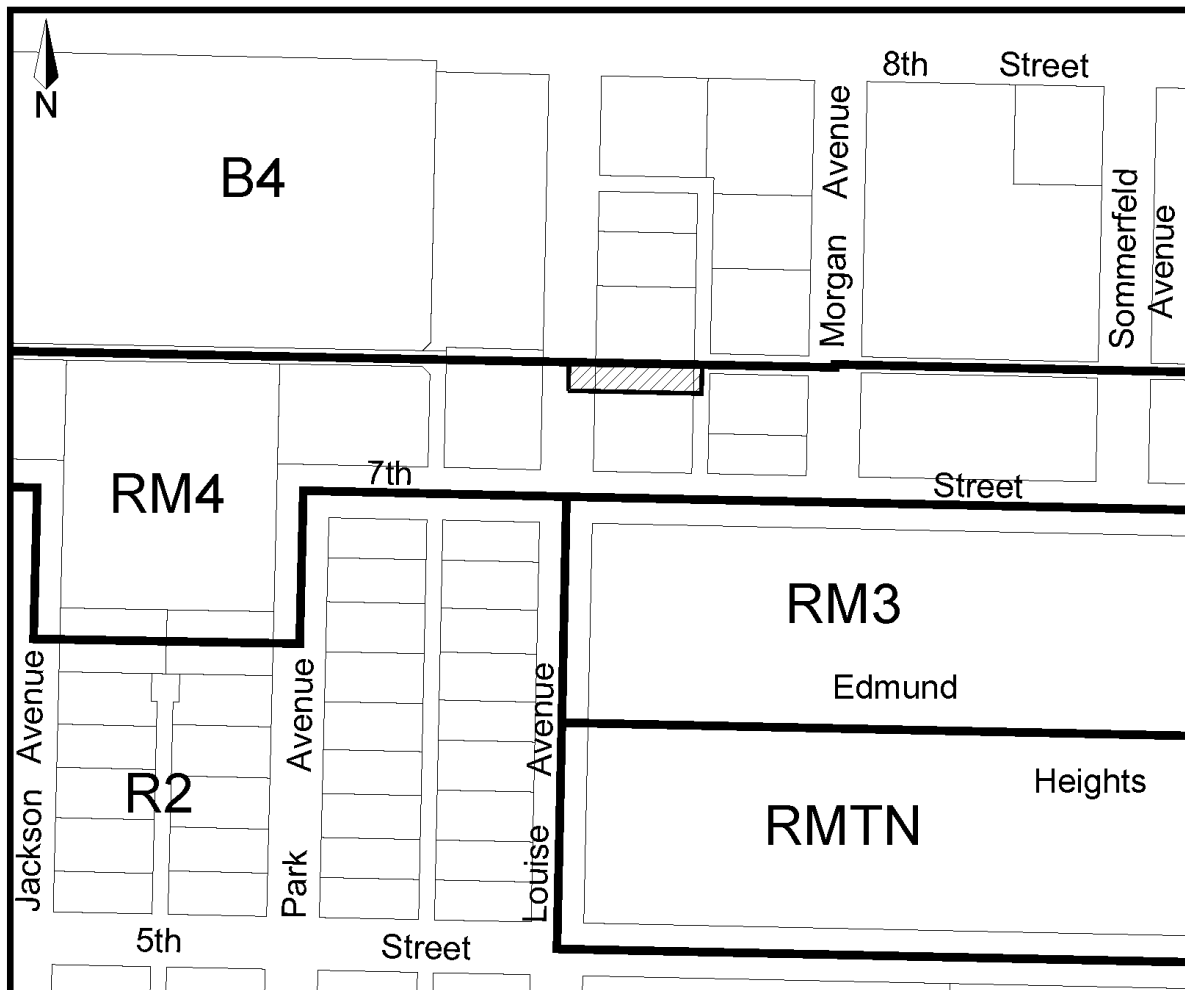
Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

Mayor

City Clerk

Appendix "A"



ZONING AMENDMENT



From RM4 to B4

N:\Planning\MAPPING\Rezoning\2019\RZ11_19.dwg



THE STARPHOENIX, SATURDAY, MARCH 7, 2020
THE STARPHOENIX, MONDAY, MARCH 9, 2020

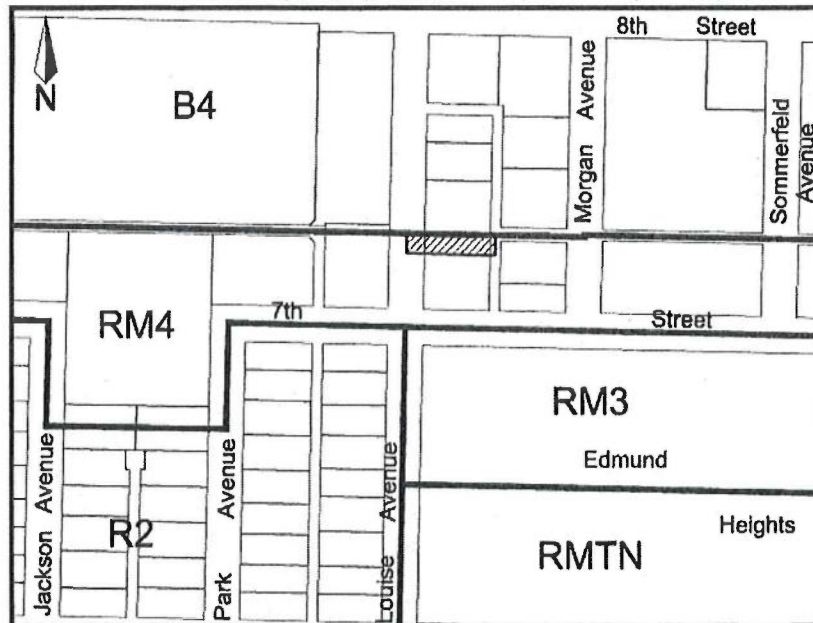
ZONING NOTICE

EASTVIEW NEIGHBOURHOOD


PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9689

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Con-tech General Contractors Ltd. to rezone the site located at 1125 Louise Avenue in the Eastview neighbourhood. By way of Bylaw No. 9689, The Zoning Amendment Bylaw, 2020 (No. 5), subject lands are proposed to be rezoned from RM4 – Medium/High Density Dwelling District to B4 – Arterial and Suburban Commercial District.

LEGAL DESCRIPTION – Lots 10 & 11, Block 4, Plan No. G3978, and Lot 12, Block 4, Plan No. A2086.



PROPOSED ZONING AMENDMENT

 From RM4 to B4

File No. RZ11-2019

REASON FOR THE AMENDMENT – Currently the site is zoned part B4 District and part RM4 District under the Zoning Bylaw. The proposed amendment would create an alignment of the zoning districts with the existing property line and apply consistent land uses regulations to the site. There is currently an office building contained within the existing B4 District boundaries on the site, which is a permitted use in the B4 District. This rezoning would facilitate a proposed addition to the existing office building.

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

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

All submissions received by the City Clerk by **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9690

The Zoning Amendment Bylaw, 2020 (No. 6)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2020 (No. 6)*.


Purpose

2. The purpose of this Bylaw is to amend The Zoning Bylaw No. 8770 to rezone the lands described in the Bylaw from R1B District to R1A District.

Bylaw No. 8770 Amended

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

R1B District to R1A District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R1B District to an R1A District:

Civic Address:	250 Skopik Crescent
Surface Parcel No.:	203474112
Legal Land Description:	Lot 1, Blk/Par 145, Plan 102288999 Ext 0;

Civic Address:	254 Skopik Crescent
Surface Parcel No.:	203473953
Legal Land Description:	Lot 2, Blk/Par 145, Plan 102288999 Ext 0;

Civic Address:	258 Skopik Crescent
Surface Parcel No.:	203473492
Legal Land Description:	Lot 3, Blk/Par 145, Plan 102288999 Ext 0;

Civic Address:	262 Skopik Crescent
Surface Parcel No.:	203473256
Legal Land Description:	Lot 4, Blk/Par 145, Plan 102288999 Ext 0;

Civic Address:	266 Skopik Crescent
Surface Parcel No.:	203474369
Legal Land Description:	Lot 5, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	270 Skopik Crescent
Surface Parcel No.:	203474055
Legal Land Description:	Lot 6, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	274 Skopik Crescent
Surface Parcel No.:	203474549
Legal Land Description:	Lot 7, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	278 Skopik Crescent
Surface Parcel No.:	203473436
Legal Land Description:	Lot 8, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	302 Skopik Crescent
Surface Parcel No.:	203473403
Legal Land Description:	Lot 9, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	306 Skopik Crescent
Surface Parcel No.:	203473223
Legal Land Description:	Lot 10, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	310 Skopik Crescent
Surface Parcel No.:	203473650
Legal Land Description:	Lot 11, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	314 Skopik Crescent
Surface Parcel No.:	203474022
Legal Land Description:	Lot 12, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	318 Skopik Crescent
Surface Parcel No.:	203473380
Legal Land Description:	Lot 13, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	322 Skopik Crescent
Surface Parcel No.:	203474268
Legal Land Description:	Lot 14, Blk/Par 145, Plan 102288999 Ext 0;
Civic Address:	326 Skopik Crescent
Surface Parcel No.:	203474257
Legal Land Description:	Lot 15, Blk/Par 145, Plan 102288999 Ext 0;

Civic Address: 330 Skopik Crescent
 Surface Parcel No.: 203473032
 Legal Land Description: Lot 16, Blk/Par 145, Plan 102288999 Ext 0;

Civic Address: 275 Skopik Crescent
 Surface Parcel No.: 203473751
 Legal Land Description: Lot 40, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 271 Skopik Crescent
 Surface Parcel No.: 203472918
 Legal Land Description: Lot 41, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 267 Skopik Crescent
 Surface Parcel No.: 203474415
 Legal Land Description: Lot 42, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 263 Skopik Crescent
 Surface Parcel No.: 203473515
 Legal Land Description: Lot 43, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 259 Skopik Crescent
 Surface Parcel No.: 203472930
 Legal Land Description: Lot 44, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 255 Skopik Crescent
 Surface Parcel No.: 203473537
 Legal Land Description: Lot 45, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 251 Skopik Crescent
 Surface Parcel No.: 203474156
 Legal Land Description: Lot 46, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 247 Skopik Crescent
 Surface Parcel No.: 203474167
 Legal Land Description: Lot 47, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 243 Skopik Crescent
 Surface Parcel No.: 203473559
 Legal Land Description: Lot 48, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 239 Skopik Crescent
 Surface Parcel No.: 203473290
 Legal Land Description: Lot 49, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 235 Skopik Crescent
 Surface Parcel No.: 203473144
 Legal Land Description: Lot 50, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 231 Skopik Crescent
 Surface Parcel No.: 203473986
 Legal Land Description: Lot 51, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 227 Skopik Crescent
 Surface Parcel No.: 203473784
 Legal Land Description: Lot 52, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 223 Skopik Crescent
 Surface Parcel No.: 203473975
 Legal Land Description: Lot 53, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 219 Skopik Crescent
 Surface Parcel No.: 203473964
 Legal Land Description: Lot 54, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 215 Skopik Crescent
 Surface Parcel No.: 203472895
 Legal Land Description: Lot 55, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 211 Skopik Crescent
 Surface Parcel No.: 203473740
 Legal Land Description: Lot 56, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 207 Skopik Crescent
 Surface Parcel No.: 203473111
 Legal Land Description: Lot 57, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 203 Skopik Crescent
 Surface Parcel No.: 203473267
 Legal Land Description: Lot 58, Blk/Par 143, Plan 102288999 Ext 0;

Civic Address: 375 Skopik Crescent
 Surface Parcel No.: 203473100
 Legal Land Description: Lot 37, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 371 Skopik Crescent
 Surface Parcel No.: 203474088
 Legal Land Description: Lot 38, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 367 Skopik Crescent
 Surface Parcel No.: 203473199
 Legal Land Description: Lot 39, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 363 Skopik Crescent
 Surface Parcel No.: 203472996
 Legal Land Description: Lot 40, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 359 Skopik Crescent
 Surface Parcel No.: 203473863
 Legal Land Description: Lot 41, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 355 Skopik Crescent
 Surface Parcel No.: 203473346
 Legal Land Description: Lot 42, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 351 Skopik Crescent
 Surface Parcel No.: 203473582
 Legal Land Description: Lot 43, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 347 Skopik Crescent
 Surface Parcel No.: 203473605
 Legal Land Description: Lot 44, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 343 Skopik Crescent
 Surface Parcel No.: 203473885
 Legal Land Description: Lot 45, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 339 Skopik Crescent
 Surface Parcel No.: 203473627
 Legal Land Description: Lot 46, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 335 Skopik Crescent
 Surface Parcel No.: 203473638
 Legal Land Description: Lot 47, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 331 Skopik Crescent
 Surface Parcel No.: 203474033
 Legal Land Description: Lot 48, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 327 Skopik Crescent
 Surface Parcel No.: 203473234
 Legal Land Description: Lot 49, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 323 Skopik Crescent
 Surface Parcel No.: 203473920
 Legal Land Description: Lot 50, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 319 Skopik Crescent
 Surface Parcel No.: 203474336
 Legal Land Description: Lot 51, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 315 Skopik Crescent
 Surface Parcel No.: 203474550
 Legal Land Description: Lot 52, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 311 Skopik Crescent
 Surface Parcel No.: 203473683
 Legal Land Description: Lot 53, Blk/Par 144, Plan 102288999 Ext 0;

Civic Address: 307 Skopik Crescent
 Surface Parcel No.: 203473717
 Legal Land Description: Lot 54, Blk/Par 144, Plan 102288999 Ext 0
 ; and

Civic Address: 303 Skopik Crescent
 Surface Parcel No.: 203474370
 Legal Land Description: Lot 55, Blk/Par 144, Plan 102288999 Ext 0.

Coming Into Force

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

Read a first time this _____ day of _____, 2020.

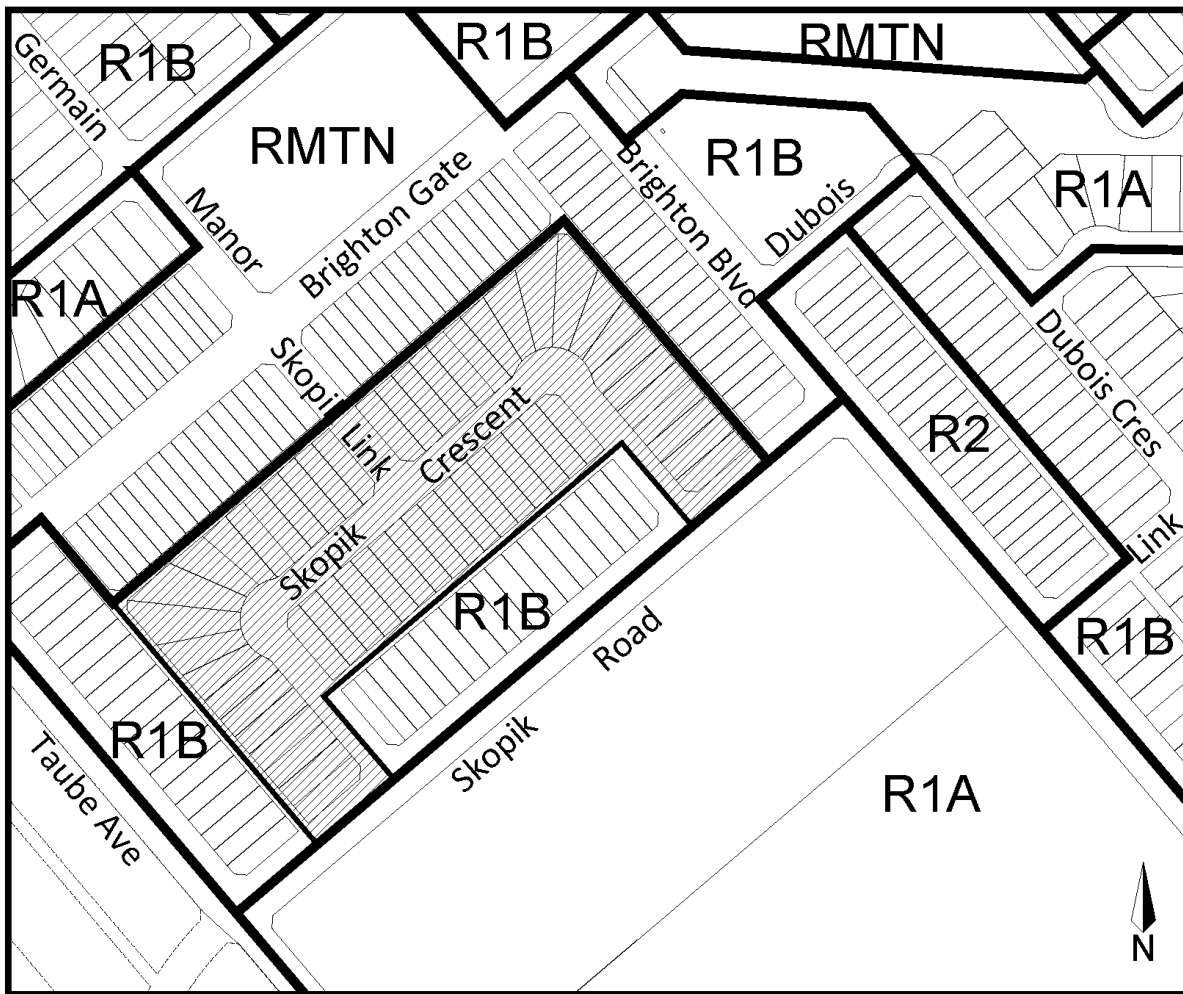
Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

 Mayor

 City Clerk

Appendix "A"



ZONING AMENDMENT

 From R1B to R1A

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 City of
Saskatoon

Proposed Rezoning of Skopik Crescent – From R1B District to R1A District

APPLICATION SUMMARY

A Rezoning Application has been submitted by Dream Development to rezone sites on Skopik Crescent located in the Brighton neighbourhood from R1B – Small Lot One-Unit Residential District to R1A – One-Unit Residential District.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009 pertaining to sites on Skopik Crescent, as outlined in this report, be approved.

BACKGROUND

The Brighton Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2014. The sites subject to this rezoning application are designated as Single Unit/Semi Unit Detached Dwellings under the Concept Plan (see Appendix 1).

DISCUSSION

Proposed Amendments

Amendment to Bylaw No. 8770, the Zoning Bylaw, 2009

The applicant is proposing to rezone the subject sites from R1B District to R1A District, as shown in Appendix 2. Both of these zoning districts provide for residential development in the form of one-unit dwellings; however, the R1A District requires a larger site width and permits front-facing garages on lots where rear lane access is provided. The proposed rezoning would provide for a variety of housing forms and lot sizes in the neighbourhood. Dream Development has also noted that rezoning these sites to R1A would accommodate demand for lots that permit front-facing garages.

The proposed rezoning aligns with the Low Density designation prescribed by the Concept Plan and the Residential land use designation for these sites, under Bylaw No. 8769, Official Community Plan Bylaw, 2009.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing. As the location of site services will be impacted by houses with front garages, the Transportation and Construction Department has advised a plan to communicate site servicing requirements to homeowners and homebuilders should be provided. Dream Development has advised that this information will be provided through the Lot Information Packages.

COMMUNICATIONS AND ENGAGEMENT

Given the early stage of development in which this area of Brighton is in, no property owners, other than Dream Development, are within the 75m radius of the subject site. In June 2019, a notice detailing this rezoning application was sent to the Ward Councillor.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, 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.

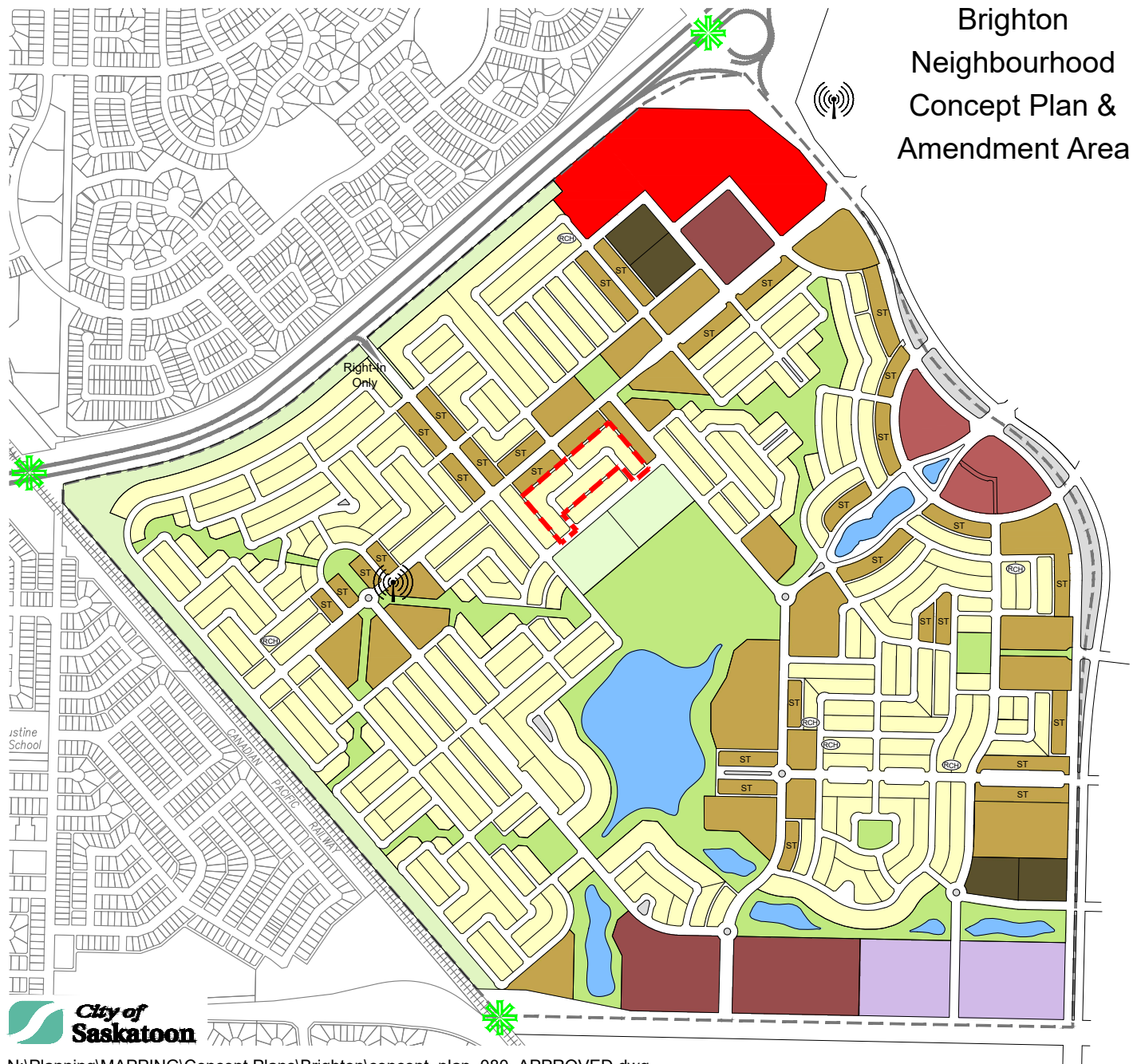
APPENDICES

1. Brighton Neighbourhood Concept Plan
2. Location Plan – Skopik Crescent

REPORT APPROVAL

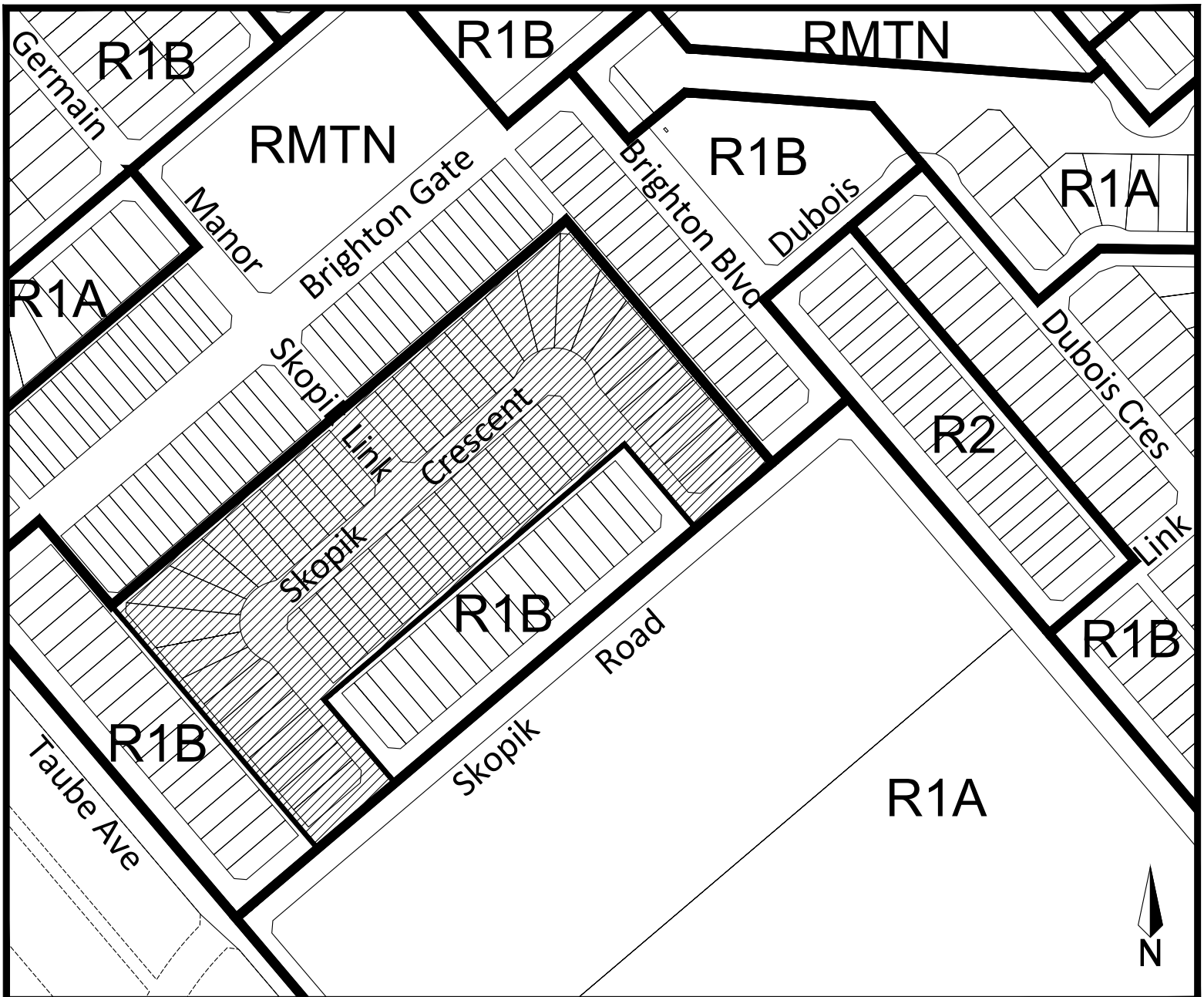
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Development Review Section Manager
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/Admin Report - Proposed Rezoning of Skopik Crescent – From R1B District to R1A District.docx/gs



N:\Planning\MAPPING\Concept Plans\Brighton\concept_plan_080_APPROVED.dwg

- | | |
|---|---------------------------------|
| SINGLE UNIT/SEMI UNIT DETACHED DWELLINGS | MUNICIPAL RESERVE |
| LOW DENSITY STREET TOWNHOUSING MULTI-UNIT DWELLINGS | BUFFER STRIP |
| LOW DENSITY GROUP TOWNHOUSING MULTI-UNIT DWELLINGS | PEDESTRIAN LINKAGE |
| MEDIUM DENSITY MULTI UNIT DWELLINGS | POSSIBLE ACCESS (UNDER REVIEW) |
| MIXED USE 1 - RESIDENTIAL/RETAIL/INSTITUTIONAL | RESIDENTIAL CARE HOME |
| MIXED USE 2 - OFFICE/RETAIL | APPROXIMATE CELL TOWER LOCATION |
| RETAIL | CONCEPT PLAN BOUNDARY |
| POTENTIAL SCHOOL SITE | Zoning Bylaw Amendment Area |
| WETLAND COMPLEX
(WATER LEVEL VARIES) | |



ZONING AMENDMENT



From R1B to R1A

March 12, 2020

City Clerk

Dear City Clerk:

**Re: Proposed Rezoning of Skopik Crescent – From R1B District to R1A District
[File No. CK 4351-020-003 and PL 4350-Z3/19]**

The Municipal Planning Commission, at its meeting held on February 25, 2020, considered a report of the General Manager, Community Services Department dated February 25, 2020, on the above application and supports the following recommendation of the Community Services Department:

That the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009 pertaining to sites on Skopik Crescent, as outlined in the February 25, 2020 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

cc: Diane Bentley, MPC Chair
General Manager, Community Services Department

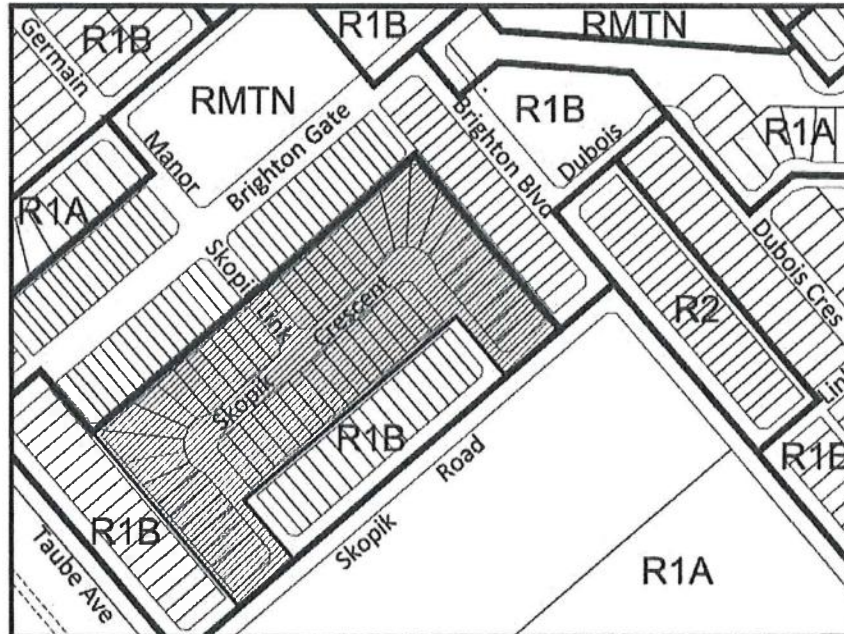
ZONING NOTICE

BRIGHTON NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9690

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Dream Development to rezone select lands along Skopik Crescent in the Brighton neighbourhood. By way of Bylaw No. 9690, The Zoning Amendment Bylaw, 2020 (No. 6), subject lands are proposed to be rezoned from R1B- Small-lot One-Unit Residential District to R1A – One-Unit Residential District.

LEGAL DESCRIPTION – Lots 40-58, Block 143, Plan No. 102288999; Lots 37-55, Block 144, Plan No. 102288999; and, Lots 1-16, Block 145, Plan No. 102288999.



PROPOSED ZONING AMENDMENT

 From R1B to R1A



File No. RZ03-2019

REASON FOR THE AMENDMENT – The proposed rezoning of Skopik Crescent will provide for a variety of housing forms, including one unit dwellings with street fronting garages, and a variety of lot sizes in the Brighton Neighbourhood. The proposed rezoning aligns with the Single Unit/Semi Unit Detached Dwellings land use designation approved in the Brighton Neighbourhood Concept Plan.

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

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

All submissions received by the City Clerk by **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

MPC Chair Report
Public Hearing Meeting of City Council
Monday March 23, 2020

6.1.1 Discretionary Use Application - 2421 Preston Avenue South – Residential Care Home Type II

- Thank you to Administration for providing a ‘heat map’ of area care homes.
- MPC supports the application.

6.1.2 Discretionary Use Application – Child Care Centre - 3331 Cassino Avenue

- MPC supports this application.

6.1.3 Proposed Official Community Plan Amendment – 411 Avenue P South

- MPC supports this amendment.

6.1.4 Proposed Rezoning of 411 Avenue P South

- MPC supports this application.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street

- MPC indicates request to retain trees on the property.
- MPC supports this amendment.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B to R1A

- MPC supports this application.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

- Discussion about the amendment including definitions and rational for change.
- MPC supports this amendment.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

- MPC supports this amendment.

Diane Bentley, Chair MPC

BYLAW NO. 9691

The Zoning Amendment Bylaw, 2020 (No. 7)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2020 (No. 7)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to provide definitions and general regulations for the development of breweries and microbreweries within City of Saskatoon.

Bylaw No. 8770 Amended

3. The Zoning Bylaw is amended in the manner set forth in this Bylaw.

Section 2.0 Amended

4. Section 2.0 is amended by:

- (a) adding the following after “**boulevard**”:

“**brewery**” means an operation that brews more than 20,000 hectolitres of beer under a valid manufacturer’s permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations.”; and

- (b) adding the following after “**medical, dental and optical laboratories**”:

“**microbrewery – type I**” means an operation that:

- (i) brews between 100 hectolitres and 20,000 hectolitres of beer under a valid manufacturer’s permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations; and
- (ii) does not provide for on-site consumption of alcohol.”.

Section 4.0 Amended

5. (1) Clause 4.7.1(1)(a) is amended by adding “Microbrewery – Type I” after “Boarding and Breeding Kennels”.
- (2) Subsection 4.7.2(1) is amended by adding “Microbrewery – Type I” after “Garden and Garage Suites”.

Section 6.0 Amended

6. (1) The chart contained in subsection 6.3.4(4) is amended by adding the following after “Hotels and motels”:

"

Microbrewery – Type I	Within an area defined as an Established Neighbourhood, 1 space per 186m ² of gross floor area. In all other areas, 1 space per 93m ² of gross floor area.
-----------------------	--

".

- (2) The chart contained in subsection 6.3.6(3) is amended by adding the following after “Hotels and motels”:

"

Microbrewery – Type I	Within an area defined as an Established Neighbourhood, 1 space per 186m ² of gross floor area. In all other areas, 1 space per 93m ² of gross floor area.
-----------------------	--

".

Section 10.0 Amended

7. The chart contained in section 10.9.3 is amended by adding the following after “(25) Adult entertainment venues”:

"

(26) Microbrewery – Type I	
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".

Section 12.0 Amended

8. The chart contained in section 12.6.4 is amended by adding the following after “(33) Parking Stations”:

"

(34) Microbrewery – Type I	7.5	30	225	0 ¹	0	0	24
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".

Coming into Force

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

Read a first time this _____ day of _____, 2020.

Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

Mayor

City Clerk

Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

APPLICATION SUMMARY

A Zoning Bylaw Text Amendment Application requesting regulations pertaining to Microbreweries has been submitted by Paddock Wood Brewing Ltd. (Paddock Wood). There are currently no regulations pertaining to this specific use in Bylaw No. 8770, the Zoning Bylaw (Zoning Bylaw). To accommodate continued development and expansion of the brewing industry in Saskatoon, Administration is proposing amendments to the Zoning Bylaw that will provide for microbreweries in appropriate Zoning Districts. This is the first of two reports pertaining to microbrewery regulations and focuses on microbreweries that do not offer onsite consumption.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed text amendments to Bylaw No. 8770, Zoning Bylaw, as outlined in this report, be approved.

BACKGROUND

In 2017, Paddock Wood Brewing Ltd. submitted an application requesting regulations pertaining to microbreweries be incorporated into the Zoning Bylaw, specifically as a permitted use within the IL1 – General Light Industrial District (IL1 District). Breweries are currently prohibited in this zone as odour generated during production was identified as a land use impact of concern from traditional large scale brewing operations. Given the IL1 District does not permit industrial activities which produce nuisance conditions beyond the boundaries of a site during the normal course of operations, the Zoning Bylaw has directed this land use to high intensity industrial districts like IH – Heavy Industrial District (IH District) where such a restriction is not in place.

Currently, there are no regulations specific to microbreweries in the Zoning Bylaw. At present, the operating microbreweries in Saskatoon have been considered as: Retail with Accessory Manufacturing (manufacturing space limited to 25% of the gross floor area); Tavern with Brewpub; or Brewery/Distillery, subject to the business model of individual operators and the applicable zoning districts. Each application to date, has been reviewed on a case-by-case basis to ensure compliance with development standards specific to the respective zone.

In the past few years, provincial regulatory changes and shifting consumer preferences have led to a growing trend of small-scale producers. These microbreweries are smaller in scale, have lower production volumes and operate using less equipment as compared to the traditional type of brewing operations that were envisioned when the current regulations for breweries were created.

Lack of definition of the land use and limited differentiation between operations of varying scales within the Zoning Bylaw has made it difficult for prospective small scale producers to enter the market. These conditions have warranted an update to the Zoning Bylaw specific to microbreweries.

DISCUSSION

Currently, the Zoning Bylaw does not define breweries nor does it distinguish between brewers of varying scales. To appropriately address the emerging microbrewing industry and distinguish this land use from large scale producers, Administration is proposing to include new regulations for microbreweries in the Zoning Bylaw.

The Saskatchewan Liquor and Gaming Authority (SLGA) classifies breweries into three types based on annual volume of production:

- 1) Microbrewery - 100 hectolitres to 20,000 hectolitres;
- 2) Regional Brewery – 20,001 hectolitres to 200,000 hectolitres; and,
- 3) National Brewery – greater than 200,000 hectolitres.

Prior to operating, prospective operators must obtain required licenses from the Saskatchewan Liquor and Gaming Authority. In addition, SLGA administers a licensing process for the inclusion of additional uses like retail and on-site consumption for microbreweries. To be consistent with Provincial regulations, Administration is proposing to define a microbrewery according to the annual production volumes, as regulated by SLGA.

Generally, microbreweries may encompass multiple uses including retail, on-site consumption and production and bottling. For regulatory purposes, Administration is proposing to categorize this use into two categories: microbreweries that produce beer without on-site consumption and microbreweries that produce beer, as well as offer onsite consumption. These two categories are intended to address different land use implications of the operations.

Proposed amendments put forward by the Administration in this report pertain to only microbreweries that are solely producers. A forthcoming report will include regulations for microbreweries that produce beer as well as have on-site consumption.

Amendment to Bylaw No. 8770, the Zoning Bylaw

Administration is recommending the Zoning Bylaw be amended to provide for the operation of Microbreweries that produce beer and do not offer on-site consumption in the following Zoning Districts: IH – Heavy Industrial District; IL1 – General Light Industrial District; and MX1 – Mixed Use District 1. These Districts have been identified as being appropriate for Microbreweries as provisions for comparable uses including light manufacturing and Retail with Accessory Manufacturing within each of these Districts.

Proposed amendments at this time consist of the following:

- 1) Introduce and define microbreweries that solely produce beer and do not offer on-site consumption;
- 2) Specify in which zoning districts this type of land use will be either Permitted or Discretionary;
- 3) Establish criteria for evaluating a Discretionary Use Application; and
- 4) Specify parking and site development standards for this land use.

Within the IL1 and MX1 zones, the restriction on nuisance conditions being created beyond the boundaries of a site will continue to apply. However, advancements in brewing technology have minimized residual odours that have previously been associated with larger brewing processes.

Further details on proposed regulations are included in Appendix 1.

Policy Review

Alignment with Bylaw No. 8769, Official Community Plan Bylaw (2009)

Regulations in the Zoning Bylaw are required to conform to provisions of the Official Community Plan, Bylaw No. 8769 (OCP). In this respect, the proposed zoning regulations for microbreweries support the OCP's fundamental values of economic diversity and equity in land use decisions by providing broad opportunity throughout Saskatoon, while ensuring that potential impacts on community facilities and sensitive uses are mitigated.

Other Municipalities

As part of the development of the proposed regulations, a scan of various Canadian municipalities was conducted to seek best or common practices in the regulation of microbreweries. While no consistent approach to regulating this industry was found, common themes pertaining to the provision of microbreweries have emerged:

- The term “microbreweries” may not be used by all municipalities, however, definitions for small-scale beer producers are included in a number of Zoning Bylaws.
- Microbreweries are permitted in industrial districts.
- Provisions for microbreweries with, or as, accessory retail or restaurant uses are commonly included in Commercial districts.

Appendix 2 includes details of regulations from other jurisdictions.

COMMUNICATIONS AND ENGAGEMENT

Industry consultation with the Saskatchewan Craft Brewers Association and Saskatoon producers has occurred through the process of drafting the proposed regulations. Input from the Saskatchewan Liquor and Gaming Authority and Business Improvement Districts (including, 33rd Street, Broadway, Downtown, Riversdale and Sutherland) has also been received and taken into consideration.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy 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.

APPENDICES

1. Proposed Amendments to Bylaw No. 8770, Zoning Bylaw, 2009 - Microbreweries
2. Microbrewery - Regulations in Other Municipalities

REPORT APPROVAL

Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Development Review Section Manager
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MPC - Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries/mh

Proposed Amendments to Bylaw No. 8770, Zoning Bylaw, 2009 – Microbreweries

A. Definitions

- Define a Brewery as an operation that brews more than 20,000 hectolitres of beer under a valid manufacturer's permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations.
- Define Microbrewery – Type I as an operation that brews between 100 hectolitres and 20,000 hectolitres of beer under a valid manufacturer's permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations. This type of Microbrewery would not provide for on-site consumption of alcohol.

B. Permitted and Discretionary Zoning Districts

- Add Microbrewery - Type I as a permitted use to the IL1 – General Light Industrial District and IH – Heavy Industrial District.
- Add Microbrewery - Type I as a discretionary use to the MX1 – Mixed Use 1 District.
- No changes to current regulations for Breweries

C. Evaluation Criteria for Discretionary Use Applications for Microbrewery – Type I in the MX1 District

- The Planning and Development Division evaluates Discretionary Use Applications on a case-by-case basis considering the site itself, as well the surrounding context including nearby land uses. As land use issues associated with review of Microbrewery – Type I would be technical in nature related to traffic, loading facilities, odour and concentration of uses, it is recommended that the Discretionary Use approval be delegated to Administration.
- Applications would also be evaluated based on Discretionary Use evaluation criteria listed in Section 4.7.3 of the Zoning Bylaw.

D. Proposed Regulations Parking

- i. For a Microbrewery – Type I within an area defined as an Established Neighbourhood and zoned IL1 District, IH District or MX1 District, one parking space per 186m² of Gross Floor Area will be required.
- ii. For a Microbrewery – Type I in all other areas and zoned IL1 District, IH District, or MX1 District, one parking space per 93m² of Gross Floor Area will be required.

Development Standards

- i. Microbrewery – Type I in the IL1 District, IH District, or MX1 District will be subject to the minimum development standards consistent with manufacturing facilities as prescribed by the respective Zoning District. These regulations include, but are not be limited to, the following:

1. IL1 District:

- a.** Minimum site width – 7.5m
- b.** Minimum site depth – 30m
- c.** Minimum Site Area – 225m²
- d.** No minimum Front Yard, Side Yard, or Rear Yard Setback; and,
- e.** Maximum Building Height of 23m.

2. IH District:

- a.** Minimum Site Width – 7.5m
- b.** Minimum Site Depth - 30m
- c.** Minimum Site Area – 225m²
- d.** Minimum Front Yard Setback – 6m
- e.** No minimum Side Yard or Rear Yard Setback; and,
- f.** Maximum Building Height of 46m.

3. MX1 District:

- a.** Minimum site width – 7.5m
- b.** Minimum site depth – 30m
- c.** Minimum Site Area – 225m²
- d.** No minimum Front Yard, Side Yard, or Rear Yard Setback; and,
- e.** Maximum Building Height of 14m.

Microbrewery Regulations in Other Municipalities

Municipality	Terminology	Districts	Saskatoon Comparable	Notes
Regina, SK	Brewery” - undefined	IA/IA1 - Light Industrial - Permitted	IL1	
		IB/IB1 - Medium Industrial - Permitted	IH/IH2	
		IC/IC1 - Heavy Industrial - Permitted	IH	
Winnipeg, MB	“Craft brewery, distillery or winery” means a facility that possesses the appropriate license(s) issued by the Province of Manitoba to allow it to produce onsite, sell, and distribute beer, wine or other liquor or distilled spirits. All processes, functions and mechanical equipment directly associated with the production of beer, wine or other liquor must be contained inside a building. A tasting room established in accordance with all Province of Manitoba regulations and licensing requirements for the consumption of beer, wine or other liquor may form part of the craft brewery, distillery or winery. Other associated commercial sales and service uses may be established in conjunction with the craft brewery, distillery or winery, such as restaurant, drinking establishment or small-scale retail sales for the sale of merchandise associated with the craft brewery, distillery or winery	AS PRINCIPAL		***The area dedicated to the production and storage of beer, wine or other liquor in a craft brewery, distillery or winery is limited to a maximum of 5,000 square feet of gross floor area; A minimum of 10% of the gross floor area of the craft brewery, distillery or winery must be dedicated to a tasting room or a commercial sales and service use that is associated with the craft brewery, distillery or winery.
		C2*** - Commercial Community – Conditional	B3/B4	
		C3*** - Commercial Corridor – Permitted	B4	
		C4*** - Commercial Regional – Permitted		
		M1 - Manufacturing Light - Permitted	IL1	
		M2 - Manufacturing General – Permitted		
	“Micro brewery, distillery or winery” means a small brewery, winery or distillery operated in conjunction with a drinking establishment or restaurant where beer, wine or liquor produced onsite may be consumed on the premises, or sold or distributed in accordance with Province of Manitoba regulations and licensing requirements. A micro brewery, distillery or winery	AS ACCESSORY		
		C1 - Commercial Neighbourhood - Conditional	B2/B3	
		C2 - Permitted	B4	
		C3 - Permitted		

Municipality	Terminology	Districts	Saskatoon Comparable	Notes
	cannot exceed the gross floor area requirements of the associated drinking establishment or restaurant.	C4 - Permitted		
		M1 - Manufacturing Light - Permitted	IL1	
		M2 - Manufacturing General - Permitted		
Calgary, AB	<p>“Brewery, winery and distillery” means a use:</p> <p>(i) where beer, wine, spirits and other alcoholic beverages are manufactured;</p> <p>(ii) that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made;</p> <p>(iii) that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a special event;</p> <p>(iv) that may include the retail sale of products made on the premises for consumption off the premises;</p> <p>(v) that may include a public area of 150.0 square metres or less where beer, wine, spirits and other alcoholic beverages manufactured on the premises are sold to the general public for consumption on the premises;</p> <p>(vi) that may include the retail sale for consumption off the premises, and sale for consumption on the premises, of alcoholic beverages made off the premises for one year after commencement of the use, or those beverages made in collaboration with another Brewery, Winery and Distillery;</p> <p>(vii) that may have a maximum of 10.0 square metres of public area used for the purpose of providing entertainment;</p> <p>(viii) where the private hospitality area and the public area may be separate floor areas or may occur in the same floor area, but whether these activities are combined or separate, the public area may not exceed the maximum area in subsection (a)(v)</p>	C-N1 - Commercial - Neighbourhood 1 - Discretionary	B2	
		C-N2 - Commercial - Neighbourhood 2 - Discretionary	B2/B3	
		C-C1 - Commercial - Community District 2 - Discretionary	B3/B4	
		C-C2 - Commercial - Community District 2 - Discretionary		
		C-COR1 - Commercial - Corridor 1 - Discretionary	B4	
		C-COR2 - Commercial - Corridor 2 - Discretionary		
		C-COR3 - Commercial - Corridor 3 - Discretionary		
		C-R1 - Commercial - Regional 1 - Discretionary		
		C-R2 - Commercial - Regional 2 - Discretionary		
		C-R3 - Commercial - Regional 3 - Discretionary		
		IG - Industrial - General - Permitted		

Municipality	Terminology	Districts	Saskatoon Comparable	Notes
	unless combined with another use as contemplated in subsection (c); and (ix) that may include the preparation and sale of food for consumption on the premises to private groups in the private hospitality area and to the general public in the public area.	IB - Industrial - Business - Discretionary	IL1	
		IE - Industrial - Edge - Discretionary	IL1	
		IC - Industrial - Commercial - Discretionary		
		IR - Industrial - Redevelopment - Permitted		
		IH - Industrial - Heavy - Discretionary		
		CC-X - City Centre Mixed Use - Discretionary		
		CC-COR - Centre City Commercial Corridor - Discretionary		
Edmonton, AB	“Breweries, wineries and distilleries” means the manufacturing of beer, wine, spirits or other alcoholic beverages. This Use may include the sale of alcoholic beverages to the public for consumption within the premises. Retail sales of alcoholic beverages for consumption off-Site shall be limited to alcoholic beverages that are manufactured on-Site. Accessory activities may include the preparation and sale of food, and storage, packaging, bottling, canning and shipping of products manufactured within the premises.	IB - Industrial Business Zone - Permitted	IB/IL1	
		IL - Light Industrial Zone - Permitted		
		IM - Medium Industrial Zone - Permitted		
		CNC - Neighbourhood Convenience Commercial Zone - Discretionary	B2/B3	
		CSC - Shopping Centre Zone - Discretionary	B4	
		CB1 - Low Intensity Business Zone - Discretionary	B2/B3	
		CB2 - General Business Zone - Permitted	B4	

Municipality	Terminology	Districts	Saskatoon Comparable	Notes
London, ON	"Craft brewery" means an establishment used for the processing of specialty or craft beer, cider, wine and/or spirits.	DA - Downtown Area Zone - Permitted	B6	<p>*** DA Gross Floor Area (Maximum) The maximum gross floor area for specific individual uses in the DA1 and DA2 Zone variations shall be as follows: Artisan Workshop 500m2 (5,382 sq.ft.) Craft Brewery 500m2 (5,382 sq.ft.) (Z.-1-172561)</p> <p>*** Required Ground Floor Uses For Artisan Workshop and Craft Brewery Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:</p> <p>is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use; is a minimum of 10% of the gross floor area (GFA) of the main building or unit; is located within the front portion of the ground floor; and, is accessible via the front of the building. (Z.-1-172561)</p>
		DA - Downtown Area Zone – Permitted		6) DA Gross Floor Area (Maximum) The maximum gross floor area for specific individual uses in the DA1 and DA2 Zone variations shall be as follows: - Artisan Workshop 500m2 (5,382 sq.ft.) - Craft Brewery 500m2 (5,382 sq.ft.) (Z.-1-172561)
	"Brewing on premises establishment" means a commercial establishment where individuals produce beer, wine and/or cider, for personal use and consumption off the premises; and where beer, wine and/or cider ingredients and materials are purchased, equipment and storage area is used for a fee by the same individuals.	RSA - Regional Shopping Area Zone - Permitted (within a shopping centre)	B4	

Municipality	Terminology	Districts	Saskatoon Comparable	Notes
	<p>"Food, tobacco and beverage processing industry" means a building or part thereof used for the processing of meat and poultry products; fish products; fruit and vegetable products; dairy products; flour, prepared cereal food and feed products; vegetable oil mills; bakery products; sugar products; soft drink products; tobacco products; and distillery, brewery and winery products.</p>	<p>CSA - Community Shopping Area Zone - Permitted (within a shopping centre)</p>		<p>7) Required Ground Floor Uses For Artisan Workshop and Craft Brewery Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:</p> <p>is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use; is a minimum of 10% of the gross floor area (GFA) of the main building or unit; is located within the front portion of the ground floor; and, is accessible via the front of the building. (Z-1-172561)</p>

March 12, 2020

City Clerk

Dear City Clerk:

**Re: Proposed Zoning Bylaw Text Amendment – General Regulations for
Microbreweries [File No. CK 4350-1 and PL 4350-Z3/17]**

The Municipal Planning Commission, at its meeting held on February 25, 2020, considered a report of the General Manager, Community Services Department dated February 25, 2020. The Commission also received a presentation from Randy Pshebylo, Riversdale Business Improvement District. The Municipal Planning Commission supports the following recommendation of the Community Services Department:

That the proposed text amendments to Bylaw No. 8770, Zoning Bylaw, as outlined in the February 25, 2020 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

cc: Diane Bentley, MPC Chair
General Manager, Community Services Department

ZONING NOTICE

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9691

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9691, The Zoning Amendment Bylaw, 2020 (No. 7), amendments are proposed to add definitions and regulations for microbreweries that do not provide for consumption on site in the MX1 – Mixed Use District 1, IL1 – General Light Industrial District and IH – Heavy Industrial District.

Proposed Definitions:

- **"brewery"** means an operation that brews more than 20,000 hectolitres of beer under a valid manufacturer's permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations;
- **"microbrewery – type I"** means an operation that:
 - o Brews between 100 hectolitres and 20,000 hectolitres of beer under a valid manufacturer's permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations; and
 - o Does not provide for on-site consumption of alcohol."

REASON FOR THE AMENDMENT – Provincial regulatory changes and shifting consumer preferences have led to a growing trend of small-scale producers. These microbreweries are smaller in scale, have lower production volumes and operate using less equipment as compared to the traditional type of brewing operations that were envisioned when the current regulations for breweries were identified in the Zoning Bylaw.

To accommodate continued development and expansion of the microbrewery industry in Saskatoon, Administration is proposing amendments to the Zoning Bylaw that will provide for microbreweries in appropriate Zoning Districts. The proposed amendments would permit microbreweries without consumption on sites in the IL1 District and the IH District. Microbreweries would be considered as a Discretionary Use in the MX1 District.

This amendment is the first of two pertaining to microbreweries. The second amendment is forthcoming and will prescribe regulations for microbreweries that provide for on-site consumption.

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

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

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

All submissions received by the City Clerk by **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

MPC Chair Report
Public Hearing Meeting of City Council
Monday March 23, 2020

6.1.1 Discretionary Use Application - 2421 Preston Avenue South – Residential Care Home Type II

- Thank you to Administration for providing a ‘heat map’ of area care homes.
- MPC supports the application.

6.1.2 Discretionary Use Application – Child Care Centre - 3331 Cassino Avenue

- MPC supports this application.

6.1.3 Proposed Official Community Plan Amendment – 411 Avenue P South

- MPC supports this amendment.

6.1.4 Proposed Rezoning of 411 Avenue P South

- MPC supports this application.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street

- MPC indicates request to retain trees on the property.
- MPC supports this amendment.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B to R1A

- MPC supports this application.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

- Discussion about the amendment including definitions and rational for change.
- MPC supports this amendment.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

- MPC supports this amendment.

Diane Bentley, Chair MPC

Bryant, Shellie

From: Riversdale Communications <communications@riversdale.ca>
Sent: March 20, 2020 1:39 PM
To: Web E-mail - City Clerks
Cc: 'Randy'
Subject: For March 23 Meeting - Microbreweries Zoning Letter
Attachments: Microbreweries Zoning Letter for Council.PDF

Hello,

Please see the attached letter regarding microbreweries zoning, to be considered on the March 23, 2020 meeting at 6pm. Let me know if you need any more information.

Thanks,

Avery Kroeker

Administrative Assistant

[Facebook](#) | [Twitter](#) | [Web](#) | P 306.242.2711 | F 306.242.3012

[Riversdale Business Improvement District](#)

344 20th Street West, Saskatoon, SK, S7M 0X2

Riversdale welcomes the JUNO Awards to Saskatoon March 9 to 15!



it's happening, be part of it!



March 20, 2020

His Worship Mayor Clark and Members of City Council
City Clerks' Office
222 3rd Avenue North
Saskatoon, SK S7K 0J5

RE: MICROBREWERIES ZONING

The Riversdale Business Improvement District (RBID) is supportive of item 6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries [File No. CK 4350-1 and PL 4350-23/17] and respectfully requests City Council to support the recommendation as presented.

Sincerely,

A handwritten signature in dark ink, reading 'Randy Pshebylo', written in a cursive style.

Randy Pshebylo
Executive Director

Bryant, Shellie

From: Shawn Moen <shawn@9milelegacy.com>
Sent: March 17, 2020 2:25 PM
To: Web E-mail - City Clerks
Cc: Clark, Charlie; Beveridge, Michelle; Gough, Hilary (City Councillor); Pshebylo, Randy - Riversdale Business ImprovementDist (External); Anderson, Lesley
Subject: Proposed Zoning Bylaw Text Amendment - General Regulations for Microbreweries [File No CK 4350-1 and PL 43501-Z3/17]
Attachments: 9 Mile Legacy - Ltr to City Council - March 17, 2020.pdf

Good afternoon,

Please find attached a letter as related to the above-captioned matter. I invite you to contact me by email or at the number below with any questions or concerns.

Regards,

Shawn

Shawn Moen, LL.B, LL.M.
CEO and Co-Founder
Mobile: 306.380.6814
Email: shawn@9milelegacy.com



229 20th Street W
Saskatoon, SK S7M 0W8
www.9milelegacy.com



March 17, 2020

City Clerk's Office
City Hall
222 3rd Avenue North
Saskatoon, SK S7K 0J5

Attention: His Worship the Mayor and Members of City Council

Dear Sirs and Mesdames,

**Re: Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries
[File No. CK 4350-1 and PL 4350-Z3/17]**

For those of you unfamiliar with our business, 9 Mile Legacy Brewing Co. Ltd. has operated a microbrewery in Saskatoon since April 2015. We started out as a tiny microbrewery at Saskatoon Ideas Inc. and later expanded into our current location at 229 20th Street West, wherein we operate both a brewing facility and a taproom. Since our inception, we have been heavily involved in the development of the Saskatchewan craft brewing industry, the formation of the Saskatchewan Craft Brewers Association and the evolution of Saskatchewan's regulatory framework as related to microbreweries.

I write in support of the above-referenced Proposed Zoning Bylaw Text Amendment (the "**Proposed Amendment**"). In our view, the Proposed Amendment is urgently needed, rationally connected to the existing regulatory framework, serves the public interest and sets the stage for further growth and investment in Saskatoon's existing building stock.

But first, I thought it of value to provide a brief comment on how COVID-19 and the development review process might interact.

COVID-19 and Development Review

First, I want to thank the City of Saskatoon and City Council for thinking of creative ways to ensure that business as usual continues safely. I understand that the overarching lens is a "yes, how" approach to conducting civic business. For that I am grateful.

It is critical to our community that commercial operations are able to continue with as much predictability as practicable – it is essential to cash flow, wages and morale. In particular, development projects rely upon appropriate and timely approvals to spur on other obligations such as investment and financing.

9 MILE LEGACY BREWING
229 20TH STREET WEST, SASKATOON, SK S7K 3M4

These financial milestones trickle down to our front line work force – people that rely upon wages to pay their rent, buy groceries and make safe and informed day-today decisions, for themselves and their families.

Using our expansion project as an example, timely zoning approval will unlock over a million dollars in financing and will provide alternate work assignments to our staff (whether remote planning exercises or (safe) onsite tasks such as isolated painting, demolition or other tasks). Knowing we can trust the civic process allows us to confidently commit to our employees that we “have their backs” and guarantee their paycheques, regardless of the expected dip or erasure in operating income and instability we will experience. It also allows us to share our resources with those in greater need, such as the Saskatoon Friendship Inn. It is an example of the public sector giving the private sector the tools to lend a hand and play a leadership role in this crisis. We are in this together and we only get through this together.

With that, I urge City Council to think about its meeting process creatively. We certainly understand that there is an important public engagement component to development review hearings and, without a pragmatic approach to process, that can complicate things from a safety perspective. But I also don't think that the situation will markedly improve in the near future, meaning that *if the solution is to adjourn hearings to allow for public consultation we may not ever achieve that solution if the pandemic worsens.*

From that, I respectfully offer the following thoughts on process:

1. Part X of *The Planning and Development Act, 2007* sets out your authority to control the process with respect to zoning bylaw adoption and amendment. The City of Saskatoon is an approving authority under Section 13(1) of that Act and has passed a public notice bylaw pursuant to Section 24. You control your processes for public participation on zoning matters.
2. The Public Notice Bylaw (No. 8171) sets out the City of Saskatoon's approach to public participation. Public notice is required for hearings related to the amendment of a zoning bylaw (s.11) and the related procedures appear to have been complied with in this matter.
3. The Procedures and Committees Bylaw, 2014 (No. 9170) (the “PCB”) details the conduct of meetings of City Council, including public hearings. The matter at hand pertains to a Regular Public Hearing Meeting. A “Regular Public Hearing Meeting” means “a meeting of Council requiring a public hearing or public notice are considered”.
4. Under Section 26 of the PCB, a person may request to speak at a Regular Public Hearing Meeting and there are strict timelines and procedures that must be followed in order to facilitate that attendance. Note that Section 26(1) requires that the requesting person outline their reason for their request to speak. This implies that the right to appear at City Council is not an absolute right and can be vetted by the City.
5. Section 75 of the PCB outlines the conduct of Regular Public Meetings and provides for the appearance of the proponent and “other interested parties”. Regular Public Meetings should

facilitate the participation of those, who through the outlined procedures, have declared their interest to participate.

6. Note that Section 42 of the PCB contemplates exceptional circumstances. Under that rule, City Council may suspend the operation of the rules in the PCB by unanimous vote. Obviously, this mechanism needs to be used sparingly but it should give comfort to City Council that its business can continue in a crisis and they can respond to their leadership moment.

I appreciate that the logistics of holding a public meeting are challenging in the context of this crisis. But there are many tools that can assist – enhanced sanitation practices, enforced social distancing, capped capacities and electronic ways of communicating all come to mind. Council chamber is large and proper enforced social distancing in the gallery should be easily achievable.

If members of the public request an opportunity to speak to City Council in person, please consider contacting them prior to the hearing to gauge the sincerity and absoluteness of that request and the availability of suitable alternatives (such as, perhaps, appearing by phone). If members of the public understand the unintended consequences of process, I firmly believe they will take a reasonable approach to public discourse. If they insist on appearing, perhaps reasonable measures can allow for that attendance.

Please consider taking a pragmatic approach to matters that have already received extensive public engagement. When a zoning amendment process has already undergone 2 years of public and industry consultation, surely the formality of holding an in-person hearing may be less than essential (provided, of course, that a full and fair opportunity is provided to provide written submissions).

In sum, the City has flexibility to adjust its procedure as needed and to communicate those changes to the public electronically. Thanks for your service and consideration – these are unique times and they call for unique solutions. We are here to help with creative solutions and very much consider that we are all in this together.

On to our substantive comments related to the application at hand!

The Amendment is Urgent

The Proposed Amendment has urgency. The Saskatoon craft brewing industry has reached a point where the next logical step in its evolution is for breweries to expand into production and packaging facilities suitable for microbrewing operations – we have already seen this evolution in Regina.

If the craft brewing industry is going to take that next step, the Proposed Amendment is needed to provide clarity to industry as to locations where the proposed use may be authorized and appropriately expand the authorized building stock to zones where the use is permissible. If there is further delay in the needed zoning reform, then our Saskatoon industry risks being surpassed.

We are planning such an expansion of our brewing facilities in 2020 and have secured a suitable location in Zone MX1. We have arranged all financing, investment, design and equipment sourcing – if successful, this would be the second multi-million dollar investment in Riversdale by 9 Mile Legacy Brewing in 3 years and would provide a productive use for an existing light industrial building. The only remaining hurdle is the clarification contemplated by the Proposed Amendment.

The Proposed Amendment is even more urgent for other industry participants. The grandfather of Saskatoon's microbrewing industry, Paddock Wood Brewing, requires the Proposed Amendment to continue its brewing operations in its current location. They have been a responsible operator and a pioneer for Saskatchewan's craft brewing industry. They deserve to remain in their place of business.

Rational Connection to Existing Regulation and Industry Standards

The Proposed Amendment is the product of over 2 years of consultation with industry, regulatory bodies and the general public. It aligns with the current approach by the Saskatchewan Liquor and Gaming Authority and, in doing so, both reduces the regulatory burden on industry and borrows from the expertise of the provincial regulator. The definition of "microbrewery" in the Proposed Amendment is grounded in provincial law and, as such, is predictable and monitorable on an ongoing basis.

Supporting the Public Interest

The Proposed Amendment is restricted to microbreweries without an onsite consumption component and, as such, correctly balances the public interest around such operations. Microbreweries are well-accepted uses in light industrial and mixed-use zones in other jurisdictions and their developmental standards are technical in nature. Our experience in our current operation and in the industry generally is such that the community impact from microbrewing operations is negligible. This use is best approved as a Permitted Use or a Discretionary Use with approval authority delegated to the city administration.

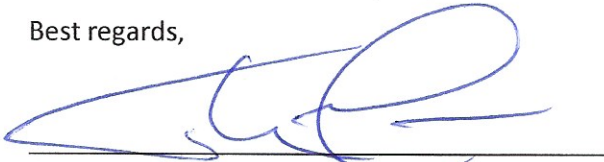
The Proposed Amendment differentiates between Microbreweries (without Onsite Consumption) and Microbreweries (with Onsite Consumption). The Proposed Amendment only deals with the former. Zoning rules related to the latter will be subject of a subsequent amendment which will likely focus on the required public consultation that follows allowing onsite alcohol consumption. This differentiation is efficient and appropriate.

Economic Growth and Investment

Finally, the Proposed Amendment will foster economic growth and investment in Saskatoon's existing industrial building stock. The economic output produced by our industry is diverse – ranging from job creation, tax revenue, property investment and support of local suppliers and service providers. Increasing the scope of buildings that may be used for a microbrewery use will accelerate that economic growth and see revitalization in many of Saskatoon's core and light industrial neighbourhoods.

I respectfully decline any opportunity to address City Council in person at the public hearing on March 23, 2020. I would be happy to answer any questions from an industry perspective in writing or by telephone, should they arise.

Best regards,



Shawn Moen, CEO and Co-Founder
9 Mile Legacy Brewing
Email: shawn@9milelegacy.com
Mobile: 306.380.6814

CC: His Worship Mayor Charlie Clark
Councilor Hilary Gough
Randy Pshebylo, Riversdale BID

BYLAW NO. 9685

The Zoning Amendment Bylaw, 2020 (No. 3)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2020 (No. 3)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to reduce the minimum parking requirements for multiple-unit dwellings along high-frequency transit corridors.

Bylaw No. 8770 Amended

3. The Zoning Bylaw is amended in the manner set forth in this Bylaw.

Section 6.0 Amended

4. (1) The chart contained in subclause 6.3.1(4), is amended by striking out:

“

Multiple-unit dwellings and dwelling groups	1.5 spaces per unit plus 0.125 visitor spaces per dwelling unit, with the exception of multiple-unit dwellings in the R2A or RM1 Districts, where 1 space is required per dwelling unit. For units with a floor area of 56m ² or less, 1.0 spaces per unit. Refer to subsection 6.2(2)(j).
---	---

”

and replacing it with:

“

Multiple-unit dwellings and dwelling groups	1.5 spaces per unit, plus 0.125 visitor spaces per dwelling unit, except in the R2A or RM1 Districts, where the requirement shall be 1 space per dwelling unit. For units with a floor area of 56m ² or less, 1.0 spaces per unit. For sites abutting or having frontages or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m ² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m ² , plus 0.125 visitor spaces per dwelling unit. Refer to subsection 6.7. Refer to subsection 6.2(2)(j)
---	--

”

- (2) The chart contained in subclause 6.3.2(4) is amended by striking out:

“

Multiple-unit dwellings and dwelling groups	1.5 spaces per unit, plus 0.125 visitor spaces per dwelling unit, except in the M4 District where the requirement shall be 1 space per 2 dwelling units. For units with a floor area of 50m ² or less, 1.0 spaces per unit. Refer to subsection 6.2(2)(j).
---	---

”

and replacing it with:

“

Multiple-unit dwellings and dwelling groups	<p>1.5 spaces per unit, plus 0.125 visitor spaces per dwelling unit, except in the M4 District where the requirement shall be 1 space per 2 dwelling units. For units with a floor area of 50m² or less, 1.0 spaces per unit.</p> <p>For sites abutting or having frontages or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m², plus 0.125 visitor spaces per dwelling unit, except in the M4 District where the requirement shall be 1 space per 2 dwelling units. Refer to subsection 6.7.</p> <p>Refer to subsection 6.2(2)(j)</p>
---	---

”

- (3) The chart contained in subclause 6.3.3(6) is amended by striking out:

“

Multiple-unit dwellings	<p>1.0 space per dwelling unit, plus 0.125 visitor spaces per unit. For units with a floor area of 50m² or less, 1.0 space per unit. Refer to subsection 6.2(2)(j).</p>	<p>1.25 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit in the B5 District. For units with a floor area of 50m² or less, 1.0 space per unit. 1.0 space per dwelling unit in the B5C District.</p> <p>1.0 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit in the B5B dwelling unit.</p> <p>No parking is required for multiple-unit dwellings in the B6 District.</p> <p>Refer to subsection 6.2(2)(j)</p>
-------------------------	--	--

”

and replacing it with:

“

Multiple-unit dwellings	<p>1.0 space per dwelling unit, plus 0.125 visitor spaces per unit. For units with a floor area of 50m² or less, 1.0 space per unit. Refer to subsection 6.2(2)(j).</p> <p>For sites abutting or having frontage or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m², plus 0.125 visitor spaces per dwelling unit. Refer to subsection 6.7.</p>	<p>1.25 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit in the B5 District. For units with a floor area of 50m² or less, 1.0 space per unit. 1.0 space per dwelling unit in the B5C District.</p> <p>1.0 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit in the B5B dwelling unit.</p> <p>For sites abutting or having frontage or flankage along high-frequency transit corridors, 0.75 spaces per</p>
-------------------------	--	--

	Refer to subsection 6.2(2)(j).	dwelling unit with a floor area of 56m ² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m ² , plus 0.125 visitor spaces per dwelling unit. Refer to subsection 6.7. No parking is required for multiple-unit dwellings in the B6 District. Refer to subsection 6.2(2)(j)
--	--------------------------------	--

”

- (4) The chart contained in subclause 6.3.6(3) is amended by striking out:

“

Multiple-unit dwellings and dwelling groups	1 space per dwelling unit plus 0.125 visitor spaces per dwelling unit.
---	--

”

and replacing it with:

“

Multiple-unit dwellings and dwelling groups	1 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit. For sites abutting or having frontages or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m ² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m ² , plus 0.125 visitor spaces per dwelling unit. Refer to subsection 6.7.
---	---

”

- (5) The chart contained in subclause 6.3.7(4) is amended by striking out:

“

Multiple-Unit Dwellings	1.25 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit.
-------------------------	--

”

and replacing it with:

“

Multiple-Unit Dwellings	1.25 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit. For sites abutting or having frontages or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m ² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m ² , plus 0.125 visitor spaces per dwelling unit. Refer to subsection 6.7.
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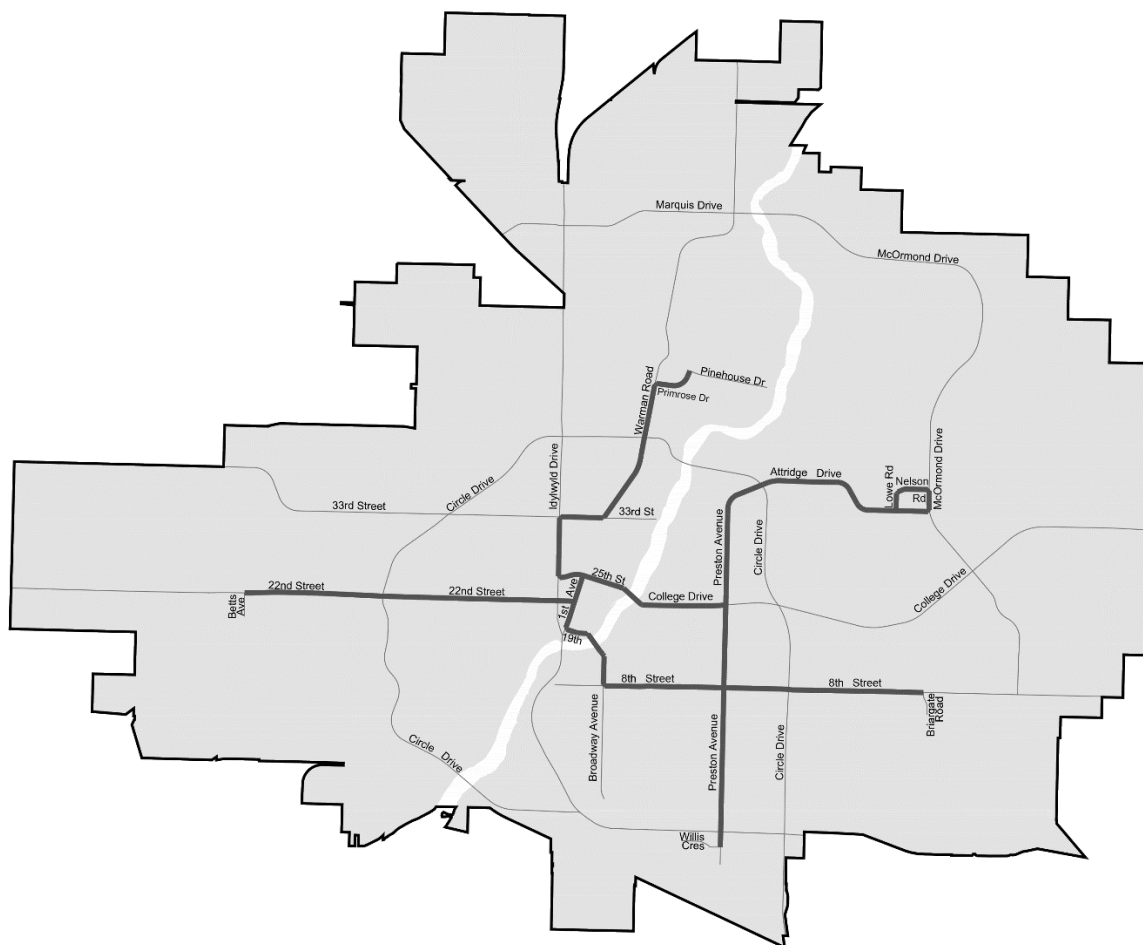
”

- (6) The following subsection is added after subsection 6.6:

“6.7 High-Frequency Transit Corridors

The reduction to the minimum parking requirements for multiple-unit dwellings applies to sites located along the high-frequency transit corridors identified in Figure 6.7 High-Frequency Transit Corridors below:

Figure 6.7 High-Frequency Transit Corridors



Coming into Force

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

Read a first time this _____ day of _____, 2020.

Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

Mayor

City Clerk

Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

APPLICATION SUMMARY

Administration is proposing an amendment to parking standards contained in Bylaw No. 8770, Zoning Bylaw (Zoning Bylaw), which would reduce minimum parking requirements for multiple-unit dwellings along high-frequency transit corridors. This supports an implementation priority of the Corridor Planning Program and represents an early step toward encouraging transit-oriented development along the future Bus Rapid Transit network.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, as outlined in this report, be approved.

BACKGROUND

The *Growth Plan to Half a Million* (Growth Plan) Technical Report outlines various policy and regulatory changes required to implement plans for Corridor Growth, including a review of the City's parking regulations and consideration of reduced parking standards.

At its meeting held June 26, 2017, City Council established the Corridor Planning Program policy framework by amendment to the Official Community Plan (OCP), enabling detailed land-use planning activities necessary to achieve the identified growth targets described in the Growth Plan.

At its meeting held January 27, 2020, City Council endorsed the Corridor Transformation Plan to guide future corridor land use planning activities as the basis for implementing the Corridor Growth Portfolio of the Growth Plan. Subsection 4.1 (d) of the Corridor Transformation Plan states:

“A review of the current parking standards, including possible reductions to the existing standards, is necessary to ensure that the off-street parking requirements within the Corridor Growth Area reflect the improvements to transit services...”

DISCUSSION

Proposed Amendment to the Zoning Bylaw

Administration is proposing an amendment to minimum off-street parking requirements for multiple-unit dwellings located along high-frequency transit corridors. This amendment will reduce the minimum number of required parking spaces from the current standard of 1 to 1.5 spaces per dwelling unit (depending on zoning district), to 0.9 spaces per dwelling unit, and 0.75 spaces per small dwelling unit (56 m² or less).

The minimum number of additional spaces for visitor parking will remain unchanged, at 0.125 visitor spaces per dwelling unit. See Appendix 1 for a table summarizing the proposed changes to parking requirements.

The proposed amendment would apply only to multiple-unit dwellings on properties directly adjacent to high-frequency transit corridors. High-frequency transit corridors are those streets identified as Bus Rapid Transit lines on the map contained in Appendix 2. High-frequency transit service is provided by Saskatoon Transit along the majority of these routes today.

Strategic Goals and Policy

As outlined in the Corridor Transformation Plan, new land use designations and zoning districts, including new parking standards, will be developed in conjunction with stakeholders for properties along transit corridors. The intention of this amendment is to serve as an interim step toward achieving the goals of the Growth Plan.

The proposed reduction to minimum off-street parking requirements supports the City's Strategic Goals of *Moving Around* and *Sustainable Growth* as it promotes transit-oriented infill development by allowing for greater development flexibility and density while creating options for residents who choose to use active transportation and public transit.

Section 12.6.2 of the Official Community Plan, policy (a), states:

“In general, developments shall provide adequate off-street parking. The Zoning Bylaw shall contain appropriate parking standards for all forms of development.”

Section 21.3 of the Official Community Plan, policies (a) and (b), states:

- “a) The City will encourage a mix of land uses and densities along its major transportation corridors to provide employment opportunities, commercial services, housing options, amenities, and other uses that support surrounding neighbourhoods and that help to create year-round vibrant and accessible urban corridors.
- b) The City will encourage, through the Corridor Planning Program process, the building densities necessary to support the establishment and use of a Bus Rapid Transit system and other multi-modal transportation options.”

Technical Analysis and Rationale

In developing the proposed amendment, Administration undertook a review of the following:

1. Existing Official Community Plan policy and other policy direction;
2. Existing off-street parking standards for multiple-unit dwellings across the city;

3. Statistics on current travel patterns in an area of the city defined in the Corridor Transformation Plan as the Corridor Growth Area (see Appendix 3 for a map of the Corridor Growth Area and a summary of these statistics);
4. Approaches taken in other Canadian cities with transit-based parking reductions and their relevance to Saskatoon, including Calgary, Edmonton, Kelowna, Ottawa, Regina, Victoria, Vancouver and Winnipeg; and
5. Academic and professional literature, most notably the Parking Generation Manual published by the Institute of Transportation Engineers, which contains data on parking demand across North America (see Appendix 4 as a summary).

In addition to the policy and direction contained in the Official Community Plan and the Corridor Transformation Plan, there are a number of factors providing rationale for the proposed amendment, including providing increased flexibility to manage on-site parking that is more reflective of resident demand in these areas and reduced construction costs.

Implications

The proposed amendment would apply to a total of 241 sites along corridors where multiple-unit dwellings are either permitted or discretionary. Of these sites, 11 are located within Residential Parking Program zones.

This amendment proposes no changes to the current Residential Parking Program, which limits non-resident street parking to a short period of time during the day or week. Qualifying residents are able to purchase a permit to allow them to park beyond the time restrictions. Residents of multiple-unit dwellings are eligible for permits only when they are considered to not have adequate parking, as determined by the minimum requirements of the Zoning Bylaw (i.e. considered legal non-conforming).

A small number of multiple-unit dwellings within current Residential Parking Program zones are affected by the proposed amendment. These properties are currently legal non-conforming in terms of their required off-street parking, and are therefore eligible for street parking permits. Three of these properties have active permits and will be rendered conforming by the proposed amendment, which would remove their eligibility for the Residential Parking Program.

To mitigate impacts of this change, Administration recommends continuing the issuance of Residential Parking Program permits to residents of properties where permits have already been issued, despite the ineligibility created by the proposed amendment. A review of the Residential Parking Program is currently underway and will include an appropriate method of providing exceptions in unique circumstances such as this. During this review period, Administration issued permits consistent with what has been provided in previous years, and will continue this practice for any multiple-unit dwellings that may be rendered conforming by the proposed amendment.

Comments from other Divisions

Representatives of the Community Standards Division and the Parking Services Section were consulted on the draft amendment and its implications for neighbourhood street parking and the Residential Parking Program. Several considerations were identified and have been reflected in the proposed amendment:

1. Administration will ensure alignment between this amendment and proposed changes to the Residential Parking Program;
2. General intent and application of the Residential Parking Program will not change or be influenced by this amendment. Conditions in the Residential Parking Program for multiple-unit dwellings will remain the same as they are today. Residents of multiple unit dwellings with more than 4 dwelling units are not eligible to receive parking permits under the Residential Parking Permit program as there is limited parking capacity on-street. Exceptions would be considered only for non-conforming or other historical situations;
3. An analysis of existing multiple-unit dwellings along corridors was incorporated into the discussion and recommendations of this report; and
4. Communication on the implications to developers and prospective residents regarding eligibility for multiple-unit dwellings in Residential Parking Program zones will continue to mitigate any future tensions around parking availability.

Representatives of the Transportation Division were consulted on the proposed reduction to parking minimums and raised no comments or concerns.

COMMUNICATIONS AND ENGAGEMENT

Feedback received during engagement activities for the Plan for Growth, Corridor Planning Program, and Comprehensive Zoning Bylaw Review was taken into consideration in the formation of this amendment. In addition, the proposed amendment was communicated to stakeholders, including affected community associations and the development industry in order to provide an opportunity for feedback.

Community Associations

Notice of the proposed amendment and its potential implications was provided in January 2020 to all community associations representing neighbourhoods adjacent to high-frequency transit corridors, and feedback was invited. No comments or concerns were received.

Development Industry Feedback

Notice of the proposed amendment and its potential implications was also provided in January 2020 to the Saskatoon & Region Home Builders' Association, and feedback was invited. A response from the Association is included as Appendix 5.

The proposed amendments were presented to the Developers Liaison Committee on Infill Development on February 6, 2020. General questions on the proposed amendments were discussed and support for the amendment was expressed.

Future planning work to implement the Corridor Transformation Plan will include public and stakeholder engagement as an integral part of the process.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice policy (Public Notice Policy).

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with the Public Notice Policy 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.

APPENDICES

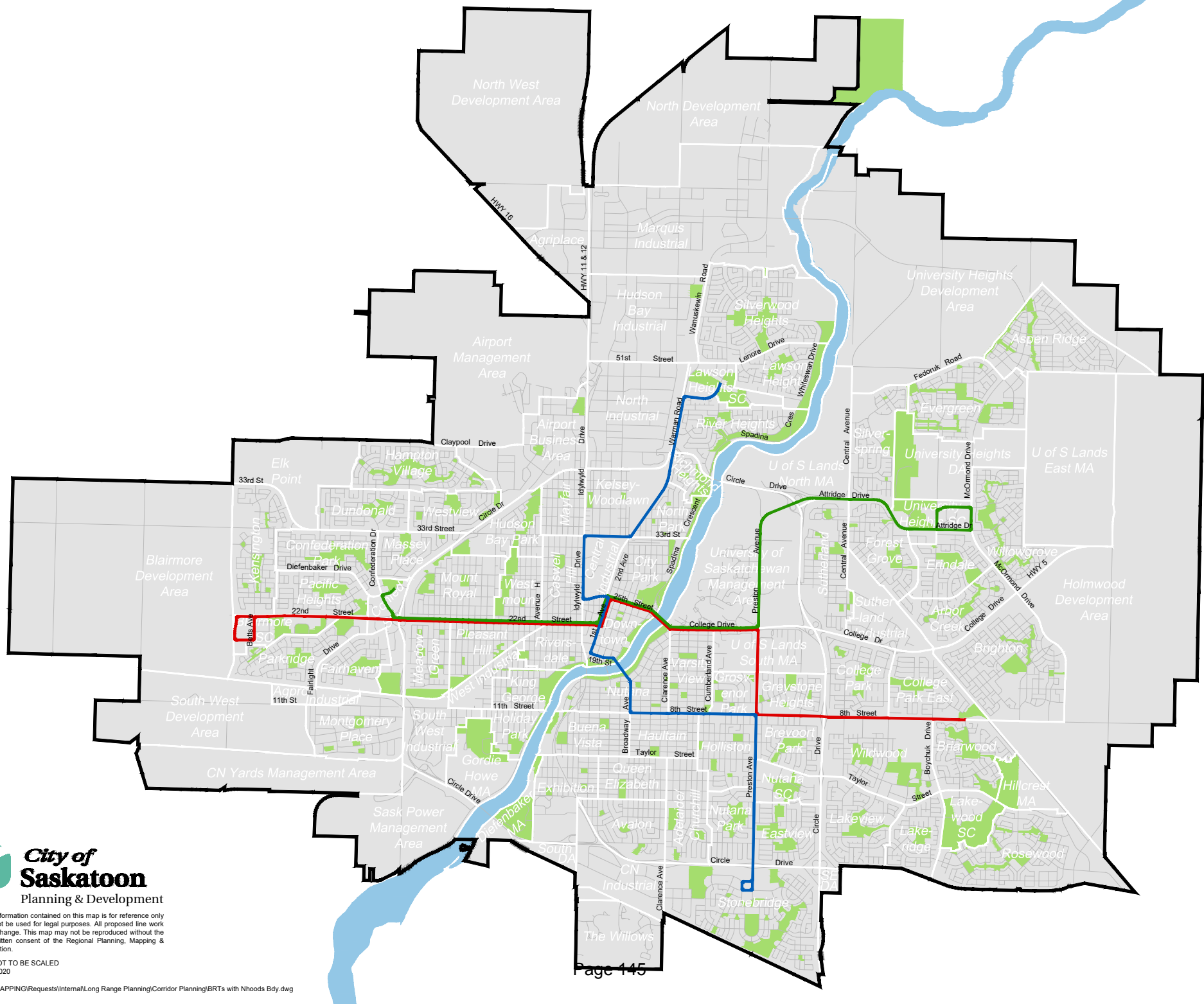
1. Summary of Proposed Changes to Parking Requirements
2. Map of Bus Rapid Transit Lines
3. Map and Statistics of the Corridor Growth Area
4. Summary of Parking Generation Manual Data
5. Feedback Received from Saskatoon & Region Home Builders' Association

REPORT APPROVAL

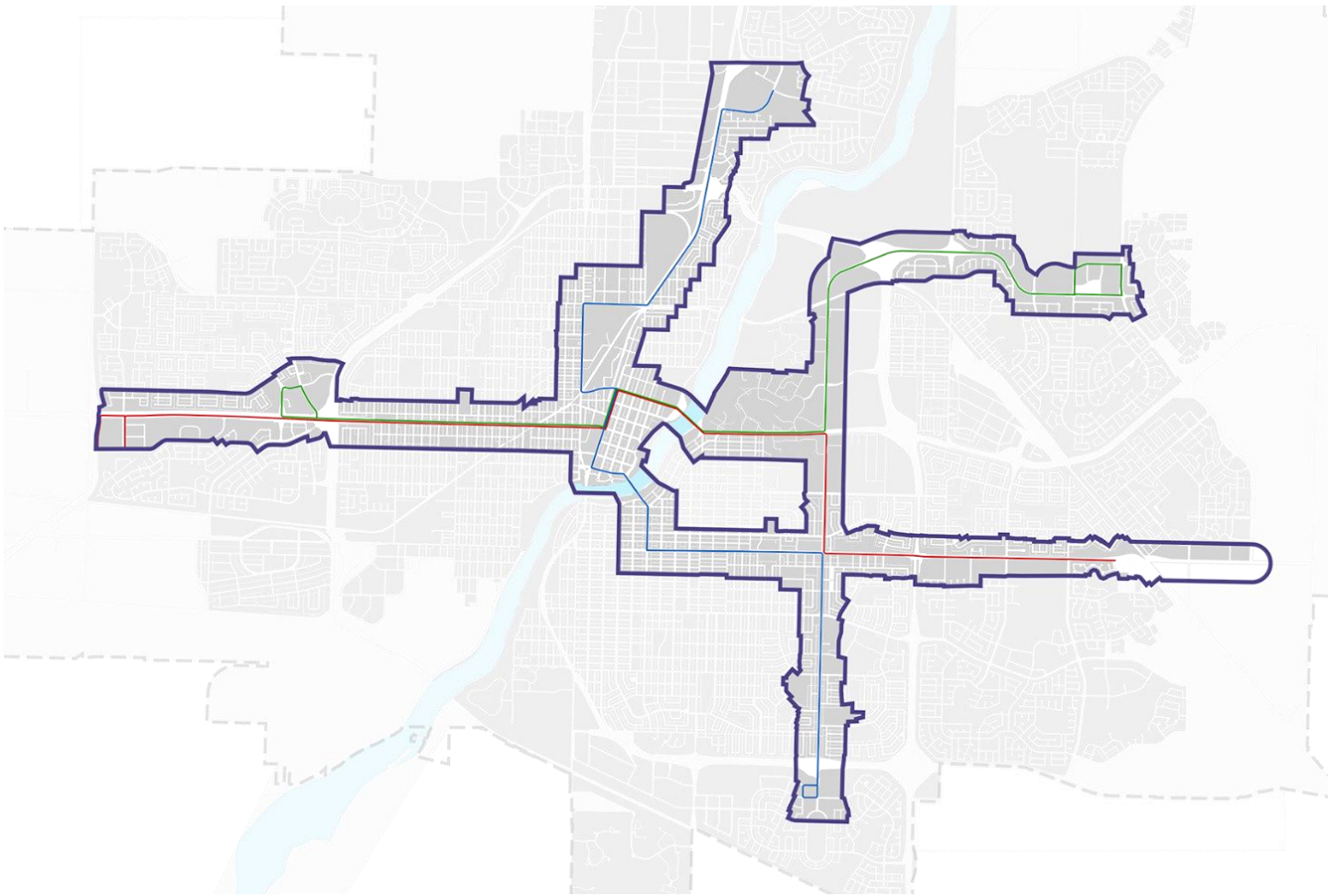
Written by: Lee Smith, Senior Planner, Planning Project Services
Reviewed by: Chris Schulz, Manager, Planning Project Services
Darryl Dawson, Manager, Development Review
Jo-Anne Richter, Director, Community Standards
Lesley Anderson, Director, Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/Admin Report - Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment.docx/gs

Proposed Changes to Multiple-Unit Dwelling (MUD) Minimum Parking Requirements Along High-Frequency Transit Corridors		
Zoning Districts Permitting MUDs	Existing Minimum Off-Street Parking Requirements	Proposed Off-Street Parking Requirements
RM2 RM3 RM4 RM5	1.5 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 56 m ² or less	0.75 spaces per dwelling unit with a floor area of 56 m ² or less, plus 0.125 visitor spaces per dwelling unit and 0.9 spaces per dwelling unit with a floor area greater than 56 m ² , plus 0.125 visitor spaces per dwelling unit
M2 M3 B4A (discretionary)	1.5 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 50 m ² or less	
B4MX	1.25 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit	
B5	1.25 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 50 m ² or less	
B5C R2A (discretionary) RM1	1 space per dwelling unit	
MX1 B5B B1B B2	1 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit	
M4	1 space per 2 dwelling units	No change proposed
B6	No parking required	



Map and Statistics of the Corridor Growth Area



According to 2016 Census data, the Corridor Growth Area contains:

- 20% of the total population of Saskatoon;
- 30% of all Saskatoon residents who use a method other than driving as their regular commute to work or school (compared to 20% of the city as a whole);
- 46% of the residents who walk;
- 27% of the residents who take transit; and,
- 25% of the residents who bicycle.

Observed Parking Data for Multi-family Housing, Parking Generation Manual, 5 th Edition (2019)				
Land Use	Setting ¹	Within ½ Mile of Rail Transit?	Average Peak Parking Demand (Vehicles per Dwelling Unit) ²	Average Parking Supply (Spaces per Dwelling Unit)
Multi-family Housing (Low-Rise) (up to 2 floors)	General urban/suburban	No	1.21	1.7 (40% over)
		Yes	1.07 (12% lower)	1.5 (40% over)
	Dense multi-use urban	No	0.76	0.9 (18% over)
		Yes	0.58 (24% lower)	0.6 (3% over)
Multifamily Housing (Mid-Rise) (up to 10 floors)	General urban/suburban	No	1.31	1.7 (30% over)
		Yes	1.12 (15% lower)	1.5 (34% over)
	Dense multi-use urban	No	0.9	1.2 (33% over)
		Yes	0.71 (21% lower)	1.2 (69% over)
	Center city core	Yes	0.22	1.1 (400% over)
Multifamily Housing (High-Rise) (over 10 floors)	General urban/suburban	No	0.98	1.2 (22% over)
		Yes	Not Available	Not Available
	Dense multi-use urban	No	0.55	0.6 (9% over)
		Yes	0.44 (20% lower)	0.6 (36% over)
	Center city core	Yes	0.46	0.7 (52% over)
<p>¹ Setting descriptions:</p> <p>General urban/suburban: an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.</p> <p>Dense multi-use urban: a fully developed area (or nearly so), with diverse and interacting complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.</p> <p>Center city core: the downtown area for a major metropolitan region at the focal point of a regional light- or heavy-rail transit system. This area type is typified by multi-storied buildings, a wide range of land uses, an extensive pedestrian sidewalk network, and shared and priced parking both on-street and in structured garages or surface lots.</p> <p>² <i>Average Peak Parking Demand includes visitor parking.</i></p>				

Smith, Lee

From: Nick Sackville <nsackville@saskatoonhomebuilders.com>
Sent: Tuesday, February 04, 2020 3:23 PM
To: Smith, Lee
Cc: Chris Guerette
Subject: Corridor Parking Reductions

Hello Lee,

Thank you for being so kind to me about missing the original deadline to provide comments. I really appreciate that.

I did forward your email to our BIL Committee and a few developers who are doing large scale projects along the corridors as I mentioned over the phone. Overall the comments were positive, and I would say the biggest criticism is that this only affects a small number of builders/projects, and the potential for positive impact could be so much greater (If you can even call that a criticism). The news out of Edmonton that they've removed all minimum parking requirements makes this point even more relevant.

One developer who responded mentioned they were concerned about the reductions only applying to the parcels directly adjacent to the corridors. The concerns center around potentially inflating the costs of those lots making them more difficult to acquire, as well as not taking into account a reasonable walking radius from the transit corridor. They are of the opinion there should be a consideration for properties within a certain radius from the proposed BRT locations. Just an additional point on this, the corridor plan has a clear boundary, so the question is why are these reduced requirements only being applied to adjacent lots and not the entire corridor area.

Another developer who responded was fully in support of the changes proposed. This adds a huge cost to development that is not always necessary to the levels required by current regulations, which impacts the affordability, not to mention the viability, of the larger projects we need to increase density in our city. The reasoning from their perspective is that virtually all developers will get this right and build the appropriate amount of parking that the market will demand, or risk the viability of their project. There may be the odd developer who will get this wrong, but those would be rare cases.

To add a builder perspective into the mix, they had a generally generic comment that would apply to all parking requirements. Why not simply remove the minimum requirement across the board and let the developer determine the need for parking based on market demand. Interestingly I received this bit of feedback in mid-January before Edmonton announced they would be doing this exact thing.

I know you're not reviewing all parking requirements, just the ones relevant to the Corridor Plan, but I would definitely encourage you to think big in terms of your proposal. The news out of Edmonton struck me as bold and forward thinking, exactly the kind of policy moves the Association wants to see to address the pressures on housing affordability while positioning Saskatoon as a destination for business investment.

If you need anything else from us, please always feel free to reach out. Looking forward to seeing you on Thursday.

Nick



Nick Sackville | Government Relations & Member Engagement Manager

Saskatoon & Region Home Builders' Association

#17 – 102 Cope Crescent | Saskatoon | SK | S7T 0X2

306.955.5188 | nsackville@saskatoonhomebuilders.com

www.saskatoonhomebuilders.com

March 12, 2020

City Clerk

Dear City Clerk:

**Re: Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards
Adjustment [File No. CK 4350-66 and PL 4350-Z1/20]**

The Municipal Planning Commission, at its meeting held on February 25, 2020, considered a report of the General Manager, Community Services Department dated February 25, 2020. The Municipal Planning Commission supports the following recommendation of the Community Services Department:

That the proposed amendment to Bylaw No. 8770, Zoning Bylaw, as outlined in the February 25, 2020 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

cc: Diane Bentley, MPC Chair
General Manager, Community Services Department

PUBLIC NOTICE

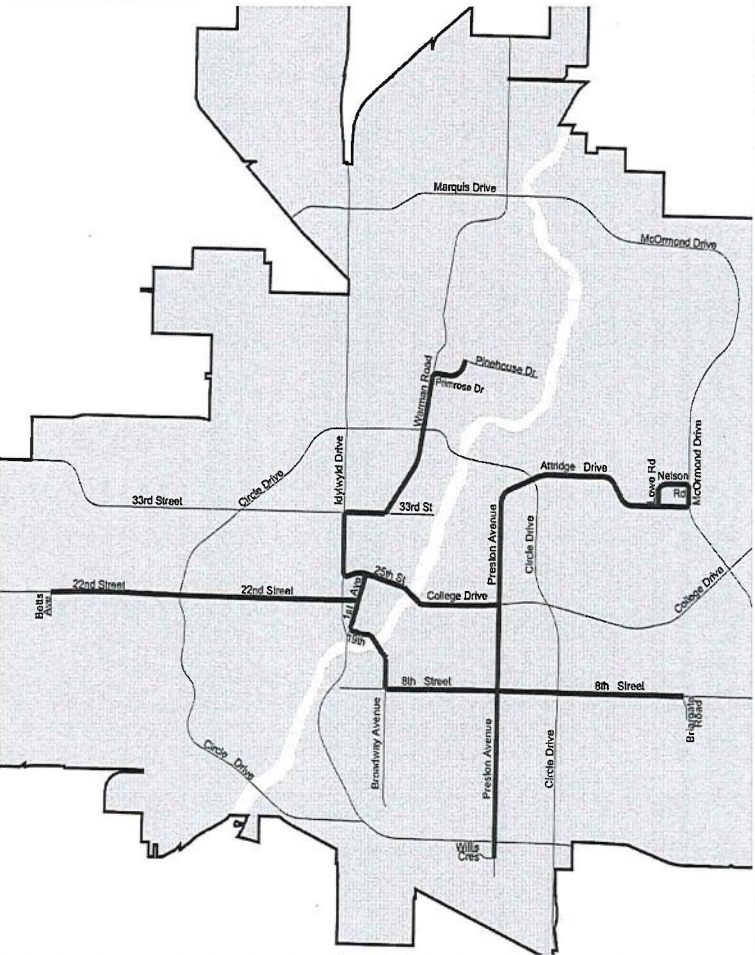
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9685

Saskatoon City Council will consider an amendment to Bylaw No. 8770, the Zoning Bylaw. By way of Bylaw No. 9685, The Zoning Amendment Bylaw, 2020 (No. 3), the minimum amount of on-site parking required for multiple-unit dwellings located along high-frequency transit corridors is proposed to be reduced.

The current minimum parking requirement for multiple-unit dwellings ranges from 1 to 1.5 spaces per dwelling unit, depending on the zoning district. The proposed amendment would reduce the minimum requirement to 0.9 spaces per dwelling unit and 0.75 spaces per small dwelling unit (a small dwelling unit is 56 m² / 600 sq. ft. or smaller).

No changes are proposed to the minimum amount of visitor parking required on a site for multiple-unit dwellings (0.125 spaces per dwelling unit, or 1 space per 8 dwelling units).

The proposed amendment applies only to multiple-unit dwellings on properties located directly adjacent to identified high-frequency transit corridors. The high frequency transit routes are shown on the map below.



Proposed Changes to Multiple-Unit Dwelling (MUD) Minimum On-Site Parking Requirements Along High-Frequency Transit Corridors		
Zoning Districts Permitting MUDs	Existing Minimum Parking Requirements	Proposed Minimum Parking Requirements
RM2 RM3 RM4 RM5	1.5 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 56 m ² or less	0.75 spaces per dwelling unit with a floor area of 56 m ² or less, plus 0.125 visitor spaces per dwelling unit and 0.9 spaces per dwelling unit with a floor area greater than 56 m ² , plus 0.125 visitor spaces per dwelling unit
M2 M3 B4A (discretionary)	1.5 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 50 m ² or less	
B4MX	1.25 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit	
B5	1.25 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 50 m ² or less	
B5C R2A (discretionary) RM1	1 space per dwelling unit	
MX1 B5B B1B B2	1 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit	No change proposed
M4	1 space per 2 dwelling units	
B6	No parking required	

REASON FOR THE AMENDMENT – The proposed amendment supports an implementation priority of the Growth Plan to Half a Million and the Corridor Planning Program by encouraging transit-oriented development along high-frequency corridors.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw or the Zoning Bylaw may be directed to the following without charge:
Community Services Department, Planning and Development
Phone: 306-986-3668 (Lee Smith)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m.** in **City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

All submissions received by the City Clerk by **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

MPC Chair Report
Public Hearing Meeting of City Council
Monday March 23, 2020

6.1.1 Discretionary Use Application - 2421 Preston Avenue South – Residential Care Home Type II

- Thank you to Administration for providing a 'heat map' of area care homes.
- MPC supports the application.

6.1.2 Discretionary Use Application – Child Care Centre - 3331 Cassino Avenue

- MPC supports this application.

6.1.3 Proposed Official Community Plan Amendment – 411 Avenue P South

- MPC supports this amendment.

6.1.4 Proposed Rezoning of 411 Avenue P South

- MPC supports this application.

6.1.5 Proposed Official Community Plan Map Amendment – 1125 Louise Street

- MPC indicates request to retain trees on the property.
- MPC supports this amendment.

6.1.7 Proposed Rezoning of Skopik Crescent – From R1B to R1A

- MPC supports this application.

6.1.8 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries

- Discussion about the amendment including definitions and rational for change.
- MPC supports this amendment.

6.1.9 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment

- MPC supports this amendment.

Diane Bentley, Chair MPC

Bryant, Shellie

From: James Wright <jamesw@westcliffproperties.ca>
Sent: March 20, 2020 2:19 PM
To: Web E-mail - City Clerks
Subject: Council Meeting on March 23 regarding BRT parking reduction

To City Clerk's Office;

This email is to show support for the proposed reduction of the parking requirements along the BRT route. This is a positive first step to encourage more density along the BRT route by addressing the imbalance between parking requirements in the suburbs and core areas. Increasing density along the BRT routes will be a great help in alleviating stress on city infrastructure as Saskatoon continues to grow in population. As a property owner in the Broadway area I see the benefits this corridor planning will ultimately be to the neighbourhood and the city.

Thank you

James Wright
WestCliff Properties

Bryant, Shellie

From: Chris Luczka <chris.luczka@baydo.ca>
Sent: March 19, 2020 5:20 PM
To: Web E-mail - City Clerks
Cc: archive@baydo.ca
Subject: Parking Standards Reduction - Council March 23

To the City Clerk's Office;

I would like to send a letter of support regarding the parking standards reduction that is proposed along the new BRT routes. The parking reduction is a great first step in encouraging developers to focus their efforts along major transit corridors. We all know that the city will eventually grow to half a million people; whether it is in 10 years or 30 years; and we need to plan now. Having high density transit corridors is necessary to avoid the traffic congestion that has plagued so many larger centres. Increasing population along these corridors is a logical move, and will eventually encourage more transit users, and fewer cars on the road. Even as it sits today, parking lots in suburban areas are largely under-utilized due to transit usage, ride sharing, and the number of new residents that do not have a culture of driving everywhere they go.

Parking reductions along transit corridors is a move in the right direction and will spur development. The reductions should be expanded further into the entire Corridor Growth Area, but this is a great first step.

Thank you for all your hard work on this.

Regards,

Chris Luczka - VP Finance

Baydo Development Corp

36 - 102 Cope Cres
Saskatoon, SK S7T 0X2

chris.luczka@baydo.ca
Phone: 306-986-0245
Fax: 306-974-1737

Bryant, Shellie

From: Lorne Wrihght <lornew@wrightconstruction.ca>
Sent: March 22, 2020 7:23 PM
To: City Council
Subject: Form submission from: Write a Letter to Council
Attachments: councilletter.pdf

Submitted on Sunday, March 22, 2020 - 19:22

Submitted by anonymous user: 208.118.95.82

Submitted values are:

Date Sunday, March 22, 2020
To His Worship the Mayor and Members of City Council
First Name Lorne
Last Name Wrihght
Email lornew@wrightconstruction.ca
Address 2919 Cleveland Ave
City Saskatoon
Province Saskatchewan
Postal Code S7K 8A9
Name of the organization or agency you are representing (if applicable) Wright Construction Western Inc
Subject Bylaw 9685 - Transit Corridor Parking
Meeting (if known)
Comments I am not requesting to speak to council
Attachments
councilletter.pdf <<https://www.saskatoon.ca/sites/default/files/webform/councilletter.pdf>>

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/382966>



**Wright Construction
Western Inc.**

2919 Cleveland Avenue
Saskatoon SK
Canada S7K 8A9
Bus (306) 934-0440
Fax (306) 934-4747
info@wrightconstruction.ca

March 22, 2020

Dear Members of City Council:

To begin, I want to thank you for your leadership during this unprecedented time. Your efforts to communicate the city's response to the Covid-19 pandemic have helped many understand what is expected of them during this crisis.

Given the fact that you are scheduled to meet in a public hearing forum on Monday, March 23, 2020, and that you will be considering changes to the proposed Bylaw 9685 - Transit Corridor Parking Standards Adjustment - I wish to convey my support for this amendment.

You are to be commended for recognizing that without this change (ie. reducing the number of stalls required per unit) would maintain an economically unfeasible situation for those in the development industry. Not constructing new housing will hamper the citizens of Saskatoon the ability to find accommodations in City Park, Nutana and the downtown core. Maintaining current parking requirements will adversely affect the city's plan to densify these neighbourhoods.

As you know, people in these areas are less inclined to have more than one vehicle. Many do not have any vehicles at all. Indeed, those living in these neighbourhoods lead the way in utilizing public transit.

Reducing the requirement from 1.625 stalls/unit to a significantly lower number will undoubtedly spawn growth in these neighbourhoods (a stated objective of this council) and the direction many other municipal jurisdictions in North America have undertaken with great success.

While I am encouraged by this proposed change, I would ask that serious consideration be given to not limiting the change only to areas that are directly on proposed bus corridors. Consideration should also be made to ensure proposed projects beyond the precise boundaries of bus routes, utilize the same parking reduction regulations.

Again, these are extraordinary times, but I am confident that when Saskatoon emerges from this pandemic, the city will bounce back. Decisions made now will directly influence the pace of construction and development post Covid-19. Moving on this particular Bylaw now will mean more economic development in the future - I am certain of that.

Lorne Wright,

A handwritten signature in blue ink, appearing to read "Lorne Wright".

President
Wright Construction

Bryant, Shellie

From: Naylor, Jonathan <[REDACTED]>
Sent: March 23, 2020 8:39 AM
To: Web E-mail - City Clerks
Subject: FW: Written Submission - Transit Corridor Parking

Please consider this revised submission for City Councils deliberations today.

Council:

In view of the current COVID crisis and uncertainty about the places where it is transmitted I suggest you table the motion to reduce transit corridor parking to less than one space per unit.

Restricting parking and forcing people to use public transit may turn out to help spread this virus. We know from extensive work in farm animals that mixing animals from different sources and then transporting them in a common vehicle is a great way to transmit respiratory disease, often with fatal consequences.

When this horrible outbreak is over, there will be assessments of why it spread so rapidly which may result in changes to how we design cities.

Given the current situation there seems to be no urgency to making planning decisions. We could wait until we have a better understanding of the changes that need to be made to reduce the impact of new outbreaks of novel diseases. Changes in parking limits could be postponed until this is done.

Sincerely,

Jon

Jonathan Naylor, DVM, DACVIM

[REDACTED] 14th St E

Saskatoon

[REDACTED]

Sent from Mail [REDACTED] for Windows 10

Proclamation and Flag Raising Requests - February 1 to 29, 2020

Item	Organization	Date of Event	Event Name	Decision	Reasons for Denial
Proclamation	Probus Clubs of Saskatoon	April 2020	National Probus Month	Approved	-
Proclamation and Flag Raising	Saskatchewan Construction Association	April 27 to May 1, 2020	Saskatchewan Construction Week	Approved	-
Proclamation	The World Federation of Hemophilia	April 17, 2020	World Hemophilia Day	Approved	-
Proclamation and Flag Raising	Small But Mighty SK	September 2020	Childhood Cancer Awareness Month	Denied	Section 4.4(a) of The Flag and Proclamation Policy, C01-028 states flag raising and proclamation requests may be approved for charitable and non-profit organizations to increase public awareness of their causes, promote fundraising activities, support major sporting, cultural and entertainment programs of the City or other civic initiatives. The organization is not listed as a non-profit or a charitable organization.
Flag Raising	Sikh Society of Saskatoon	April 13 to 30, 2020	Sikh Heritage Month	Denied	Section 4.4(a) of The Flag and Proclamation Policy, C01-028 states flag raising and proclamation requests may be approved for charitable and non-profit organizations to increase public awareness of their causes, promote fundraising activities, support major sporting, cultural and entertainment programs of the City or other civic initiatives. The organization is not listed as a non-profit or a charitable organization.
Proclamation	The Love Foundation	May 1, 2020	Global Love Day	Approved	-
Proclamation	The Institute of Internal Auditors Canada	May 2020	International Internal Audit Awareness Month	Approved	-
Flag Raising	La Fédération des Francophones de Saskatoon	March 2 to 9, 2020	2020 Rendez-vous de la Francophonie	Approved	-