PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION

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

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

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation
That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation
That the minutes of Regular Meeting of the Municipal Planning Commission held on June 27, 2017 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS
7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application - Childcare Centure (Maximum 12 Children) - 546 Marlatte Lane [File No. CK 4355-017-006 and PL 4355-D8/17]

Recommendation
That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application, submitted by Najma Jafri requesting permission to operate a childcare centre with a maximum of 12 children at 546 Marlatte Lane, be approved, subject to the following conditions:

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

7.2 Land Use Applications Received for the Period from February 16 to May 10, 2017 [File No. CK 4000-5 and PL 4350-1]

Recommendation
That the information be received.

8. REPORTS FROM COMMISSION

9. ADJOURNMENT
Discretionary Use Application – Childcare Centre (Maximum 12 Children) – 546 Marlatte Lane

Recommendation
That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that the application, submitted by Najma Jafri requesting permission to operate a childcare centre with a maximum of 12 children at 546 Marlatte Lane, be approved, subject to the following conditions:

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

Topic and Purpose
The purpose of this report is to consider a Discretionary Use Application from Najma Jafri to operate a childcare centre with a maximum of 12 children at 546 Marlatte Lane.

Report Highlights
1. The proposed childcare centre meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. The proposal is not anticipated to significantly impact the surrounding land uses.

Strategic Goal
This application supports the City of Saskatoon’s (City) Strategic Goal of Quality of Life as the proposal offers increased child care opportunities within a neighbourhood setting.

Background
The property located at 546 Marlatte Lane is in the Evergreen neighbourhood and is zoned R1B – Small Lot One-Unit Residential District under the Zoning Bylaw (see Attachment 1). A childcare centre is considered a discretionary use in the R1B District. Najma Jafri has submitted an application requesting City Council’s approval to operate a childcare centre with a maximum of 12 children at this location.

Report
Zoning Bylaw Requirements
The Zoning Bylaw defines a childcare centre as “an establishment providing for the care, supervision, and protection of children, but does not include the provision of overnight supervision.” The applicant is proposing to operate a childcare centre from Monday to Friday during standard work hours. The childcare centre will be operated out of the applicant’s home at 546 Marlatte Lane (see Attachment 2).
Surrounding properties consist of one-unit dwellings. A childcare centre with 12 children under care requires 42 m² of on-site outdoor play space; the site plan indicates that more than twice that amount of space is available. The required parking spaces will be provided in a detached garage in the rear yard. No exterior alterations will be undertaken that would be inconsistent with the residential character of the neighbourhood.

Conclusion
The proposed childcare centre at 546 Marlatte Lane meets all applicable Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

No concerns were noted by other divisions that would preclude this application from proceeding (see Attachment 3).

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

Public and/or Stakeholder Involvement
Notices to property owners within a 75 metre radius of the site, as well as to the Evergreen Community Association, were mailed out in May 2017 to solicit feedback on the proposal. To date, one property owner called to express concerns with uses of property beside one-unit dwellings in the area. The discretionary use process was explained to the property owner, as well as the other permitted and discretionary uses allowable in the zoning district. No further concerns have been expressed.

A community engagement summary is included as Attachment 4.

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

Other Considerations/Implications
There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion
Follow-up is not required.

Public Notice
Public notice is required for consideration of this matter, pursuant to Section 11(b) of Public Notice Policy No. C01-021.
Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Planning and Development Division will give notice, of the public hearing date, by mail, to the Evergreen Community Association and assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.

**Attachments**
1. Location Plan – 546 Marlatte Lane
2. Site Plan – 546 Marlatte Lane Proposed Childcare Centre
3. Comments from Internal Administrative Review for Discretionary Use Application – Childcare Centre (Maximum 12 Children) – 546 Marlatte Lane
4. Community Engagement Summary

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

S/Reports/2017/PD/MPC – Discretionary Use Application – Childcare Centre (Maximum 12 Children) – 546 Marlatte Lane/gs

FINAL/APPROVED – R. Grauer – July 6, 2017
Site Plan - 546 Marlatte Lane Proposed Childcare Centre

Existing Home

Existing Garage

Outdoor Play Area

Existing Home

Door

Fence

2.4m

1.2m

9.1m

6.1m

1.2m

6.1m

40.0m

Planning & Development
Comments from Internal Administrative Review for Discretionary Use Application
Childcare Centre (Maximum 12 Children) – 546 Marlatte Lane

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

2. Building Standards Division Comments
The Building Standards Division has no objection to the proposed Discretionary Use Application. Please note, a building permit will be required if any construction is occurring. This application has been evaluated based on the number of children under care not being more than 12 and no overnight care of children being provided.
Community Engagement Summary

Proposed Discretionary Use – Childcare Centre (Maximum 12 children)
546 Marlatte Lane

Project Description

The Community Services Department has received a Discretionary Use Application to operate a childcare centre with a maximum of 12 children at 546 Marlatte Lane. Property owners in the Evergreen neighbourhood, specifically those within 75 metres of the subject site, have the opportunity to learn about the proposed development and the discretionary use process, and have the opportunity to comment on the proposal and ask any questions that they may have.

Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on May 10, 2017. Notices were also sent to the Evergreen Community Association, the Ward Councillor, and the Community Consultant.

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

Summary of Community Engagement Feedback

One response was received from the notice provided to nearby property owners. The respondent was concerned that a property in this zoning district could be used for the purpose of a childcare centre but not for the purposes of having three suites. The permitted and discretionary uses allowable in the R1B zoning district were explained to the respondent as well as the process for discretionary use applications and the requirement for public notification. The respondent was advised of their opportunity to provide further comment at the public hearing, should they wish. No further concerns were expressed.

Next Steps

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

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

<table>
<thead>
<tr>
<th>ACTION</th>
<th>ANTICIPATED TIMING</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.</td>
<td>July 25, 2017</td>
</tr>
<tr>
<td>Public Notice – the Community Consultant, Ward Councillor, community association, and all residents who were notified previously will receive written notification. A notification poster will be placed on site.</td>
<td>August 8 to 28, 2017</td>
</tr>
<tr>
<td>Public Hearing – public hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.</td>
<td>August 28, 2017</td>
</tr>
<tr>
<td>Council Decision – may approve or deny proposal.</td>
<td>August 28, 2017</td>
</tr>
</tbody>
</table>

Prepared by:
Daniel McLaren, Planner
Planning and Development
June 15, 2017
Land Use Applications Received for the Period from February 16, 2017 to March 15, 2017

Recommendation
That the information be received.

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

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

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

Attachment
1. Land Use Applications

Report Approval
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Kara Fagnou, Acting General Manager, Community Services Department

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

The following applications have been received and are being processed:

Condominium
- Application No. 2/17:
  Applicant: Webb Surveys for Pacific Place Hotels
  Legal Description: Lot 6, Block 200, Plan No. 102072169
  Proposed Use: Construction of a 3-storey condominium with 4 commercial units and an underground parkade with 20 parking units
  Current Zoning: IB
  Neighbourhood: Stonebridge
  Date Received: March 8, 2017

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

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

- Application No. 10/17:
  Applicant: Meridian Surveys for Dream Asset Management Corp.
  Legal Description: Blocks 110 and 111, Plan No. 102208373
  Proposed Use: For future residential development
  Current Zoning: RMTN
  Neighbourhood: Brighton
  Date Received: March 8, 2017
Attachments
1. Plan of Proposed Condominium No. 2/17
2. Plan of Proposed Discretionary Use No. D4/17
3. Plan of Proposed Subdivision No. 9/17
4. Plan of Proposed Subdivision No. 10/17
Land Use Applications Received for the Period from March 16, 2017 to April 10, 2017

Recommendation
That the information be received.

Topic and Purpose
The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from March 16, 2017 to April 10, 2017.

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

Public Notice
Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

Attachment
1. Land Use Applications

Report Approval
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/Land Use Apps/PDCS – Land Use Apps – May 1, 2017/lc
Land Use Applications Received for the Period from March 16, 2017 to April 10, 2017

The following applications have been received and are being processed:

Discretionary Use

- Application No. D5/17:
  Applicant: 102 Hargreaves Green
  Legal Description: Barinder Randhawa
  Proposed Use: Lot 7, Block 977, Plan No. 101962010
  Current Zoning: Care Home
  Neighbourhood: R1A
  Date Received: Hampton Village
  Date Received: March 21, 2017

- Application No. D6/17:
  Applicant: 1016 Avenue B North
  Legal Description: Jean-Louis Blanchette
  Proposed Use: Lot 22, Block 21, Plan No. G4296
  Current Zoning: Garden Suite
  Neighbourhood: R2A
  Date Received: Caswell Hill
  Date Received: March 28, 2017

Subdivision

- Application No. 11/17:
  Applicant: Municipal Reserve on Stilling Lane in Rosewood
  Legal Description: Casablanca Holdings Ltd.
  Proposed Use: Part of the NW ¾ 17-36-4 W3
  Current Zoning: To create a parcel for municipal reserve
  Neighbourhood: Not applicable
  Date Received: Rosewood
  Date Received: March 22, 2017

- Application No. 12/17:
  Applicant: 127 108th Street West
  Legal Description: Webb Surveys for O Casa Properties Inc.
  Proposed Use: Lots 25 and 26, Block 1, Plan No. G122
  Current Zoning: To accommodate new single-dwelling units
  Neighbourhood: on each lot
  Date Received: Sutherland
  Date Received: March 23, 2017

Attachments

1. Plan of Proposed Discretionary Use No. D5/17
2. Plan of Proposed Discretionary Use No. D6/17
3. Plan of Proposed Subdivision No. 11/17
4. Plan of Proposed Subdivision No. 12/17
Proposed Discretionary Use No. D5/17

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.08± ha (0.20± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

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

Prepared by

© 2016 16-3072sq

Proposed Subdivision No. 1217
Land Use Applications Received for the Period from April 11, 2017 to May 10, 2017

**Recommendation**
That the information be received.

**Topic and Purpose**
The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from April 11, 2017 to May 10, 2017.

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

**Public Notice**
Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

**Attachment**
1. Land Use Applications

**Report Approval**
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

Land Use Applications Received for the Period from April 11, 2017 to May 10, 2017

The following applications have been received and are being processed:

Condominium

- Application No. 3/17: 123 Avenue B South (2 units)
  Applicant: Altus Group for 123 Avenue B Developments Inc.
  Legal Description: Unit 2, Condominium Plan No. 102224562
  Proposed Use: To divide Unit 2 into two units
  Current Zoning: B5C
  Neighbourhood: Central Business District
  Date Received: April 13, 2017

Discretionary Use

- Application No. D7/17: 107 -419 Willowgrove Square
  Applicant: Shanna Watson/Windy Willows Preschool
  Legal Description: Lot D, Block 520, Plan No. 101884215
  Proposed Use: Preschool
  Current Zoning: B1B
  Neighbourhood: Willowgrove
  Date Received: May 1, 2017

- Application No. D8/17: 546 Marlatte Lane
  Applicant: Najma Jafri
  Legal Description: Lot 12, Block 677, Plan No. 102145159
  Proposed Use: Childcare centre for 12 children
  Current Zoning: R1B
  Neighbourhood: Evergreen
  Date Received: May 2, 2017

Subdivision

- Application No. 14/17: Orban Way and Payne Bend
  Applicant: Webb Surveys for CityLife Investment Corp. and City of Saskatoon
  Legal Description: Part of NE ¾ 7-37-4 W3 and Part of Parcel A, Plan No. 66S18392
  Proposed Use: To create two new commercial sites
  Current Zoning: FUD and R1A
  Neighbourhood: Evergreen
  Date Received: April 24, 2017
Subdivision

- Application No. 15/17:
  Applicant: Webb Surveys for Robert Finley and Davids Nichols and Melissa Issel
  Legal Description: Parcel A, Plan No. 97S53131
  Proposed Use: To correct an encroachment issue
  Current Zoning: FUD
  Neighbourhood: University Heights Development Area
  Date Received: May 4, 2017

- Application No. 16/17:
  Applicant: Meridian Surveys for Dream Asset Management
  Legal Description: Lots 17 to 34, Block 208, Plan No. 102173093
  Proposed Use: To meet different side yard setbacks
  Current Zoning: RMTN
  Neighbourhood: Stonebridge
  Date Received: May 5, 2017

Attachments
1. Plan of Proposed Condominium No. 3/17
2. Plan of Proposed Discretionary Use No. D7/17
3. Plan of Proposed Discretionary Use No. D8/17
4. Plan of Proposed Subdivision No. 14/17
5. Plan of Proposed Subdivision No. 15/17
6. Plan of Proposed Subdivision No. 16/17
SASKATOON, SASK.
SCALE 1:1500

D.L. Copping, April 20, 2017
Saskatchewan Land Surveyor

Dimensions shown are in metres and decimals

Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 2.712 ha (6.702 ac) which includes 0.182 ha (0.473 ac) for streets.

Dimensions are approximate and may differ from the final plan of survey by 5.0 metres.

Approved under the provisions of Bylaw No. 5537 of the City of Saskatoon

Date
Community Services Department

--- Indicates proposed 3.0 m Joint-use Easement (SaskPower, SaskTel, Shaw Cable)

--- Indicates proposed 5.0 m Joint-use (SaskEnergy, SaskPower, SaskTel, Sidewalk)

Proposed Subdivision No. 14/17
NOTES

Distance dimensions shown are in metres and decimals thereof.
Diameters are approximate and may vary by ±0.5 metres.
Areas shown are approximate and may change upon completion of survey.

Portion of this plan proposed for subdivision is outlined with a heavy broken line,
and contains 0.491 hectares (1.21 acres.)

PLAN OF PROPOSED SUBDIVISION
showing subdivision of all of
Lots 17-34, Plan No. 102173093
in
S.E. 1/4 Sec. 11 - Twp. 36 - Rge. 5 - W3Mer.
Saskatoon, SASK.
Scale 1:1000

Drawn By: Checked By: Date: File No.: Drawing Name: Rev:

eom
mgr
March 7, 2017 81765E 91765FPB-17Apr17.dgn 0

Examined and Approved:

By:

SASKACHewan LAND SURVEYOR

April 27, 2017

City of SASKATOON

Approved under the provisions of Bylaw No. 6557 of the City of Saskatoon.

General Manager of the Community Services Department