1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

    Recommendation
    That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

    Recommendation
    That the minutes of Regular Meeting of the Municipal Planning Commission held on March 27, 2018 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS
7. REPORTS FROM ADMINISTRATION


Recommendation
That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendment to Zoning Bylaw No. 8770 to rezone land in the Evergreen neighbourhood, as outlined in the April 24, 2018 report of the General Manager, Community Services Department, be approved.


Recommendation
That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Rosewood Neighbourhood, as outlined in the April 24, 2018 report of the General Manager, Community Services Department, be approved.

7.3 Land Use Applications Received for the Period from January 25, 2018 to March 20, 2018 [Files CK 4000-5 and PL 4350-1]

Recommendation
That the information be received.

8. REPORTS FROM COMMISSION

8.1 2018 Planning Conferences

The Commission has a budget of $5,000 for attendance at conferences. In the past Commission members have attended national and provincial conferences.

A list of planning conferences is attached.

Recommendation
That the information be received.

9. ADJOURNMENT
Proposed Rezoning – FUD and R1A to B4MX – Northeast Corner of Orban Way and Payne Bend - Evergreen

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 Zoning Bylaw No. 8770 to rezone land in the Evergreen neighbourhood, as outlined in this report, be approved.

Topic and Purpose
An application has been submitted by Citylife Investment Corp proposing to amend the zoning designations of land in the Evergreen neighbourhood from FUD – Future Urban Development District and R1A – One-Unit Residential District to B4MX – Integrated Commercial Mixed-Use District.

This application will apply the zoning district necessary to implement the Evergreen Neighbourhood Concept Plan (Concept Plan) for the area outlined in this report.

Report Highlights
1. The Concept Plan identifies the Evergreen District Village as a high-density, mixed-use area accommodating commercial, institutional, and residential uses.
2. The rezoning to the B4MX district will facilitate mixed-use development and provides for a range of medium- to high- density residential, commercial, and institutional uses, in a manner that encourages retail and service-based uses at grade level on the subject sites located on Orban Way and Payne Bend, consistent with the Evergreen Neighbourhood Concept Plan.
3. No concerns were identified through the administrative referral process.

Strategic Goal
This zoning amendment supports the Strategic Goal of Sustainable Growth. Evergreen was designed as a “complete community” that includes a District Village area accommodating commercial, institutional, and medium- to high- density residential uses.

Background
The Concept Plan was originally approved by City Council in June 2009, with amendments to the Concept Plan approved in June 2014 (see Attachment 1). Included in the Concept Plan was a District Village area in the northeast corner of the neighbourhood, adjacent to McOrmond Drive and centered on Baltzan Boulevard. The District Village is designed to accommodate commercial, institutional, and residential uses.
Report
Concept Plan
The Concept Plan identifies the subject parcels for mixed-use development accommodating commercial, institutional, and residential uses.

The vision for the Evergreen District Village includes street-fronting, mixed-use development that fronts and interfaces with streets in the area to create a pleasant and pedestrian-oriented streetscape.

Amendment to Bylaw No. 8770, Zoning Bylaw (Zoning Bylaw)
The zoning designations of the subject lands are proposed to be amended from FUD – Future Urban Development District (FUD) and R1A – One-Unit Residential District (R1A) to B4MX – Integrated Commercial Mixed-Use (B4MX) District.

The purpose of the B4MX District is to facilitate mixed-use development on principal streets in this district. It provides for a range of medium- to high- density residential, commercial, and institutional uses in a manner that encourages retail and service-based uses at grade level. The B4MX District promotes a compact, pedestrian-oriented built form that supports transportation options, street-oriented buildings, and active uses at grade level.

See Attachment 2 for a map showing the proposed amendment. This zoning designation is consistent with the Mixed Use land use identified by the Concept Plan, and the District Village Commercial land use designation for these sites under Bylaw No. 8769, The Official Community Plan Bylaw, 2009.

Comments from Other Divisions
No concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing.

Options to the Recommendation
City Council could choose to deny this application. This option is not recommended as this application is consistent with the Concept Plan.

Public and/or Stakeholder Involvement
Extensive public consultation was undertaken during the development of the Concept Plan and subsequent amendment. As this application is consistent with the Concept Plan, no further consultation was conducted.

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

Due Date for Follow-up and/or Project Completion
No follow-up is required.
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 Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Attachments
1. Evergreen Concept Plan
2. Proposed Rezoning Location Map

Report Approval
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services
Proposed Rezoning Location Map
(1625 Agra Road)

PROPOSED ZONING AMENDMENT

- From FUD to B4MX
- From R1A to B4MX

File No. RZ19-2017
Proposed Rezoning - Relocation of Holding Symbol - Rosewood Neighbourhood

Recommendation
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, to rezone land in the Rosewood Neighbourhood, as outlined in this report, be approved.

Topic and Purpose
An application has been received from Arbutus Meadows Partnership and Casablanca Holdings Ltd. requesting to amend the designation of properties that are subject to the Holding Symbol (H) so that they align with the sanitary servicing capacity in the Rosewood neighbourhood. This change is the result of a detailed sanitary servicing analysis conducted for the proposed development sites.

Report Highlights
1. The proposed rezoning to relocate the Holding Symbol (H) will provide for phased development in this area of the Rosewood Neighbourhood.
2. No concerns were identified through the administrative approval process.

Strategic Goal
Under the City of Saskatoon’s Strategic Goal of Sustainable Growth, this report supports the creation of complete communities that feature a mix of housing types, land uses, community amenities, employment opportunities, and internal and external connectivity.

Background
The subject lands are located in the Rosewood neighbourhood adjacent to Highway 16 to the south and east of Zimmerman Road. The Holding Symbol (H) was applied in 2014 to phase development of the neighbourhood in order to allow the sanitary servicing capacity to grow with demand.

The purpose of having lands on hold in this part of the neighbourhood is to prevent development from occurring until sanitary sewer capacity has been increased to service the demand that would exist once full build-out of this area is complete.

Report
Official Community Plan
The subject lands are designated as Residential on Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, which supports a variety of residential zoning designations. The proposed changes identified in this application remain consistent with that designation.
Proposed Rezoning - Relocation of Holding Symbol - Rosewood Neighbourhood

Rezoning
A detailed sanitary servicing analysis was conducted by Transportation and Utilities for the proposed development area in the Rosewood neighbourhood. The study identified that lands that are subject to the Holding Symbol (H) need to be revised to facilitate ongoing development of the neighbourhood.

There are two areas where the Holding Symbol is being removed (as shown on Attachment 1). Servicing and development for the lands located in the R1A - One-Unit Residential Zoning District can now proceed. The lands located in the FUD - Future Urban Development District will require a subsequent rezoning to the intended land use identified in the approved Rosewood Neighbourhood Concept Plan.

The Holding Symbol (H) will be applied to two areas, as identified on Attachment 1, to prevent development from occurring until adequate sanitary servicing capacity is built.

This application will also address zoning of lands located in the buffer strip north of Highway 16, which were the result of a boundary alteration in 2015. As such, City zoning will be applied that is consistent with that of adjacent sites.

Comments from Other Divisions
The proposed changes to the Holding Symbol (H) are a result of detailed work undertaken by the Transportation and Utilities Department. No concerns were identified through the administrative referral process that would preclude this application from proceeding.

Options to the Recommendation
City Council could choose to deny the proposed amendments. This option is not recommended as this proposal is consistent with the approved Rosewood Neighbourhood Concept Plan and provides for development consistent with a detailed sanitary servicing analysis conducted for the proposed development sites.

Public and/or Stakeholder Involvement
This proposal is consistent with the approved Concept Plan, for which there was extensive public and stakeholder consultation. Upon review, the Rosewood Community Association had no concerns with this application.

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

Due Date for Follow-up and/or Project Completion
No follow-up is required.

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 Public Notice Policy No. C01-021, Public Notice Policy, and a date for the public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. The Planning and Development Division will notify all affected property owners of the public hearing date by letter.

**Attachments**
1. Location Map

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

- From FUD to FUD (H)
- From FUD (H) to FUD
- From R1A (H) to R1A
- From N/A to RMTN
- From N/A to FUD
- From N/A to FUD (H)
- From N/A to R1A

N:\Planning\MAPPING\Rezonings\2017\RZ17_17.dwg
Land Use Applications Received for the Period from January 25, 2018 to March 20, 2018

Recommendation
That the information be received.

Topic and Purpose
The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from January 25, 2018 to March 20, 2018.

Report
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 Policy No. C01-021, Public Notice Policy, 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/2018/PD/Land Use Apps/PDCS – Land Use Apps – April 9, 2018, 2018/ks
Land Use Applications Received for the Period from January 25, 2018 to March 20, 2018

The following applications have been received and are being processed:

Condominium
- Application No. 4/18:
  Applicant: The Banks Riversdale Development Inc.
  c/o Webb Surveys Inc.
  Legal Description: Parcel A, Plan No. 101977274,
  NE ¼ 29-36-5-W3
  Proposed Use: A reconfiguration of the main floor commercial units.
  Current Zoning: DCD1
  Neighbourhood: Riversdale
  Date Received: February 23, 2018

- Application No. 5/18:
  Applicant: F17 Development Inc. c/o Webb Surveys Inc.
  Legal Description: Unit 7, Plan No. 102228768
  Proposed Use: Redivision of Unit 7 into 11 residential units
  and 1 services unit (Units 8 to 19)
  Current Zoning: RM3
  Neighbourhood: Riversdale
  Date Received: March 12, 2018

Rezoning
- Application No. Z1/18:
  Applicant: North Ridge Development Corporation
  Legal Description: Parcel B, Plan No. 101836076
  Proposed Use: N/A
  Current Zoning: RMTN
  Proposed Zoning: RMTN/R1A
  Neighbourhood: Dundonald
  Date Received: January 23, 2018

- Application No. Z2/18:
  Applicant: City of Saskatoon, Saskatoon Land
  Legal Description: Plan to be registered
  Proposed Use: One-unit Residential District.
  Current Zoning: R1B
  Proposed Zoning: R1A
  Neighbourhood: Aspen Ridge
  Date Received: January 30, 2018
Rezoning

  Applicant: Wilson’s Greenhouse
  Legal Description: Parcel No. 203347571
  Proposed Use: Retail store with garden centre.
  Current Zoning: B4 by Agreement
  Proposed Zoning: B4 by Agreement
  Neighbourhood: Brighton
  Date Received: February 26, 2018

- Application No. Z4/18: Olson Lane
  Applicant: Arbutus Meadows Partnership
             (Rick Groeneveld)
  Legal Description: Parcel EE, Plan No. 102028586,
                    SW ¼ 17-36-4-W3 and Part of NW ¼ 17-36-4-W3
  Proposed Use: Multi- and single-family dwelling.
  Current Zoning: FUD
  Proposed Zoning: RMTN and R1B
  Neighbourhood: Rosewood
  Date Received: March 16, 2018

- Application No. Z5/18: MR 18 and Stilling Manor
  Applicant: Arbutus Meadows Partnership
             (Rick Groeneveld)
  Legal Description: Parcel EE, Plan No. 102028586,
                    SW ¼ 17-36-4-W3 and Part of NW ¼ 17-36-4-W3
  Proposed Use: Multi- and single-family dwelling.
  Current Zoning: FUD
  Proposed Zoning: R1A
  Neighbourhood: Rosewood
  Date Received: March 16, 2018

Subdivision

- Application No. 5/18: 203 Fitzgerald Street
  Applicant: Keystone Development Corporation
             c/o Webb Surveys Inc.
  Legal Description: Lot 2, Block 8, Plan No. A7429
  Proposed Use: To subdivide Lot 2 into two lots.
  Current Zoning: R2
  Neighbourhood: Forest Grove
  Date Received: January 25, 2018
Subdivision

- **Application No. 7/18:**
  - ** Applicant:** City of Saskatoon
c/o Altus Geomatics Limited Partnership
  - **Legal Description:** Lot 61, Block 669, Plan No. 102146891
  - **Proposed Use:** To create separate titles.
  - **Current Zoning:** R1B
  - **Neighbourhood:** Evergreen
  - **Date Received:** February 12, 2018

- **Application No. 8/18:**
  - ** Applicant:** North Prairie Developments Ltd.
c/o Webb Surveys Inc.
  - **Legal Description:** Block 225, Plan No. 102171732,
    NW ¼ 35-36-6-W3
  - **Proposed Use:** To create 17 residential bare land condominium units.
    Each unit contains a garage.
  - **Current Zoning:** RMTN
  - **Neighbourhood:** Kensington
  - **Date Received:** February 26, 2018

- **Application No. 9/18:**
  - ** Applicant:** Bencaal Developments Ltd. c/o Webb Surveys Inc.
  - **Legal Description:** Lots 38, 39, and 40, Block 28, Plan No. E5618; and
    Lot 44, Block 28, Plan No. 101304526
  - **Proposed Use:** To sever the tie code between Lots 38 and 39 and to
    create a new tie code between Lots 39 and 44. Lots 38 and 40 will stand alone.
  - **Current Zoning:** R2
  - **Neighbourhood:** Riversdale
  - **Date Received:** February 26, 2018

- **Application No. 10/18:**
  - ** Applicant:** Mid-West Electric Ltd. c/o Webb Surveys Inc.
  - **Legal Description:** Lots 8 and 9, Block 2, Plan No. G255
  - **Proposed Use:** To sever the tie code in order to accommodate a new
    single-family dwelling to be built on Lot 9.
  - **Current Zoning:** R2
  - **Neighbourhood:** Forest Grove
  - **Date Received:** March 2, 2018
Subdivision

- Application No. 11/18: River Landing – 2nd Avenue South
  Applicant: City of Saskatoon c/o Meridian Surveys Ltd.
  Legal Description: Parcel X, Plan No. 101856427; NW ¼ 28-36-5-W3
  Proposed Use: Enlargement of Persephone Theatre site.
  Current Zoning: DCD1 (AC)
  Neighbourhood: Downtown
  Date Received: March 2, 2018

- Application No. 12/18: 110 Wellman Crescent
  Applicant: Valentino Homes Ltd. c/o Webb Surveys Inc.
  Legal Description: Lot 8, Block 200, Plan No. 102072169,
  NW ¼ 10-36-5-W3
  Proposed Use: To create 13 lots for residential use.
  Current Zoning: RMTN
  Neighbourhood: Stonebridge
  Date Received: March 5, 2018

- Application No. 13/18: 210 Brighton Gate
  Applicant: Ehrenburg Homes Ltd. c/o Webb Surveys Inc.
  Legal Description: Lot 1, Block 130, Plan No. 102258110
  Proposed Use: To create 22 residential bare land condominium units
  within 3 buildings.
  Current Zoning: RMTN
  Neighbourhood: Brighton
  Date Received: March 7, 2018

- Application No. 16/18: 1355 Hughes Drive
  Applicant: 102025334 Saskatchewan Ltd. c/o Webb Surveys Inc.
  Legal Description: Parcel B, Plan No. 101836076,
  SE ¼ 2-37-6-W3
  Proposed Use: To create 13 lots for residential use.
  Current Zoning: RMTN
  Neighbourhood: Dundonald
  Date Received: March 14, 2018

- Application No. 17/18: Olson Lane East
  Applicant: Casablanca Holdings Inc. c/o Meridian Surveys Ltd.
  Legal Description: Part of Parcel EE, Plan No. 102028586 in
  SW ¼ 17-36-4-W3 and Part of NW ¼ 17-36-4-W3
  Proposed Use: To create Parcel T and 16 lots, and complete Olson
  Lane East.
  Current Zoning: FUD
  Neighbourhood: Rosewood
  Date Received: March 14, 2018
Attachments
1. Proposed Condominium No. 4/18
2. Proposed Condominium No. 5/18
3. Proposed Rezoning No. Z1/18
4. Proposed Rezoning No. Z2/18
6. Proposed Rezoning No. Z4/18 (Pages 1 and 2)
7. Proposed Rezoning No. Z5/18
8. Proposed Subdivision No. 5/18
9. Proposed Subdivision No. 7/18
10. Proposed Subdivision No. 8/18
11. Proposed Subdivision No. 9/18
12. Proposed Subdivision No. 10/18
13. Proposed Subdivision No. 11/18
14. Proposed Subdivision No. 12/18
15. Proposed Subdivision No. 13/18
16. Proposed Subdivision No. 16/18
17. Proposed Subdivision No. 17/18
Brighton Neighbourhood Concept Plan

Subject Area

Legend:
- Single Unit/Semi Unit Detached Dwellings
- Low Density Street Townhousing Multi-Unit Dwellings
- Low Density Group Townhousing Multi-Unit Dwellings
- Medium Density Multi Unit Dwellings
- Mixed Use 1 - Residential/Retail/Institutional
- Neighbourhood Core Park
- Neighbourhood Pocket Parks
- Linear Parks
- District Park
- Multi District Park
- Buffer and Berms
- Municipal Utility
- Wetland Complex
- Schools
- Retail
- Mixed Use 2 - Office/Retail
- Approximate Cell Tower Location
PLAN OF PROPOSED SUBDIVISION OF LOT 2, BLOCK 8 REG'D PLAN NO. A7429 N.W. 1/4 SEC. 36 TWP. 36, RGE. 5, W. 3RD MER. 203 FITZGERALD STREET SASKATOON, SASKATCHEWAN BY D.L. CODLING, S.L.S. SCALE 1:500

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.06± ha (0.14± 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

Date

Director of Planning & Development Division

Prepared by

© 2017

17-3238sk NLD
All existing buildings are to be removed.

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

Date

Director of Planning and Development Division

Dimensions shown are in metres and decimals thereof.

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

Dimensions shown are approximate.

All existing buildings are to be removed.

SCHEDULE OF TIE CODES

Existing Parcel Ties to be removed
Lots 38 & 39 Block 28 Reg'd Plan No E5618

Proposed Parcel Ties
Lot 39 Block 28 Reg'd Plan No E5618
Lot 44 Block 28 Plan No 101304526

Lots 38 & 40 to be without ties

The signature above indicates that I (we) approve the Plan of Proposed Subdivision as presented.
PLAN OF PROPOSED
TIE CODE AMENDMENTS
AFFECTING ALL OF
LOTS 8 & 9, BLOCK 2
REG'D PLAN NO. G255
1521 LAURA AVENUE
SASKATOON, SASKATCHEWAN
BY B.L. LUEY, S.L.S.
SCALE 1:500

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined
with a bold, dashed line and contains 0.07 ± ha
(0.17 ± 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. 8537 of the
City of Saskatoon

Date

Director of Planning &
Development Division

Prepared by

Wobb Surveys
© 2018
18-3248sm NLD
PLAN OF PROPOSED SUBDIVISION OF LOT 8, BLOCK 200 PLAN NO. 102072169 N.W. 1/4 SEC. 10 TWP. 36, RGE. 05, W. 3MER. 110 WELLMAN CRESCENT SASKATOON, SASKATCHEWAN BY Brad J. Luey, S.L.S.
SCALE 1:500

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.40± ha (0.99± ac.).

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

Brad J. Luey January 30, 2018
Saskatchewan Land Surveyor

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

Date
Community Services Department

Prepared by
Webb Surveys
18-3245sv KY
PLAN OF PROPOSED SUBDIVISION OF PART OF PARCEL B, PLAN NO 101836076 IN SE 1/4 SEC 2-TWP 37-RGE 6-W 3RD MER SASKATOON, SASK.
SCALE 1:1000

Dimensions shown are in metres and decimals thereof and may vary from the final plan of survey by 0.5l metres.

Portions of this plan to be subdivided are outlined in red with a bold, dashed line and contains 0.568 ha (1.37 acres)

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

Date
Director of Planning and Development Division
<table>
<thead>
<tr>
<th>CONFERENCE</th>
<th>WHERE</th>
<th>WHEN</th>
<th>FEES</th>
<th>Hotel</th>
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</thead>
</table>
| Congress for New Urbanism                 | Savannah, Georgia, USA | May 15 to 19, 2018 | Rate: $725/US  
One Day Rate: $175/US | rate from $189/USD/night |
| Canadian Institute of Planners            | Winnipeg, MB           | July 19 to 22, 2018 | full conference - $989  
1 day fee for July 20, 21 - $500  
1 day fee for July 22 - $250  
all fees subject to 5% GST | $164 to $249/night |
| Saskatchewan Professional Planners Institute (SPPI) | Saskatoon, SK | September 17 to 18, 2018 | 2 day full conference - $395.75  
1 day conference - $315.00 | N/A |
| International Downtown Association Conference | San Antonio, Texas, USA | October 24 to 26, 2018 | (2017 Conference Fees)  
full $1000  
One day only $400 | TBD |
| Winter Cities Conference                  | TBD                    | January 23 to 25, 2019 | TBD | TBD |