PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION

Tuesday, March 26, 2019, 12:00 p.m.
Committee Room E, Ground Floor, City Hall

Commission Members:

Mr. R. Mowat, Chair (Public)
Ms. M. Schwab, Vice-Chair (Public)
Councillor M. Loewen
Mr. N. Anwar (Public)
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Ms. D. Fracchia (Public)
Mr. B. Kobes (Public)
Mr. S. Laba (Saskatoon Public Schools)
Ms. C. Parent (Public)
Mr. F. Rivard (Greater Saskatoon Catholic Schools)
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 February 26, 2019 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS
7. REPORTS FROM ADMINISTRATION

7.1 Rosewood Neighbourhood Concept Plan Amendment and Rezoning – Rosewood Drive [File No. CK 4351-019-003 and PL 4350-Z36/18]

Recommendation
That the Municipal Planning Commission forward a copy of the March 26, 2019 report of the A/General Manager, Community Services Department to City Council recommending that at the time of the public hearing that the proposed amendments to the Rosewood Neighbourhood Concept Plan, and Bylaw No. 8770, the Zoning Bylaw, as outlined in the March 26, 2019 report of the A/General Manager, Community Services Department, be approved.

7.2 Official Community Plan Bylaw Amendment and Rezoning – Southwest Sector and Diefenbaker Management Area [File No. CK 4351-019-002 and PL OCP16/18 and PL Z27/18]

Recommendation
That the Municipal Planning Commission forward a copy of the March 26, 2019 report of the A/General Manager, Community Services Department to City Council recommending that at the time of the public hearing:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Southwest Sector and Diefenbaker Management Area from RM of Corman Park –Saskatoon Planning District to Special Use Area and Urban Holding Area, as outlined in the March 6, 2019 report of the A/General Manager, Community Services Department, be approved; and

2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Southwest Sector and Diefenbaker Management Area from DAG 1 – D-Agricultural 1 District to FUD – Future Urban Development District and AG – Agricultural District, as outlined in the March 26, 2019 report of the A/General Manager, Community Services Department, be approved.

8. REPORTS FROM COMMISSION

8.1 Update of Reports to Council - March 25, 2019 [File No. CK 175-16]

Recommendation
That the information be received.
9.  ADJOURNMENT
Rosewood Neighbourhood Concept Plan Amendment and Rezoning – Rosewood Drive

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 recommendations that the proposed amendments to the Rosewood Neighbourhood Concept Plan, and Bylaw No. 8770, the Zoning Bylaw, as outlined in this report, be approved.

Topic and Purpose
Applications have been submitted by Arbutus Properties to amend the Rosewood Neighbourhood Concept Plan (Concept Plan) and subsequently rezone lands in the Rosewood neighbourhood.

The proposed Concept Plan amendment consists of changing the land use designations of the subject parcels adjacent to Rosewood Drive from Multi Family (Street Townhouse) to single family.

The proposed rezoning would apply the zoning district necessary to implement the Concept Plan, including the amended area, for the area outlined in this report.

Report Highlights
1. The proposed Concept Plan amendment and zoning amendment will facilitate residential development in the form of detached one-unit dwellings.

2. Application of the Holding Symbol (H) to select parcels will remain and no development will occur on those sites. The Holding Symbol (H) may be removed when the conditions have been met.

Strategic Goal
This report supports the City of Saskatoon’s Strategic Goal of Sustainable Growth. Rosewood has been designed to provide a variety of housing options for a diverse community.

Background
The Concept Plan was originally approved by City Council in May 2008, and then amended in 2014 to include a commercial area east of Zimmerman Road (see Attachment 1). In conjunction with the Concept Plan amendment, lands within the Rosewood neighbourhood were zoned FUD District and FUD District with the Holding Symbol (H).

The holding symbol “H” is applied to subject lands to recognize that particular conditions for development to proceed are not yet in place and will be removed based on the following criteria:
a) adequate sewer, water, and servicing capacity to the satisfaction of the General Manager of Transportation and Utilities;

b) adequate transportation infrastructure designed to accommodate the expected traffic generated from new development to the satisfaction of the General Manager of Transportation and Utilities;

c) for the lands designated “Regional Commercial,” a retail market analysis, which demonstrates the need for more regional commercial land at this location; and

d) agreement between the City and Developer for payment of Development Charges and Levies.

Report
Amendment to Concept Plan
The Concept Plan currently designates the subject areas adjacent to Rosewood Drive as Multi Family (Street Townhouse) residential development. Arbutus Properties has applied to change the land use designation of these parcels to single family (see Attachments 1 and 2). This amendment would facilitate development of detached one-unit dwellings.

Amendment to Bylaw No. 8770, the Zoning Bylaw
In conjunction with the proposed Concept Plan Amendment, Arbutus Properties has submitted an application to amend the Zoning Bylaw for the parcels identified in Attachments 3 and 4. The subject parcels are currently zoned FUD – Future Urban Development District. The intent of the FUD District is to act as an interim land use district until comprehensive development plans for an area have been approved. The applicant is proposing the following zoning amendments: FUD District to R1A – One-Unit Residential District; FUD District to R1B – Small Lot One-Unit Residential District; FUD District to R1A District with the Holding Symbol (H); and, FUD District to R1B District with the Holding Symbol (H).

Both the R1A District and R1B District facilitate residential development in the form of one-unit dwellings. The primary differences between the two districts is that the R1B District provides for small lot residential development and does not allow front-facing garages when rear yard access is available from a lane.

Areas that are subject to the Holding Symbol (H) will remain until the conditions for removal have been met. At the appropriate time, an application to amend the Zoning Bylaw to remove the Holding Symbol (H) may be made.

Options to the Recommendation
City Council could choose to deny the Concept Plan amendment and zoning amendment. This option would maintain the residential development form prescribed by the Concept Plan.

Public and/or Stakeholder Involvement
As part of the Concept Plan amendment and zoning amendment processes, the ward Councillor and the Rosewood Community Association were notified of the proposed
amendments. No property owners other than the applicant fall within the 75 metre notification radius.

**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 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.

**Attachments**
1. Rosewood Neighbourhood Concept Plan with Concept Plan Amendment Area
2. Location Plan – Proposed Neighbourhood Concept Plan Amendment – Rosewood Drive
3. Rosewood Neighbourhood Concept Plan with Zoning Amendment Area
4. Location Plan – Proposed Zoning Amendment – Rosewood Drive

**Report Approval**
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development,
Approved by: Lynne Lacroix, Acting General Manager, Community Services Department
CONCEPT PLAN AMENDMENT

Rosewood

From Multi Family (Street Townhouse) to Single Family
ZONING AMENDMENT

- From FUD to R1A
- From FUD(H) to R1B(H)
- From FUD to R1B
- From FUD(H) to R1A(H)
Official Community Plan Bylaw Amendment and Rezoning – Southwest Sector and Diefenbaker Management Area

Recommendation
That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Southwest Sector and Diefenbaker Management Area from RM of Corman Park – Saskatoon Planning District to Special Use Area and Urban Holding Area, as outlined in this report, be approved; and

2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Southwest Sector and Diefenbaker Management Area from DAG 1 – D-Agricultural 1 District to FUD – Future Urban Development District and AG – Agricultural District, as outlined in this report, be approved.

Topic and Purpose
The purpose of this report is to consider amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, and Bylaw No. 8770, Zoning Bylaw relating to lands located in the southwest area of Saskatoon. These lands were brought into the Saskatoon city limits by boundary alterations and are currently designated under the Corman Park – Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights
1. The proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009 (Official Community Plan) Land Use Map, and Bylaw No. 8770, Zoning Bylaw (Zoning Bylaw), are required as lands annexed into the City of Saskatoon remain designated under the Corman Park – Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Strategic Goal
This report supports the City’s Strategic Goal of Sustainable Growth by ensuring orderly and sustainable growth.

Background
The subject lands are located in the Southwest Sector south of 11th Street West and in the Diefenbaker Management Area. These lands were formerly located in the Rural Municipality (RM) of Corman Park and became part of Saskatoon with the boundary alterations that were approved by the Minister of Government Relations in 2015. While ministerial approval altered the corporate limits of Saskatoon and removed these lands from the RM of Corman Park, the boundary alterations did not change the land use controls for these lands. As such, the lands use controls for these lands remain under
Report
The subject lands include:
- a parcel north of Highway No. 7 and east of Range Road No. 3063;
- an area south of the CN Yards that contains a portion of the Richard St. Barbe Baker Afforestation Area;
- an area south of Valley Road that contains land owned by the Saskatchewan Power Corporation and the City of Saskatoon; and
- a site adjacent to the South Saskatchewan River that contains the water intake for the Queen Elizabeth Power Station.

Official Community Plan Land Use Map Amendments
Amendments to the Official Community Plan Land Use Map are required, as shown on Attachment 1, to re-designate the subject lands from “Corman Park – Saskatoon Planning District” to the following land use designations:

1. Urban Holding Area – the Urban Holding Area land use designation is used to identify areas within Saskatoon city limits where the future use of land or timing of development is uncertain due to issues of servicing, transitional use or market demand. The areas being designated urban holding include the parcel north of Highway No. 7 and the parcel south of the CN Yards.

2. Special Use Area – The Special Use Area land use designation is used to identify lands that house major institutions, facilities and public utility installations with a city-wide and regional focus. This designation is being applied to lands south of Valley Road that are owned by the Saskatchewan Power Corporation and the City of Saskatoon and the site adjacent to the South Saskatchewan River that contains the water intake for the Queen Elizabeth Power Station. These sites are primarily intended for use for utilities and this designation is consistent with other areas in Saskatoon containing utilities.

Proposed Zoning Bylaw Amendments
Rezoning of the subject lands is required to put land use controls in place that are consistent with the land use designations. There are two zoning districts proposed for this area (see Attachment 2).

1. FUD – Future Urban Development District – the purpose of the FUD District is to provide for interim land uses where the future use of land or timing of development is uncertain due to issues of servicing, transitional use, or market demand. The FUD District is applied to undeveloped land on the periphery of Saskatoon and will be applied to the parcel north of Highway No. 7.

2. AG – Agricultural District – the purpose of the AG District is to provide for certain large-scale specialized land uses, as well as certain rural-oriented uses on the periphery of the city. The AG District will be applied to the area south of the CN Yards that contains a portion of the Richard St. Barbe Baker Afforestation Area,
sites south of Valley Road that are owned by the Saskatchewan Power Corporation and the City of Saskatoon and the site adjacent to the South Saskatchewan River that contains the water intake for the Queen Elizabeth Power Station. This designation is consistent with other areas in the city containing certain large scale specialized land uses as well as certain rural oriented uses on the periphery of Saskatoon.

Comments from Other Divisions
No comments or concerns were received through the administrative referral process.

Options to the Recommendation
City Council could choose to deny the proposed amendments. This option is not recommended as the amendments would apply land use controls under the City of Saskatoon’s (City) bylaws.

Public and/or Stakeholder Involvement
The subject lands are owned by the City and SaskPower. SaskPower does not have any concerns regarding the Land Use and Zoning Amendments. Meewasin has reviewed the application as some of the lands are located within their Conservation Zone, and have no concerns.

Public engagement was not required as there are no residences or established businesses within this area.

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 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.

Attachments
1. Location Plan – Official Community Plan Land Use Amendment
2. Location Plan - Zoning Bylaw Amendment
Official Community Plan Bylaw Amendment and Rezoning – Southwest Sector and Diefenbaker Management Area

Report Approval
Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, Acting General Manager, Community Services Department

SP/2019/PL/MPC – OCP Bylaw Amend and Rezone Southwest Sector/pg
OCP COMMUNITY PLAN AMENDMENT - LAND USE MAP

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

Location Plan - Official Community Plan Land Use Amendment
ZONING AMENDMENT

From DAG1 to AG  
From DAG1 to FUD
Update of Reports to Council

The Chair will provide an update on the following items previously considered by the Commission and which were considered by City Council at its meeting held on March 25, 2019:

- Discretionary Use Application – Recreational Vehicle and Equipment Storage
  – 4550 Millar Avenue

- Proposed Rezoning by Agreement – B4 to B4A – 1501 8th Street East
  (Cumberland Square Mall)

- Brighton Village Centre - Concept Plan Amendment

- Proposed Zoning Bylaw Text Amendment – General Regulations for Festival Sites