

## Proposed Official Community Plan Amendment and Rezoning by Agreement – 512 to 520 Main Street

### APPLICATION SUMMARY

aodbt architecture + interior design, on behalf of 102065776 Saskatchewan Ltd., submitted an application to amend Bylaw No. 9700, The Official Community Plan - Land Use Map and to rezone 512, 514, 516, 518 and 520 Main Street in the Nutana neighbourhood. The sites are currently designated as 'Medium Density Residential' and zoned RM3 – Medium Density Multiple-Unit Dwelling District. The application is proposing to amend the Official Community Plan Land Use Map to 'High Density Residential' and to rezone the site to RM5 - High Density Multiple-Unit Dwelling District subject to a Zoning Agreement. This amendment will provide for the development of a six-storey Multiple-Unit Dwelling containing 50 dwelling 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 Administration's recommendation that the proposed amendments to Bylaw No. 9700, The Official Community Plan, 2020 and Bylaw No. 8770, Zoning Bylaw, 2009 regarding 512, 514, 516, 518 and 520 Main Street, as outlined in this report, be approved.

### BACKGROUND

The properties located at 512, 514, 516, 518 and 520 Main Street are located in the Nutana neighbourhood and are currently designated 'Medium Density Residential' on Bylaw No. 9700, The Official Community Plan, 2020 (OCP) and zoned RM3 – Medium Density Multiple-Unit Dwelling District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw). Each site currently contains a One-Unit Dwelling.

### DISCUSSION

#### Development Proposal

The applicant is proposing to re-designate the properties to 'High Density Residential' and rezone to RM5 - High Density Multiple-Unit Dwelling District subject to a Zoning Agreement (refer to Appendices 1 and 2). The proposed amendments will provide for the development of a six-storey Multiple-Unit Dwelling containing 50 dwelling units. A mix of dwelling unit styles are proposed, including at-grade townhouses and apartment-style dwelling units.

A total of 77 parking spaces are proposed, with 13 parking spaces on the surface and 64 parking spaces within an enclosed parking structure (at grade and below grade). Access to all required parking spaces will be from the rear lane located along the south property line (refer to Appendix 3 for Site Plan and Appendix 4 for Elevations).

---

Proposed Amendments to Official Community Plan Land Use Map

The applicant is proposing to re-designate the properties from 'Medium Density Residential' to 'High Density Residential'. The intent of the 'High Density Residential' Land Use Designation is to enable the development of a range of residential building types (such as low-rise, mid-rise and high-rise multiple-unit dwellings) and community uses. These sites are typically served by collector or arterial streets and are in proximity to the City Centre, Community Focal Points and/or Corridor Growth Areas. This Land Use Designation is applied to the seven-story multiple-unit dwelling building immediately to the west of the site at 508 Main Street.

Proposed Zoning by Agreement

A Zoning Agreement is a tool used to address a specific development proposal and may address the use of the land, building, form of development, site layout and general exterior design. A Zoning Agreement is being recommended to dictate the specific development proposal permitted to be constructed at this location. The proposed terms of the Zoning Agreement for this development will provide for:

- a) Use of the site for a six-storey Multiple-Unit Dwelling with a maximum of 50 dwelling units, including at-grade townhouses;
- b) A maximum building height of 22 metres;
- c) The provision of on-site parking spaces provided in a combination of at-grade and within a parking structure; and,
- d) Building setbacks and landscaping.

Proposed terms of the Zoning Agreement are detailed in Appendix 5.

Policy Review

**Official Community Plan Policy**

The proposed development aligns with the Objectives and Policies that support the City's goal of accommodating 50% of long-term growth as infill.

The sites are located within the Corridor Growth Area identified in the OCP. As stated in Section F.1.(2)(d) of the OCP, Corridor Growth Areas are intended to provide infill development opportunities along the city's major corridors and Bus Rapid Transit (BRT) routes in order to achieve infill development targets outlined in the Growth Plan to Half a Million. Corridor Growth Areas are high-priority locations for a mix of medium density residential, commercial, institutional uses and activities designed to support an attractive, high-frequency transit service. Within these areas, development should incorporate Transit Oriented Development principles, be oriented toward the street and be at a pedestrian scale, with active building frontages.

The proposed 'High Density Residential' land use designation along with the Zoning by Agreement will ensure the development is compatible with the height, scale and design of buildings in the surrounding neighbourhood, continuity with nearby residential streetscape, lot designs and land uses in the general area.

### **Corridor Transformation Plan**

In addition to the policy framework included in the OCP, the Corridor Transformation Plan, endorsed by City Council in January 2020, provides additional details related to land uses, guiding principles and design guidelines for infill development within the Corridor Growth Area. The key sections which support the proposed development include:

- a) A diversity of residential dwelling unit sizes;
- b) Recommended that ground-floor units have direct access from the fronting street; and
- c) Parking should be placed on the interior of blocks, behind buildings, or below ground to reduce its visual prominence, to reduce the potential for pedestrian/vehicle conflicts and to support a more pedestrian-focused environment.

### **Nutana Local Area Plan and Broadway 360**

The location of the proposed development is within the Nutana neighbourhood and aligns with the following goals identified in the Nutana Local Area Plan:

- a) To protect and enhance housing options in the Broadway Area;
- b) To protect the human scale of development to promote the street orientation of commercial and residential development; and
- c) reflects the historic residential character of the area (by ensuring street-oriented development).

The Broadway 360 Plan identifies 'Neighbourhood Character Areas' and the subject sites are located within the 'Main St. Corridor' area. Redevelopment of the site does maintain character area objectives identified in the Plan including:

- a) Changes being modest and of a scale, form and type that reinforces the existing built character;
- b) Locate garages and access to parking through the rear lane; and
- c) Maintain on-street parking on all streets to calm traffic and provide a buffer to pedestrians.

The Architectural Overlay Zoning District which was applied to Broadway Avenue properties does not include these sites.

### Comments from other Departments

As part of the application process, this application was circulated to civic departments to evaluate compliance with applicable policies and bylaws. There were no issues identified that preclude this application from proceeding to a Public Hearing.

### **COMMUNICATIONS AND ENGAGEMENT**

The following methods were used to communicate this application to area residents and the general public:

## Proposed Official Community Plan Amendment and Rezoning by Agreement – 512 to 520 Main Street

---

- In December 2020, notice of this application was posted on the City's Engage Page;
- Notification letters were sent to property owners within 150 metres of the site, the Ward Councillor, the Broadway Business Improvement District and to the Nutana Community Association; and
- A development sign was placed on the site containing details of the application.

From these notices, six communications were received; one expressing support for the development and five expressing concerns. Concerns noted include impact of closure of Main Street during construction, impacts on parking and traffic, access to the rear lane during construction, design of the building, shadowing and questions on process.

An online meeting hosted by Planning and Development Department took place on December 17, 2020. The meeting was advertised on the City's Engage Page and included on the notice sent to property owners. Comments and questions received during the meeting were similar to those received through the above-noted correspondence.

A summary of the Community Engagement is included in Appendix 6.

### **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 - Proposed Official Community Plan Amendment
2. Location Plan - Proposed Rezoning
3. Site Plan
4. Elevations
5. Proposed Terms of Zoning Agreement
6. Community Engagement Summary

### **REPORT APPROVAL**

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

SP/2021/PD/MPC/Proposed Official Community Plan Amendment and Rezoning by Agreement – 512 to 520 Main Street/mh