

## Proposed Rezoning – 1121 College Drive – From AG to M3, Subject to a Zoning Agreement

### APPLICATION SUMMARY

St. Andrew's College submitted an application to rezone 1121 College Drive, located on the University of Saskatchewan campus. The site is currently zoned AG - Agricultural District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw). St. Andrew's College is proposing to rezone the site to M3 - General Institutional Service District, subject to a Zoning Agreement, to permit a limited range of educational, office and commercial uses.

### RECOMMENDATION

That 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 amendment to Bylaw No. 8770, Zoning Bylaw, 2009 to rezone 1121 College Drive from AG District to M3 District subject to a Zoning Agreement, as outlined in this report, be approved.

### BACKGROUND

The property at 1121 College Drive is located on the University of Saskatchewan campus and is owned by St. Andrew's College. The site is currently designated Special Use Area on the Official Community Plan Land Use Map and zoned AG Agricultural District under the Zoning Bylaw.

### DISCUSSION

#### Development Proposal

The applicant is proposing to rezone the property from AG District to M3 District, subject to a Zoning Agreement (see Appendix 1). The proposed Zoning Agreement would permit a limited range of uses including educational, child care centres and pre-schools, offices and other compatible uses intended to provide long-term financial support for St. Andrew's College primary mandate of theological education.

St. Andrew's College has a long-term land lease with the University of Saskatchewan for the parcel immediately north of the proposed development site for the building and parking for the College. A total of 56 parking spaces are currently located on this site (see Appendix 2 for Site Plan and Appendix 3 for St. Andrew's College Leased Land). The Zoning Agreement is specific to the property shown in Appendix 1 and 2, and does not extend to the entire existing building.

#### 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 and building, form of development, site layout and general external design. It is proposed a Zoning Agreement be used to provide for appropriate expansion of uses in the existing building to facilitate St. Andrew's College goal of long-term financial sustainability.

The proposed terms of the Zoning Agreement for this site will provide for:

- a) Use of the site for educational institutions, child care centres and pre-schools, private schools, offices, medical clinics, art galleries and museums;
- b) Building setbacks, height and landscaping that reflect the existing building;
- c) Provide for 56 at-grade parking spaces, to be provided through remote parking by means of lease or other remote parking agreement.

Proposed terms of the Zoning Agreement are detailed in Appendix 4.

### Policy Review

#### **Official Community Plan Policy**

The Official Community Plan (OCP) includes policies for Corridor Growth Areas, Infill Growth and implementation of the Corridor Planning Program. The key policy sections from the OCP that support the proposed development include:

#### Section F.1(2)(d) Corridor Growth Areas:

“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 and institutional uses and activities designed to support an attractive, high-frequency transit service.”

#### Section F.2.2(28) Special Use Area

“Land designated as “Special Use Area” has the potential for post-secondary education facilities, airports, cemeteries, railyards, significant open spaces, and major utility installations.”

#### Section G.1.3(1) Objectives

“(b) Support and encourage a variety of building types and sizes in existing areas, while improving access to employment opportunities, commercial businesses, and services.”

#### Section G.1.3(4) Policies – Corridor Growth Areas

“(a) Support the development or redevelopment of lands along identified corridors to incorporate:

- (i) an appropriate mix of low to medium density residential, commercial and institutional development;
- (ii) transit-oriented development; and
- (iii) community amenities, facilities and open space.”

#### Section G.1.4(1) Special Use Areas Objectives

“(a) Accommodate major institutions, facilities, public utility installations, and land uses with a city-wide and regional focus.”

Section G.1.4(2) Special Use Areas Policies

- “(a) Special Use Areas may include a diverse range of uses such as, airports, cemeteries, railyards, significant open spaces, and major educational, institutional, government, recreational, ecological, cultural, and public facilities, and utility installations.
- (b) The underlying zoning regulations for Special Use Areas may vary subject to existing and proposed patterns of land use and development.”

Comments from other Divisions

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.

Saskatoon Water has requested an engineering report on the fire flow protection for the building from adjacent hydrants. The applicant has submitted the required engineering report, which has been reviewed and accepted by Saskatoon Water.

**COMMUNICATIONS AND ENGAGEMENT**

Notification of the proposed rezoning was provided to area residents, the general public and the University of Saskatchewan in the following ways:

1. A Public Notice outlining the proposed development was mailed to 86 property owners within 150 metres of the proposed development site on July 12, 2021.
2. An Engage Page for the application was placed on the City website on July 13, 2021, with information on the proposed development, rezoning process and anticipated project timeline.
3. Email notification was sent to the Ward Councillors (Ward 1 and Ward 6), Community Development and the Varsity View Community Association on July 29, 2021.

Two written submissions requesting general information on parking standards for the proposed additional uses were received. Information was provided on the application and review and, at the time of the writing of this report, no further comments had been received.

**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, 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 Zoning Amendment Map
2. Site Plan – 1121 College Drive
3. St. Andrew’s College Leased Land
4. Proposed Terms of Zoning Agreement – 1121 College Drive

**REPORT APPROVAL**

Written by: Jim Charlebois, Senior Planner II, Development Review  
Reviewed by: Darryl Dawson, Manager, Development Review  
Lesley Anderson, Director of Planning and Development  
Approved by: Kara Fagnou, Acting General Manager, Community Services

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