

Proposed Amendment to Zoning Agreement – 510 25th Street East (YWCA Saskatoon)

APPLICATION SUMMARY

YWCA Saskatoon (YWCA) submitted an application to amend the existing Zoning Agreement for 510 25th Street East. The site is located in the City Park neighbourhood and is the location of the YWCA and Saskatoon Community Service Village. The proposed amendment will provide for a new building addition containing 18 dwelling units with amenity space and includes support services for residents of the 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 amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to amend the Zoning Agreement for 510 25th Street East, as outlined in this report, be approved.

BACKGROUND

The YWCA at 510 25th Street East was constructed in 1985, and the Saskatoon Community Service Village was added to the property in 2000. The YWCA provides an array of community services including recreational facilities, childcare services, emergency shelter and social supports and programming for women, children and youth. The Community Service Village provides centralized office space for a number of non-profit community-based agencies.

The site is located in the City Park neighbourhood, adjacent to a multiple-unit dwelling to the southeast, Kinsmen Park to the north and east, Downtown to the south and a high-density residential area to the west (see Appendix 1 and 2).

The property is designated as Special Use Area on the Official Community Plan (OCP) Land Use Map and is zoned M3 – General Institutional Service District, subject to a Zoning Agreement.

DISCUSSION

Development Proposal

YWCA is proposing a building addition containing 18 dwelling units and interior amenity spaces for programming and play. The building addition is proposed as two floors constructed above the parking lot located on the east side of the property, allowing the existing surface parking to be maintained (see Appendix 3). The building will be operated by the YWCA and be staffed 24 hours a day, seven days a week providing inclusive wrap-around supports for residents of the dwelling units.

Proposed Amendments to Zoning Agreement

The existing Zoning Agreement provides for a range of office, institutional, recreational and community uses at this location, as well as residential uses limited to a boarding apartment and hostel units. The Zoning Agreement also contains development standards for the site concerning building setbacks, building height, gross floor area and parking.

To provide for the construction of the proposed building addition, amendments to the existing Zoning Agreement for the property are required. The amendments include adding dwelling units as a permitted use on the property, as well as other adjustments to the development standards to allow for the building addition, as proposed (see Appendix 4).

As part of the amendments to the Zoning Agreement, the applicant has requested a slight decrease in the number of parking spaces provided on-site, from 90 to 87 spaces, to provide flexibility in final design of the building addition should some parking spaces be impacted. The dwelling units are not expected to generate additional demand for parking and the YWCA has indicated that 87 spaces will be sufficient for their operational needs.

Policy Review

1. Official Community Plan

The subject property is designated as Special Use Area on the OCP Land Use Map, which is reflective of the special function that the YWCA provides for the city and region. This designation accommodates unique places within the city that include a broad mix of activities and a range of facilities.

The OCP encourages and supports the provision of attainable, diverse, safe housing throughout Saskatoon that meets the existing and future needs of residents.

2. City Park Local Area Plan

The City Park Local Area Plan recognizes the YWCA as an integral community institution in the neighbourhood. No concerns are noted regarding the existing supportive housing at this location. The LAP encourages a positive relationship between community institutions like the YWCA and the neighbourhood.

Comments from Other Departments

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

Notification of the proposed development was provided to 378 property owners within approximately 150 metres of the site, the Ward Councillor, the City Park Community Association, and posted on the Engage Page on the City of Saskatoon website. At the time of writing this report, correspondence was received from one resident expressing support for the proposal.

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 – 510 25th Street East
2. Fact Summary Sheet – 510 25th Street East
3. Plans and Elevations
4. Terms of Zoning Agreement with Proposed Amendments

REPORT APPROVAL

Written by: Brent McAdam, City Centre Planner
Reviewed by: Darryl Dawson, Manager, Development Review
Approved by: Lynne Lacroix, General Manager, Community Services

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