

April 17, 2023

City Clerk

Dear City Clerk:

Re: Proposed OCP Land Use Map Amendment and Zoning by Agreement – 528 8th Street E, 1100-1122 Broadway Avenue and 529 7th Street E [File No. CK 4351-023-001]

The following is a report of the Municipal Planning Commission with respect to the above application.

The Municipal Planning Commission, at its meeting held on March 28, 2023, considered the attached report of the Administration with respect to the OCP Land Use Map Amendment and Zoning by Agreement Application for the subject at 528 8th Street E, 1100-1122 Broadway Avenue and 529 7th Street E.

The Commission received a presentation from the Applicant, Alan Wallace, Wallace Insights for SaskaLands, as well as a letter submitting comments from Gary Thorinson, dated March 24, 2023.

During consideration of the matter, the Commission was informed that the Corridor Transformation Plan is a guideline and visionary with intent, not a bylaw, that there are no designated units planned, the units will support singles, couples, potentially family units, and the exact mix of units has not been determined. It was noted that the current intention is to offer the units to rent with 92 parking spaces underground along with secure bicycle parking and 47 parking spaces above ground, also with bicycle parking.

The Commission was further informed that extending the M1 zoning was not economically sensible, and that rezoning by agreement was required to purchase a lane to move utilities and meet the City's objectives for the corridor. It was noted that the traffic review commissioned by the applicant has not been made public, but the results of the review are included in the report.

Following review of the matter, the Commission is supporting the proposed amendments. The following recommendation is submitted for City Council's consideration:

That the proposed amendments to: Bylaw No. 9700, Official Community Plan Bylaw, 2020, to amend the Land Use Designation from 'Residential' to 'Corridor Main Street'; and to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone 528 8th Street East, 1100 to 1122 Broadway Avenue and 529 7th Street East to B5B

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Broadway Commercial District, subject to a Zoning Agreement, as outlined in the March 29, 2023 report of the Community Services Division, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,

A handwritten signature in black ink, appearing to read "MLasby", written in a cursive style.

Mary Lasby
Committee Assistant
Municipal Planning Commission

Attachments

1. Report of the Community Services Division, dated March 29, 2023

cc: Kreg Harley, MPC Chair
General Manager, Community Services Division