

Discretionary Use Application – Parking Station – 301 Queen Street

APPLICATION SUMMARY

Bastion Holding Ltd. has applied for Discretionary Use approval to develop a Parking Station at 301 Queen Street in the City Park neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that, at the time of the Public Hearing, the Discretionary Use Application, submitted by Bastion Holdings Ltd., requesting approval to develop a Parking Station at 301 Queen Street, be approved, subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licences, including a Building Permit; and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Under [Bylaw No. 8770, the Zoning Bylaw, 2009](#) (Zoning Bylaw), 301 Queen Street is zoned RM5 - High Density Multiple-Unit Dwelling District (see Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet). The purpose of the RM5 District is to provide a variety of residential developments, including those in a high-density form, as well as related community uses and certain limited commercial development opportunities. A Parking Station is considered a Discretionary Use in the RM5 District.

On April 13, 2022, a development appeal was granted by the Development Appeal Board for a reduction to the required landscaping strip dimensions, abutting the north, south and east property lines. The plans submitted with the discretionary use application comply with landscaping requirements granted through the development appeal decision (See Appendix 3 for Site Plan and Appendix 4 for the Appeal Decision).

DISCUSSION

Zoning Bylaw Requirements

The Zoning Bylaw defines a Parking Station as:

“a site used for the parking of private passenger vehicles when such parking is ancillary to a permitted principal use located on an adjacent or nearby site.”

The Parking Station is being proposed to provide ancillary parking to the office building located north of the site at 306 Queen Street. The Parking Station would provide parking for small vehicles only and consist of eight tandem parking spaces on the north side of the site, and three parking spaces on the south side of the site.

To ensure the proposed Parking Station was functional, a review of the proposed parking layout, completed by a qualified design professional, was required to be submitted as part of the application. The applicant provided a review from a qualified professional which evaluated functionality and accessibility of the proposed parking layout to ensure the proposed parking spaces can be safely accessed and egressed. The review concluded the small vehicle parking design can be adequately accommodated on the site.

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

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

1. Notice was posted on the City of Saskatoon's Engage Page on September 12, 2023;
2. Notification letters were mailed to property owners within 150 metres of the site on September 15, 2023, and emailed to the Ward Councillor and Community Association; and
3. A development sign will be placed on site in conformance with Council Policy C01-021, the Public Notice Policy.

At the time of writing this report, Administration received four responses regarding the application. Two responses indicated opposition to the application, noting concern about loss of other potential land uses for this site, while the remaining two had questions and comments on the application and land use regulations.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 of Council Policy C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice Policy, and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date by mail to property owners within 150 metres of the subject site.

APPENDICES

1. Location Map – 301 Queen Street
2. Fact Summary Sheet – 301 Queen Street
3. Site Plan – 301 Queen Street
4. Decision - Development Appeals Board Hearing

REPORT APPROVAL

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

SP/2023/PD/MPC/Discretionary Use Application – Parking Station – 301 Queen Street.mt