

Discretionary Use Application – Retail Store or Shopping Centre greater than 5,000m² – 110 Marquis Drive West

APPLICATION SUMMARY

Citylife Investment Corp. has applied for Discretionary Use approval to operate a retail store or shopping centre with a gross leasable floor area of 5,000m² or greater at 110 Marquis Drive West in the Agriplace 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 Citylife Investment Corp., requesting approval to develop a retail store or shopping centre with a gross leasable floor area of 5,000m² or greater, at 110 Marquis Drive West, be approved subject to the following conditions:

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

BACKGROUND

Under [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw), 110 Marquis Drive West is zoned IL1 – General Light Industrial District (see Appendix 1 and 2). The purpose of the IL1 District is to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations. A retail store or shopping centre with a gross leasable floor area of 5,000m² or greater is a Discretionary Use in the IL1 District.

DISCUSSION

Zoning Bylaw Requirements

The Zoning Bylaw defines a Retail Store as:

“a place where goods, wares, or merchandise are offered for sale or rent, including a pawnshop, and may include the manufacturing of products to be sold on site, provided the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.”

The Zoning Bylaw defines a Shopping Centre as:

“a building or group of buildings on the same site in which permitted uses are located together for their mutual benefit, including the use of off-street parking and other joint facilities.”

The existing site is currently developed as a shopping centre consisting of two buildings located on-site with a combined floor area of 4,205m². As shown on the site plan, this proposal seeks to construct a 3,333m² addition to one of the

existing buildings (see Appendix 3). If approved, the total combined gross leasable floor area for the shopping centre would be 7,538m². As the gross leasable floor area would exceed 5,000m², Discretionary Use approval is required.

Policy Review

While future retail activities have not been identified by the applicant, this location does provide retail opportunities that would align with Policy G4.1(4)(b)(iii) of [Bylaw No. 9700, Official Community Plan, 2020](#) (Official Community Plan) which states:

- “(iii) Retail uses in industrial areas should be limited to:
- (A) those retail activities which serve the industrial area; and
 - (B) showrooms and sales areas in association with manufacturing, warehousing, and other permitted uses.”

As outlined in Policy G4.1(4)(f)(i) of the Official Community Plan, in general, Light Industrial areas may include a variety of industrial uses, including manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing. Retail stores or shopping centres with a gross leasable floor area of 5,000m² or greater are listed as a Discretionary Use to evaluate their impact on city infrastructure such as transportation and impact on adjacent land uses. During the administrative review process for this discretionary use application, the Transportation Department did not identify any requirements (such as the need for a Transportation Impact Assessment) prior to discretionary use approval. Furthermore, the proposed shopping centre is not anticipated to have a negative impact on adjacent land uses.

Comments from other Divisions

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 property owners and the public:

- Notice was posted on the City of Saskatoon’s Engage Page on February 23, 2024;
- Notification letters were mailed to property owners within 150 metres of the site on February 23, 2024, and emailed to the Ward Councillor; and
- A development sign will be placed on-site in conformance with [Council Policy C01-021, Public Notice](#).

At the time of writing this report, Administration has not received any correspondence or feedback regarding the application.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, 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 – 110 Marquis Drive West
2. Fact Summary Sheet – 110 Marquis Drive West
3. Site Plan – 110 Marquis Drive West

REPORT APPROVAL

Written by: Tyler Kopp, Planner

Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services

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