

## Discretionary Use Application – Parking Station – 1213 1st Avenue North

### APPLICATION SUMMARY

Kake Holdings Inc. has applied for Discretionary Use approval to develop a parking station at 1213 1<sup>st</sup> Avenue North in the Kelsey-Woodlawn 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 Kake Holdings Inc., requesting approval to develop a Parking Station at 1213 1<sup>st</sup> Avenue North, be approved, subject to the following conditions:

- 1) The applicant obtains a Development Permit and all other relevant permits and licences; 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), 1213 1<sup>st</sup> Avenue North is zoned R2 - One- and Two-Unit Residential District (see Appendix 1 and Appendix 2). The purpose of the R2 District is to provide for residential development in the form of one- and two-unit dwellings, as well as related community uses. A Parking Station is listed as a Discretionary Use in the R2 District.

Currently, there are three other discretionary uses approved in the Kelsey-Woodlawn neighbourhood (see Appendix 3). The site is currently occupied by a one-unit dwelling that was constructed in 1946 and is proposed to be demolished as part of this application.

### 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 a public garage (Kavia Autobody) located to the south east of the site at 86 33<sup>rd</sup> Street East. The Parking Station would provide 14 parking stalls to be used for employee vehicles. Of the 14 parking stalls, it is proposed that ten parking stalls will be located along the south property line and will be accessed from the adjacent laneway. The remaining 4 parking stalls are proposed to be parallel stalls and will be accessed via an internal drive lane.

In accordance with Section 6.4(5) of the Zoning Bylaw, Parking Stations are required to be hard-surfaced including the registered lane which provides access to the Parking Station and consists of the entire length of the east-west lane along the southern property line, as well as the north-south portion along the rear (western) property line (see Appendix 4).

#### Policy Review

In review of this discretionary use application, consideration was given to the proximity of other discretionary uses, its location on the block and the proximity to the site in which it is providing ancillary parking. The proposed Parking Station would not result in a concentration of discretionary uses and would be compatible with the neighbourhood.

#### Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to 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 June 12, 2024;
2. Notification letters were mailed to property owners within 150 metres of the site and emailed to the Ward Councillor and Community Association on June 12, 2024; and
3. A development sign will be placed on site in conformance with Council Policy C01-021, Public Notice.

At the time of writing this report, Development Review had received communication from three people regarding this application. One phone call identified concerns with the existing commercial and industrial uses, stating they did not support the application due to noise generated from these operations. A second phone call was received where additional information was requested which satisfied their concerns. One email was received which indicated concerns regarding the loss of potential residential development during a time of low housing supply.

### **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 the 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 – 1213 1<sup>st</sup> Avenue North
2. Fact Summary Sheet – 1213 1<sup>st</sup> Avenue North
3. Discretionary Use Heat Map – Kelsey-Woodlawn Neighbourhood
4. Site Plan – 1213 1<sup>st</sup> Avenue North

**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

SP/2024/PD/PDCS/Discretionary Use Application – Parking Station – 1213 1st Avenue North/gs