Discretionary Use Application – Tavern – 616 10th Street East

Recommendation
That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Leopold’s Tavern Broadway Inc., requesting permission to operate a tavern at 616 10th Street East, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final building and development plans be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Topic and Purpose
The purpose of this report is to consider a Discretionary Use Application from Leopold’s Tavern Broadway Inc. to operate a tavern at 616 10th Street East.

Report Highlights
1. The proposed tavern meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. The proposal is not anticipated to significantly impact the surrounding land uses.

Strategic Goal
This application supports the City of Saskatoon’s (City) Strategic Goal of Economic Diversity and Prosperity as it provides an opportunity for business growth in an existing commercial building.

Background
The property located at 616 10th Street East is in the Nutana neighbourhood and is zoned B5B – Broadway Commercial District under the Zoning Bylaw (see Attachment 1). A tavern is considered a discretionary use in the B5B District. Leopold’s Tavern Broadway Inc. has submitted an application requesting City Council’s approval to operate a tavern at this location.

Report
Zoning Bylaw Requirements
The Zoning Bylaw defines a tavern as “an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted.” The applicant is proposing to operate a tavern with an approximate seating capacity of 35 seats. The tavern will operate out of a former restaurant unit in the mixed-use building at 616 10th Street East.

Surrounding properties consist of neighbourhood commercial uses that include retail, restaurants, and residential. Section 4.7.3 (3) of the Zoning Bylaw contains criteria to evaluate discretionary use applications for nightclubs and taverns. This tavern has been evaluated and meets the criteria contained within this section. The Zoning Bylaw does not require on-site...
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parking for nightclubs and taverns in the B5B District; however, there are 12 parking spaces available on the site for this mixed-use building (see Attachment 2).

Conclusion
The proposed tavern at 616 10th Street East meets all applicable Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

No concerns were noted by other divisions that would preclude this application from proceeding; refer to Attachment 3 for the full remarks.

Options to the Recommendation
City Council could deny this Discretionary Use Application. This option is not recommended, as the proposal complies with all applicable Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions in Section 4.7 of the Zoning Bylaw.

Public and/or Stakeholder Involvement
Notices to property owners within a 75 metre radius of the site, as well as to the Nutana Community Association and the Broadway Business Improvement District, were mailed out in January 2017, to solicit feedback on the proposal. To date, one property owner called concerned about patrons parking on adjacent commercial properties. The applicant has been advised of this concern. No further concerns have been expressed.

A public information meeting was held on March 21, 2017, and was not attended by any members of the public. A community engagement summary is included as Attachment 4.

Communication Plan
No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

Other Considerations/Implications
There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion
No follow-up is required.

Public Notice
Public notice is required for consideration of this matter, pursuant to Section 11(b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice, by mail, to the Nutana Community Association and assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.
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Attachments
1. Location Plan – 616 10th Street East
2. Site Plan – 616 10th Street East
3. Comments from Internal Administrative Review for Discretionary Use Application – Tavern – 616 10th Street East
4. Community Engagement Summary

Report Approval
Written by: Daniel McLaren, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

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