
Proposed Amendment to Zoning Agreement – 303 Owen Manor - Wilson’s Greenhouse

Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendment to the existing Zoning Agreement for the site located at 303 Owen Manor, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by S&C Wilson Land Holdings Inc. to amend the existing Zoning Agreement currently applied to 303 Owen Manor in the Brighton neighbourhood. The proposed amendment will clarify permitted indoor commercial recreation uses within the existing building and provide relevant development standards for those uses.

Report Highlights

1. The proposed amendment provides for clarification of the indoor commercial recreation uses that may develop on the site and an increase in permitted gross floor area from 13,100 m² (141,007 ft²) to 15,000m² (161,459 ft²).
2. A parking assessment submitted by the applicant, considering the proposed additional uses, determined that existing on-site parking is adequate to accommodate the uses.

Strategic Goal

This rezoning supports the City of Saskatoon’s (City) Strategic Goal of Sustainable Growth. Brighton was designed as a “complete community” neighbourhood that includes a variety of commercial services to serve residents.

Background

In August 2016, City Council approved the rezoning of 303 Owen Manor to B4 – Arterial and Suburban Commercial District subject to an Agreement (see Attachment 1) to provide for a retail garden centre and production greenhouse and included terms pertaining to the following:

- a) the permitted uses of land;
- b) maximum gross floor areas of permitted uses and where they could occur in the building;
- c) minimum parking and bicycle parking requirements;
- d) landscaping requirements, including the requirement for a sound attenuation wall on the southwest property line to mitigate noise impacts on adjacent single-family residential;

- e) the location of outdoor storage areas; and
- f) the arrangement of exterior lighting on the site; and provisions for signage on the site, including prohibiting electronic message centres and mobile signs.

The 2016 Zoning Agreement is included as Attachment 2.

Since approval of the existing agreement, the applicant has indicated that they wish to include additional uses not provided for in the current agreement.

Report

Requested Amendments to the Zoning Agreement

S&C Wilson Land Holdings Inc. is proposing an amendment to the existing Zoning Agreement for 303 Owen Manor to clarify permitted indoor commercial recreation uses and where these uses may be developed in the existing building. Proposed additional uses consist of: a bowling alley; inflatable play apparatuses, an ice skating rink, a video game arcade, and a rope course. The amendment will also provide for alterations to the existing go-kart track (refer to Attachment 3).

A subsequent increase to permitted gross floor area from 13,100 m² (141,007 ft²) to 15,000m² (161,459 ft²) is also proposed to accommodate the additional indoor commercial recreation uses.

The Planning and Development Division views the proposed additional uses as acceptable and generally consistent with the original development concept. The footprint of the principal building will not increase.

See Attachment 4 for the detailed proposed amendment to the Zoning Agreement.

Parking Assessment

As part of the review of this application, in considering proposed additional uses, the Planning and Development Division requested a parking assessment from the applicant. The assessment concluded that at peak times, parking is adequate for the site. The Transportation and Utilities Department reviewed and accepted the assessment.

Options to the Recommendation

City Council could choose to deny the proposed amendment. This decision would not permit uses on the subject site outside of what is currently prescribed in the Zoning Agreement.

Public and/or Stakeholder Involvement

The surrounding landowner, Dream Development, has been working with the applicant on this application process. No comments or concerns precluding this proposed amendment have been received by Administration.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

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(a) of Policy No. C01-021, Public Notice Policy.

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. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Attachments

1. Proposed Zoning Agreement Amendment Location Plan – 303 Owen Manor
2. Current Zoning Agreement for 303 Owen Manor
3. Proposed Location of Indoor Recreational Commercial Uses
4. Proposed Amendments to Zoning Agreement

Report Approval

Written by: Jonathan Derworiz, Planner, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, Acting General Manager, Community Services Department

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