Official Community Plan Amendment and Proposed Rezoning from RM4 to B2 – North Park

**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 amendments to Bylaw No. 8769, Official Community Plan and Bylaw No. 8770, Zoning Bylaw, pertaining to 1218 7th Avenue North, as outlined in this report, be approved.

**Topic and Purpose**
Applications have been submitted by CTR Industrial Investments Inc. to amend Bylaw No. 8769, Official Community Plan Bylaw and Bylaw No. 8770, Zoning Bylaw, for the site located at 1218 7th Avenue North in the North Park neighbourhood. The site is currently designated Residential on the Official Community Plan Land Use Map and zoned RM4 – Medium/High Density Multiple-Unit Dwelling District. The applicant is proposing to amend the site to a District Commercial land use designation and B2 – District Commercial Zoning District.

The proposed amendments would facilitate the expansion of the existing adjacent commercial area and provide for future development on the site.

**Report Highlights**
1. The proposed Official Community Plan and Zoning Bylaw amendments will facilitate development of a range of commercial uses including medical clinics, offices, and retail.
2. The intent of the proposed amendments is to facilitate expansion of the existing adjacent commercial area and provide for future development on the site.
3. The proposed amendments will maintain a consistent land use pattern by expanding the existing commercial area located at the intersection of 33rd Street West and 7th Avenue North.

**Strategic Goal**
Under the City of Saskatoon’s Strategic Goal of Sustainable Growth, this report supports the creation of complete communities that feature a mix of housing types, land uses, community amenities, employment opportunities and internal and external connectivity.

**Background**
The subject site was purchased by the applicant in 2018 and is currently vacant. The house located on the site was demolished in 2018. The applicant also owns the site to the south that contains the Shoppers Drug Mart. An apartment building is located directly north of the site.
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Report
Amendment to Bylaw No. 8769, Official Community Plan Bylaw (OCP)
The site is currently designated Residential on the Official Community Plan Land Use Map. The Residential land use designation provides for residential development in any form. The applicant has applied to designate the subject site to a District Commercial land use to provide for the expansion of the existing District Commercial area located at the intersection of 33rd Street West and 7th Avenue North, in the North Park neighbourhood (see Attachment 1). The intent of the proposed amendment is to facilitate future commercial development on the subject site.

Amendment to Bylaw No. 8770, the Zoning Bylaw
In conjunction with the proposed OCP amendment, an application to amend the Zoning Bylaw to rezone the property to a B2 – District Commercial District (B2 District) has been submitted (see Attachment 2). The site is currently zoned RM4 – Medium/High Density Multiple-Unit Dwelling District.

The applicant has proposed rezoning to the B2 Zoning District to provide for a uniform zoning pattern for this commercial node. The proposed zoning would also facilitate future commercial development on the site. The current proposal for this site consists of a medical clinic or office that would complement the existing retail store and pharmacy located to the immediate south.

Comments from Other Divisions
No comments were received during the administrative review process that would preclude the proposed amendments from going forward.

Conclusion
Administration does support the proposed amendments as they will maintain a consistent land use pattern in the area and provide for the functional use of the site.

Options to the Recommendation
City Council could deny the proposed OCP and Zoning Bylaw amendments, which would prevent the proposed development from occurring.

Public and/or Stakeholder Involvement
As part of the OCP and Zoning Bylaw amendment process, notices detailing the applications were sent to property owners within a 75 metre radius of the subject site, the North Park Richmond Heights Community Association and the Ward Councillor. Two phone calls, one letter, and one e-mail were received. Correspondence that was received requested confirmation and additional information pertaining to land use, business operations, parking, and traffic. Further information was provided and no additional comments have been received to date. See Attachment 3 for detailed information.
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.

Attachment(s)
1. Location Plan – Proposed Amendment to the Official Community Plan – 1218 7th Avenue North
2. Location Plan – Proposed Amendment to the Zoning Bylaw – 1218 7th Avenue North

Report Approval
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services Department