



City of Moose Jaw

COMMUNICATION # CC-2020-0018

TITLE: 250 Thatcher Drive East – Zoning Map Amendment & Subdivision

TO: City Council

FROM: Department of Planning and Development Service

DATE: January 6, 2020

PUBLIC: PUBLIC DOCUMENT

RECOMMENDATION

THAT Administration be directed to proceed with the advertising and bylaw preparation for the rezoning of part of Parcel A, Plan No. 74MJ00968, Ext. 1 from CS – Community Service/Institutional District to C3 – Vehicle Oriented Commercial District; and

THAT the proposed subdivision of part of Parcel A, Plan No. 74MJ00968 Ext. 1 be approved upon passage of the Zoning Amendment Bylaw to rezone the property to C3 – Vehicle Oriented Commercial District; and further

THAT upon satisfaction of the above condition, the Mayor and City Clerk be authorized to issue a Certificate of Approval in accordance with The Planning and Development Act, 2007.

TOPIC AND PURPOSE

The purpose of this report is to receive direction to proceed with the rezoning and subdivision of part of 250 Thatcher Dr E. The purpose of the rezoning from CS – Community Service/Institutional District to C3 – Vehicle Oriented Commercial District is to facilitate the sale and development of part of the parcel by Canadian Tire Real Estate Limited.

BACKGROUND

At the December 16, 2019 regular meeting of City Council, the following motion of the December 9, 2019 meeting was ratified:

“THAT the City Clerk and Mayor be authorized to execute the Offer to Purchase Agreement substantially in the form as attached hereto as Attachment “ii” with Canadian Tire Real Estate (CT) involving the sale of 11.95 acres for total revenue of \$3,172,725 of City-owned land, known as the Exhibition Grounds land, with proceeds being allocated to the Land Reserve Fund.”

DISCUSSION

Zoning:

As per the Offer to Purchase Agreement, at closing the property must be zoned or designated as C3 – Vehicle Oriented Commercial District. Rezoning this parcel to C3 Commercial aligns with The City of Moose Jaw Future Land Use map (Attachment 2), which identifies this location for future commercial use.

The proposal from Canadian Tire Real Estate Ltd. is to develop a retail shopping centre in the southeast corner of the property. These lands are no longer required by the City or the Moose Jaw Exhibition Company.

Subdivision/Servicing:

As per the Offer to Purchase, the City is responsible for creating a separate title to the subject property through subdivision. The City will provide services to the new parcel prior to sale.

Easements:

The City requires a 10-metre access and utility easement through the subject property for City infrastructure, as shown on the Plan of Proposed Subdivision. This easement also allows services to be available to the lands north of the subject property.

OPTIONS TO RECOMMENDATION

- Council may decide not to pursue the rezoning and/or subdivision – this option will jeopardize the sale of land to Canadian Tire Real Estate Limited.

PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

In accordance with *The Planning and Development Act, 2007* and City practice the bylaw will be advertised for 2 consecutive weeks in the Moose Jaw Express and on the City's website. Notices will be sent to property owners within 90 metres of the affected site.

STRATEGIC PLAN

This report supports the Objective of Entrepreneurial Civic Administration by supporting the sale of City-owned land for development.

OFFICIAL COMMUNITY PLAN

“COMMERCIAL LAND USE 5.1 OBJECTIVES

- a) To provide for and encourage the appropriate expansion of retail, service and other commercial land uses and development required to meet the diverse needs of the shopping and business community of the City and its trading area.

- b) To ensure that the Downtown continues as the primary business, office, retail, cultural and administrative centre of the City and the region.
- c) To ensure that the day-to-day shopping needs of the community, and the needs of tourists and the travelling public are met at appropriate locations throughout the City.

5.2.3 The Downtown

- a) The City supports and maintains the concept of promoting the Downtown as the primary business, office, retail, cultural and administrative centre of the City and the region. The long-term viability of retail and commercial activity in the Downtown will be a primary factor in the evaluation of major retail and commercial development proposals throughout the City.
- b) In order to facilitate appropriate evaluation of retail and commercial development proposals, the City shall continue to monitor commercial land use in the Downtown and throughout the City."

The Official Community Plan requires consideration of the Downtown in the review of all new commercial land use applications. The type of commercial development proposed by the proponent is "big-box" retail, with several large-scale commercial units. This type of development is commonly located in vehicle-oriented commercial areas. While it is possible to accommodate large-scale commercial units in Downtown areas (ie. Multi-level department stores), it is unlikely that Moose Jaw's Downtown would have adequate space available for a development of this size. The proponent has requested to locate in an existing vehicle-oriented commercial area alongside other retail shopping centre development.

BYLAW OR POLICY IMPLICATIONS

The recommendation will require the preparation of a Zoning Bylaw amendment.

FINANCIAL IMPLICATIONS

The costs associated with the rezoning and subdivision are included in the land purchase price, as per the Offer to Purchase.

OTHER CONSIDERATIONS/IMPLICATIONS

There is no privacy implications or other considerations.

PRESENTATION

VERBAL: Ms. Michelle Sanson, Director of Planning and Development Services will provide a brief overview of this report.

ATTACHMENTS

- i. Plan of Proposed Subdivision;
- ii. Future Land Use Map;
- iii. Offer to Purchase – CT.

REPORT APPROVAL

Written by: Veronica Blair, Planner 1
Reviewed by: Michelle Sanson, Director of Planning and Development Services
Tracy Wittke, Assistant City Clerk
Approved by: Jim Puffalt, City Manager
Approved by: Fraser Tolmie, Mayor

To be completed by the Clerk's Department only.

Presented to Regular Council or Executive Committee on _____.

No. _____ Resolution No. _____

Report Approval Details

Document Title:	Zoning Map Amendment - 250 Thatcher Dr E - CC-2020-0018.docx
Attachments:	- Plan of Proposed Subdivision.pdf - Future Land Use Map.pdf - Offer to Purchase - CT.pdf
Final Approval Date:	Jan 20, 2020

This report and all of its attachments were approved and signed as outlined below:

Sue Brabant



Michelle Sanson



Tracy Wittke



Jim Puffalt



Fraser Tolmie