



**PUBLIC MINUTES
STANDING POLICY COMMITTEE ON PLANNING,
DEVELOPMENT AND COMMUNITY SERVICES**

**Monday, April 4, 2016, 9:00 a.m.
Council Chamber, City Hall**

PRESENT: Councillor D. Hill, Chair
Councillor T. Davies, Vice-Chair
Councillor Z. Jeffries
Councillor P. Lorje
Councillor T. Paulsen at 9:50 a.m.
His Worship Mayor D. Atchison (Ex-Officio)

ALSO PRESENT: General Manager Community Services R. Grauer
Councillor M. Loewen at 10:52 a.m.
Deputy City Clerk S. Bryant
Committee Assistant H. Thompson
Solicitor C. Yelland

1. CALL TO ORDER

Councillor Hill called meeting to order at 9:00 a.m.

2. CONFIRMATION OF AGENDA

Moved By: His Worship the Mayor

1. That the letters from the following be added to item 7.1.4:

Submitting Comments

- Bob Sigstad, dated April 4, 2016;

Request to Speak

- Larry Koturbash, dated April 1, 2016;

2. That the letters from the following be added to item 7.2.1:

Submitting Comments

- Brent Penner, April 3, 2016;

Request to Speak

- Kent Smith-Windsor, dated March 30, 2016;

3. That the letters from the following be added to item 7.2.2:

Submitting Comments

- Trevor Jacek, dated April 1, 2016

Request to Speak

- Mike Icton, dated March 31, 2016;
- Paul Ledoux, dated March 31, 2016;

4. That the letter from Allan Gibb, dated April 1, 2016 requesting to speak be added to item 7.2.3;

5. That the letter from Harvey Peever, dated March 31, 2016 submitting comments be added to item 7.2.4; and

6. That the agenda be confirmed as amended.

(Councillor Paulsen was not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

CARRIED UNANIMOUSLY

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Moved By: Councillor Davies

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on March 7, 2016 be adopted.

(Councillor Paulsen was not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

CARRIED UNANIMOUSLY

5. UNFINISHED BUSINESS

6. COMMUNICATIONS (requiring the direction of the Committee)

6.1 Delegated Authority Matters

6.2 Matters Requiring Direction

6.2.1 2015 Annual Report - Municipal Heritage Advisory Committee [File No. CK. 430-27]

Moved By: His Worship the Mayor

That the 2015 Annual Report of the Municipal Heritage Advisory Committee, along with the 2015 Goals and Objectives, be received as information and forwarded to City Council for information.

(Councillor Paulsen was not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, His Worship the Mayor and Councillor Lorje

CARRIED UNANIMOUSLY

6.2.2 2015 Annual Report - Development Appeals Board [File No. CK. 430-30]

Moved By: His Worship the Mayor
That the 2015 Annual Report of the Development Appeals Board be received as information and forwarded to City Council for information.

(Councillor Paulsen was not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

CARRIED UNANIMOUSLY

6.3 Requests to Speak (new matters)

7. REPORTS FROM ADMINISTRATION

7.1 Delegated Authority Matters

7.1.1 Land Use Applications Received for the Period between February 18, 2016, to March 17, 2016 [File No. CK. 4000-5, PL. 4350-1, PL. 4132, PL. 4355-D, PL. 4115, PL. 4350, and PL. 4300]

General Manager, Community Services Department Grauer answered questions of the Committee regarding storm water drainage at the 123 Avenue B South and 2702 Lorne Avenue locations.

Moved By: His Worship the Mayor
That the information be received.

(Councillor Paulsen was not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

CARRIED UNANIMOUSLY

7.1.2 2015 Annual Report - Saskatoon Forestry Farm Park and Zoo [File No. CK. 430-34, RS 4206-FO-12]

General Manager, Community Services Department Grauer presented the submitted report.

Director of Recreation and Community Development Lacroix answered questions of the Committee regarding park usage and rental revenues.

Moved By: His Worship the Mayor
That the information be received.

(Councillor Paulsen was not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

CARRIED UNANIMOUSLY

7.1.3 Approval for Advertising: Proposed Rezoning – From FUD, R1A, and B1B to B4MX – Evergreen District Village [File No. CK. 4351-016-002, PL. 4350-Z35/15; PL. 4350-Z9/16]

General Manager, Community Services Department Grauer reviewed the presented report.

Development Review Section Manager Dawson and Director of Planning and Development Wallace answered questions regarding the types of retail uses in the B4MX - Integrated Commercial Mixed-Use District, and provided a description of a 'complete street'.

Councillor Jeffries left the meeting temporarily at 9:16 a.m. and was not present for the vote.

Moved By: His Worship the Mayor

1. That the advertising, in respect to the proposed amendment to Zoning Bylaw No. 8770, be approved;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendment to Zoning Bylaw No. 8770; and
3. That the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770.

(Councillors Jeffries and Paulsen were not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Lorje and His Worship the Mayor

CARRIED UNANIMOUSLY

7.1.4 Multi-Unit Residential Commercial Building Inspection and Occupancy Permit Program - Service Levels [File No. CK. 530-1, and PL. 530-1]

Pursuant to an earlier resolution, a letter requesting to speak from Larry Koturbash and a letter submitting comments from Bob Sigstad were provided.

General Manager, Community Services Department Grauer presented the report to the Committee.

Councillor Jeffries returned at 9:19 a.m. during consideration of this matter.

Mr. Larry Koturbash, Condominium Corporation Co. 101186274 addressed the Committee regarding the issue of occupancy permits and the benefits to having permits mandatory compared to voluntary. He also recommended using professional design specialists as a 3rd party verification for items that are outside of the building codes.

Moved By: His Worship the Mayor

1. That the information be received; and
2. That the correspondence from Bob Sigstad be referred to the Administration for a report back to Committee at the appropriate time.

(Councillor Paulsen was not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

CARRIED UNANIMOUSLY

7.1.5 2015 Annual Report - Municipal Golf Courses [File No. CK. 430-34 and RS. 4135-1]

General Manager, Community Services Department Grauer presented the submitted report and along with Special Use Facilities Manager Roberts answered questions regarding drop-in family participation, environmentally-friendlier golf kart options, reserves, and renovation to Holiday Park Golf Course.

Moved By: His Worship the Mayor
That the information be received.

(Councillor Paulsen was not present.)

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

CARRIED UNANIMOUSLY

7.1.6 2015 Annual Report – Development Review Section [File No. CK. 430-41 and PL. 430-1]

General Manager, Community Services Department Grauer presented the report and along with Development Section Review Manager Dawson answered questions of the Committee regarding the heritage application process.

Councillor Paulsen entered the meeting at 9:50 a.m. during consideration of this matter.

Moved By: His Worship the Mayor

1. That the information be received; and
2. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee and the Municipal Planning Commission for information.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

7.1.7 The Business Profile - Annual Report 2015 [File No. CK. 430-76 and PL. 4005-9]

General Manager, Community Services Department Grauer presented the report to the Committee.

Manager of Business Licensing & Bylaw Compliance Richter addressed questions of the Committee related to licenses for home-based businesses and complaints received regarding proper equipment storage in residential areas.

Moved By: His Worship the Mayor

That the information be received.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

7.1.8 2015 Year-End Report – Building Standards Division [File No. CK. 430-32, PL 541-6 and PL. 4240-9]

General Manager, Community Services Department Grauer presented the report and along with Director of Building Standards Fagnou answered questions related to the budget expenditures and

the reserve cap.

Moved By: His Worship the Mayor
That the information be received.

In Favour: Councillor Hill, Councillor Jeffries, Councillor Lorje, Councillor Paulsen, His
Worship the Mayor and Councillor Davies

CARRIED UNANIMOUSLY

**7.1.9 2015 Year-End Report - Neighbourhood Planning Section [File
No. CK. 430-41 and PL. 430-10]**

General Manager, Community Services Department Grauer
presented the report to the Committee.

Senior Planner Whitenect and Director of Planning and
Development Wallace answered questions regarding the difference
between a heritage building and a heritage district.

Moved By: His Worship the Mayor
That the information be received.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje,
Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

**7.1.10 Park Development Guidelines Policy No. A10-017 [File No. CK.
4205-1 and RS. 4205-14-0]**

General Manager, Community Services Department Grauer
introduced the item.

Director of Recreation and Community Development Lacroix
reviewed the submitted report and addressed questions with
respect to achieving the minimum-sized core neighbourhood park
in existing neighbourhoods and the replacement of play structures.

Councillor Davies excused himself from the meeting temporarily at 10:37 a.m. and was not present for the vote.

Moved By: His Worship the Mayor
That the information be received.

(Councillor Davies was not present.)

In Favour: Councillor Hill, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

The Chair called a recess at 10:42 a.m. and the meeting reconvened at 10:52 a.m.

Councillor Loewen entered the meeting at 10:52 a.m.

7.2 Matters Requiring Direction

7.2.1 Employment Areas Study [File No. CK. 4110-2 and PL. 4110-12-8]

Pursuant to an earlier resolution, a request to speak from Kent Smith-Windsor and a letter submitting comments from Brent Penner were added to this item.

General Manager, Community Services Department Grauer introduced the item.

Planner Greenwich provided a PowerPoint presentation outlining the proposed future policy directions.

Mr. Kent Smith-Windsor, The Chamber of Commerce, spoke regarding the policy directions for employment areas expressing concern with its perceptive nature.

Director of Planning and Development Wallace answered questions of the Committee.

Moved By: Councillor Paulsen

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the information be received; and
2. That the recommended policy directions for employment areas be brought forward for further consideration as part of a proposed implementation plan for the overall Growth Plan to Half a Million.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

7.2.2 City-Wide Office Development Policy Review [File No. CK. 4125-1, PL. 4110-12-8-1]

Pursuant to an earlier resolution, letters requesting to speak from Konrad Andre, Josh Walchuk, David Gauthier, Mike Icton and Paul Ledoux and a letter submitting comments from Trevor Jacek were added to this item.

General Manager, Community Services Department Grauer introduced the item.

Planner Grenwich provided a PowerPoint presentation outlining the current policies compared to other municipalities and proposed approach for City Centre office development.

Director of Planning and Development Wallace answered questions regarding consultation with stakeholders, and incentive programs.

Mr. Konrad Andre, North Prairie Developments Ltd, provided a PowerPoint presentation addressing the negative effects as a result of the proposed policy including the impact on economic competitiveness. He provided suggested solutions to parking, creating partnerships, zoning and increased regulatory speed and flexibility, and consideration of lowering redevelopment levies downtown. He provided a copy of his presentation.

Mr. Josh Walchuk, ICR Commercial Real Estate expressed concern with the negative impact this policy direction will have on the suburban offices. The Committee requested the speaker provide a copy of his comments.

Mr. David Gauthier, SREDA, addressed the Committee encouraging the use of incentives and suggested enhancing current policies to meet the changing business dynamics.

Mr. Paul Ledoux, Muskeg Lake Cree Nation, provided a brief history regarding urban reserves. He expressed concerns regarding the negative impacts and requested further review of the policy with consideration for urban reserves.

Mr. Mike Icton, Muskeg Lake Cree Nation, expressed concerns with future developments in relation to the square footage being proposed.

Discussion followed and Director of Planning and Development Wallace and Planner Grenwich addressed questions of the Committee.

Moved By: His Worship the Mayor

1. That the information be received;
2. That the Administration enter into discussions with commercial urban reserves;
3. That discussions be held with the development community (including but not limited to commercial realtors and developers, BID, SREDA, Ideas Inc.); and
4. That the Administration report its findings regarding the proposed numbers in the report to the Standing Policy Committee on Planning, Development and Community Services.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

Councillor Loewen excused herself from the meeting at 12:19 p.m.

7.2.3 Saskatoon Hilltop Football Club Inc. Clubhouse Project [File No. CK. 4205-1 and RS. 290-23]

General Manager, Community Services Department presented the submitted report.

Mr. Allan Gibb, President Saskatoon Hilltop Football Club Inc., spoke in support of the Clubhouse Project.

Moved By: His Worship the Mayor

That the Standing Policy on Planning, Development, and Community Services recommend to City Council that the request by the Saskatoon Hilltop Football Club Inc. to construct a new clubhouse at Kilburn Park be approved in principle, subject to Administrative conditions outlined in the report of the General Manager, Community Services Department dated April 4, 2016.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

7.2.4 Arena Partnership – Request from University of Saskatchewan to Contribute to Proposed Twin Pad Ice Facility [File No. 5500-1, x 1702-1 and RS. 500-1]

Pursuant to earlier resolution, a request to speak from Greg Fowler was added to this item.

General Manager, Community Services Department Grauer introduced the matter.

Director of Recreation and Community Development Lacroix presented the submitted report and addressed questions of the Committee related to public access to the secondary rink.

Mr. Greg Fowler, University of Saskatchewan, addressed the Committee regarding the priority of replacement of the Rutherford Rink and confirmed that the secondary rink will be for public use.

Moved By: Councillor Lorje

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the Administration be authorized to negotiate a contribution agreement wherein the City of Saskatoon would provide a \$1.0 million capital contribution to a twin pad ice facility on the University of Saskatchewan property, based on the contribution agreement recognizing ongoing community access to the facility; and
2. That upon conclusion of the negotiations, the Administration bring forward the proposed agreement for the Committee's consideration.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

7.2.5 Update on Infill Development Standards for Primary Dwellings and Basement Replacement Policy [File No. CK. 4350-63 and PL. 4350-1]

General Manager, Community Services Department Grauer presented the submitted report and along with Development Review Section Manager Dawson answered questions related to structures that are legal non-conforming.

Moved By: His Worship the Mayor

That the report of the General Manager, Community Services Department, dated April 4, 2016, be forwarded to City Council for information.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

7.2.6 Hosting Block Parties [File No. CK. 6295-1, RS. 6295-1, RS. 1870-12-3]

General Manager, Community Services Department Grauer presented the report and along with Director of Recreation and Community Development Lacroix, answered questions of the Committee regarding number of block parties held in 2015, liability insurance and advancement of the program.

Moved By: His Worship the Mayor

That the report of the General Manager, Community Services Department, dated April 4, 2016, be forwarded to City Council for information.

In Favour: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje, Councillor Paulsen and His Worship the Mayor

CARRIED UNANIMOUSLY

8. **MOTIONS (notice previously given)**
9. **GIVING NOTICE**
10. **URGENT BUSINESS**
11. **IN CAMERA SESSION (if required)**
12. **ADJOURNMENT**

The meeting was adjourned at 12:53 p.m.

Councillor D. Hill, Chair

S. Bryant, Deputy City Clerk