



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

**Monday, March 7, 2016, 9:00 a.m.  
Council Chamber, City Hall**

**PRESENT:** Councillor D. Hill, Chair  
Councillor Z. Jeffries  
Councillor P. Lorje  
Councillor T. Paulsen at 9:23 a.m.  
His Worship Mayor D. Atchison (Ex-Officio)

**ABSENT:** Councillor T. Davies, Vice-Chair

**ALSO PRESENT:** Acting General Manager, Community Services L. Lacroix  
Deputy City Clerk D. Kanak  
Committee Assistant H. Thompson  
Solicitor C. Bogad

**1. CALL TO ORDER**

Councillor Hill called the meeting to order.

**2. CONFIRMATION OF AGENDA**

**Moved By:** His Worship the Mayor

1. That the letter from Blair Sinclair, Triovest Realty Advisors, advising that he will be in attendance to answer questions be added to item 7.2.9; and
2. That the agenda be confirmed as amended.

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

**CARRIED UNANIMOUSLY**

**3. DECLARATION OF CONFLICT OF INTEREST**

#### **4. ADOPTION OF MINUTES**

**Moved By:** Councillor Jeffries

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on February 8, 2016 be approved.

In Favour: Councillor Hill, 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**

##### **6.1.1 John Rowson - Revision of Residential Backyard Open Burning Bylaws [File No. CK. 2500-6]**

**Moved By:** Councillor Lorje

That the letter be considered with item 6.3.2.

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

**CARRIED UNANIMOUSLY**

##### **6.2 Matters Requiring Direction**

##### **6.2.1 Nadia Prokopchuk - Request for Temporary Street Renaming and Street Signage [File No. CK. 6310-1]**

Acting General Manager, Community Services Lacroix reviewed the submitted request. She advised that at this time there is no established policy for special street naming requests with parameters around the duration.

It was determined that the cost for signage and installation would be the applicants' responsibility.

There was discussion regarding the duration of the request. Information was provided regarding ownership along this stretch of the 200 Block of Avenue M and the support for this request.

**Moved By:** Councillor Lorje

That a report be submitted to City Council to recommend that the request to temporarily rename the 200 block of Avenue M as "Sister Theodosia Lane" from April 15, 2016 to August 31, 2016 and to have honorary street signs placed above the Avenue M block face signs on both the north and south sides of the 200 block of Avenue M, with the name "Sister Theodosia Lane", from April 10 to August 31, 2016, be approved and that the costs of installation and removal of the signs be apportioned to the applicants.

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

**CARRIED UNANIMOUSLY**

**Moved By:** His Worship the Mayor

That the Administration look into setting a policy for future special street naming requests for report back to the Committee and that the matter be referred to the Naming Advisory Committee as well.

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

**CARRIED UNANIMOUSLY**

### **6.3 Requests to Speak (new matters)**

#### **6.3.1 Radiance Cohousing - Recommendations to Increase Incentives for Green Buildings and Infill in Saskatoon [File No. CK. 750-4]**

His Worship the Mayor excused himself from the meeting at 9:09 a.m.

Mr. Michael Nemeth, Radiance Cohousing addressed the Committee and reviewed their submission, including three recommendations for the Committee, Council, and Administration to consider to increase incentives for green buildings and infill in Saskatoon.

Councillor Paulsen entered the meeting at 9:23 p.m. during discussion on this matter.

**Moved By:** Councillor Lorje

1. That the speaker be heard; and
2. That the matter be referred to the Administration.

In Favour: Councillor Hill, Councillor Jeffries, Councillor Lorje, and Councillor Paulsen.

**CARRIED UNANIMOUSLY**

### **6.3.2 Kaela Tennent - Residential Backyard Fires [File No. CK. 2500-6]**

A request to speak was received from Kaela Tennent. Ms. Tennent reviewed her submitted issues with the current bylaw and requested increased regulation of backyard open fires, particularly in the more densely populated neighbourhoods.

### **6.1.1 John Rowson - Revision of Residential Backyard Open Burning Bylaws [File No. CK. 2500-6]**

A motion was put forth to consider this matter after item 6.3.2.

Mr. John Rowson addressed the Committee regarding the lack of adequate bylaws on backyard open burning fires and the comparison to other cities.

Fire Chief Hackl was present and addressed questions of the Committee regarding operational costs to attend to these types of calls, when the majority of calls are received, how the calls are responded to, and how the firefighters are received when attending

these calls. Mr. Hackl also confirmed that fire prevention is going through a process review and this item is included.

**Moved By:** Councillor Lorje

1. That the speakers be heard; and
2. That the matter be referred to the Administration.

In Favour: Councillor Hill, Councillor Jeffries, Councillor Lorje, and Councillor Paulsen.

**CARRIED UNANIMOUSLY**

## **7. REPORTS FROM ADMINISTRATION**

### **7.1 Delegated Authority Matters**

#### **7.1.1 Land Use Applications Received for the Period between January 20, 2016, to February 17, 2016 [File No. CK. 4000-5, PL. 4350-1, PL. 4312, PL. 4355, PL. 4350, and PL. 4300]**

Acting General Manager, Community Services Lacroix presented the submitted report.

**Moved By:** Councillor Paulsen  
That the information be received.

In Favour: Councillor Hill, Councillor Jeffries, Councillor Lorje and Councillor Paulsen

**CARRIED UNANIMOUSLY**

#### **7.1.2 Approval for Advertising – Zoning Bylaw Text Amendment - Gross Floor Area of Garage Suites [Files CK. 4350-63 and PL. 4350-Z12/16]**

Acting General Manager, Community Services Lacroix presented the submitted report and along with Development Review Manager Dawson answered questions of the Committee regarding the minimum allowable gross floor area.

His Worship the Mayor re-entered the meeting at 10:08 a.m. during discussion on this matter.

Councillor Jeffries was excused from the meeting at 10:10 a.m. and was not present for the vote.

**Moved By:** Councillor Lorje

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.

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

**CARRIED UNANIMOUSLY**

## **7.2 Matters Requiring Direction**

### **7.2.1 Application for Funding Under Heritage Conservation Program - Bottomley House (1118 College Drive) [File No. CK. 710-51]**

The Deputy City Clerk reported that the Municipal Heritage Advisory Committee has considered and supports the recommendation in the report of the General Manager, Community Services Department dated February 3, 2016, regarding the above application for funding.

Acting General Manager, Community Services Lacroix presented the submitted report and answered questions of the Committee.

Councillor Jeffries re-entered the meeting at 10:12 a.m.

**Moved By:** His Worship the Mayor

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

1. That funding be approved, up to a maximum of \$3,357.50, through the Heritage Conservation Program for the restoration of the front verandah column bases and guardrails at the Bottomley House located at 1118 College Drive; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

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

**CARRIED UNANIMOUSLY**

**7.2.2 Appointment of 2016 Municipal Weed Inspectors and Dutch Elm Disease Inspectors [File No. CK. 4200-8 and PK. 4190-1]**

Acting General Manager, Community Services Lacroix presented the submitted report.

Councillor Lorje excused herself from the meeting at 10:12 a.m.

**Moved By:** Councillor Paulsen

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

1. That Mr. Jeff Boone, Mr. Ben Marianovits, and Mr. Owain Van Vliet, of the Community Services Department, be appointed as the City of Saskatoon's 2016 municipal Weed Inspectors, in accordance with the provisions of The Weed Control Act;
2. That Ms. Michelle Chartier and Mr. Jeff Boone, of the Community Services Department, be appointed as the City of Saskatoon's 2016 municipal Dutch Elm Disease Inspectors, in accordance with the provisions of The Forest Resources Management Act; and
3. That the City Clerk be requested to notify the Minister of the Environment.

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

**CARRIED UNANIMOUSLY**

**7.2.3 Status Report on the Ten-Year Housing Business Plan 2013 - 2022 [File No. CK. 750-1 and PL. 950-29]**

Acting General Manager, Community Services Lacroix introduced the submitted report.

Planning and Development Director Wallace presented a PowerPoint presentation to the Committee and answered questions of the Committee.

Councillor Lorje re-entered the meeting at 10:13 a.m. during discussion on the matter.

Councillor Paulsen excused herself from the meeting at 10:14 a.m. and returned at 10:17 a.m. during the discussion of the matter.

**Moved By:** His Worship the Mayor

1. That the report of the General Manager, Community Services Department, dated March 7, 2016, be forwarded to City Council for information;
2. That the Administration report back at the time of the 2017 Business Plan and Budget deliberations on funding requirements and housing targets for 2017; and
3. That Administration report back on the stabilization of funding through the establishment of a reserve.

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

**CARRIED UNANIMOUSLY**

**7.2.4 Innovative Housing Incentives - Mortgage Flexibilities Support Program - Innovative Residential Investments Inc. - Application for a Bundled Project and Related Policy Change [File No. CK. 750-4 and PL. 951-136]**



Acting General Manager, Community Services Lacroix presented the submitted report.

Planning and Development Director Wallace answered questions of the Committee.

**Moved By:** His Worship the Mayor

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

1. That a total of 32 affordable housing units to be built at 720 Baltzan Boulevard, 730 Baltzan Boulevard, 250 Akhtar Bend, and 315 Lewin Way (address still to be officially assigned) be designated under the Mortgage Flexibilities Support Program, as defined in Innovative Housing Incentives Policy No. C09-002, contingent upon these housing projects being fully approved for mortgage loan insurance flexibilities by Genworth Canada and/or Canada Mortgage and Housing Corporation;
2. That Innovative Housing Incentives Policy No. C09-002 be amended to facilitate the approval of bundled housing projects that include more than one location; and
3. That the City Solicitor be requested to prepare the necessary incentive and tax sponsorship agreements, and that His Worship the Mayor and the City Clerk be authorized to execute these agreements under the Corporate Seal.

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

**CARRIED UNANIMOUSLY**

#### **7.2.5 Chief Whitecap Park Master Plan Update [File No. CK. 4205-38 and RS. 4206-WC]**

Acting General Manager, Community Services Lacroix presented the submitted report and answered questions of the Committee with respect to discussion with the R.M. of Corman Park and other stakeholders regarding this proposal.

It was suggested that an image of the initial proposal be provided as well, along with the report to Council.

**Moved By:** His Worship the Mayor  
That the report of the General Manager, Community Services Department, dated March 7, 2016, be forwarded to City Council for information.

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

**CARRIED UNANIMOUSLY**

**7.2.6 Special Events Policy Revisions and Rating Tools [File No. CK. 1870-15, x 1720-3-1, x 1815-1 and RS. 1870-12-2]**

Acting General Manager, Community Services Lacroix presented the submitted report and amended Attachment 4, regarding proposed policy changes, to add “capital” to item 34.3, Application of Funds whereby the reserve could be used to finance eligible operating and capital expenditures.

**Moved By:** His Worship the Mayor  
That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the proposed revisions to Special Events Policy No. C03-007 and the event evaluation rating tools, as outlined in the March 7, 2016 report of the General Manager, Community Services Department, be approved;
2. That the proposed revisions to Youth Sports Subsidy Program - Allocation Criteria Policy No. C03-034, as outlined in the March 7, 2016 report of the General Manager, Community Services Department, be approved;
3. That the word “capital” be added to item 34.3 of Policy C03-003; and
4. That the proposed revisions to Reserves for Future Expenditures Policy No. C03-003, as outlined in the March 7, 2016 report of the General Manager, Community Services Department, be approved as amended above.

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

**CARRIED UNANIMOUSLY**

**7.2.7 Update on the Saskatoon Minor Football Field Project [File No. CK. 4205-7-2, x 5800-1 and RS 4206-GO1-2]**

Acting General Manager, Community Services Lacroix presented the submitted report and answered questions of the Committee regarding naming considerations.

**Moved By:** His Worship the Mayor

That the report of the General Manager, Community Services Department, dated March 7, 2016, be forwarded to City Council for information.

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

**CARRIED UNANIMOUSLY**

**7.2.8 2016 Cultural Grant Capital Reserve Awards [File No. CK. 1871-2 and RS. 1860-21]**

Acting General Manager, Community Services Lacroix presented the submitted report.

**Moved By:** His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the project funding recommended by the Cultural Grant Capital Reserve Adjudication Committee be approved.

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

**CARRIED UNANIMOUSLY**

**7.2.9 Vacant Lot and Adaptive Re-use Program - Development Incentives – Parcel YY – River Landing [File No. CK. 4110-45 and PL. 4110-71-57]**

Acting General Manager, Community Services Lacroix presented the submitted report and along with Planning and Development Director Wallace answered questions of the Committee regarding the proposed incentives and an understanding of what “reasonable” public access would include.

Mr. Blair Sinclair, Triovest Realty Advisors, was also in attendance to answer questions.

**Moved By:** His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to the April meeting of City Council, approval of the following:

1. That a five-year tax abatement of the incremental taxes for the residential building, office buildings, and a structured parking facility located on Parcel YY, be approved;
2. That the five-year tax abatements take effect in the next taxation year following completion of each of the phased projects;
3. That the property taxes associated with the public plaza be granted back to the owner in exchange for construction and maintenance of the public plaza and guaranteed, reasonable public access;
4. That the City Solicitor be requested to prepare the appropriate agreements, and that His Worship the Mayor and the City Clerk be authorized to execute the agreements, under the Corporate Seal; and
5. The above recommendations be subject to the submission of a comprehensive site development concept plan and the proponent obtaining approval of the development concept from all approving authorities in accordance with the DCD1 regulations.

In Favour: Councillor Hill, 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 11:15 a.m.

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Councillor D. Hill, Chair

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D. Kanak, Deputy City Clerk