

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, March 4, 2014
at 12:00 Noon

MINUTES

OPEN TO THE PUBLIC

MUNICIPAL PLANNING COMMISSION

PRESENT: Janice Braden, Chair
Al Douma
John McAuliffe
Sydney Smith
Shaun Betker
Councillor C. Clark
Andy Yuen
Stan Laba
Colleen Christensen
James Yachyshen
Jeff Jackson
Planning and Development Director Wallace
Planning and Development Planner Andre
Development Review Planner Austin
Research and Mapping Planner Holden
Neighbourhood Planning Manager Anderson
Committee Secretary Long

1. Minutes

RESOLVED: that the minutes of meeting held on February 11, 2014 be approved.

2. Proposed Rezoning from M2 to M3 by Agreement
802 Queen Street
(Files CK. 4351-014-002 and PL 4350-Z17/13)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated February 12, 2014, regarding an application from Fore-Sight Investments requesting to rezone 802 Queen Street from M2 – Community Institutional Service District to M3 – General Institutional Service District, subject to a Zoning Agreement. The proposed rezoning is to accommodate construction of a four-storey, mixed-use development.

Ms. Melissa Austin, Planner, Development Review, Planning and Development Division, was in attendance and presented the report and answered questions of the Commission. It was pointed out that there is an error on the second page of Attachment 4 (Community Engagement Project Summary) of the report, which states that the entire main floor will be occupied by one retail tenant. It should read office tenant.

Discussion followed regarding height vs architectural design, and density along corridors. The Administration advised that it is their opinion that the height of the proposed building is reasonable for this development.

RESOLVED: that a report be submitted to City Council at the time of the public hearing, recommending that City Council consider the proposed amendment to Zoning Bylaw 8770 as outlined in the report of the General Manager, Community Services Department, dated February 12, 2014, to rezone 802 Queen Street from an M2 – Community Institutional Service District to an M3 – General Institutional Service District by Agreement.

3. The Junction Improvement Strategy
(Files CK. 4000-8 x 4110-39 x 4000-13 and PL. 4110-72)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated February 13, 2014, requesting endorsement of the key strategies and recommendations of “The Junction Improvement Strategy”.

Mr. Konrad Andre, Senior Planner, Planning and Development Division, was in attendance and presented the report.

The Administration provided clarification regarding responsibility for property maintenance; remediation of contaminated sites; intent of the proposed Ukrainian Village; how the City will encourage new business; and structural standards.

RESOLVED: that the report of the General Manager, Community Services Department, dated February 13, 2014, be submitted to the Planning and Operations Committee with a recommendation that it be submitted to City Council recommending that the key strategies and recommendations of “The Junction Improvement Strategy” be endorsed.

4. Community View Collaboration
(File No. CK. 261-1)

Mr. Bill Holden, Senior Planner, Planning and Development Division and Coordinator for Community View, was in attendance and provided a presentation on the Community View Collaboration, a regional comprehensive community information system, which was facilitated in collaboration with the City of Saskatoon, the Saskatoon Public School Division, Saskatoon Greater Catholic Schools and other Saskatoon Regional Intersectoral Committee agencies, and the Saskatoon Health Region.

Ms. Colleen Christensen left the meeting at 1:07 p.m., during consideration of the matter.

Mr. Andy Yuen left the meeting at 1:10 p.m., during consideration of the matter.

Mr. Stan Laba left the meeting at 1:20 p.m., during consideration of the matter.

RESOLVED: that the information be received.

5. Reports to Council
(File No. CK. 175-16)

Councillor Clark provided an update on the following items, previously considered by the Commission, which were considered by City Council at its meeting held on March 3, 2014:

- a) Discretionary Use Application – Residential Care Home – Type II
1006 Whitewood Crescent
Applicant: Delia Mavragani
- b) Proposed Zoning Bylaw No. 8770 Amendment
Shipping Container Regulations
Applicant: Planning and Development, Community Services Department
- c) Proposed Rezoning from R1A to RMTN, RMTN1 and RM3
Kensington Phase 4
Applicant: Saskatoon Land

RESOLVED: that the information be received.

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6. Next Meeting Date
Municipal Planning Commission
(File No. CK. 175-16)

The Committee Secretary advised that the next meeting of the Commission is scheduled for Tuesday, March 18, 2014, at 12:00 noon, and reminded the Commission that it has been moved to Committee Room "A".

Ms. Janice Braden, Chair