

Committee Room "E"  
City Hall, Saskatoon, SK  
Tuesday, September 9, 2014  
at 12:00 Noon

**MINUTES**

**OPEN TO THE PUBLIC**

**MUNICIPAL PLANNING COMMISSION**

PRESENT: Janice Braden, Chair  
Councillor C. Clark  
Shaun Betker  
Colleen Christensen  
Al Douma  
Kathy Weber  
James Yachyshen  
Planning and Development Director Wallace  
Development Review Manager Dawson  
Senior Planner Kotasek-Toth  
Planner McLaren  
Committee Secretary Walter

1. Minutes

Moved by James Yachyshen.

THAT the minutes of meeting held on July 22, 2014 be approved.

CARRIED.

2. Discretionary Use Application – Bed and Breakfast Home  
101 27<sup>th</sup> Street West  
(File C.K. 4355-014-006 and 4350-D2/14)

The Committee Secretary distributed a report of the Community Services Department regarding an application from Kaiping Wang requesting to operate a bed and breakfast home located at 101 27<sup>th</sup> Street West.

Planner McLaren was in attendance and presented the report. Also in attendance to answer questions of the Commission was Development Review Manager Dawson.

Mr. Kaiping Wang was also in attendance to address questions of the Commission.

Discussion followed regarding applications for Bed and Breakfast Homes and the reason they are designated as discretionary use and not added as a permitted use. The Administration advised permitted uses and discretionary uses may impact different areas and classifying a Bed and Breakfast Home as a discretionary use gives it a higher level of review.

Discussion also took place with regards to why the applicant wants the bed and breakfast home. Mr. Wang advised that tourism and people moving to Saskatoon to work is on the rise and the area is in a good location, close to downtown.

Moved by Kathy Weber.

THAT a report be forwarded to City Council at the time of the public hearing recommending that the application submitted by Kaiping Wang requesting permission to operate a Bed and Breakfast Home located at 101 27<sup>th</sup> Street West be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits and licenses; and
- 2) the final plans submitted be substantially in accordance with the plans submitted in support of is Discretionary Use Application.

CARRIED.

3. Proposed Rezoning from IL1 (H) to IL1  
and Discretionary Use Application – Shopping Centre  
105 71<sup>st</sup> Street East  
(File No. CK. 4355-014-007)

The Committee Secretary distributed a report of the Community Services Department regarding an application from FFUN Enterprises requesting an amendment to the Zoning Bylaw No. 8770 to remove the “H” holding symbol by rezoning 105 71<sup>st</sup> Street East from an IL1 (H) District to an IL1 District, and to consider a discretionary use application for a retail complex (shopping centre) consisting of multiple buildings with a gross floor area of approximately 18,000m<sup>2</sup>, that will contain motor and recreation vehicle dealerships and other related uses, including restaurants and an office building.

Senior Planner Kotasek-Toth was in attendance and presented the report. Also in attendance to answer questions of the Commission were Director of Planning and Development Wallace and Development Review Manager Dawson.

Representatives from FFUN Enterprises were also in attendance to answer questions of the Commission.

The Board expressed concerns regarding traffic safety issues at the intersection of Idylwyld Drive and 71<sup>st</sup> Street, discussion followed and the Administration confirmed the following:

- A servicing agreement is in place stating any services for the development will be put in at the cost of the developer.
- At this time, there is no transit access planned for this area.
- The developer worked closely with the Transportation Section and a transportation plan has been developed for the area.
- The intersection into the development will be a right in, right out. Which means the traffic will only be able to turn right onto Idylwyld Drive and right into the development.
- There will be no through traffic at the intersection of Idylwyld Drive and 71<sup>st</sup> Street.
- The first concern when developing the transportation plan was traffic safety.
- With the new design, most traffic will flow towards Marquis Drive.
- No time frame has been given to complete the transportation plan.

The Representatives from FFUN Enterprises also confirmed the following from the discussion:

- There will not be a public car wash.
- Development will be constructed in phases, each lasting 18 months for a period of 4 to 8 years.
- Currently the automotive store has shuttle service for customers who drop off their cars for service, which will be the same for the new development.
- It is estimated that approximately 610 vehicles will enter and exit the development during peak hours. This number is very optimistic.
- The development will include automotive sales, motorcycle sales, spa, restaurant, walkways and skating rink.
- There will be 948 parking stalls, 547 of which will be allocated for the sale of vehicles.

Moved by James Yachyshen.

THAT the recommendation of the Community Services Department be approved with the following addition:

- 3) that after the first phase of development the intersection at Idylwyld Drive and 71<sup>st</sup> Street be closed.

The Motion was Put and Lost.

Moved by Al Douma.

THAT a report be forwarded to City Council at the time of the public hearing recommending:

- 1) that City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 105 71<sup>st</sup> Street East (Block A and B, Plan No. FP6240; and Block E, Plan No. 63S01844) from an IL1 (H) – Light Industrial District (with Holding Symbol) to an IL1 - Light Industrial District, be approved; and
- 2) that City Council consider the Administration's recommendation that the application submitted by FFUN Enterprises requesting discretionary use approval to use the property located at 105 71<sup>st</sup> Street East for the purpose of a retail complex (shopping centre), be approved, subject to the following conditions:
  - a) that the applicant obtain a Development Permit and all other relevant permits, such as Building and Plumbing Permits and licenses; and
  - b) that the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED.

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

The Chair provided an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on August 21, 2014.

- a. Proposed Stonebridge Neighbourhood Concept Plan Amendment
- b. Regional Commercial Areas – Site Plan Control Amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770
  - i. Proposed Bylaw No. 9204, The Official Community Plan Amendment Bylaw (No. 9)
  - ii. Proposed Bylaw No. 9205, The Zoning Amendment Bylaw, 2014 (No. 16)
- c. Amendments to the Official Community Bylaw No. 8769 and Zoning Bylaw No. 8770 – Rosewood Neighbourhood
  - i. Proposed Bylaw No. 9206, *The Official Community Plan Amendment Bylaw, 2014 (No. 10)*
  - ii. Proposed Bylaw No. 9207, *The Zoning Amendment Bylaw, 2014 (No. 16)*
- d. Proposed Official Community Plan Pleasant Hill Land Use Map Amendment and Proposed Rezoning from R2 to RM3 – 101, 103, and 105 Avenue O South
  - i. Proposed Bylaw No. 9210, *The Official Community Plan Amendment Bylaw, 2014 (No. 12)*
  - ii. Proposed Bylaw No. 9211, *The Zoning Amendment Bylaw, 2014 (No. 19)*
- e. Official Community Plan Amendment Bylaw No. 8769 Phasing Map Amendment – Marquis Industrial – Phase II to Phase I

- i. Proposed Bylaw No. 9212, *The Official Community Plan Amendment Bylaw, 2014 (No. 13)*

RESOLVED: that the information be received.

5. Land Use Applications Received by the Community Services Department  
For the Period Between May 07, 2014, to August 21, 2014  
(Files CK. 4000-5, PL. 4115, PL. 4350-1, PL. 4131-3-9-1, PL. 4132, PL. 4115.  
PL. 4350, PL. 4355-D, PL. 4300)

The Committee Secretary distributed a copy of the Land Use Applications received by the Community Services Department for the period between May 7 and August 21, 2014.

RESOLVED: that the information be received.

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

The Municipal Planning Commission was advised that the September 23, 2014, meeting has been cancelled. The next meeting of the Commission is scheduled for Tuesday, October 7, 2014, at 12:00 noon in Committee Room E, Ground Floor, South Wing, City Hall.

RESOLVED: that the information be received.

Moved by Janice Braden

THAT the meeting be adjourned.

CARRIED.

The meeting adjourned at 1:15 p.m.

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Ms. Janice Braden, Chair