



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

**February 28, 2017, 12:00 pm
Committee Room E, Ground Floor, City Hall**

PRESENT: Ms. J. Braden, Chair (Public)
Dr. C. Christensen, Vice-Chair (Public)
Councillor M. Loewen
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Ms. D. Fracchia (Public)
Mr. J. Jackson (Public)
Mr. S. Laba (Saskatoon Public Schools)
Mr. R. Mowat (Public)

ABSENT: Mr. N. Anwar (Public)
Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)
Ms. S. Smith (Public)
Mr. G. White (Public)

ALSO PRESENT: Development Review Manager D. Dawson
Business License & Bylaw Compliance Manager J. Richter
Committee Assistant P. Walter

1. CALL TO ORDER

The Chair called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved By: Mr. Jackson

1. That the letter from Curtis Olson, dated February 28, 2017, be added to Item 7.4;
2. That Item 8.1 be brought forward after Item 7.5; and
3. That the agenda be approved as amended.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Dr. Christensen

That the minutes of Regular Meeting of the Municipal Planning Commission held on January 31, 2017 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Proposed Official Community Plan Bylaw Amendments and Zoning Bylaw Amendments - Heritage [File No. CK 4350-016-005, PL 4115-OCP 8/15 and PL 4350-Z9/15]

Senior Planner Kambeitz was in attendance and reviewed the February 28, 2017 report of the General Manager, Community Services Department and along with Development Review Manager Dawson answered questions of the Commission.

The Commission was informed of the following:

- The Community Services Department is finalizing a printed version of the Heritage Registry;
- An intangible resource would be something that is not classified as a building, for example a cemetery;
- No imminent development would be affected by the proposed changes; and
- Owners of the properties were notified.

Moved By: Ms. Bentley

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as outlined in the February 28, 2017 report of the General Manager, Community Services Department, be approved.

CARRIED

7.2 Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning from RM4 and B4 to B3 - 202 East Place and 2401 Preston Avenue South [File No. CK 4351-017-001 and PL 4350-Z16/16]

Development Review Manager Dawson reviewed the February 28, 2017 report of the General Manager, Community Services Department and answered questions of the Commission.

Mr. Al Wallace, V3 Companies of Canada Ltd. was also in attendance to answer questions of the Commission.

The Commission was informed that the site can be accessed from Louise Street and there will be a parking area adjacent to the lane.

Moved By: Ms. Fracchia

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendment to Official Community Plan Bylaw No. 8769 to redesignate 202 East Place from “Residential” to “Suburban Centre Commercial,” be approved; and
2. That the proposed amendments to Zoning Bylaw No. 8770, to rezone land from “B4 - Arterial and Suburban Commercial District” and “RM4 Medium/High Density Multiple-Unit Dwelling District” to “B3 – Medium Density Arterial Commercial District”, be approved.

CARRIED

7.3 Proposed Amendment to Rezoning Agreement - RM3 by Agreement - 3315 Centennial Drive [File No. CK 4351-017-002 and PL 4350-Z32/16]

Development Review Manager Dawson reviewed the February 28, 2017 report of the General Manager, Community Services Department.

Frank Jeske and Adrian Leister of Westgate Alliance Church were in attendance to answer questions of the Commission.

The Commission was informed that the rezoning agreement will stay with the title to the land. If new owners would like to change the zoning they would need to go through the same rezoning process. Any additions to the building will require a building permit.

Moved By: Mr. Mowat

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposal to amend the existing Rezoning Agreement for the property located at 3315 Centennial Drive, as outlined in the February 28, 2017 report of the General Manager, Community Services Department, be approved.

CARRIED

7.4 Review of Sidewalk Cafe and Parking Patio Program - Proposed Amendments to Zoning Bylaw No. 8770 [File No. CK 4350-017-001 and PL 4350-Z27/17]

A letter from Mr. Curtis Olson, Shift Developments, dated February 28, 2017, was received.

Planner Riou was in attendance and reviewed the February 28, 2017 report of the General Manager, Community Services Department and along with Community Standards Director Hildebrandt and Business Licensing & Bylaw Compliance Manager Richter answered questions of the Commission.

Ms. DeeAnn Mercier, Broadway Business Improvement District, spoke to the Commission regarding the benefits of the sidewalk café and parking patio program for the Broadway area. She proposed consideration of a year-round operation.

Discussion took place regarding the proposed amendments and the following information was provided:

- The businesses on Sutherland and 33rd Street were contacted but no response was received;
- The time frame for sidewalk cafe and parking patios was established as a pilot project in 2014; and
- The proposed parking meter hooding fees will provide full cost recovery for the parking revenue.

The Commission expressed concerns with year-round sidewalk cafe and parking patios including challenges with snow removal.

Moved By: Mr. Jackson

That the Municipal Planning Commission recommend to Standing Policy Committee on Planning, Development and Community Services that the Administration explore a winter city option that would accommodate year-round parking patios including consideration of snow and ice removal issues and the impact upon parking and pedestrian access.

CARRIED

Moved By: Mr. Jackson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendments to Zoning Bylaw No. 8770 be approved; and
2. That the information regarding proposed amendments to the Use of Sidewalks, Boulevards and Parking Stalls – Vending Policy No. C09-013 and proposed amendments to the parking meter hooding fees for parking patios be received as information.

CARRIED

7.5 Land Use Applications Received for the Period from December 14, 2016 to January 11, 2017 [File No. CK 4000-6 and PL 4350-1]

Moved By: Dr. Christensen

That the January 30, 2017 report of the General Manager, Community Services Department be received as information.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on February 27, 2017 [File No. CK 175-16]

Pursuant to an earlier resolution, this matter was brought forward.

Development Review Manager Dawson reviewed the submitted report.

Moved By: Dr. Christensen

That the information be received.

CARRIED

7. REPORTS FROM ADMINISTRATION

7.6 2017 Conferences [File No. CK 175-16]

The Committee Assistant advised that the at its meeting on January 31, 2017 the Municipal Planning Commission were asked to put forward their interest in attending the planning conferences for a decision at this meeting as to appropriate funding.

The Commission discussed conference attendance and agreed that Donna Fracchia would attend the Canadian Institute of Planners Conference, Robin Mowat would attend the Saskatchewan Professional Planners Institute and Janice Braden would attend the Momentum Planning Conference.

Moved By: Mr. Betker

That the money in the 2017 budget be allocated for conference attendance for Donna Fracchia, Robin Mowat and Janice Braden, with the understanding that the 2017 budget is a maximum of \$5,000.

CARRIED

8. REPORTS FROM COMMISSION

8.2 Bus Tour Date Planning [File No. CK 175-16]

The Committee discussed a route and dates for the bus tour.

Mr. Laba excused himself from the meeting at 1:00 p.m.

Moved By: Ms. Bentley

That the Commission revisit the bus tour planning in May 2017.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 1:18 p.m.

Ms. J. Braden, Chair

Ms. P. Walter,
Committee Assistant