



PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION

December 20, 2016, 12:00 pm
Committee Room E, Ground Floor, City Hall

PRESENT: Ms. J. Braden, Chair (Public)
Dr. C. Christensen, Vice-Chair (Public)
Councillor R. Donauer
Ms. D. Bentley (Public)
Mr. A. Douma (Public)
Mr. J. Jackson (Public)
Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)
Ms. S. Smith (Public)
Mr. G. White (Public)

ABSENT: Mr. S. Betker (Public)
Ms. D. Fracchia (Public)
Mr. S. Laba (Saskatoon Public Schools)
Mr. K. Martens (Public)

ALSO PRESENT: Development Review Manager D. Dawson
Committee Assistant P. Walter

1. CALL TO ORDER

The Chair called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved By: Mr. McAuliffe

1. That Item 7.5 be brought forward after Communications; and
2. That the agenda be approved as amended.

CARRIED

4. ADOPTION OF MINUTES

Moved By: Councillor Donauer

That the minutes of Regular Meeting of the Municipal Planning Commission held on September 20, 2016 be adopted.

CARRIED

6. COMMUNICATIONS

6.1 Planning + Design - Fall/Winter 2016 Edition [File No. CK. 175-16]

The Committee Assistant distributed the above-noted publication at the meeting.

Moved By: Ms. Smith

That the publication, Planning + Design - Fall/Winter 2016 Edition be received as information.

CARRIED

7. REPORTS FROM ADMINISTRATION

7.5 Discretionary Use Application - Private School - 817 29th Street West [File No. CK 4355-016-009 and PL 4355 D9/16]

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

Planner McLaren reviewed the submitted report and along with Development Review Manager Dawson answered questions of the Commission.

Ms. Ashley Berrns, Mr. Matthew Gallant and Mr. Brad Berrns with Dance Ink addressed the Commission regarding their proposal to operate a dance studio at 817 29th Street West. A diagram of the 'Good Neighbour Parking Policy' was provided.

Ms. Betty Hills, neighbouring property owner, also addressed the Commission regarding her concerns with the application.

Discussion followed regarding the discretionary use application and the following was provided:

- Dance Ink currently has a 'Good Neighbour Parking Policy' in place for parking in the area;
- Ms. Hills allows Dance Ink to utilize the back parking on her property so that she will have a parking spot available in the front;
- Ms. Hills' property is taxed residential but zoned commercial;
- Ms. Hills' residence is a permitted use under the current zoning;
- An audio consultant was contacted regarding noise complaint and a report was produced, the Administration has not seen the report;
- The Noise Bylaw is enforced by the Police Department;
- The Noise Bylaw is complaint driven and is not attached to a specific application;
- The proposed building is constructed of concrete and Dance Ink will be able to provide sound barriers to limit the noise;
- Ms. Hills would like the City involved in an agreement between herself and Dance Ink; and
- Planning and Development Department knew there was a noise issue in the past but was under the impression the neighbours were able to work together to rectify the situation.

The Commission discussed the possibility of a Good Neighbour Agreement between the two parties regarding noise control. The City would not be a party but could start the process.

Moved By: Mr. Jackson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by Dance Ink requesting permission to operate a private school at 817 29th Street West be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit and business license); and
2. That the final plans submitted be substantially in accordance with the final plans submitted in support of this Discretionary Use Application.

CARRIED

7.1 Proposed Official Community Plan Amendment and Proposed Rezoning from AG to IL1 - 2702 Lorne Avenue - Exhibition [File No. CK 4351-016-013 and PL 4350-Z8/16]

Planner Sick reviewed the submitted report and along with Development Review Manager Dawson answered questions of the Committee.

Moved By: Mr. Douma

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

1. That the proposed amendment to Official Community Plan Bylaw No. 8769 Land Use Policy Map to redesignate land from "Special Use Area" to "Light Industrial", as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone land from "AG - Agricultural District" to "IL1 - General Light Industrial District," as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved.

CARRIED

7.2 Proposed Rezoning from B4(H) to B4 - McOrmond Drive and Highway 5 - Brighton Neighbourhood [File No. CK 4351-016-014, x4110-46 and PL 4350-Z10/16]

Planner Sick reviewed the submitted report. There were no concerns pertaining to the specific application.

Discussion took place regarding the Province revising the Planning and Development Act. Administration will provide a presentation regarding the potential revisions to the Municipal Planning Commission at a later date.

Moved By: Dr. Christensen

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendment to Zoning Bylaw No. 8770, to rezone the properties identified in Attachment 2 of the December 20, 2016 report of the General Manager, Community Services Department, from B4(H) - Arterial and Suburban Commercial District to B4 - Arterial and Suburban Commercial District - removal of the Holding Symbol "H", be approved.

CARRIED

7.3 Proposed Rezoning - From R1A to R1B - Block 61 on Newton Lane and Stilling Lane - Rosewood [File No. CK 4351-016-015, xCK4110-40 and PL 4350-Z27/16]

Councillor Donauer excused himself from the meeting at 1:20 p.m.

Planner Sick reviewed the submitted report and along with Development Review Manager Dawson answered questions of the Commission.

Discussion followed and concerns were made regarding the streetface of 21 houses with front garages on narrow lots being inconsistent with the standard and quality of streets that has been set by Council through policy in recent years.

Mr. McAuliffe excused himself from the meeting at 1:25 p.m.

Moved By: Mr. Jackson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendment to Zoning Bylaw No. 8770 to rezone land in the Rosewood neighbourhood, as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved.

DEFEATED

7.4 Proposed Amendment to Rezoning Agreement - RM5 by Agreement - 1622 Acadia Drive [File No. CK 4351-016-016 and PL 4350-Z28/16]

Mr. McAuliffe re-entered the meeting at 1:30 p.m.

Planner Sick reviewed the submitted report and answered questions of the Commission.

The Commission was informed that the parking ratio was considered and the property exceeds the parking space requirement. The City held a public consultation and concerns received included keeping the number of units to 36.

Moved By: Mr. Jackson

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 1622 Acadia Drive, as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved.

CARRIED

7.6 Land Use Applications Received for the Period from July 28, 2016 to October 19, 2016 [File No. CK 4000-5, PL 4350-1, PL 4132, PL 4355-D, PL 4115, PL 4350 and PL 4300]

Moved By: Ms. Bentley

That the report of the General Manager, Community Services Department dated November 7, 2016, be received as information.

CARRIED

7.7 Land Use Applications Received for the Period from October 19, 2016 to November 16, 2016 [File No. CK 4000-5, PL. 4350-1, PL. 4115, PL. 4132, PL. 4132, PL. 4300, PL. 4350 and PL. 4355-D]

Moved By: Ms. Bentley

That the report of the General Manager, Community Services Department dated December 5, 2016, be received as information.

CARRIED

7.8 2017 Municipal Planning Commission Meeting Schedule [File No. CK 175-6]

A calendar with the proposed 2017 Municipal Planning Commission meeting dates is provided.

Moved By: Ms. Bentley

That the 2017 Municipal Planning Commission meeting schedule be approved.

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 Monday, November 28, 2016 [File No. CK 175-16]

Development Review Manager Dawson gave a verbal report.

Moved By: Dr. Christensen

That the information be received.

CARRIED

The Chair acknowledged it was the last meeting for Councillor Donauer and Mr. Douma. The Chair expressed appreciation on behalf of the Commission to Councillor Donauer and Mr. Douma for their contribution to the Commission over the past years.

9. ADJOURNMENT

The meeting adjourned at 1:45 p.m.

Ms. J. Braden, Chair

Ms. P. Walter,
Committee Assistant