

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, April 1, 2014
at 12:00 Noon

MINUTES

OPEN TO THE PUBLIC

MUNICIPAL PLANNING COMMISSION

PRESENT: Janice Braden, Chair
Al Douma
Sydney Smith
Shaun Betker
Stan Laba
Colleen Christensen
Jeff Jackson
Karl Martens
Kathy Weber
Planning and Development Manager Dawson
Development Review Planner Austin
Neighbourhood Planning Manager Anderson
Planner McLaren
Senior Planner Emmons
Senior Planner Whitenect
Committee Secretary Long

1. Minutes

RESOLVED: that the minutes of meeting held on March 4, 2014, be approved.

2. Proposed Amendment to Existing Zoning Agreement
1010 Ruth Street East
(Files CK. 4351-014-003, 4351-09-3, PL. 4350-Z1/14)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated February 26, 2014, regarding an application from Churchill Seniors Living Inc., requesting an amendment to an existing Zoning Agreement for 1010 Ruth Street East to revise the on-site parking requirements to reflect a reduced number of dwelling units in the final design.

Development Review Planner Austin was in attendance and presented the report. She explained that the Administration is proposing that the agreement be amended to replace the reference of a specific number of parking spaces to a ratio of 1.5 spaces per unit and 0.25 visitor spaces per unit, and that it will be the method used for calculating required parking for other projects going forward.

Messrs. Phil Davidson and Alvin Fritz, representing Churchill Seniors Living Inc., were in attendance to answer questions of the Commission. They explained that the property is being marketed as an adult community, however, by law, age restrictions are not allowed. The average age is approximately 68.

RESOLVED: that a report be submitted to City Council at the time of the public hearing, on April 14, 2014, recommending that the application submitted by Churchill Seniors Living Inc., to amend an existing Zoning Agreement for the property located at 1010 Ruth Street East, be approved.

3. Discretionary Use Application – Residential Care Home – Type II
456 Witney Avenue South
(Files CK. 4355-014-003, PL. 4350-D4/14)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated March 13, 2014, requesting approval of an application from Eagle's Nest Youth Ranch to expand an existing Residential Care Home – Type II located at 456 Witney Avenue South from 8 to 10 residents.

Planner McLaren was in attendance and presented the report.

Mr. Stan Laba entered the meeting at 1:10 p.m. during the presentation.

Messrs. Scott Dakiniewich and Andy Field, representing Eagle's Nest Youth Ranch, were in attendance to answer questions of the Commission. They provided information on the organization, which has been in Saskatoon since 2009. In Saskatoon, the youth are placed in their therapeutic group care homes through the Ministry of Social Services. Trained staff are on site 24 hours a day, 7 days a week. When the care home at 456 Witney Avenue South first opened, the community association expressed opposition. They have since developed a positive relationship with the community, and now run the community rink.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the application submitted by Eagle's Nest Youth Ranch requesting permission to use the property located at 456 Witney Avenue South for the purpose of a Residential Care Home – Type II (accommodating ten residents) be approved subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Subsequent to the meeting, the Administration advised that there was a mistake on Page 4 of the report, in the second paragraph under the heading, "Public Notice". The report was changed from a reference to the Lakeview Community Association to read the Meadowgreen Community Association.

4. Discretionary Use Application – Residential Care Home – Type II
3004 33rd Street West
(Files CK. 4355-014-002, PL. 4350-D5/14)
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The Committee Secretary distributed a report of the General Manager, Community Services Department, dated March 12, 2014, requesting approval of an application from Eagle's Nest Youth Ranch to expand an existing Residential Care Home – Type I, located at 3004 33rd Street West, with 5 residents, to a Residential Care Home – Type II with 6 residents.

Planner McLaren was in attendance and presented the report.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the application submitted by Eagle's Nest Youth Ranch requesting permission to use the property located at 3004 33rd Street West for the purpose of a Residential Care Home – Type II (accommodating six residents) be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

5. Discretionary Use Application – Residential Care Home – Type II
2932 33rd Street West
(Files CK. 4355-014-001, PL. 4350-D6/14)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated March 12, 2014, requesting approval of an application from Eagle's Nest Youth Ranch to expand an existing Residential Care Home – Type 1, located at 2932 33rd Street West with 5 residents, to a Residential Care Home – Type II, with 6 residents.

Planner McLaren was in attendance and presented the report.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the application submitted by Eagle's Nest Youth Ranch requesting permission to use the property located at 2932 33rd Street West for the purpose of a Residential Care Home – Type II (accommodating six residents) be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6. Discretionary Use Application – Preschool – 30 Mills Crescent
(Files CK. 4355-014-004, PL. 4350-D11/13)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated March 17, 2014 requesting approval for an application from Christa Folster to operate a preschool at 30 Mills Crescent.

Planner McLaren was in attendance and presented the report.

Ms. Christa Folster was also in attendance to answer questions of the Commission. She explained that a preschool can only run two hours a day, typically 9:30 to 11:30 a.m. and/or 1:00 to 3:00 p.m., as opposed to a daycare which typically runs all day. A teaching degree is not required to run a preschool.

Discussion took place with respect to parking, and Ms. Folster explained that she is in the process of establishing a “Kiss and Fly” program, whereby a staff person waits on the street so that a parent can drop off their child without having to park and come into the building. The Administration also explained that there is sufficient parking for staff and people enrolled in the program.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the application submitted by Christa Folster, requesting permission to use the property located at 30 Mills Crescent for the purpose of a preschool (with a maximum of 15 children), be approved.

7. Varsity View Local Area Plan
(Files CK. 4000-15, PL. 4110-31)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated March 17, 2014, providing an overview of the strategies and recommendations contained in the Varsity View Local Area Plan for approval. She also reported that a copy of Attachment 1, “Varsity View Local Area Plan Final Summary Report” and Attachment 2, “Varsity View Local Area Plan Final Report” are available for viewing on the City of Saskatoon website.

Senior Planner Emmons was in attendance and presented the report and answered questions of the Commission, explaining that there was significant community engagement in the development of the Plan.

RESOLVED: that the report of the General Manager, Community Services Department, dated March 17, 2014, be forwarded to the Planning and Operations Committee recommending to City Council:

- 1) that the Varsity View Local Area Plan be approved; and
- 2) that the Administration undertake implementation of the recommendations outlined in the Varsity View Local Area Plan.

8. Proposed Amendment to Section 18.1.3 of Official Community Plan Bylaw 8769 and Proposed Amendments to Create Density Bonus Provisions in the B6 Zoning District (Files CK. 4350-014-002, PL. 4130-22-2)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated March 12, 2014, requesting approval to amend Official Community Plan Bylaw 8769 and Zoning Bylaw 8770 to provide a "Density Bonus Provision" that will permit building heights to exceed 76 metres within the B6 Zoning District, in accordance with the City Centre Plan.

Senior Planner Whitenect was in attendance and presented the report, explaining that this is the first of several City Centre Plan implementation items that will be brought forward to the Commission for approval.

Discussion followed regarding difficulty in obtaining Leadership in Energy and Environmental Design (LEED) Certification. The City is, therefore, recommending that buildings exceeding 76 metres in height must be eligible for certification by a recognized rating system, not limited to LEED.

Discussion also took place regarding shadowing, and the Administration advised that the City did not look at shadowing specifically, however, pedestrian environment and wind tunneling were considered.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending:

- 1) that the proposed amendment to Section 18.1.3 of Official Community Plan Bylaw No. 8769, to allow for a density bonus in exchange for the provision of community benefits in the Downtown area, be approved; and
- 2) that the proposed amendment to Zoning Bylaw No. 8770, to provide a density bonus provision for buildings to exceed the maximum building height of 76 metres in the B6 Zoning District, be approved.

9. Land Use Applications Received by the Community Services Department
For the Period Between January 30, 2014, to March 12, 2014
(Files CK. 4000-5, PL. 4132, PL. 4355-D, PL. 4350, PL. 4300)

The Committee Secretary distributed a copy of Clause A1, Administrative Report No. 5-2014, which was received as information by City Council at its meeting held on March 17, 2014.

Planning and Development Manager Dawson advised that the report which had been considered and approved by the Municipal Planning Commission on March 3, 2014, regarding a proposed Zoning Bylaw amendment with respect to shipping containers, was referred back to the Administration by City Council for further review and report to the Municipal Planning Commission.

RESOLVED: that the information be received.

10. 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, April 15, 2014, at 12:00 noon in Committee Room "E", Ground Floor, South Wing, City Hall.

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The meeting adjourned at 1:10 p.m.

Ms. Janice Braden, Chair