

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, July 22, 2014
at 12:00 Noon

MINUTES

OPEN TO THE PUBLIC

MUNICIPAL PLANNING COMMISSION

PRESENT: Janice Braden, Chair
Karl Martens, Vice-Chair
Al Douma
John McAuliffe
Sydney Smith
Shaun Betker
Stan Laba
Jeff Jackson
Planning and Development Director Wallace
Development Review Manager Dawson

1. Minutes

Moved by Karl Martens

THAT the minutes of meeting held on June 24, 2014 be approved.

CARRIED.

Prior to reviewing the remainder of the agenda items, Planning and Development Director Wallace explained the changes that have been made to City Council and committees which will commence in August. He advised that City Council will only be meeting once monthly. In addition, committees have been given more authority and approval to proceed with advertising for public hearings will no longer need to be submitted to City Council, but can be approved by the Standing Policy Committee on Planning, Development and Community Services. He also pointed out the new report format and explained that the intent is to simplify the report so that it is easier to read yet contain enough information to make decisions, with details being included as attachments.

2. Official Community Plan Bylaw No. 8769 Phasing Map Amendment
Marquis Industrial – Phase II to Phase 1
(Files CK. 4350-1 and PL. 4115 – OCP 30/13)

The Committee Secretary distributed a report of the Community Services Department, dated July 22, 2014, regarding an application from FFUN Enterprises requesting an amendment to Official Community Plan Bylaw No. 8769, to change the phasing designation of 105 71st Street from Phase II to Phase I.

Development Review Manager Dawson was in attendance and presented the report. He explained that land within Phase II of the Official Community plan is land which will be serviced outside of a five-year timeframe. Phase I includes land within the five-year time frame.

Moved by John McAuliffe,

THAT a report be submitted to City Council at the time of the public hearing recommending that the proposed amendment to Official Community Plan Bylaw No. 8769 – Phasing Map, phasing designation of 105 71st Street (Blocks A and B, Plan No. FP6240, and Block E, Plan No. 63S08144) and 3950 Idylwyld Drive North (Block C, Plan No. 61S06857) from Phase II to Phase 1, be approved.

CARRIED.

3. Proposed Official Community Plan – Pleasant Hill Land Use Map Amendment
and
Proposed Rezoning from R2 to RM3 – 101, 103, and 105 Avenue O South
(Files CK. 4351-014-015 and PL. 4350 – Z33/13 X PL. 4115 – OCP32/13)

The Committee Secretary distributed a report of the Community Services Department, dated July 22, 2014, regarding an application from Sadiqur Rahman, requesting to rezone 101, 103, and 105 Avenue O South from R2 – One and Two-Unit Residential District to an RM3 – Medium-Density Multiple-Unit Dwelling District and to change the land use from Low-Density Residential to Medium-Density Residential in order to facilitate construction of a four-storey residential building.

Planner McLaren was in attendance and presented the report. Also in attendance to answer questions of the Commission was Mr. Sadiqur Rahman.

Discussion followed regarding the public consultation process. The Administration advised that notification is sent to property owners within a 75 metre radius. In addition, in applications such as these, notification is sent to the community association(s). For large concept plan amendments, an advertisement is also placed in the newspaper. In this instance, a sign will also be placed on the property advising of the date of the hearing at City Council.

Discussion also took place with respect to locations where buildings have been removed in preparation for new development and the site is left with large holes for long periods of time before development occurs, and what can be done to assure that the holes are filled in if development is not going to occur immediately. The Administration explained that there is no policy in place regarding the timeline of development, however, the Building Code does say that the area must be fenced and must be safe.

The Administration was asked to pursue the possibility of making policy changes to stipulate that holes must be filled until building occurs with Building Standards.

Moved by Al Douma

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

- 1) that the proposed amendment to Official Community Plan Bylaw No. 8769 – Pleasant Hill Land Use Policy Map to re-designate 101, 103, and 105 Avenue O South from “Low-Density Residential” to “Medium-Density Residential,” be approved; and
- 2) that the proposed amendment to Zoning Bylaw No. 8770 to rezone 101, 103, and 105 Avenue O South from an R2 – One and Two-Unit Residential District to an RM3 – Medium-Density Multiple-Unit Dwelling Residential District, be approved.

CARRIED.

4. Proposed Stonebridge Neighbourhood Concept Plan Amendment
(Files CK. 4351-014-014 and PL. 4131-6-7-3)

The Committee Secretary distributed a report of the Community Services Department, dated July 22, 2014, regarding a proposed amendment to the Stonebridge Neighbourhood Concept Plan to realign the proposed school sites and adjacent street to provide a site that will accommodate the new joint-use elementary school.

Planner Gutmann was in attendance and presented the report.

Discussion followed regarding traffic calming measures around schools being planned at the outset. The Administration explained that a traffic study will be done during the functional design stage, and that transportation decisions are based on a model which outlines what is to be put in place according to particular conditions. Changes may need to be made if those conditions are modified.

The Administration also advised that the new school model came out in December and the City realizes that because of the new model, some changes need to be made in planning at the concept stage. Conversation regarding changes has started and changes will be made for future neighbourhoods. Some changes have been made with the new Elk Point neighbourhood, but more needs to be done.

Moved by Jeff Jackson

THAT a report be submitted to City Council at the time of the public hearing recommending that the proposed amendment to the Stonebridge Neighbourhood Concept Plan, as outlined in the report of the Community Services Department, dated July 22, 2014, be approved.

CARRIED.

5. Proposed Zoning Bylaw No. 8770 Amendment
School Drop-Off Parking
(Files CK. 4350-1 and PL. 4350 – Z34/14)

The Committee Secretary distributed a report of the Community Services Department, dated July 22, 2014, regarding a proposed amendment to Zoning Bylaw No. 8770 to provide flexibility in the number and location of required passenger drop-off spaces on new school sites.

Planner Gutmann was in attendance and presented the report.

Moved by Sydney Smith

- 1) that a report be submitted to the SPC on Planning, Development and Community Services recommending:
 - a) that the advertising respecting the proposal to amend Zoning Bylaw No. 8770, as outlined in the report of the Community Services Department, dated July 22, 2014, be approved;
 - b) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendment;
 - c) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770; and
- 2) that a report be submitted to City Council at the time of the public hearing recommending that City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770, as outlined in the report of the Community Services Department, dated July 22, 2014, be approved.

CARRIED.

6. Publication – *planning + design*
(File No. CK. 175-16)

The Committee Secretary distributed, for information, a copy of the City of Saskatoon's semi-annual publication, *planning + design*.

Moved by Janice Braden

THAT the information be received.

CARRIED.

7. Changes to 2014 Meeting Dates
Municipal Planning Commission
(File No. CK. 175-16)

The Committee Secretary reported that, due to recent changes to Council and committees, a couple of the 2014 Municipal Planning Commission's meeting dates conflict with other meetings. The following changes were, therefore, suggested:

- August 19 – move to August 26; and
- December 9 – move from 12:00 noon to 11:00 a.m.

Moved by Shawn Betker

- 1) that the August 19, 2014 meeting be moved to August 26, 2014; and
- 2) that the December 9, 2014 meeting be moved from 12:00 noon to 11:00 a.m.

CARRIED.

It was noted that the next meeting will be on August 26, 2014.

Moved by Janice Braden

THAT the meeting be adjourned.

CARRIED.

The meeting adjourned at 1:50 p.m.

Ms. Janice Braden, Chair