

Committee Room "A"  
City Hall, Saskatoon, SK  
Wednesday, February 25, 1998  
at 2:00 p.m.

**MINUTES**

**(OPEN TO THE PUBLIC)**

**SPECIAL MEETING OF CITY COUNCIL**

PRESENT: His Worship the Mayor, Chair  
Councillor D. Atchison  
Councillor D. L. Birkmaier  
Councillor H. Harding  
Councillor M. Heidt  
Councillor A. Langford  
Councillor J. Maddin  
Councillor R. Steernberg  
Councillor K. Waygood  
City Commissioner Irwin  
City Solicitor Dust  
General Manager Planning and Building Coveyduck  
Plan Saskatoon Project Coordinator Grauer  
City Clerk Mann

1. Plan Saskatoon Project  
(File No. CK. 4114-1)

REPORT OF THE CITY CLERK:

"City Council considered the above matter at its Special Meeting held on February 11, 1998 and resolved:

- 1) that the word "social", which occurs in Section 2, Fundamental Values, be defined;
- 2) that the Administration submit a report clarifying the intention of 5.1.2 - r (Engineering and Design Standards - Neighbourhood Design and Development Policies);

- 3) that the Administration submit a report on how permitted uses and infill housing are compatible;
- 4) that the Administration submit a report on alternative wording for 5.1.2 - b (Neighbourhood Density - Neighbourhood Design and Development Policies);
- 5) that, regarding 5.2.2 - e (Secondary Suites - Infill Housing Development Policies) the Administration submit a report containing the following information:
  - the background to the proposals contained in the document
  - the options available
  - suggestions as to minimum lot size
  - the implications of removing the discretionary use approval requirement;
- 6) that the Administration review, under 5.5.2 - a (Core Neighbourhoods Defined - Core Neighbourhood Policies) the possible inclusion of Sutherland;
- 7) that 6.1.1 - c (Commercial Land Use Policies - The Downtown) be amended by using the word “encourage” rather than “ensure”;
- 8) that the Administration review and report with respect to the intent of protected walkway systems and sidewalks and the possibility of eliminating everything except landscaped sidewalks and lanes (6.1.2.8 - b - Pedestrian Environment - Commercial Land Use Policies);
- 9) that 9.3.2 - c - (Analysis of Natural Areas - Conservation of Natural Areas and Archaeological Sites) be re-worded in order to clarify the intent;
- 10) that 10.1.2 - h (Site Suitability - Education and Community Facilities Policies) be amended by adding the requirement for a service road for schools located on collector roads; and

- 11) that 11.3.2 (Public Transit Policies) be amended by including a provision that new areas not receive bus service for the first five years after development.

Attached is a report of the General Manager, Planning and Building Department, dated February 18, 1998 regarding the matter.”

Council reviewed the report of the General Manager, Planning and Building Department.

- RESOLVED:**
- 1) that the word “social” be deleted from section 2.0;
  - 2) that the word “design” be deleted from policies 5.1.2 q), r) and s), and that the word “developers” be substituted for the word “owners” in policy 5.1.2 r);
  - 3)
    - a) that section 5.2.2 of the Plan be amended to include the following policy... “The compatibility of fully permitted low density residential development in established neighbourhoods shall be encouraged through appropriate development standards in the Zoning Bylaw.”
    - b) that the new Zoning Bylaw contain development standards within the low density residential zoning districts to address the issue of compatibility of permitted residential infill development with the scale and arrangement of nearby buildings in established neighbourhoods.
    - c) that the issues of zoning pattern and zoning density within established neighbourhoods be investigated within the local area plan review process.
    - d) that the General Manager, Planning and Building Department continue the efforts to pursue legislative changes to allow municipalities the flexibility of implementing Site Plan Control Approval.
  - 4) that Section 5.1.2 b) be amended to read... “An overall density objective of at least five dwelling units per gross acre shall be encouraged in the review

of neighbourhood concept plans and other major proposals for residential development, recognizing that infrastructure considerations, market forces, and other factors may call for alternative density levels.”

- 5) that secondary suites be permitted in all areas of the City where one-unit dwellings are permitted, and that discretionary use approval be required where the lot is under 37.5’ in width;
- 6) that the term “Core Neighbourhood” be removed from the Development Plan over the long term, and that any neighbourhoods subject to local area plans be designated as such within the Plan as necessary.
- 7) that Section 6.1.1. c) be amended to read... “To encourage a significant share of the City’s overall housing development to take place in the downtown.”
- 8) that Section 6.1.2.8 b) be amended to read... “A walkway system shall be encouraged over time which includes landscaped sidewalks and lanes, as well as grade level interior walkways as part of major developments, in selected locations.”
- 9) that Section 9.3.2 c) be amended to read... “As part of the suburban development area, neighbourhood, or industrial area concept plan design process, a general screening shall be undertaken for important natural areas, features, or archaeological sites. If deemed appropriate, further work shall be undertaken by a qualified consultant, acceptable to both the City of Saskatoon and the Developers, with all costs borne by the affected developers.”
- 10) that the second sentence of Section 10.1.2 h) be amended to read... “School sites shall also facilitate adequate pick-up and drop-off zones for students, including a separate service road for elementary schools fronting on a collector street.”
- 11) that the question of timing and level of transit service to new development areas be referred to the Transportation Department for consideration within the proposed Integrated Transportation Policy study.

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- 12) that the proposed Development Plan (version dated December 2, 1997) be approved in principle, subject to the above changes.

The meeting adjourned at 3:20 p.m.

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His Worship Mayor Dayday, Chair