

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, June 10, 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
Councillor C. Clark
Stan Laba
Kathy Weber
James Yachyshen
Jeff Jackson
Planning and Development Director Wallace
Development Review Manager Dawson
Committee Secretary Long

1. Minutes

RESOLVED: that the minutes of meeting held on May 20, 2014, be approved.

2. Proposed Stonebridge Neighbourhood Concept Plan Amendment and
Proposed Rezoning from R1A to R2 and RMTN
Stonebridge Common/Dickson Crescent
(Files: CK 4351-014-010, CK 4131-27 and PL 4350-Z16/13)

The Committee Secretary circulated a report of the General Manager, Community Services Department, dated May 20, 2014, regarding an application from Dundee Developments for a minor amendment to the Stonebridge Neighbourhood Concept Plan to accommodate one-unit dwellings along Dickson Crescent; and for an amendment to the Zoning Bylaw to rezone properties from R1A to RMTN and R2.

Planner Austin was in attendance and presented the report and answered questions of the Commission. She confirmed that the density will decrease from 20 sites to 14; and both sides of the street will now have single family residences rather than townhouse style homes. She also confirmed that the property to the west will be denser, which was approved in the concept plan.

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

- 1) that the proposed Stonebridge Neighbourhood Concept Plan amendment as outlined in the report of the General Manager, Community Services Department, dated May 20, 2014, be approved; and
 - 2) that the proposed amendment to Zoning Bylaw 8770 to rezone the properties identified in the map attached to the report of the General Manager, Community Services Department, dated May 20, 2014, from an R1A – One-Unit Residential District to an RMTN - Townhouse Residential District and R2 - One and Two-Unit Residential District, be approved.
3. Proposed Aspen Ridge Concept Plan
(Files: CK 4131-32 and PL 4131-41)

The Committee Secretary circulated a report of the General Manager, Community Services Department, dated May 20, 2014, regarding an application from Saskatoon Land for the proposed Aspen Ridge Concept Plan.

Senior Planner Gutmann was in attendance and presented the report. Also in attendance to answer questions of the Commission, were Senior Planner McShane and Development Project Manager Thompson, both from Saskatoon Land.

The Administration answered questions regarding transit; congestion around schools; effectiveness of linear parks; width of collector streets; drainage, examples of multi-way boulevards; and the size of the core park.

Discussion followed regarding the planned drainage channel, and whether there is a potential for issues in the winter. The Administration advised that they do not believe

there will be any big issues, and that it will be similar to catch basins that occasionally freeze in the winter, and will become part of winter maintenance.

Discussion also took place regarding possible future leisure facilities/recreation centres, including how they will be paid for and whether levies would be charged. The Administration advised that levies are not currently charged for minor recreation facilities, however, they are looking at changes universally and a report will be submitted to the Municipal Planning Commission in September regarding funding growth. The Chair was asked to specifically address the Committee's concerns regarding the issue when she reports to Council on the matter.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the proposed Aspen Ridge Concept Plan, as outlined in the report of the General Manager, Community Services Department, dated May 20, 2014, be approved.

4. Amendments to Official Community Plan Bylaw 8769 and Zoning Bylaw 8770
Aspen Ridge Neighbourhood
(Files: CK 4351-014-011, CK 4131-32 and PL 4115-OCP09/14, PL 4115-OCP 30/14, PL 4350-Z10/14)

The Committee Secretary circulated a report of the General Manager, Community Services Department, dated May 20, 2014, regarding proposed amendments to Official Community Plan Bylaw 8769 and Zoning Bylaw 8770 to allow for development consistent with the proposed Aspen Ridge Neighbourhood Concept Plan.

This matter was considered with Agenda Item 3 above, regarding the Aspen Ridge Concept Plan.

RESOLVED: 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 8769 – Land Use Map to redesignate the properties identified in the Location Plan – Official Community Plan Amendment – Land Use Map attached to the report of the General Manager, Community Services Department, dated May 20, 2014, be approved;

- 2) that the proposed amendment to Official Community Plan Bylaw 8769 – Phasing Map to reclassify the properties identified in the Location Plan – Official Community Plan Amendment – Phasing Map attached to the report of the General Manager, Community Services Department, dated May 20, 2014, be approved; and
 - 3) that the proposed amendment to Zoning Bylaw 8770 to rezone the properties identified in the Location Plan – Zoning Bylaw Amendment attached to the report of the General Manager, Community Services Department, dated May 20, 2014, be approved.
5. Proposed Amendments to the Official Community Plan Bylaw 8769, Zoning Bylaw 8770 and Pleasant Hill Village Enhanced Concept Plan
(Files: CK 4351-014-012, CK 4131-31 and PL 4350-Z6/14, PL 4115-OCP5/14, PL 951-232)

The Committee Secretary circulated a report of the General Manager, Community Services Department, dated May 20, 2014, regarding proposed amendments to the Pleasant Hill Village Enhanced Concept Plan, Official Community Plan Bylaw 8769 and Zoning Bylaw 8770, which are associated with the continued implementation of the Pleasant Hill Village Redevelopment Project.

Planner Westberg was in attendance and presented the report. He distributed a revised Attachment 1, “Pleasant Hill Concept Plan Amendment – Amendment Boundary”.

Discussion followed regarding concerns with respect to density in the area and the importance of home ownership, and whether there should be a recommendation to reduce medium density to single family homes in the neighbourhood. The Administration explained that it is a valid concern, and that all of the new homes planned for the area, although they are not single family, are intended for ownership, not rental. The Administration further explained that they are not able to go back to single family homes because of school enrollment, which is dependent on an increase in density and home ownership in the area.

Stan Laba left the meeting during discussion of the matter, at 1:15 pm.

The Administration also advised that a Request for Proposals (RFP) will be going out for the design of a creative home ownership incentive, and home ownership will be written into the RFP. The idea for the neighbourhood is for two-storey townhouses with below grade basements and individual private doors with a back deck, accessible to open space.

RESOLVED: that the report of the General Manager, Community Services Department, dated May 20, 2014, be submitted to City Council recommending:

- 1) that the advertising to amend the Pleasant Hill Village Enhanced Concept Plan, Official Community Plan Bylaw No. 8769, and Zoning Bylaw No. 8770, as outlined in the above noted report, be approved;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required bylaws to amend Official Community Plan Bylaw No. 8769, and Zoning Bylaw No. 8770;
- 4) that at the time of the public hearing, City Council consider the Administration's recommendation to amend the Pleasant Hill Village Enhanced Concept Plan to change Parcels A and CC from "Low-Density Housing" to "Medium-Density Housing";
- 5) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Official Community Plan Bylaw No. 8769 - Pleasant Hill Land Use Policy Map to redesignate the properties identified in the amendment attached to the report of the General Manager, Community Services Department, dated May 20, 2014; and
- 6) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to rezone the properties identified in the amendment attached to the report of the General Manager, Community Services Department, dated May 20, 2014.

6. North Downtown Master Plan – Interim Report No. 2
(Files: CK 4130-13, CP 4100-24 and LA 4100-2)

RECOMMENDATION: that the information be received.

The Committee Secretary circulated a report of the General Manager, Corporate Performance Department, dated May 30, 2014, providing the status of the North Downtown Master Plan project.

Special Projects Manager South was in attendance and presented the report.

Al Douma and John McAuliffe left the meeting at 1:50 p.m., during discussion of the matter.

Discussion took place regarding the possibility of increasing residential from mid-rise to high rise, architectural controls, remediation and geology.

RESOLVED: that the information be received.

7. 2015 Proposed Budget
Municipal Planning Commission
(File No. CK. 1704-5)

The Committee Secretary reported that all advisory committees are required to submit proposed budgets for consideration by the appropriate standing committee prior to placement in the 2015 Business Plan and Budget document.

The Municipal Planning Commission received \$5,000 in 2014, which represented a \$1,000 increase over 2013, to provide for more educational opportunities for Commission members through attendance at local, provincial and national conferences and workshops.

RESOLVED: that a proposed budget of \$5,000 for the Municipal Planning Commission be approved for inclusion in the 2015 Business Plan and Budget for review at the appropriate time.

8. Fredericton 2014 CIP/API Conference
People Matter
July 9-12, 2014
(File No. CK. 175-16)

RECOMMENDATION: that the information be received.

The Committee Secretary reported that the Commission has a budget of \$5,000 for attendance at conferences. In the past, Commission members have attended national and provincial conferences. The Canadian Institute of Planners Conference is being held in Fredericton, New Brunswick from July 9 to 12, 2014. A copy of this information was sent to Commission members by email on May 23, 2014, to allow everyone time to consider whether they were interested in attending this conference or the Saskatchewan conference, which is normally held in the fall, for discussion at this meeting.

The Chair advised that the provincial conference will be held on September 22 to 24, 2014, at Elkridge. It was also noted that the combined national and provincial conference will be held in Saskatoon next year, and therefore that it may be beneficial for all members to make use of the opportunity and attend, if possible.

It was determined that no one was interested in attending the conference in Fredericton. It was suggested that five people be approved to attend the provincial conference in 2014, and that the Committee Secretary send everyone information regarding the conference before the next meeting.

RESOLVED: that the decision as to who will attend the Provincial Conference in September be discussed at the next meeting, on June 24, 2014.

The remainder of the agenda items were deferred until the June 24, 2014 meeting.

The meeting adjourned at 2:07 p.m.

Ms. Janice Braden, Chair