



**PUBLIC MINUTES
STANDING POLICY COMMITTEE ON PLANNING,
DEVELOPMENT AND COMMUNITY SERVICES**

**Monday, January 5, 2015, 9:00 a.m.
Council Chamber, City Hall**

PRESENT: Councillor D. Hill, Chair
Councillor T. Davies, Vice-Chair
Councillor Z. Jeffries
Councillor P. Lorje
His Worship Mayor D. Atchison (Ex-Officio)

ABSENT: Councillor T. Paulsen

ALSO PRESENT: General Manager Community Services R. Grauer
Solicitor Yelland
Councillor C. Clark
Deputy City Clerk D. Kanak
Committee Assistant P. Walter

1. CALL TO ORDER

Councillor Hill called the meeting to order.

2. CONFIRMATION OF AGENDA

2.1. Request to Speak - Heather Ryan - Item 6.1.1 under Reports from Administration

2.2. Request to Speak - Terri Reilly, Secretary/Treasurer, Canadian Union of Postal Workers, Local 824 - Item 6.2.6 under Reports from Administration

Moved By: His Worship the Mayor

1. That Item 2.1 be added to Item 6.1.1 and that the speaker be heard;
2. That Item 2.2 be added to Item 6.2.6 and that the speaker be heard;
and
3. That the agenda be confirmed, as amended.

Carried

3. ADOPTION OF MINUTES

Moved By: His Worship the Mayor

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on December 1, 2014 be adopted.

Carried

4. UNFINISHED BUSINESS

There was no unfinished business.

5. COMMUNICATIONS (requiring the direction of the Committee)

5.1. Delegated Authority Matters

5.1.1. Saskatoon Health Region [File No. CK. 3000-1]

Moved By: His Worship the Mayor

That the information be received.

Carried

5.2. Matters Requiring Direction

5.2.1. Saskatoon Folkfest Inc.[File No. CK. 7300-1]

General Manager, Community Services Grauer reviewed the request and advised the Committee of the annual grants totalling \$28,000 received by the organization.

Councillor Davies entered the meeting at 9:01 a.m. during consideration of this matter.

Moved By: His Worship the Mayor

That the matter be referred to the Administration to explore other funding options and report back to the Committee.

Carried

5.2.2. Addition of Names to the Names Master List AND Renaming Request [File No. CK. 6310-1]

General Manager, Community Services Department reviewed the submitted report with the Committee.

Councillor Lorje entered the meeting at 9:04 a.m. during consideration of this matter.

Moved By: Councillor Jeffries

1. That the name 'Walko' be added to the Names Master List (Unassigned); and
2. That a report be forwarded to City Council recommending the renaming of 'Kinsmen Arena' to 'Gordie Howe Kinsmen Arena'.

Carried

5.3. Requests to Speak (new matters)

There were no requests to speak for new matters.

6. REPORTS FROM ADMINISTRATION

6.1. Delegated Authority Matters

6.1.1. Neighbourhood Level Infill Development Strategy - Zoning Bylaw Text Amendment to Amend the Development Standards for Primary Dwellings in Established Neighbourhoods - Approval for Advertising [Files CK 4350-63 and PL 4350-Z26/14]

Development Review Manager Dawson reviewed the submitted report and along with General Manager, Community Services Grauer and Planning and Development Director Wallace answered questions of the Committee.

Mr. Patrick Wolfe addressed the Committee regarding the proposed side wall height calculation and site coverage restrictions within the Neighbourhood Level Infill Development Strategy.

Mr. Cam Skoropat with Saskatoon Region Home Builder's Association addressed the Committee regarding the proposed side wall height calculation within the Neighbourhood Level Infill Development Strategy.

Ms. Heather Ryan addressed the Committee regarding secondary suites in Category 1 and 2 neighbourhoods and expressed support for keeping the 70% rule and more restrictions on the allowable site coverage.

Moved By: His Worship the Mayor

That the following recommendations of the Administration, outlined under report of the General Manager, Community Services dated January 5, 2015, be approved:

1. That the advertising, in respect to the proposed text amendment to Zoning Bylaw No. 8770, be approved;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendment to Zoning Bylaw No. 8770;
3. That the City Solicitor be requested to prepare the required bylaws to amend Zoning Bylaw No. 8770; and
4. That the Standing Policy Committee on Planning, Development and Community Services recommend that the report of the General Manager, Community Services dated January 5, 2015, be forwarded to City Council requesting that the City Solicitor be requested to prepare the required bylaws to amend Sidewalks - Private Crossings Over Bylaw No. 4785.

Defeated

Moved By: Councillor Davies

That the matter be referred to the public agenda of the Executive Committee for further review and that the Administration consult with the stakeholders.

Defeated

Moved By: His Worship the Mayor

That the communications and presentations from the Speakers be received as information;

Carried

Moved By: Councillor Lorje

That the Administration report further on the possibility of implementing interim development controls relating to infill development.

Defeated

Moved By: His Worship the Mayor

That Administration report back to the Committee in the spring of 2017 regarding the proposed Neighbourhood Level Infill Development Strategy Zoning Bylaw amendments.

Carried

Moved By: His Worship the Mayor

That the Administration report back on the possibility of a simplified process that could be used, rather than the appeal process, for those who may wish to build a new basement for their existing character homes in terms of door height and building height restrictions.

Carried

Moved By: Councillor Lorje

That the Administration report on measures that need to be implemented to prohibit the use of front porches as permanent sleeping quarters.

Carried

Moved By: Councillor Lorje

That driveways in Category 1 neighbourhoods be subject to discretionary use approval by City Council.

Defeated

Moved By: Councillor Lorje

That the Administration report back to the Standing Policy Committee on Planning, Development and Community Services on the following:

1. Implications on implementing interim development controls in Category 1 and 2 neighbourhoods;
2. Possibility of having requests for driveways in Category 1 neighbourhoods being subject to discretionary use approval by City Council;
3. Impact of freezing development of secondary suites in areas with surface drainage or no sidewalks and of addressing drainage issues arising from infill development;
4. Implications of implementing a maximum allowable site coverage as a percent of the lot, to include the primary building and all secondary structures;
5. Addressing maximum site depth for development;
6. Possibility of implementing a lower building height allowable in Category 2 neighbourhoods; and
7. Addressing with developers any damage caused to the lane and surrounding area with redevelopment.

Carried

Moved By: Councillor Lorje

That the Committee recommend to City Council that a letter be sent to the Provincial Government detailing the specific problems with Architectural Districts and specific solutions required in legislation to deal with the concerns.

Carried

Moved By: Councillor Jeffries

That Administration provide a report to the Standing Policy Committee on Planning, Development and Community Services, with three options for building length, including the proposed 50% of lot length, 52.5% of lot length and 55% of lot length, with associated modeling that shows the square footage impact of the options.

Carried

6.1.2. Proposed Kensington Neighbourhood Concept Plan Amendment and Proposed Rezoning From R1A to RMTN - Kensington Boulevard and Nightingale Road - Approval for Advertising [Files CK 4351-014-021, CK 4110-44 and PL 4350-Z16/14]

Moved By: His Worship the Mayor

1. That the advertising, in respect to the proposed amendments to Zoning Bylaw No. 8770 and the Kensington Neighbourhood Concept Plan, be approved;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments to Zoning Bylaw No. 8770 and the Kensington Neighbourhood Concept Plan; and
3. That the City Solicitor be requested to prepare the required bylaws to amend Zoning Bylaw No. 8770.

Carried

6.1.3. Proposed Zoning Bylaw No. 8770 Amendment - Joint-use Elementary School Site Regulations - Approval to Advertise [Files CK 4350-64 and PL 4350-Z47/14]

Councillor Clark excused himself at 12:50 p.m. during discussion of this matter.

Moved By: His Worship the Mayor

1. That the advertising, respecting the proposal to amend Zoning Bylaw No. 8770, as outlined in the January 5, 2015 report of the General Manager, Community Services be approved;
2. That the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendment; and
3. That the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770.

Carried

6.1.4. Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 - 410 5th Avenue North - Approval for Advertising [Files CK 4351-014-013 and PL 4350-Z18/14]

Moved By: His Worship the Mayor

1. That the advertising, in respect to the proposed amendment to Zoning Bylaw No. 8770, be approved;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendment to Zoning Bylaw No. 8770;
3. That the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770; and
4. That a copy of the January 5, 2015 report of the General Manager, Community Services be referred to the Standing Policy Committee on Finance for information.

Carried

**6.1.5. 2013 to 2014 Year-End Report - Youth Sport Subsidy Program
[Files CK 1720-3-1 and RS 1720-3-1]**

Moved By: His Worship the Mayor

That the information be received.

Carried

**6.1.6. Land Use Applications Received by the Community Services
Department for the Period Between November 13, 2014 to
December 17, 2014 [Files CK 4000-5, PL 4132, PL 4355-D and
PL 4300]**

Moved By: Councillor Jeffries

That the information be received.

Carried

**6.1.7. Applications for Funding - Youth Sport Subsidy Program
Special Events Policy No. C03-007 [Files CK. 1870-15 and RS
1720-8-1]**

Moved By: Councillor Davies

1. That funding, in the amount of \$7,119.48, be approved for Saskatoon Youth Soccer Inc. to host the Sports for Life 6 V 6 Championships from February 27, 2015, to March 1, 2015;
2. That funding, in the amount of \$10,000.00, be approved for Saskatoon Goldfins Swim Club to host the Man Sask Provincial Championships from March 12 to 15, 2015;
3. That funding, in the amount of \$2,729.54, be approved for Saskatoon Diving Club to host the Toon Town Western Canada Diving Championships from April 30, 2015, to May 3, 2015;
4. That funding, in the amount of \$6,825.16, be approved for Saskatoon Aqualenes Synchronized Swim Club to host the Canadian Prairie Invitational Championship from May 8 to 10, 2015;
5. That funding, in the amount of \$9,176.74, be approved for Saskatoon Fencing Club to host the National Championship Canada Cup from May 15 to 18, 2015; and

6. That funding, in the amount of \$6,500.00, be approved for Saskatoon Box Lacrosse to host the 2015 to 2016 Bantam Nationals from July 21 to 26, 2015.

Carried

6.2. Matters Requiring Direction

6.2.1. Quarterly Naming Update - "Rosewood, Hudson Bay Industrial, Marquis Industrial Street Names; and Central Business District Facility Name" [Files CK 6310-1, CK 600-30 and PL 4001-5]

Moved By: His Worship the Mayor

That the report of the General Manager, Community Services dated January 5, 2015 be forwarded to City Council for information.

Carried

6.2.2. Vacant Lot and Adaptive Reuse Incentive Program - 315 Avenue G South [Files CK 4110-45 and PL 4110-71-45]

Moved By: His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That a five-year tax abatement equivalent to 75% of the incremental taxes for the development of 315 Avenue G South, be approved;
2. That the five-year tax abatement take effect in the next taxation year following completion of the project; and
3. That the City Solicitor be requested to prepare the appropriate agreement, and that His Worship the Mayor and the City Clerk be authorized to execute the agreement, under the Corporate Seal.

Carried

6.2.3. Vacant Lot and Adaptive Reuse Incentive Program - 317 Avenue G South [Files CK 4110-45 and PL 4110-71-46]

Moved By: His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That a five-year tax abatement, equivalent to 75% of the incremental taxes, for the development of 317 Avenue G South, be approved;
2. That the five-year tax abatement take effect in the next taxation year following completion of the project; and
3. That the City Solicitor be instructed to prepare the appropriate agreement, and that His Worship the Mayor and the City Clerk be authorized to execute the agreement, under the Corporate Seal.

Carried

6.2.4. Request for Encroachment Agreement - 550 Circle Drive East [File No. CK. 4090-2]

Moved By: His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That City Council recognize the encroachment at 550 Circle Drive East (Lot 13, Block 384, Plan No. 59S07059);
2. That the City Solicitor be requested to prepare the appropriate encroachment agreement, making provision to collect the applicable fees; and
3. That His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal, and in a form that is satisfactory to the City Solicitor.

Carried

6.2.5. The Saskatoon Society for the Prevention of Cruelty to Animals - Renewal of Pound Services Agreement [Files CK 151-1 and RS 151-1]

Moved By: His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the Saskatoon Society for the Prevention of Cruelty to Animals Inc. be contracted to provide pound services and animal protection services for the City of Saskatoon, commencing May 1, 2014, and ending December 31, 2018;
2. That the City of Saskatoon have an option to renew this services agreement for an additional five-year term, subject to the parties reaching an agreement on the costs of the services and other terms;
3. That the City of Saskatoon renew the lease to the Saskatoon Society for the Prevention of Cruelty to Animals Inc. for the land and building located in the Rural Municipality of Corman Park and used as a pound, (lease term would match the term of the services agreement); and
4. That the City Solicitor be requested to prepare the necessary agreements and His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

Carried

6.2.6. Communications to Council - Jeff Kolody - Proposed Discontinuation of Door-to-Door Mail Service - Canada Post [Files CK 277-1 and PL 4350]

General Manager, Community Services Grauer reviewed the submitted report with the Committee.

Ms. Terri Reilly, Secretary/Treasurer, Canadian Union of Postal Workers, Local 824, addressed the Committee and asked for a letter to be written to Canada Post in opposition of the conversion of door to door mail service to community mail boxes.

Moved By: His Worship the Mayor

1. That the communication and presentation from Terri Reilly be received as information; and

2. That the report of the General Manager, Community Services Department, dated January 5, 2015, be forwarded to City Council for information.

Carried

6.2.7. Innovative Housing Incentives - Elim Lodge Inc. - 333 Slimmon Place [Files CK 750-4 and PL 951-132]

Moved By: His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services Committee recommend to City Council:

1. That funding of 10% of the total capital cost of the construction of 15 affordable rental units at 333 Slimmon Place by Elim Lodge Inc. to a maximum of \$255,000, be approved subject to approval of this project under the Provincial Capital Rent Subsidy Program;
2. That a five-year incremental tax abatement of the incremental property taxes for the 15 affordable rental units be applied, commencing the next taxation year, following the completion of construction; and
3. That the City Solicitor be requested to prepare the necessary incentive and tax abatement agreements and that His Worship the Mayor and the City Clerk be authorized to execute these agreements under the corporate seal.

Carried

6.2.8. Seasonal Commercial Enterprise in Parks [Files CK 4205-5, CK 300-11 and RS 4205-1]

A communication received from B. J. Michaels was also provided.

Moved By: His Worship the Mayor

1. That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

- a. That the proposed Seasonal Commercial Enterprise in Parks Policy be approved, as outlined in Attachment 1 of the report of the General Manager, Community Services dated January 5, 2015;
 - b. That the City Solicitor be requested to amend the Recreation Facilities and Parks Usage Bylaw No. 7767 to exempt Seasonal Commercial Enterprises that have a permit to operate; and
 - c. That the City Solicitor be requested to amend the Soliciting in Public Parks Policy No. C10-001 to exempt Seasonal Commercial Enterprises that have a permit to operate.
2. That the communication be received as information and included in the file.

Carried

**6.2.9. 2015 Business Plan Outline - Community Standards Division
[File No. CK. 115-1]**

General Manager, Community Services Grauer introduced the submitted report.

Moved By: Councillor Lorje

That the matter be deferred to the next meeting of the Standing Policy Committee on Planning, Development and Community Services.

Carried

7. URGENT BUSINESS

There was no urgent business

8. MOTIONS (notice previously given)

There was no notice of motions previously given.

9. GIVING NOTICE

Councillor Lorje gave the following Notice of Motion:

“Take notice that at the next meeting of the Standing Policy Committee on Planning, Development and Community Services, I will move the following motion:

That the Administration bring forward the proposed Local Area Plan process for the Montgomery Place neighbourhood to commence in the spring of 2015 rather than the anticipated late fall of 2015.”

10. IN CAMERA SESSION (Optional)

There were no In Camera items for this meeting.

11. ADJOURNMENT

Moved By: His Worship the Mayor

That the meeting be adjourned.

Carried

The meeting adjourned at 1:00 p.m.

Councillor D. Hill, Chair