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PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION

May 31, 2016, 12:00 pm
Committee Room E, Ground Floor, City Hall

PRESENT: Ms. J. Braden, Chair (Public)
Dr. C. Christensen, Vice-Chair (Public)
Councillor R. Donauer
Ms. D. Bentley (Public)
Mr. A. Douma (Public)
Ms. D. Fracchia (Public)
Mr. J. Jackson (Public)
Mr. S. Laba (Saskatoon Public Schools)
Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)
Ms. S. Smith (Public)

ABSENT: Mr. S. Betker (Public)
Mr. K. Martens (Public)
Mr. G. White (Public)

ALSO PRESENT: Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Committee Assistant H. Thompson

1. CALL TO ORDER

The Chair called the meeting to order at 12:02 p.m.

2. CONFIRMATION OF AGENDA

Moved By: Dr. Christensen

That the agenda be approved as presented.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Moved By: Ms. Fracchia

That the minutes of Regular Meeting of the Municipal Planning Commission held on April 26, 2016 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Residential Care Home - Type II – Expansion from 10 to 12 Residents – 119 J.J. Thiessen Crescent [File No. CK.4355-016-006 and PL. 4355-D3/16]

Planner McAdam reviewed the submitted report and answered questions regarding the number of Residential Care Homes in the Silverwood. The Commission was advised that there are 9 in total.

Moved By: Mr. Douma

That this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Emina and Goran Jelisavac requesting permission to expand their existing Residential Care Home - Type II, from 10 to 12 residents under care, at 119 J.J. Thiessen Crescent, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licences (including a building permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED

7.2 Proposed Rezoning by Agreement – From RM1 to RM2 by Agreement – 204, 208, 212, 214, and 216 Avenue O South [File No. CK. 4351-016-005 and PL. 4350-Z36/15]

Planner McAdam reviewed the submitted report.

Len Usisikin, Quint Development Corporation, was also present and answered questions of the Commission regarding safety of tenants and number of parking stalls allotted per unit. The Commission was advised that the site will have fencing, and the parking would be sufficient.

Moved By: Mr. McAuliffe

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 204, 208, 212, 214, and 216 Avenue O South, as outlined in this report, be approved.

CARRIED

7.3 Proposed Rosewood Neighbourhood Concept Plan Amendment – Street Townhouse Sites and Core Park [File No. CK. 4110-40 and PL. 4131-33-5]

Planner McAdam reviewed the submitted report and along with Development Review Manager Dawson answered questions regarding the standard park size.

The Commission raised concerns regarding the east street townhouse site as the reallocation of the land is not confirmed to date.

Moved By: Mr. Jackson

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed Rosewood Neighbourhood Concept Plan amendment, as outlined in this report, be approved.

CARRIED

7.4 Proposed Rezoning – From FUD and R1A to RMTN – Proposed Parcel M - Rosewood [File No. CK. 4351-016-007 and PL. 4350-Z14/16]

Moved By: Ms. Fracchia

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770, respecting land in the Rosewood neighbourhood, as outlined in this report, be approved.

CARRIED

7.5 Proposed Rezoning – From R1A to R1B – Nightingale Road, Bend, and Close – Kensington [File No. CK. CK 4351-016-006 and PL. 4350-Z13/15]

Planner McAdam reviewed the submitted report.

The Commission raised concerns regarding the safety of pedestrians as this location is near a school site and the R1B zoning would only allow for front facing driveways where cars will back out onto the street.

Moved By: Mr. McAuliffe

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone land in the Kensington neighbourhood, as outlined in this report, be approved.

CARRIED

7.6 Proposed Rezoning – From FUD to R1A, R1B, R2, RMTN1, and RM3 – Aspen Ridge [File No. CK 4351-016-008 and PL 4350-Z38/14]

Planner McAdam reviewed the submitted report.

Moved By: Mr. Douma

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's

recommendation that the proposed amendment to Zoning Bylaw No. 8770, respecting land in the Aspen Ridge neighbourhood, as outlined in this report, be approved.

CARRIED

7.7 Proposed Zoning Bylaw No. 8770 Text Amendment – Future Urban Development District [File No. CK. 4350-016-004 and PL. 4350–Z21/15]

Senior Planner Kotasek-Toth reviewed the submitted report and answered questions regarding the prohibited uses.

Moved By: Mr. Jackson

That this report be forwarded to City Council, recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed text amendments to the Future Urban Development District contained in Zoning Bylaw No. 8770, as outlined in this report, be approved.

CARRIED

7.8 Zoning Text Amendment – Communication Tower Regulations [File No. CK. 4350-016-003 x 230-3 and PL. 185-3]

Development Review Manager Dawson reviewed the submitted report.

Moved By: Dr. Christensen

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed Zoning Bylaw No. 8770 amendments, be approved.

CARRIED

7.9 Presentation - Parking Strategy Update [File No. CK. 6120-1]

Planning and Development Director Wallace introduced the downtown strategy to the Committee and indicated that the key themes of the strategy are parking supply, management of parking assets, development of downtown, new regulations, and financial consideration.

Senior Planner Whitenect reviewed key points of the parking strategy and answered questions of the Committee regarding the supply and demand of parking spaces.

Moved By: Mr. Jackson

That the information be received.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, May 24, 2016 [File No. CK. 175-16]

Vice-Chair Dr. Christensen provided a verbal update on the items that were considered at City Council.

Moved By: Ms. Bentley

That the information be received.

CARRIED

7. REPORTS FROM ADMINISTRATION

7.10 Land Use Applications Received for the Period Between March 18, 2016, to April 14, 2016 [File No. CK. 4000-5, PL. 4350-1, PL. 4355-D, PL. 4115, PL. 4350, and PL. 4300]

Moved By: Ms. Fracchia

That the information be received.

CARRIED

7.11 2015 Annual Report – Development Review Section [File No. CK 430-41 and PL 430-1]

Development Review Manager Dawson reviewed the submitted report.

Moved By: Ms. Bentley

That the information be received.

CARRIED

9. NEXT MEETING DATE

The next meeting of the Municipal Planning Commission is scheduled for June 28, 2016.

10. ADJOURNMENT

The meeting adjourned at 1:32 p.m.

Ms. J. Braden, Chair

Ms. H. Thompson,
Committee Assistant