



## **PUBLIC MINUTES**

### **STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES**

**Wednesday, February 8, 2023, 9:30 a.m.  
Council Chamber, City Hall**

**PRESENT:** Councillor T. Davies, Chair  
Councillor Z. Jeffries, Vice-Chair  
Councillor C. Block  
Councillor H. Gough  
Councillor M. Loewen  
His Worship, Mayor C. Clark (Ex-Officio)

**ALSO PRESENT:** Councillor B. Dubois, at 9:39 a.m. via teleconference  
Councillor S. Gersher, via teleconference  
Councillor D. Kirton, at 9:36 a.m. via teleconference  
Director of Building Standards K. Fagnou  
Solicitor J. Manastyrski  
City Clerk A. Tittermore  
Committee Assistant M. Lasby

#### **1. CALL TO ORDER**

The Chair called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

#### **2. CONFIRMATION OF AGENDA**

**Moved By:** Councillor Gough

1. That the following letters be added to Item 7.2.3:
  - Requesting to Speak:
    - Jan Norris, dated February 5, 2023;
    - Sara Bryson, Saskatoon Nature Society, dated February 5, 2023;
    - Mike Velonas, Meewasin Valley Authority, dated February 6, 2023;
    - Frank Long, Saskatoon Land, dated February 6, 2023;

- Submitting comments:
  - Stewart Coles, Saskatchewan Chapter of Canadian Parks and Wilderness Society, dated February 2, 2023;
  - Mike Winter, Walking Saskatoon, dated February 5, 2023;
  - Meghan Mickelson and Candace Savage, Swale Watchers, dated February 5, 2023;
  - Jody Busch, dated February 5, 2023;
  - Carmen Gilmore, dated February 6, 2023;
  - Joanne Blythe and Chad Hammond, Wild About Saskatoon, dated February 6, 2023;
  - John Krowina, dated February 6, 2023;
  - James Dynes, dated February 6, 2023;
  - Megan Van Buskirk, Saskatchewan Environmental Society, dated February 6, 2023;
  - David Maxwell Abraham, dated February 6, 2023;
  - Patricia Albers, dated February 6, 2023;
- 2. That the following letters be added to Item 7.3.3:
  - Submitting Comments:
    - Jackie Bantle, dated February 5, 2023;
    - Del McKenzie, dated February 6, 2023;
    - Brenda Nokleby, dated February 6, 2023;
    - Bernadette Vangool, Saskatchewan Perennial Society, dated February 6, 2023;
    - Joan MacDougall, dated February 6, 2023;
    - Heather Jensen, dated February 6, 2023;
    - Peggy Sarjeant, Saskatoon Heritage Society, dated February 6, 2023;
- 3. That the Items with speakers be considered immediately following Unfinished Business:

○ 7.2.3

- Jan Norris;
- Sara Bryson, Saskatoon Nature Society;
- Mike Velonas, Meewasin Valley Authority;
- Frank Long, Saskatoon Land;

4. That the agenda be confirmed as amended.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**3. DECLARATION OF CONFLICT OF INTEREST**

There were no declarations of conflict of interest.

**4. ADOPTION OF MINUTES**

**Moved By:** Councillor Gough

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on January 11, 2023 be approved.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

Item 7.2.3 was considered next.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS (requiring the direction of the Committee)**

**6.1 Requests to Speak (new matters)**

**6.2 Delegated Authority Matters**

**6.3 Matters Requiring Direction**

**6.3.1 Development Appeals Board 2022 Annual Report [CK 430-30]**

The 2022 Annual Report for the Development Appeals Board was provided.

Director of Building Standards Fagnou presented the report.

**Moved By:** Mayor C. Clark

That the Standing Policy Committee on Planning, Development and Community Services recommend that the Development Appeals Board 2022 Annual Report be referred to City Council for information.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

## **7. REPORTS FROM ADMINISTRATION**

### **7.1 Decision Reports**

### **7.2 Approval Reports**

#### **7.2.1 Innovative Housing Incentives – Additional Tax Abatement for National Affordable Housing Corporation, Aspen Heights [PDCS2023-0203]**

A report of the Community Services Division was provided and presented by Director of Building Standards Fagnou.

**Moved By:** Councillor Gough

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

1. A five-year incremental tax abatement for the additional affordable housing units at 345 Feheregyhazi Boulevard, developed by the National Affordable Housing Corporation (NAHC), be approved; and
2. That the City Solicitor be requested to prepare the necessary incentive agreement and that His Worship the Mayor and the City Clerk be authorized to execute the amended agreement under the Corporate Seal.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

### **7.2.2 Repeal and Replacement of Bylaw No. 6583, The Plumbing Permits Bylaw [PDCS2023-0204]**

A report of the Community Services Division was provided and presented by Director of Building Standards Fagnou.

**Moved By:** Councillor Block

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

1. That the proposed redraft of Bylaw No. 6583, The Plumbing Permits Bylaw as outlined within the February 8, 2023 report of the General Manager, Community Services, be approved; and
2. That the City Solicitor be requested to prepare the necessary bylaw to repeal and replace existing Bylaw No. 6583, The Plumbing Permits Bylaw.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

Item 7.2.4 was considered next.

### **7.2.3 Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207]**

The following documents were provided:

- Report of the General Manager, Community Services dated February 8, 2023;
- Letters
  - Requesting to Speak:
    - Jan Norris, dated February 5, 2023;
    - Sara Bryson, Saskatoon Nature Society, dated February 5, 2023;
    - Mike Velonas, Meewasin Valley Authority, dated February 6, 2023;

- Frank Long, Saskatoon Land, dated February 6, 2023;
- Submitting comments:
  - Stewart Coles, Saskatchewan Chapter of Canadian Parks and Wilderness Society, dated February 2, 2023;
  - Mike Winter, Walking Saskatoon, dated February 5, 2023;
  - Meghan Mickelson and Candace Savage, Swale Watchers, dated February 5, 2023;
  - Jody Busch, dated February 5, 2023;
  - Carmen Gilmore, dated February 6, 2023;
  - Joanne Blythe and Chad Hammond, Wild About Saskatoon, dated February 6, 2023;
  - John Krowina, dated February 6, 2023;
  - James Dynes, dated February 6, 2023;
  - Megan Van Buskirk, Saskatchewan Environmental Society, dated February 6, 2023;
  - David Maxwell Abraham, dated February 6, 2023;
  - Patricia Albers, dated February 6, 2023.

Long Range Planning Manager McShane presented the report with a PowerPoint and responded to questions of Committee, along with Watershed Protection Manager Yobb.

The Committee heard from the following speakers:

- Jan Norris
- Sara Bryson, Saskatoon Nature Society
- Mike Velonas, Meewasin Valley Authority
- Frank Long, Saskatoon Land

Renny Grilz, Meewasin Valley Authority, was present and responded to questions from Committee.

Councillor Davies excused himself from the meeting at 10:53 a.m. and Councillor Block assumed the Chair. Councillor Davies re-entered the meeting at 10:55 a.m. and resumed the Chair.

The meeting recessed at 11:16 a.m. and reconvened at 11:29 a.m. with all members of Committee in attendance. Councillors Kirton, Gersher, and Dubois were also in attendance.

**Moved By:** Councillor Block

That the Standing Policy Committee on Planning, Development and Community Services, recommend to City Council that the boundaries for the Northeast and Small Swales, as outlined in Option 3, be endorsed.

In Favour: (5): Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

Against: (1): Councillor Davies

**CARRIED**

**Moved By:** Councillor Gough

That through the concept plan development and review, the Administration work with all stakeholders to seek opportunities to establish greenway or other buffer spaces greater than 25m where feasible and ecologically beneficial.

In Favour: (5): Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

Against: (1): Councillor Davies

**CARRIED**

**Moved By:** Councillor Loewen

That the report be forwarded to the Saskatoon Environmental Advisory Committee as information.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

Councillor Kirton excused himself from the meeting at 11:52 a.m.

Item 6.3.1 was considered next.

#### **7.2.4 Canadian Pacific Railway Station – 305 Idylwyld Drive North – Funding Request [PDCS2023-0208]**

The following documents were provided:

- Report of the General Manager, Community Services dated January 24, 2023; and
- Letter from the Municipal Heritage Advisory Committee dated January 30, 2023.

Director of Building Standards Fagnou presented the report.

**Moved By:** Councillor Jeffries

1. That funding be approved through the Heritage Conservation Program, up to a maximum of \$119,304.70, amortized over 10 years, for the repair of the roof at 305 Idylwyld Drive North, and that the General Manager, Community Services Division be authorized to remit payment of the grant following completion of the project; and
2. 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.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

### **7.3 Information Reports**

#### **7.3.1 Inquiry – Councillor Davies – Outdoor Music at Licensed Establishments [PDCS2023-0201]**

A report of the Community Services Division was provided and presented by Director of Community Standards Grazier, who also responded to questions of Committee.

**Moved By:** Councillor Gough

That the report be received as information.



In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**7.3.2 B6 – Downtown Commercial District Review – Project Update [PDCS2023-0205]**

A report of the Community Services Division was provided and presented by Director of Building Standards Fagnou. Together with Director of Planning and Development Anderson, Senior Planner McAdam, and Director of Legal Services Manastyrski, they responded to questions of Committee.

**Moved By:** Councillor Block

That the report be received as information.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**7.3.3 City Greenhouse Operating Model Update [PDCS2023-0206]**

The following documents were provided:

- Report of the General Manager, Community Services Division dated February 8, 2023; and
- Letters submitting comments:
  - Jackie Bantle, dated February 5, 2023;
  - Del McKenzie, dated February 6, 2023;
  - Brenda Nokleby, dated February 6, 2023;
  - Bernadette Vangool, Saskatchewan Perennial Society, dated February 6, 2023;
  - Joan MacDougall, dated February 6, 2023;
  - Heather Jensen, dated February 6, 2023;
  - Peggy Sarjeant, Saskatoon Heritage Society, dated February 6, 2023.

Director of Parks Crilly and Director of Facilities Management LaFreniere presented the report and responded to questions of Committee.

**Moved By:** Councillor Loewen

That the report be received as information.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**Moved By:** Councillor Block

That the report be referred to the Municipal Heritage Advisory Committee as information.

In Favour: (6): Councillor Davies, Councillor Jeffries, Councillor Block, Councillor Gough, Councillor Loewen, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

8. **MOTIONS (notice previously given)**
9. **URGENT BUSINESS**
10. **GIVING NOTICE**
11. **IN CAMERA SESSION (if required)**
12. **ADJOURNMENT**

The meeting adjourned at 12:45 p.m.

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Councillor T. Davies, Chair

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City Clerk A. Tittermore