PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION

December 18, 2018, 12:00 pm
Committee Room E, Ground Floor, City Hall

PRESENT: Mr. R. Mowat, A/Chair (Public)
Councillor M. Loewen
Mr. N. Anwar (Public)
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Dr. C. Christensen (Public)
Ms. D. Fracchia (Public) at 12:03 p.m.
Mr. S. Laba (Saskatoon Public Schools)
Mr. F. Rivard (Greater Saskatoon Catholic Schools)
Ms. S. Smith (Public) at 12:06 p.m.

ABSENT: Mr. J. Jackson, Chair (Public)
Ms. M. Schwab (Public)
Mr. G. White (Public)

ALSO PRESENT: Planning and Development Director L. Anderson
Planner J. Derworiz
Committee Assistant P. Walter

1. CALL TO ORDER

The A/Chair called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved By: Mr. Anwar

1. That the letter from Rod Goertzen, dated December 12, 2018 be added to Item 7.1;
2. That the following letters be added to Item 7.5:
   a. Request to Speak: Andrew Williams, North Prairie Homes, dated December 17, 2018
b. Request to Speak and additional material: Jonathan Naylor, Varsity View-Grosvenor Community Association, dated December 17, 2018;
c. Submitting Comments: Lisa and Andres Baldò, dated December 17, 2018;
3. That Winter Cities Shake-Up Conference be added as Item 8.3
4. That Item 7.5 be considered after Item 7.1; and
5. That the agenda be approved as amended.

CARRIED

Ms. Fracchia entered the meeting at 12:03 p.m.

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Mr. Betker

That the minutes of Regular Meeting of the Municipal Planning Commission held on November 20, 2018 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Pre-school – 3437 11th Street West [File No. CK 4355-018-007 and PL 4355-D6/18]

The following letters submitting comments were provided:

• Dan Prefontaine, dated December 9, 2018; and
• Rod Goertzen, dated December 12, 2018.

Ms. Smith entered the meeting at 12:06 p.m. during discussion of the matter.

Planner Kostyniuk reviewed the submitted report. The Commission was informed that the proposal met all requirements and no concerns were made from other departments.
The Applicants, Ms. Sharon Miller and Ms. Hertha Wiedemann addressed the Commission regarding the proposal. The Applicants informed the Commission that a thorough search was completed to find a building suitable for the pre-school. The property located at 3437 11th Street West was chosen due to being strategically located close to families they serve and also aligned with size requirements. Most of the families are located in neighbourhoods directly North of the site with some on the west side of the city and some on the east side of the city. The front of the dwelling will not change.

Moved By: Ms. Smith

That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing that the application by Saskatoon Tribal Council Urban First Nations Services Inc., requesting permission to operate a pre-school at 3437 11th Street West, 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);
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this discretionary use application; and
3. That the maximum number of children at the pre-school not exceed 35 at any one time.

CARRIED

7.5 Proposed Official Community Plan Amendment and Rezoning by Agreement – 1006 College Drive and 421 Clarence Avenue North [File No. CK 4351-018-027, PL 4350-OCP 20/18 and PL 4350-Z11/18]

A letter from Lisa and Andre Baldò was provided.

City Centre Planner McAdam reviewed the report. The Commission was informed that driveway access has been restricted from College Drive and Clarence Avenue due to safety. The rear lanes will be paved in conjunction with the proposed development. Modifications will be made to the median on University Drive to allow left turns into the site.

The Applicant, Andrew Williams, CEO, North Prairie Development outlined the proposal and highlighted the little impact the 12-storey building will have on the neighbourhood including the perimeter location of the site, no
shadow from the building is expected and the building will have a positive impact on the stability. The project is located along the proposed Bus Rapid Transit system corridor and aligns with the Growth Plan to Half a Million.

Mr. Jonathan Naylor, President, Varsity View-Grosvenor Community Association addressed the Commission regarding the community concerns with the proposal. The concerns included the building materials and the environmental impacts to the site, safety concerns with high-rise building, the height of the building and the impact the building will have on the taxation for the neighbourhood.

The Commission outlined concerns with pedestrian crossings on College Drive, pedestrian access from the site to the Bus Rapid Transit stations and the traffic impact on University Drive. The Commission was informed the Traffic Impact Study did not project a heavy amount of traffic for the development.

Moved By: Mr. Betker

That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing that the applications to amend Bylaw No. 8769, The Official Community Plan Bylaw, 2009, and Bylaw No. 8770, Zoning Bylaw, regarding 1006 College Drive and 421 Clarence Avenue North, as outlined in the December 18, 2018 report of the A/General Manager, Community Services Department, be approved.

CARRIED


Planner Derworiz reviewed the submitted report.

No concerns were noted.

Moved By: Mr. Anwar

That Municipal Planning Commission recommendation to City Council at the time of the public hearing that the proposed amendment to the existing Zoning Agreement for the site located at 303 Owen Manor, as outlined in
the December 18, 2018 report of the A/General Manager, Community Services Department, be approved.

CARRIED

7.3 Proposed Rezoning – FUD to R1A – Brighton Neighbourhood [File No. CK 4351-018-025 and PL 4350-Z15/18]

Planner Derworiz reviewed the submitted report.

During Discussion of the proposal the Commission was informed that a core park is not built in a neighbourhood until the City acquires a threshold in the neighbourhood. The Developer is responsible for the site until a threshold is reached. A school location for the area is a Provincial decision. There are ongoing discussions to address the larger population with appropriate schools for the neighbourhood.

Moved By: Dr. Christensen

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendment to Bylaw No. 8770, the Zoning Bylaw, to rezone land in the Brighton neighbourhood, as outlined in the December 18, 2018 report of the A/General Manager, Community Services Department, be approved.

CARRIED


Planner Derworiz reviewed the submitted report. At its meeting on May 28, 2018, City Council approved an application to rezone the Wildlife Federation’s site to AG - Agricultural District subject to an agreement and requested a further report regarding options for the inclusion of an outdoor archery range at the site as part of this agreement. The December 18, 2018 report of the A/General Manager, Community Services Department outlines safety measures to be put in place for the proposed outdoor archery range on the site.
Moved By: Ms. Bentley

That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing that the proposal to amend the existing Zoning Agreement for the property located at Block A, Plan No. 78S31217, as outlined in the December 18, 2018 report of the A/General Manager, Community Services Department, be approved.

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 December 17, 2018 [File No. CK. 175-16]

Mr. Mowat gave a verbal report.

Moved By: Mr. Anwar

That the information be received.

CARRIED

8.2 2018 Wicihitowin Aboriginal Engagement Conference [File No. CK 175-16]

Ms. Smith provided a verbal report.

Moved By: Ms. Bentley

That the information be received.

CARRIED

8.3 Winter Cities Shake-Up Conference - January 23 to 26, 2019 [File No. CK 175-16]

The Committee Assistant advised that the Municipal Planning Commission was offered two complimentary tickets to the Winter Cities Shake Up Conference in Saskatoon on January 23 to 26, 2019. The Commission was to choose members to attend.
Moved By: Ms. Smith

That Mr. Naveed Anwar and Ms. Donna Fracchia attend the Winter Cities Shake Up Conference in Saskatoon on January 23 to 26, 2019.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 1:24 p.m.

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Mr. R. Mowat, A/Chair

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Ms. P. Walter, Committee Assistant