



PUBLIC MINUTES

STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES

Tuesday, December 3, 2019, 9:00 am
Council Chamber, City Hall

PRESENT: Councillor D. Hill, Chair
Councillor T. Davies
Councillor H. Gough
Councillor Z. Jeffries
His Worship, Mayor C. Clark (Ex-Officio)

ABSENT: Councillor A. Iwanchuk, Vice-Chair

ALSO PRESENT: General Manager, Community Services L. Lacroix
Solicitor J. Manastyrski
Deputy City Clerk S. Bryant
Committee Assistant P. Walter

1. CALL TO ORDER

The Chair called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved By Councillor Gough

1. That the letter from Julia Adamson, dated December 2, 2019 be added to Item 6.3.1;
2. That the following letters be added to Item 7.1.1:
 1. Submitting Comments
 1. Arlene Chambers, dated November 27, 2019;
 2. Nathan Rotman, Airbnb Canada, dated November 28, 2019;
 3. Elizabeth McCann, dated December 1, 2019;
 4. Eric Lau, dated December 2, 2019;

5. Norm Osback, dated December 2, 2019;
6. Terrell Plotzki, dated December 2, 2019;
2. Requesting to Speak
 1. Geri Fernet, dated November 27, 2019;
 2. Jim Bence, Saskatchewan Hotel and Hospitality Association, dated November 29, 2019;
 3. Jaret Waddell, President/CEO, Globelx Management Corp, dated December 2, 2019;
 4. Alisa Thompson, dated December 2, 2019;
 5. Veronica Kilpatrick, dated December 2, 2019;
 6. Katherine Soule Blaser, dated December 2, 2019;
3. That the request to speak from Toby Esterby, President, Saskatoon Housing Initiatives Partnership Board, dated November 26, 2019 be added to Item 7.1.2;
4. That the items with speakers be heard immediately following Unfinished Business; and
5. That the agenda be confirmed as amended.

Favour (5): Councillor Hill, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

Absent (1): Councillor Iwanchuk

CARRIED UNANIMOUSLY

3. DECLARATION OF CONFLICT OF INTEREST

Councillor Hill advised he has a homestay, stand-alone suite in his dwelling however noted he would not be declaring a conflict of interest on Item 7.1.1 - Update on Short-Term Accommodation Regulation Review as the report was for information only.

3.1 Councillor Jeffries - 7.1.1 - Update on Short-Term Accommodation Regulation Review [File No. CK 4355-1 and PL 4350-25 (BF 97-15)]

Councillor Jeffries declared a conflict of interest on this matter due to operating a short-term homestay.

4. ADOPTION OF MINUTES

Moved By Councillor Davies

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on November 5, 2019 be approved.

Favour (5): Councillor Hill, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

Absent (1): Councillor Iwanchuk

CARRIED UNANIMOUSLY

5. UNFINISHED BUSINESS

6. COMMUNICATIONS (requiring the direction of the Committee)

6.1 Delegated Authority Matters

6.2 Matters Requiring Direction

6.3 Requests to Speak (new matters)

6.3.1 Julia Adamson, Friends of the Saskatoon Afforestation Areas Inc. - Business Case for Afforestation Area - Richard St. Barbe Baker Afforestation Area [CK. 155-1]

A letter and information package from Julia Adamson, Friends of the Saskatoon Afforestation Areas Inc., dated November 6, 2019 requesting permission to make a presentation to the Municipal Heritage Advisory Committee was provided, along with an additional letter dated December 2, 2019.

Julia Adamson addressed the Committee regarding the importance and reason to designate the Richard St. Barbe Baker Afforestation Area as a historical site and asked the Committee for consideration to speak to the Municipal Heritage Advisory Committee regarding

the matter. An information document was provided to the Committee.

The Committee was informed that the Standing Policy Committee on Environmental, Utilities and Corporate Services at its meeting held on December 2, 2019, considered a similar request from Julia requesting to present to the Saskatoon Environmental Advisory Committee. The Standing Policy Committee on Environment, Utilities and Corporate Services determined that a presentation to the Saskatoon Environmental Advisory Committee was premature and resolved that the Administration report on the implications and considerations of Heritage designations of the afforestation area through the appropriate committee.

Moved By Councillor Gough

That the information be received and joined to the file.

Favour (5): Councillor Hill, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

Absent (1): Councillor Iwanchuk

CARRIED UNANIMOUSLY

6.3.2 Bob Stadnichuk - Liquor Store Regulations [File No. CK 127-1]

A letter from Bob Stadnichuk, dated November 19, 2019 was provided.

Bob Stadnichuk addressed the Committee regarding liquor retail regulations and concentration.

Discussion around places that serve alcohol (consumption sites) was held and it was determined that regulations in this regard are more complex and separate from regulating retail locations.

Moved By Councillor Gough

That the information be received and joined to the Zoning Bylaw review file for consideration including specific classification of liquor retailers with specific information on separation distances.

Favour (5): Councillor Hill, Councillor Davies, Councillor Gough,
Councillor Jeffries, and Mayor C. Clark

Absent (1): Councillor Iwanchuk

CARRIED UNANIMOUSLY

7. REPORTS FROM ADMINISTRATION

7.1 Information Reports

7.1.1 Update on Short-Term Accommodation Regulation Review [File No. CK. 4355-1 and PL 4350-25 (BF 97-15)]

Councillor Jeffries declared a conflict on this item. (Councillor Jeffries declared a conflict of interest on this matter due to operating a short-term homestay.)

The Chair noted the item was for information only and no decisions could be made on the regulations at this meeting. A decision report for this matter will be reviewed by the Municipal Planning Commission and further submitted to the Public Hearing Meeting of City Council.

A report of the General Manager, Community Services Department was provided along with the following letters requesting to speak:

- Geri Fernet, dated November 28, 2019;
- Jim Bence, Saskatchewan Hotel and Hospitality Association, dated November 29, 2019;
- Jaret Waddell, President/CEO, Globelx Management Corp, dated December 2, 2019;
- Alisa Thompson, dated December 2, 2019;
- Veronica Kilpatrick, dated December 2, 2019; and
- Katherine Soule Blaser, dated December 2, 2019.

The following letters submitting comments were also provided and will be joined to the file:

- Ashley Nemeth, CNIB Guide Dogs, dated November 12, 2019;
- Arlene Chambers, dated November 27, 2019;
- Nathan Rotman, Airbnb Canada, dated November 28, 2019;
- Elizabeth McCann, dated December 1, 2019;
- Eric Lau, dated December 2, 2019;
- Norm Osback, dated December 2, 2019; and
- Terrell Plotzki, dated December 2, 2019.

Licensing and Permitting Manager Wilson presented the report with a PowerPoint and responded to questions of the Committee.

Geri Fernet addressed the Committee regarding the matter highlighting concerns with rental suites compared to owner occupied suites in condominiums. Her speaking notes were submitted to the City Clerk's Office to be joined to the file.

Jim Bence, Saskatchewan Hotel and Hospitality Association, addressed the Committee regarding the lack of regulations for short-term accommodations compared to the regulations and standards that hotels need to adhere to.

Jaret Waddell, President/CEO, Globelx Management Corp, addressed the Committee regarding the impact of the short-term accommodation and home-sharing industry has had on the hotel industry. He requested that consideration be given regarding impact to the hotel industry when making the final decisions on the short-term accommodation regulations.

Alisa Thompson, addressed the Committee regarding concerns of short-term accommodations being occupied for more than 30 days noting that short-term accommodations can be removed immediately whereas the traditional rental regulations do not allow removal of tenants as easily.

Veronica Kilpatrick addressed the Committee in favour of short-term accommodations noting they are managed by the host and reflects a consumer freedom of choice market.

Katherine Soule Blaser provided experiences in owning a short-term rental and spoke in support of short-term accommodations as a good alternative to traditional rental properties.

Discussion following regarding clarity between the interests that are addressed in the proposed regulations and what the City's jurisdiction is in developing these regulations, cost comparisons between operating a hotel versus a short-term accommodation and potential risks to the housing rental market.

Moved By Mayor C. Clark

1. That the Administration provide a decision matrix that clarifies which public interests the proposed regulations address, if there are areas of concern raised that the Administrative recommendations do not address, and clarification of what the City's jurisdiction is in developing these regulations, with a report provided for the Municipal Planning Commission consideration of this matter.
2. That the Administration provide a cost comparison of the municipal costs associated with operating a Hotel or Motel versus a Short Term Accommodation in the rental property of a host with a report provided to Municipal Planning Commission of this matter.

Favour (4): Councillor Hill, Councillor Davies, Councillor Gough, and Mayor C. Clark

Absent (1): Councillor Iwanchuk

CARRIED UNANIMOUSLY

Moved By Councillor Gough

That the Administration report further on the potential risks to the attainable housing rental market posed by short-term accommodations, inclusive of a literature scan and review of rental

availability across the cost spectrum locally as additional context to vacancy rates.

Favour (4): Councillor Hill, Councillor Davies, Councillor Gough, and Mayor C. Clark

Absent (1): Councillor Iwanchuk

CARRIED UNANIMOUSLY

The meeting recessed at 11:27 a.m. and reconvened at 11:41 a.m. with all members present with the exception of Councillor Iwanchuk. The remainder of the agenda items were considered beginning with Item 7.1.2.

7.1.2 Annual Report and Update - Saskatoon Housing Initiatives Partnership [File No. CK 750-1 and PL 950-18]

A report of the General Manager, Community Services Department was provided along with a letter requesting to speak from Toby Esterby, Saskatoon Housing Initiatives Partnership Board, dated November 26, 2019.

Toby Esterby provided an update on the Saskatoon Housing Initiative Partnership and expressed appreciation to the City for its support.

Moved By Councillor Jeffries

That the information be received.

Favour (5): Councillor Hill, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

Absent (1): Councillor Iwanchuk

CARRIED UNANIMOUSLY

7.2 Approval Reports

7.2.1 Amendment to Council Policy C03-018 – Assistance to Community Groups, Environment Category [File No. CK 1871-10 and UE 1870-002]

A report of the General Manager, Utilities and Environment Department was provided.

Moved By Mayor C. Clark

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that section 3.3(b) of Council Policy C03-018, Assistance to Community Groups, be amended to reflect the current amount allocated to the Environment Category.

Favour (5): Councillor Hill, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

Absent (1): Councillor Iwanchuk

CARRIED UNANIMOUSLY

7.3 Decision Reports

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

The meeting adjourned at 11:57 a.m.

Councillor D. Hill, Chair

S. Bryant, Deputy City Clerk