



## **PUBLIC MINUTES**

### **MUNICIPAL PLANNING COMMISSION**

**February 25, 2020, 12:00 p.m.  
Committee Room E, Ground Floor, City Hall**

**PRESENT:** Diane Bentley, Chair (Public)  
Chelsea Parent, Vice Chair (Public)  
Councillor Mairin Loewen  
Donna Fracchia (Public)  
Kent Gauthier (Greater Saskatoon Catholic Schools)  
Stan Laba (Saskatoon Public Schools)  
Beatrice Regnier (Public)

**ABSENT:** Naveed Anwar (Public)  
Robin Mowat (Public)  
Keira Sawatzky (Public)  
Greg White (Public)

**ALSO PRESENT:** Development Review Manager Darryl Dawson  
Committee Assistant Holly Thompson

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

The Chair called the meeting to order.

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

**Moved By:** C. Parent

1. That the letter submitting comments from Shirley Porter, dated February 25, 2020 be added to item 7.1;
2. That the letter requesting to speak from Randy Pshebylo, Riversdale Business Improvement District, dated February 24, 2020 be added to item 7.6; and
3. That the agenda be approved as amended.

**CARRIED**

#### **3. DECLARATION OF CONFLICT OF INTEREST**

There were no declarations of conflict of interest.

**4. ADOPTION OF MINUTES**

**Moved By:** D. Fracchia

That the following minutes of the Municipal Planning Commission be adopted:

- special meeting held on January 21, 2020; and
- regular meeting held on January 28, 2020.

**CARRIED**

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

**7.1 Discretionary Use Application – 2421 Preston Avenue South – Residential Care Home Type II [File No. CK 4355-020-003 and PL 4355-D30/19]**

A report of the General Manager, Community Services Department was provided along with a letter from Shirley Porter, Sage Health Resources Inc., dated February 25, 2020.

Planner Derworiz presented the report with a PowerPoint. No concerns were expressed.

**Moved By:** C. Parent

That the Municipal Planning Commission forward the February 25, 2020 report of the General Manager, Community Services Department to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Sage Health Resources Inc. requesting approval to operate a Residential Care Home Type II for up to 10 residents at any one time at 2421 Preston Avenue South, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit); and

2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

**CARRIED**

**7.2 Discretionary Use Application – Child Care Centre – 3331 Cassino Avenue [File No. CK 4355-020-004 and PL 4355-D29/19]**

A report of the General Manager, Community Services Department was provided.

Planner Derworiz presented the report with a PowerPoint. No concerns were expressed.

**Moved By:** B. Regnier

That the Municipal Planning Commission forward the February 25, 2020 report of the General Manager, Community Services Department to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Trena Belhumeur requesting permission for a Child Care Centre to provide care for up to 12 children at any one time at 3331 Cassino Avenue, be approved, subject to the following conditions:

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

**CARRIED**

**7.3 Proposed Official Community Plan Amendment and Rezoning of 411 Avenue P South [File No. CK 4351-020-002 and PL 4350-Z9/19 and OCP 16/19]**

A report of the General Manager, Community Services Department was provided.

Planner Derworiz presented the report with a PowerPoint. It was noted that the Appellant representative, Tyler Stewart was in attendance to answer questions. The Commission was further informed that the

Appellant is planning on still using the 8 residential units however may decrease the size to accommodate adding an office to the site. No concerns were expressed.

**Moved By:** D. Fracchia

That the Municipal Planning Commission forward the February 25, 2020 report of the General Manager, Community Services Department to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8769, Official Community Plan Bylaw, and Bylaw No. 8770, Zoning Bylaw, pertaining to 411 Avenue P South, as outlined in the February 25, 2020 report of the General Manager, Community Services Department, be approved.

**CARRIED**

**7.4 Proposed Official Community Plan Map Amendment and Proposed Rezoning – 1125 Louise Street [File No. CK 4351-020-004, PL 4350-Z11/19 and PL 4115-OCP12/19]**

A report of the General Manager, Community Services Department was provided.

Planner Derworiz presented the report with a PowerPoint. It was noted that Appellant Representative, Duane Shapka was in attendance to answer questions. The Commission was further informed that the trees on the south side of the property would be retained.

**Moved By:** B. Regnier

That the Municipal Planning Commission forward the February 25, 2020 report of the General Manager, Community Services Department to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8769, Official Community Plan and Bylaw No. 8770, Zoning Bylaw, pertaining to 1125 Louise Street, as outlined in the February 25, 2020 report of the General Manager Community Services Department, be approved.

**CARRIED**

**7.5 Proposed Rezoning of Skopik Crescent – From R1B District to R1A District [File No. CK 4351-020-003 and PL 4350-Z3/19]**

A report of the General Manager, Community Services Department was provided.

Development Review Manager Dawson presented the report with a PowerPoint. Concerns were noted regarding the access to the potential school site for parking and student drop off.

**Moved By:** B. Regnier

That the Municipal Planning Commission forward the February 25, 2020 report of the General Manager, Community Services Department to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009 pertaining to sites on Skopik Crescent, as outlined in the February 25, 2020 report of the General Manager, Community Services Department, be approved.

**CARRIED**

**7.6 Proposed Zoning Bylaw Text Amendment – General Regulations for Microbreweries [File No. CK 4350-1 and PL 4350-Z3/17]**

A report of the General Manager, Community Services Department was provided along with a letter requesting to speak from Randy Pshebylo, Riversdale Business Improvement District, dated February 24, 2020 was provided.

Planner Derworiz presented the report with a PowerPoint. Randy Pshebylo addressed the Commission in support of the proposed Zoning Bylaw amendment. It was noted that Shawn Moen and Garrett Pederson, Nine Mile Legacy Company were in attendance to answer questions related to the industry. No concerns were expressed.

**Moved By:** C. Parent

That the Municipal Planning Commission forward the February 25, 2020 report of the General Manager, Community Services Department to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed text

amendments to Bylaw No. 8770, Zoning Bylaw, as outlined in the February 25, 2020 report of the General Manager, Community Services Department, be approved.

**CARRIED**

**7.7 Proposed Zoning Bylaw Amendment – Transit Corridor Parking Standards Adjustment [File No. CK 4350-66 and PL 4350-Z1/20]**

A report of the General Manager, Community Services Department was provided.

Senior Planner Smith presented the report with a PowerPoint. No concerns were expressed.

**Moved By:** B. Regnier

That the Municipal Planning Commission forward the February 25, 2020 report of the General Manager, Community Services Department to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, as outlined in the February 25, 2020 report of the General Manager, Community Services Department, be approved.

**CARRIED**

Stan Laba excused himself from the meeting at 1:23 p.m.

It was noted that the meeting was not without quorum.

**8. REPORTS FROM COMMISSION**

**8.1 Update of Reports to Council - January 27 and February 24, 2020 [File No. CK 175-16]**

The meeting did not proceed due to lack of quorum.

**9. ADJOURNMENT**

The meeting adjourned at 1:24 p.m.

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D. Bentley, Chair

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H. Thompson, Committee Assistant