



## **MINUTES**

### **PUBLIC HEARING MEETING OF CITY COUNCIL**

**Monday, December 20, 2021, 6:00 p.m.**

**Via Teleconference Hosted in the Council Chamber, Saskatoon City Hall**

**PRESENT:** His Worship, Mayor C. Clark, in the Chair  
Councillor C. Block  
Councillor T. Davies  
Councillor R. Donauer  
Councillor B. Dubois  
Councillor S. Gersher  
Councillor H. Gough  
Councillor Z. Jeffries  
Councillor D. Kirton  
Councillor M. Loewen

**ABSENT:** Councillor D. Hill

**ALSO PRESENT:** City Manager J. Jorgenson  
City Solicitor C. Yelland, in Council Chamber  
General Manager, Community Services L. Lacroix  
City Clerk A. Tittlemore, in Council Chamber  
Deputy City Clerk S. Bryant, in Council Chamber

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

Mayor Clark called the Public Hearing Meeting to order and confirmed roll call of Council members.

**2. CONFIRMATION OF AGENDA**

**Moved By:** Councillor Dubois

**Seconded By:** Councillor Donauer

1. That a request to speak from Ezajul Chowdhury, Saskatoon Shines Care Home, dated December 17, 2021 be added to Item 6.1.1;
2. That the letter submitting comments from Trevor Jacek, Mid-West Development, dated December 15, 2021 be added to Item 6.1.4;
3. That a request to speak from Brent Penner, Executive Director, Downtown Saskatoon, dated December 17, 2021 be added to Item 6.2.2; and
4. That the agenda be approved as amended.

**3. DECLARATION OF CONFLICT OF INTEREST**

There were no declarations of conflict of interest.

**4. ADOPTION OF MINUTES**

That the minutes of the Public Hearing meeting of City Council held on November 22, 2021 be approved.

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Kirton

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**5. PUBLIC ACKNOWLEDGEMENTS**

**6. PUBLIC HEARINGS**

**6.1 Land Use, etc.**

**6.1.1 Discretionary Use Application – Residential Care Home Type II  
– 1524 37th Street West [File No. CK 4355-021-004]**

The following documents were provided:

- Report of the General Manager, Community Services, dated November 23, 2021;
- Letter from the Municipal Planning Commission, dated December 14, 2021; and
- Request to speak from Ezajul Chowdhury, Saskatoon Shines Care Home, dated December 17, 2021.

The City Planner advised that notification posters had been sent to all adjacent landowners within 75 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the Discretionary Use Application and expressed the Division's support.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

Ezajul Chowdhury, proponent, spoke the item.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery.

**Moved By:** Councillor Block

**Seconded By:** Councillor Gersher

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Dubois

**Seconded By:** Councillor Jeffries

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Jeffries

That the Discretionary Use Application submitted by Ezajul Chowdhury requesting approval to develop a Residential Care Home Type II for up to 15 residents at any one time, at 1524 37<sup>th</sup> Street West, be approved subject to the following conditions:

1. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application, and conform with the development standards as described under Bylaw No. 8770, Zoning Bylaw, 2009, (Zoning Bylaw); and
2. The applicant obtain a Development Permit and all other relevant permits and licenses (including a Building Permit).

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**6.1.2 Discretionary Use – Tavern – 1527 Idylwyld Drive North [File No. CK 4355-021-003]**

The following documents were provided:

- Report of the General Manager, Community Services, dated November 23, 2021;

- Letter from the Municipal Planning Commission, dated December 14, 2021; and
- Request to speak from the Applicant, Rick Istifo, Istifo Brothers Property Ltd., dated December 7, 2021.

The City Planner advised that notification posters had been sent to all adjacent landowners within 75 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the Discretionary Use Application and expressed the Division's support.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

Rick Istifo, Istifo Brothers Property Ltd., spoke to the item.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery.

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Dubois

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Gough

**Seconded By:** Councillor Jeffries

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Jeffries

That the Discretionary Use Application submitted by Istifo Brothers Property Ltd., requesting permission for a Tavern use at 1527 Idylwyld Drive North, be approved, subject to the following conditions:

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

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**6.1.3 Proposed Rezoning – Brighton Neighbourhood – From FUD(H) to R1B District [File No. CK 4351-021-013, x4110-46]**

The following documents were provided:

- Proposed *Bylaw No. 9796*;
- Report of the General Manager, Community Services, dated November 23, 2021;

- Letter from the Municipal Planning Commission, dated December 14, 2021; and
- Notice that appeared in the local press on December 4 and 6, 2021.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9796 was passed.

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the proposed rezoning and expressed the Division's support.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the rezoning.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery. There were no submissions requesting to speak.

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Gough

That permission be granted to introduce Bylaw No. 9796, *The Zoning Amendment Bylaw, 2021 (No. 23)* and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Dubois

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Block

**Seconded By:** Councillor Loewen

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Gough

That Bylaw No. 9796 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Davies

That permission be granted to have Bylaw No. 9796 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill



**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Jeffries

That Bylaw No. 9796 now be read a THIRD time, that the bylaw be passed, and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

#### **6.1.4 Comprehensive Zoning Bylaw Review – Amendment Package Three [File No. CK 4350-70]**

The following documents were provided:

- Proposed *Bylaws 9789, 9790 and 9791*;
- Report of the General Manager, Community Services, dated November 23, 2021;
- Letter from the Municipal Planning Commission, dated December 14, 2021;
- Notice that appeared in the local press on December 4 and 6, 2021; and
- Letter submitting comments from Trevor Jacek, Mid-West Development, dated December 15, 2021.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw Nos. 9789, 9790 and 9791 were passed.

Christine Gutmann, Senior Project Planner, Community Services Division, reviewed the Zoning Bylaw review amendment package and expressed the Division's support. She responded to questions together with Senior Planner, Paula Kotasek-Toth.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Comprehensive Zoning Bylaw Review - Amendment Package Three.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery. There were no submissions requesting to speak.

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Gough

That permission be granted to introduce the following Bylaws and give same their FIRST reading:

Bylaw No. 9789, *The Zoning Amendment Bylaw, 2021 (No. 20)*

Bylaw No. 9790, *The Zoning Amendment Bylaw, 2021 (No. 21)*

Bylaw No. 9791, *The Zoning Amendment Bylaw, 2021 (No. 22)*

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Gersher

**Seconded By:** Councillor Block

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Dubois

**Seconded By:** Councillor Loewen

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Gough

That Bylaw Nos. 9789, 9790, and 9791 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Gersher

That permission be granted to have Bylaw Nos. 9789, 9790 and 9791 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Dubois

That Bylaw Nos. 9789, 9790, and 9791 now be read a THIRD time, that the bylaws be passed, and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

## **6.2 Public Notice Matters**

### **6.2.1 Proposed 2022 Rate and Fee Increases [File No. CK 4350-68, x1720-0]**

The following documents were provided:

- Report of the City Solicitor, dated December 20, 2021, including proposed Bylaw No. 9792; and
- Notice that appeared in the local press on December 4 and 6, 2021.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9792 was passed.

City Solicitor Yelland presented the report.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery. There were no submissions requesting to speak.

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Block

That permission be granted to introduce Bylaw No. 9792, *The Cannabis Business Licence Amendment Bylaw, 2021*, and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Jeffries

That Bylaw No. 9792 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Jeffries

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Donauer

That permission be granted to have Bylaw No. 9792 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Gough

That Bylaw No. 9792 now be read a THIRD time, that the bylaw be passed, and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**6.2.2 The Downtown Business Improvement District Amendment Bylaw, 2021 and The Capital Reserve Amendment Bylaw, 2021 (No. 2) [File No. CK 4129-1, x1680-2 and x1815-0]**

A report of the City Solicitor was provided along with proposed Bylaws 9794 and 9795.

A request to speak from Brent Penner, Executive Director, Downtown Saskatoon, dated December 17, 2021 was also provided.

Mayor Clark introduced the matter and a motion to consider first readings of Bylaws 9794 and 9795 were passed.

City Solicitor Yelland reviewed the report.

Brent Penner, Executive Director, Downtown Saskatoon, spoke to the matter.

Due to the response to COVID-19, there was no attendance by members of the public and therefore no speakers from the gallery.

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Block

That permission be granted to introduce Bylaw No. 9794, *The Downtown Business Improvement District Amendment Bylaw, 2021* and Bylaw No. 9795, *The Capital Reserve Amendment Bylaw, 2021 (No. 2)*, and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Dubois

That Bylaw Nos. 9794 and 9795 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Jeffries

That permission be granted to have Bylaw Nos. 9794 and 9795 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**Moved By:** Councillor Kirton

**Seconded By:** Councillor Block

That Bylaw Nos. 9794 and 9795 now be read a THIRD time, that the bylaws be passed, and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**7. PROCLAMATIONS AND FLAG RAISINGS [File No. CK 435-48]**

A list of flag raising and proclamation requests received for the month of November 2021 was provided.

City Clerk Tittlemore provided clarification of the proclamation and flag raising reporting process.

**Moved By:** Councillor Dubois

**Seconded By:** Councillor Jeffries

That the information be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Hill

**CARRIED UNANIMOUSLY (10 to 0)**

**8. URGENT BUSINESS**

**9. ADJOURNMENT**

The Public Hearing Meeting adjourned at 7:22 p.m.

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Mayor

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City Clerk