



## **PUBLIC MINUTES**

### **MUNICIPAL PLANNING COMMISSION**

**May 30, 2023, 12:00 p.m.**

**Committee Room E, Ground Floor, City Hall**

**PRESENT:** Kreg Harley, Chair, Public  
Kojo Anaman, Vice-Chair, Public  
Councillor Zach Jeffries, via teleconference  
Mostofa Kamal, Public, via teleconference at 12:04 p.m.  
Stan Laba, Saskatoon Public Schools, via teleconference at 12:02 p.m.  
Ryan Martin, Greater Saskatoon Catholic Schools, via teleconference  
Emmanuel Oladokun, Public, via teleconference  
Rishi Patel, Public  
Jenn Penny, Public, via teleconference  
Sheldon Winter, Public

**ALSO PRESENT:** Councillor Mairin Loewen, via teleconference  
Development Review Manager Darryl Dawson  
Committee Assistant Mary 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:** R. Patel

1. That the following letters be added to Item 7.1:
  - Requesting to speak:
    - Brad Zurevinski, Dream Development, dated May 25, 2023
    - Kerry Hataley, dated May 29, 2023 ; and
  - Submitting comments:

- Ravi Ravichander, Wentworth at the Willows Condominium Corporation, dated May 2, 2023;

2. 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:** J. Penny

That the minutes of the Meetings of the Municipal Planning Commission held on March 28, 2023 and April 28, 2023 be adopted.

**CARRIED**

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

**7.1 Concept Plan Amendment Application – Willows Neighbourhood [MPC2023-0503]**

The following documents were provided:

- Report of the Administration dated May 30, 2023; and
- Letters:
  - Requesting to speak:
    - Brad Zurevinski, Dream Development, dated May 25, 2023
    - Mary-Lynn Charlton, Martin Charlton Communications, dated May 24, 2023
    - Trevor Forrest, dated May 21, 2023
    - Kerry Hataley, dated May 29, 2023
  - Submitting comments:
    - Ravi Ravichander, Wentworth at the Willows Condominium Corporation, dated May 2, 2023

Senior Planner Andre presented the report and responded to questions of the Commission, along with Development Review Manager Dawson.

The Commission heard from the following speakers on the matter:

- Brad Zurevinski, Dream Development
- Mary-Lynn Charlton, Martin Charlton Communications
- Trevor Forrest
- Kerry Hataley

Following discussion, the Commission was further informed of the following:

- Besides the Hotel and Spa and existing Clubhouse, there is no retail development included in the application
- Speed limit reductions are recommended for Lorne Avenue and access to the Willows, and would be in place at time of development
- Traffic calming measures will be considered along Cartwright, keeping short-cutting, speeding, and emergency vehicle call-time in mind
- Every neighbourhood throughout the city has a mix of fee-simple and condominium units, and both fee-simple units and condos pay property taxes which pay for base services
- The Willows has lower density than typical neighbourhood design

**Moved By:** K. Anaman

That a copy of the May 30, 2023 report of the Community Services Division be submitted to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to the Willows Neighbourhood Concept Plan, Bylaw No. 9700, the Official Community Plan, 2020, and Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in the May 30, 2023 report of the Community Services Division report, be approved.

**CARRIED**

Councillor Loewen excused herself from the meeting at 12:44 p.m.

**7.2 Corridor Planning Program – New Corridor Zoning Districts  
[MPC2023-0501]**

A report of the Administration was provided and presented by Senior Planner Smith. Together with Development Review Manager Dawson and Senior Planner Brotzel, they responded to questions of the Commission.

During discussion of the matter, the Commission received clarification on effects to zoning by agreement, notification to property owners, housing accelerator fund, and presentation as mapped zoning districts along with the bylaw.

No concerns were expressed.

**Moved By:** R. Patel

That the May 30, 2023 report of the Community Services Division be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to Bylaw No. 8700, The Zoning Bylaw, to provide four new zoning districts intended for use within the Corridor Growth Area as outlined in this report, be approved.

**CARRIED**

**7.3 Comprehensive Zoning Bylaw Review – Amendment Package Six  
[MPC2023-0502]**

A report of the Administration was provided, along with a letter from Nicole Burgess, Saskatoon & Region Home Builders' Association, dated May 9, 2023, and presented by Senior Planner McLaren. Together with Development Review Manager Dawson and Senior Planner Kotasek-Toth, they responded to questions of the Commission.

During discussion of the matter, the Commission received clarification on front yard screening, total number of amendment packages, housing accelerator fund, artificial turf requirements, and changes to alcohol establishment regulations.

No concerns were expressed.

**Moved By:** K. Anaman

That a copy of the May 30, 2023 report of the Community Services Division be submitted to City Council recommending that, at the time of the public hearing, City Council consider Administration's recommendation

that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in the May 30, 2023 report of the Community Services Division, be approved.

**CARRIED**

**8. REPORTS FROM COMMISSION**

**8.1 Update of Reports to Council - April 26, 2023 [CK 175-16]**

The Chair provided a verbal update.

**Moved By:** R. Martin

That the information be received.

**CARRIED**

**9. ADJOURNMENT**

The meeting was adjourned at 1:20 p.m.

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K. Harley, Chair

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M. Lasby, Committee Assistant