



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

July 25, 2023, 12:00 p.m.

Committee Room E, Ground Floor, City Hall

PRESENT: Kreg Harley, Chair, Public
Mostofa Kamal, Public, via teleconference at 12:03 p.m.
Emmanuel Oladokun, Public, via teleconference
Rishi Patel, Public, via teleconference
Jenn Penny, Public, via teleconference
Abdullah Qureshi, Public, via teleconference
Sheldon Winter, Public, via teleconference

ABSENT: Kojo Anaman, Vice-Chair, Public
Councillor Zach Jeffries
Stan Laba, Saskatoon Public Schools
Ryan Martin, Greater Saskatoon Catholic Schools

ALSO PRESENT: 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 7.2:
 - Request to speak:
 - Devin Stus, Modus Ventures Corp., dated July 20, 2023;
 - Kieron Kilduff, dated July 22, 2023;
 - Providing comments:
 - DeeAnn Mercier, Broadway Business Improvement District, dated January 25, 2022;

- Terry Klein, Bridgewater Condo Board, dated July 21, 2023;
 - Jolie Phaneuf, dated July 21, 2023;
 - Paul Vass, dated July 21, 2023;
 - David Parker, dated July 23, 2023;
 - Christina Stus, dated July 23, 2023;
 - Valerie Dewald, dated July 23, 2023;
 - Valerie O'Grady, dated July 23, 2023;
 - Angela Neumann, dated July 23, 2023;
 - Shaun O'Grady, dated July 23, 2023;
 - Laurent and Margot Bussiere, dated July 23, 2023;
 - Daniel Galon, dated July 24, 2023;
 - Melanie Downing, dated July 24, 2023;
 - Sara Downing, dated July 24, 2023;
 - Jennifer Fehr, dated July 24, 2023;
 - Zubair Sheikh, dated July 24, 2023;
 - Jerry Helfrich, dated July 24, 2023;
 - Carrie Nagel, dated July 24, 2023;
2. That the letter requesting to speak from Karl Miller, Meridian Development, dated July 24, 2023 be added to Item 7.3; and
 3. That the agenda be approved as amended.

CARRIED

Commission Member Kamal 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: J. Penny

That the minutes of Regular Meeting of the Municipal Planning Commission held on June 27, 2023 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Private School – 1636 Acadia Drive [MPC2023-0702]

A report of the Community Services Division was provided and presented by Planner Kopp.

No concerns were expressed.

Moved By: E. Oladokun

That the July 25, 2023 report of the Community Services Division be forwarded to City Council recommending that at the time of the Public Hearing, the Discretionary Use Application submitted by Emmanuel Baptist Church requesting approval to operate a private school for a maximum of 105 students at any one time at 1636 Acadia Drive be approved, subject to the following conditions:

1. The applicant obtains 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

7.2 Proposed Official Community Plan Amendment and Zoning by Agreement – 509 12th Street East [MPC2023-0703]

The following documents were provided:

- Report of the Community Services Division, dated July 25, 2023; and
- Letters:
 - Request to speak:
 - Devin Stus, Modus Ventures Corp., dated July 20, 2023;

- Kieron Kilduff, dated July 22, 2023;
- Providing comments:
 - Cary Tarasoff, dated September 7, 2022;
 - Kieron Kilduff, dated September 7, 2022;
 - Scott and Kathy Grant, dated September 28, 2022;
 - Chris Luczka, Baydo Development Corporation, dated July 10, 2023;
 - Shirley Koob, dated July 10, 2023;
 - DeeAnn Mercier, Broadway Business Improvement District, dated January 25, 2022;
 - Terry Klein, Bridgewater Condo Board, dated July 21, 2023;
 - Jolie Phaneuf, dated July 21, 2023;
 - Paul Vass, dated July 21, 2023;
 - David Parker, dated July 23, 2023;
 - Christina Stus, dated July 23, 2023;
 - Valerie Dewald, dated July 23, 2023;
 - Valerie O'Grady, dated July 23, 2023;
 - Angela Neumann, dated July 23, 2023;
 - Shaun O'Grady, dated July 23, 2023;
 - Laurent and Margot Bussiere, dated July 23, 2023;
 - Daniel Galon, dated July 24, 2023;
 - Melanie Downing, dated July 24, 2023;
 - Sara Downing, dated July 24, 2023;
 - Jennifer Fehr, dated July 24, 2023;
 - Zubair Sheikh, dated July 24, 2023;
 - Jerry Helfrich, dated July 24, 2023; and
 - Carrie Nagel, dated July 24, 2023.

Senior Planner McAdam presented the report and responded to questions of the Commission.

The Commission heard from the following speakers:

- Devin Stus, Modus Ventures Corp
- Kieron Kilduff

During discussion, the Commission was informed that while the City Centre Boundary line was not intended to be amended over time, following an analysis, it was determined that this case is a low risk, discrete expansion of the line.

The Commission expressed concerns regarding the lack of residential suites in the building. It was clarified that while there is a chance of the building being 100% commercial, the written agreement contains the option that up to four residential units may be included. If the application is approved, following full building design and planning, construction may start in the summer or fall of 2024.

Moved By: A. Qureshi

That a copy of the July 25, 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 following proposed amendments be approved:

1. Amend Bylaw No. 9700, Official Community Plan Bylaw, 2020, to include 509 12th Street East within the boundary of the City Centre;
2. Amend the Land Use Designation of the property from High Density Residential to Special Area Commercial on the Official Community Plan Land Use Map; and
3. Amend Bylaw No. 8770, Zoning Bylaw, 2009, to rezone 509 12th Street East, from PUD – Planned Unit Development to B5B – Broadway Commercial District, subject to a Zoning Agreement.

CARRIED

7.3 Zoning Bylaw Text Amendment – Restaurants and Lounges in the M4 District [MPC2023-0701]

A report of the Community Services Division was provided and presented by Planner Hagen. It was noted that Karl Miller, Meridian Development, was in attendance.

Moved By: J. Penny

That a copy of the July 25, 2023 report of the Community Services Division be forwarded to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to permit restaurants and lounges within multiple-unit dwellings on sites fronting Spadina Crescent East, between 19th Street East and 25th Street East in the M4 District, as outlined in this report, be approved.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Rishi Patel - Report from Canadian Institute of Planners Conference June 27 to 30, 2023 [CK 175-0]

Commission Member Patel provided a verbal report. He noted that a workshop on incorporating Lego with public engagement sessions was helpful, the 3D models invited the residents and communities to interact with the possible plans.

Moved By: S. Winter

That the information be received.

CARRIED

8.2 Update of Reports to Council - June 28, 2023 [CK 175-16]

The Chair provided a verbal update.

Moved By: R. Patel

That the information be received.

CARRIED

8.3 2023 Planning Conferences [CK 175-16]

On March 28 and April 28, 2023 the Municipal Planning Commission considered 2023 planning conferences to attend. An updated list with fees was provided.

No further members were put forward for attendance of conferences in 2023.

9. ADJOURNMENT

The meeting was adjourned at 1:00 p.m.

K. Harley, Chair

M. Lasby, Committee Assistant