



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

April 30, 2024, 12:00 p.m.

Committee Room E, Ground Floor, City Hall

PRESENT: Kreg Harley, Public, Chair
Joshua Delainey, Public, Vice-Chair
Kojo Anaman, Public, via teleconference
Derek Cameron, Public
Councillor Zach Jeffries, via teleconference
Mostofa Kamal, Public, via teleconference
Stan Laba, Saskatoon Public Schools, via teleconference
Ryan Martin, Greater Saskatoon Catholic Schools, via teleconference
Abdullah Qureshi, Public, via teleconference

ABSENT: Terance Monteith, Public
Emmanuel Oladokun, Public

ALSO PRESENT: Committee Assistant Penny Walter

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: J. Delainey

1. That the request to speak from David Calyniuk, Union Land Developments Ltd., dated April 25, 2024 be added to Item 8.2;
2. That Items 8.1, 8.2 and 8.3 be considered following Adoption of Minutes; 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: J. Delainey

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

- Regular - March 26, 2024
- Special - April 11, 2024

CARRIED

Item 8.1 was considered next.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REFERRAL FROM COUNCIL OR COMMITTEE

7.1 Governance Review – Other Bodies – Development Appeals Board and Municipal Planning Commission [GPC2024-0402]

City Council's Governance and Priorities Committee, at its meeting held on April 10, 2024, tabled the attached report of the City Solicitor, for consideration on June 12, 2024.

Chair Harley presented the matter. The Municipal Planning Commission was requested to review the submitted report and provide feedback to the City Clerk's Office, no later than noon on May 17, 2024.

Moved By: J. Delainey

That the Municipal Planning Commission provide feedback on the matter to the City Clerk's Office by noon on May 17, 2024.

CARRIED

Item 9.1 was considered next.

8. REPORTS FROM ADMINISTRATION

8.1 Discretionary Use Application – Retail Store or Shopping Centre greater than 5,000m² – 110 Marquis Drive West [MPC2024-0403]

A report of the Community Services Division was provided.

Planner Tyler Kopp presented the report with a PowerPoint and answered questions of the Commission.

No concerns were expressed.

Moved By: J. Delainey

That the April 30, 2024 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 Citylife Investment Corp., requesting approval to develop a retail store or shopping centre with a gross leasable floor area of 5,000m² or greater, at 110 Marquis Drive West, be approved subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licenses including a Building Permit; and
2. The Plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED

8.2 Proposed Rezoning – 128, 140, 168 and 182 Wall Street – B3 District to B6 District [MPC2024-0402]

A report from the Community Services Division was provided along with a request to speak from David Calyniuk, Union Land Developments Ltd., dated April 25, 2024.

Senior Planner Brent McAdam presented the report with a PowerPoint and responded to questions of the Commission.

The Commission heard from David Calyniuk, Union Land Developments Ltd. on the matter.

During discussion the Commission was informed:

- Following engagement on the application, Administration only received correspondence from the Downtown Business

Improvement District that included more clarification questions and not a formal response;

- A target timeline for a new zoning district for the District Core and amendments to the B6 district is second quarter of 2025;
- There is a possibility of having new zoning for this area;
- Infrastructure upgrades are not identified at this stage of the process; and
- The Administration would like to complete the District Plan prior to rezoning the area.

J. Delainey requested the vote for the proposed motion be recorded. The Commission agreed.

Moved By: J. Delainey

That a copy of the April 30, 2024 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 amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone 128, 140, 168, and 182 Wall Street from B3 District to B6 District, as outlined in the April 30, 2024 report of the Community Services Division, be refused.

Against: (9): K. Harley, J. Delainey, K. Anaman, D. Cameron, Councillor Z. Jeffries, M. Kamal, S. Laba, R. Martin, and A. Qureshi

DEFEATED

Moved By: J. Delainey

That a copy of the April 30, 2024 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 amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone 128, 140, 168, and 182 Wall Street from B3 District to B6 District, as outlined in the April 30, 2024 report of the Community Services Division, be approved.

CARRIED

Moved By: J. Delainey

That the Municipal Planning Commission provide additional comments when submitting the report to City Council recommending City Council direct Administration to work with the Applicant on the option of a restrictive covenant to prevent development of the lots for surface parking.

CARRIED

8.3 Proposed Rezoning - Marquis Industrial – From IH2 District to IH and FUD(H) Districts [MPC2024-0401]

A report from the Community Services Division was provided.

Senior Planner Robyn Rechenmacher presented the report with a PowerPoint.

No concerns were expressed.

Moved By: D. Cameron

That a copy of the April 30, 2024 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 recommendations that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone land in Marquis Industrial from IH2 District to IH and FUD(H) Districts, as outlined in the April 30, 2024 report of the Community Services Division, be approved.

CARRIED

That Item 7.1 was considered next.

9. REPORTS FROM COMMISSION

9.1 Report of the Chair [CK 175-16]

The Chair provided a verbal report.

Moved By: D. Cameron

That the information be received.

CARRIED

10. ADJOURNMENT

The meeting adjourned at 1:31 p.m.

K. Harley, Chair

P. Walter, Committee Assistant