



PUBLIC MINUTES - SPECIAL MEETING
MUNICIPAL PLANNING COMMISSION

June 10, 2024, 12:00 pm
Committee Room E, Ground Floor, City Hall

PRESENT: Kreg Harley, Public, Chair
Joshua Delaine, Public, Vice-Chair
Derek Cameron, Public, via teleconference
Councillor Zach Jeffries, via teleconference
Mostofa Kamal, Public, via teleconference
Brock Neufeldt, Public, via teleconference
Abdullah Qureshi, Public, via teleconference

ABSENT: Kojo Anaman, Public
Carl Berglof, Public
Stan Laba, Saskatoon Public Schools
Ryan Martin, Greater Saskatoon Catholic Schools
Emmanuel Oladokun, Public

ALSO PRESENT: Planning and Development Director Lesley Anderson
Development Review Manager Darryl Dawson
Committee Assistant Penny Walter

- 1. CALL TO ORDER**
- 2. CONFIRMATION OF AGENDA**

Moved By: J. Delaine

That the agenda be approved as presented.

CARRIED

- 3. DECLARATION OF CONFLICT OF INTEREST**

There were no declarations of conflict of interest.

- 4. UNFINISHED BUSINESS**

4.1 Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts [GPC2023-0503]

This matter and remainder of speakers was deferred to a special meeting of Municipal Planning Commission meeting due to loss of quorum at the May 28, 2024 meeting.

The following remaining speakers were to be heard at this meeting:

- George Tannous
- Sudhansu Nayak
- Cary Tarasoff
- Heather Ryan

A report of the Community Services Division was provided along with the following letters submitted at the May 28, 2024 Municipal Planning Commission meeting:

Requests to Speak:

- Nicole Burgess, Saskatoon and Region Home Builders' Association, dated May 24, 2024;
- Shirley Fourney, dated May 26, 2024;
- George Tannous, dated May 27, 2024;
- Sudhansu Nayak, dated May 27, 2024;
- Cary Tarasoff, dated May 27, 2024;
- Peggy Schmeiser, dated May 25, 2024;
- Heather Ryan, dated May 27, 2024.

Submitting Comments:

- Bradley Sylvester, dated May 13, 2024;
- Christine Timblin, dated May 18, 2024;
- Tim Timblin, dated May 18, 2024;
- Larissa Nunweiler, dated May 20, 2024;

- Lisa Schira, dated May 21, 2024;
- Barbara Szpunar, dated May 21, 2024;
- Mirela David, dated May 22, 2024;
- Ryan Scott, dated May 22, 2024;
- Aaron Genest, dated May 23, 2024;
- Darcie Earle, dated May 22, 2024;
- Logan Campbell, dated May 23, 2024;
- Larry Yakimoski, dated May 23, 2024;
- Jeff and Kathy Keogan, dated May 23, 2024;
- Michael Bischoff, dated May 24, 2024;
- Sherry Olson, dated May 24, 2024;
- Jack Manning, dated May 24, 2024;
- Landry Klapwijk, dated May 24, 2024;
- Fouad Tannous, dated May 25, 2024;
- Mercy Harris, dated May 25, 2024;
- Nowell Seaman, dated May 25, 2024;
- Chris Jarvis, dated May 25, 2024;
- Darcy Albright, dated May 25, 2024;
- Lynee Meredith, dated May 25, 2024;
- Maher Senoussi, dated May 25, 2024;
- Merlin Toth, dated May 25, 2024;
- Patrick Hayes, dated May 25, 2024;
- Shelby Knapman, dated May 25, 2024;
- Brennan Field, dated May 26, 2024; and
- Evan Taylor, dated May 26, 2024;

- David Dube, dated May 27, 2024;
- Matthew Paige, dated May 27, 2024;
- Robert Meyer, dated May 27, 2024;
- Sarah Godson, dated May 27, 2024;
- Erin Case, dated May 27, 2024;
- Elaine Crocker, dated May 27, 2024;
- Melissa Kujawa, dated May 27, 2024;
- Sheleigh Hughes, dated May 27, 2024;
- Carla Dubyk, dated May 27, 2024;
- Elisabeth Snead, dated May 27, 2024;
- Lesia Dubyk, dated May 27, 2024.
- Paul Christensen, dated May 27, 2024
- Deborah Dube-Dean, dated May 27, 2024;
- H el ene Philibert, dated May 27, 2024;
- Katrina Weggel, dated May 27, 2024;
- Tammy Denby, dated May 27, 2024;
- Waseem Tannous, dated May 27, 2024;
- Margaret Kennedy, dated May 27, 2024.

The following remaining speakers were heard:

- Cary Tarasoff
- David Dube on behalf of Heather Ryan

It was noted the following speakers were not in attendance:

- George Tannous
- Sudhansu Nayak

Director of Planning and Development Anderson and Senior Project Planner Christine Gutmann responded to questions of the Commission.

The Commission expressed concerns with sustainability, potential quantity of waste containers on a property, infill design guidelines and parking. Administration advised a report on parking requirements is proposed for the June 25, 2024 meeting of the Municipal Planning Commission.

The Administration clarified that all units would be eligible for waste containers as per *The Waste Bylaw, 2022*. There is an opportunity to share a waste container among units to limit the amount of containers on one property.

Moved By: D. Cameron

1. That a copy of the May 28, 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 amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in the May 28, 2024 report of the Community Services Division, be approved; and
2. That City Council instruct the City Solicitor to prepare any necessary consequential amendments to Bylaw 9958, Building Bylaw, 2024.

CARRIED

4.2 Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area [GPC2023-0503]

This matter was deferred to a special meeting of Municipal Planning Commission meeting due to loss of quorum at the May 28, 2024 meeting.

A report of the Community Services Division was provided along with the following letters submitted at the May 28, 2024 Municipal Planning Commission meeting:

Requests to Speak:

- Cary Tarasoff, dated May 27, 2024;

- Jonathan Naylor, Varsity View Community Association, dated May 27, 2024;
- Peggy Schmeiser, dated May 25, 2024
- Heather Ryan, dated May 27, 2024

Submitting Comments:

- Bradley Sylvester, dated May 13, 2024;
- Christine Timblin, dated May 18, 2024;
- Tim Timblin, dated May 18, 2024;
- Larissa Nunweiler, dated May 20, 2024;
- Lisa Schira, dated May 21, 2024;
- Barbara Szpunar, dated May 21, 2024;
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- Melissa Kujawa, dated May 27, 2024;
- Sheleigh Hughes, dated May 27, 2024;
- Carla Dubyk, dated May 27, 2024;
- Elisabeth Snead, dated May 27, 2024;
- Lesia Dubyk, dated May 27, 2024;

- Margaret Kennedy, dated May 27, 2024.

Senior Planner Pamela Brotzel presented the report with a PowerPoint.

The Commission heard from Cary Tarasoff.

Commission Member Neufeld left the meeting at 1:00 p.m.

Quorum was lost. The Commission continued to hear from the following speakers, however, no business was conducted.

- Jonathan Naylor, Varsity View Community Association - provided a video presentation
- Peggy Schmeiser

Due to loss of quorum no motion was completed. It was noted the matter would go forward to City Council Public Hearing.

4.3 Report of the Chair [CK 175-16]

This matter was deferred to a special meeting of Municipal Planning Commission meeting due to loss of quorum at the May 28, 2024 meeting.

This matter was withdrawn.

5. ADJOURNMENT

The meeting adjourned at 1:12 p.m.

K. Harley, Chair

P. Walter, Committee Assisant