



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

March 25, 2025, 12:00 p.m.

Committee Room E, Ground Floor, City Hall

PRESENT: Kreg Harley, Public, Chair
Derek Cameron, Public, Vice-Chair
Kojo Anaman, Public, via teleconference
Chris Florizone, Public, via teleconference
Mostofa Kamal, Public, via teleconference
Councillor Zach Jeffries, via teleconference
Stan Laba, Saskatoon Public Schools, via teleconference
Ryan Lejbak, Public
Ryan Martin, Greater Saskatoon Catholic Schools, via teleconference
Brock Neufeldt, Public
Emmanuel Oladokun, Public, via teleconference

ABSENT: Carl Berglof, Public
Abdullah Qureshi, Public

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: D. Cameron

1. That the letter from Kavita and Prem Sharma, dated March 21, 2025, be added to Item 7.1;
2. That the letter from Sherry Tarasoff, dated March 24, 2025 be added to Item 7.3; 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: B. Neufeldt

That the minutes of Regular Meeting of the Municipal Planning Commission held on February 25, 2025, be adopted.

CARRIED

5. UNFINISHED BUSINESS

5.1 Appointment of Vice-Chair [CK 175-16]

At its meeting held on February 25, 2025, the Commission deferred the matter of appointment of Vice-Chair to this meeting. Two motions were put forward, however Carl Berglof withdrew his name from consideration. The Board was requested to appoint a Vice-Chair for 2025.

~~**Moved By:** K. Anaman~~ Withdrawn

~~That Carl Berglof be appointed as Vice-Chair to the Municipal Planning Commission for 2025.~~

Moved By: K. Harley

That Derek Cameron be appointed as Vice-Chair to the Municipal Planning Commission for 2025.

CARRIED

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard [MPC2025-0301]

A report of the Administration was provided, along with a letter from Kavita Sharma and Prem Sharma, dated March 21, 2025, stating they would be available for questions.

Planner Kopp presented the report with a PowerPoint and noted that the applicants, Kavita Sharma and Prem Sharma, were in attendance virtually.

Kavita Sharma and Prem Sharma responded to questions of Commission regarding drop-off and pick-up times.

No concerns were expressed.

Moved By: D. Cameron

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

1. That the applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. That 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 Land Use Map Amendment and Rezoning – 1902 Broadway Avenue [MPC2025-0302]

A report of the Administration was provided and presented by Planner Levine, with a PowerPoint. She noted that Steve Jantzen, representative for Northstar Innovative Developments Inc., was in attendance and available for questions.

Planner Levine responded to questions of Commission regarding environmental site remediation.

No concerns were expressed.

Moved By: C. Florizone

That at the time of Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 9990, Zoning Bylaw, 2024, to rezone a portion of 1902 Broadway Avenue from R2 District to B2 District, as outlined in this report of the Community Services Division, dated March 25, 2025, be approved.

CARRIED

7.3 City Centre & District Plan – Official Community Plan Amendments [GPC2024-0901]

A report of the Administration was provided, along with a letter submitting comments from Sherry Tarasoff, dated March 24, 2025.

Senior Planner Williamson and Senior Planner McAdam presented the report with a PowerPoint, and along with Planning Project Services Manager Schulz and Development Review Manager Dawson, responded to questions of the Commission.

During discussion, the Administration addressed questions on the parking model for downtown, the demand and supply of parking, engagement statistics and stakeholder involvement, and enclosed pedestrian structures.

Commission Member Kamal excused himself from the meeting at 12:31 p.m.

No concerns were expressed.

Moved By: R. Lejbak

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report, from the General Manager of Community Services Division, dated March 25, 2025, be approved.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Report of the Chair [CK 175-16]

No update was provided.

8.2 2025 Planning Conferences [CK 175-16]

A list of upcoming planning conferences was provided. The list was tabled at this meeting to be considered at the April 29, 2025 meeting of the Commission.

The Municipal Planning Commission has a budget of \$7,000 for educational opportunities.

Moved By: D. Cameron

That the 2025 planning conference list be tabled and considered at the April 29, 2025 meeting of the Municipal Planning Commission.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 1:01 p.m.

K. Harley, Chair

M. Lasby, Committee Assistant