



## **PUBLIC MINUTES**

### **MUNICIPAL PLANNING COMMISSION**

**April 29, 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  
Carl Berglof, Public  
Chris Florizone, Public, via teleconference  
Mostofa Kamal, Public  
Stan Laba, Saskatoon Public Schools, via teleconference at 12:05 p.m.  
Ryan Lejbak, Public  
Brock Neufeldt, Public  
Emmanuel Oladokun, Public, via teleconference  
Abdullah Qureshi, Public, via teleconference

**ABSENT:** Councillor Zach Jeffries  
Ryan Martin, Greater Saskatoon Catholic Schools

**ALSO PRESENT:** Development Review Manager Darryl Dawson  
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:** D. Cameron

1. That the request to speak from Anna Ladynska, Happy Faces Early Learning Centre, dated April 23, 2025 be added to Item 7.1;
2. That the letter from Md Shorifuzzaman, Saskatoon Islamic Academy, dated April 25, 2025 be added to Item 7.2; 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:** R. Lejbak

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

**CARRIED**

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

**7.1 Discretionary Use Application – Day Care Centre – 1615 1st Avenue North [MPC2025-0402]**

A report of the Community Services Division was provided along with a request to speak from Anna Ladynska, Happy Faces Early Learning Centre, dated April 23, 2025

Member S. Laba entered the meeting at 12:05 p.m.

Planner T. Kopp presented the report with a PowerPoint. He responded to questions of the Commission along with Development Review Manager Dawson and Senior Planner R. Rechenmacher.

During discussion, the Administration addressed questions regarding parking pressures in the area, designated parking on the subject site and notifications to adjacent landowners.

The applicant, Anna Ladynska, Happy Faces Early Learning Centre, spoke on the matter and responded to questions of the Commission along with Alla Sukhorebra, Director, Happy Faces Early Learning Centre.

**Moved By:** D. Cameron

That the Municipal Planning Commission not support the administration's recommendation on the discretionary use application submitted by Happy Faces Early Learning Centre, as outlined in the April 29, 2025 report of the Community Services Division.

**CARRIED**

**Moved By:** D. Cameron

That the Municipal Planning Commission support the discretionary use application submitted by Happy Faces Early Learning requesting approval to operate a day care centre at 1615 1<sup>st</sup> Avenue North for up to 34 persons and 5 staff at any one time.

**CARRIED**

**7.2 Proposed Amendment to Zoning Agreement – 1236 20th Street West [MPC2025-0401]**

A report of the Community Services Division was provided along with a letter from Md Shorifuzzaman, Saskatoon Islamic Academy, dated April 25, 2025 stating they would be available to address questions.

Senior Planner B. McAdam presented the report with a PowerPoint and responded to questions of the Commission along with Development Review Manager Dawson.

No concerns were expressed.

**Moved By:** R. Lejbak

That the report of the Community Services Division be submitted to City Council recommending that, at the time of the Public Hearing, City Council considers Administration's recommendation that the amendment to Bylaw No. 9990, Zoning Bylaw, 2024, to amend the Zoning Agreement for 1236 20<sup>th</sup> Street West, as outlined in the April 29, 2025 report of the Community Services Division, be approved.

**CARRIED**

**8. REPORTS FROM COMMISSION**

**8.1 Report of the Chair [CK 175-16]**

*This is a standing item on the agenda to provide an opportunity for the Chair to provide a verbal update on his/her activities since the last meeting.*

Chair Harley provided a verbal report regarding the items considered at the City Council Public Hearing held on March 26, 2025.

Vice-Chair Cameron provided a verbal report regarding the items considered at the City Council Public Hearing held on April 23, 2025.

**Moved By:** M. Kamal

That the information be received.

**CARRIED**

## **8.2 2025 Planning Conferences [CK 175-16]**

A list of upcoming planning conferences was provided. The list was tabled at the March 25, 2025 meeting for consideration at the April 29, 2025 meeting of the Commission.

The Commission members were requested to advise whether they would like to attend a conference. The Municipal Planning Commission has a budget of \$7,000 for educational opportunities.

**Moved By:** B. Neufeldt

That the following members be approved to attend conferences in 2025 with partial or full payment:

- Chris Florizone – CIP
- Carl Berglof - SPPI
- Derek Cameron - SPPI
- Mostofa Kamal – SPPI
- Ryan Lejbak – SPPI

**CARRIED**

## **9. ADJOURNMENT**

The meeting adjourned at 1:34 p.m.

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K. Harley, Chair

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P. Walter, Committee Assistant