



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

TUESDAY, OCTOBER 7, 2014, AT 12:00 NOON, COMMITTEE ROOM "E"

PRESENT:

Ms. J. Braden, Chair
Councillor C. Clark
Mr. S. Betker
Ms. C. Christensen
Mr. A. Douma
Mr. J. Jackson
Mr. J. Yachyshen

ALSO PRESENT:

Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Planner B. McAdam
Committee Assistant P. Walter

ABSENT:

Mr. K. Martens, Vice-Chair
Mr. S. Laba
Mr. J. McAuliffe
Ms. S. Smith
Ms. K. Weber
Mr. A. Yuen

1. CALL TO ORDER

The Chair called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved by Ms. Christensen,

That the agenda be approved.

CARRIED.

3. ADOPTION OF MINUTES

Moved by Mr. Douma,

That the minutes of Regular Meeting of the Municipal Planning Commission held on September 9, 2014 be adopted.

CARRIED.

4. UNFINISHED BUSINESS

There was no unfinished business.

5. COMMUNICATIONS *(requiring the direction of the Committee)*

There were no communications.

6. REPORTS FROM ADMINISTRATION

6.1 Proposed Rosewood Neighbourhood Concept Plan Amendment and Proposed Rezoning from R1A to R1B – Rosewood Drive [Files CK. 4351-014-017, CK. 4110-40 and PL 4350-Z22/14]

The Committee Secretary distributed a report of the Community Services Department regarding an application from Rosewood Land Inc. requesting to amend the Rosewood Neighbourhood Concept Plan to re-designate the parcel of land shown in Attachment 1 from Multi-Family (Townhouse) Residential to Single Family (Detached) Residential. A portion of this amendment area will also be rezoned from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District.

Planner McAdam was in attendance and presented the report. Also in attendance to answer questions of the Commission were Planning and Development Director Wallace and Development Review Manager Dawson.

Discussion took place with regards to the sanitary sewer capacity for the Rosewood area. Development Director Wallace advised that this is a unique situation; in 2012 an agreement was developed between the Developer and the City that would downsize development in order to ensure sanitary sewer capacity.

Moved by Mr. Jackson,

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed Rosewood Neighbourhood Concept Plan amendment be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone the properties identified in the attached map from an R1A – One-Unit Residential District to an R1B – Small Lot One-Unit Residential District, be approved.

CARRIED.

6.2 Proposed Amendment to Existing Zoning Agreement – M3 – General Institutional Service District – 1202 – 1236 20th Street West [Files CK. 4351-013-001 and PL 4350-Z2-14]

The Committee Secretary distributed a report of the Community Services Department regarding an application from Curtis Kimpton on behalf of the Kinsmen Club of Saskatoon (Kinsmen Club) requesting an amendment to an existing Zoning Agreement, Bylaw No. 9082, for 1202 - 1236 20th Street West.

Planner McAdam was in attendance and presented the report. Also in attendance to answer questions of the Commission were Planning and Development Director Wallace and Development Review Manager Dawson.

Curtis Kimpton and Rick Peddle on behalf of Kinsmen Club of and Ellen Wendall on behalf of AODBT were in attendance to answer questions of the Commission.

Discussion took place regarding the expansion and the following further information was provided:

- Outdoor children's area meets requirements;
- Main entrance will face Avenue M;
- Childcare system will be completely secure;
- Entrance from the parking lot will be open to public; and
- Fire escapes are provided;

Moved by Mr. Yachyshen,

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to amend an existing Zoning Agreement for the property located at 1202 - 1236 20th Street West, as outlined in this report, be approved.

CARRIED.

6.3 Proposed Rezoning from R1A to B1B – Rosewood Boulevard and Phelps Way [Files CK. 4351-014-018 and PL. 4350-Z23/14]

The Committee Secretary submitted a report of the General Manager, Community Services Department regarding an application from Boychuk Investments Ltd. requesting to rezone Parcel AA, Plan No. 101875394, and Parcel F, Plan No. 94S17318 from R1A – One-Unit Residential District to a B1B – Neighbourhood Commercial – Mixed-Use District.

Planner McAdam was in attendance and presented the report. Also in attendance to answer questions of the Commission were Planning and Development Director Wallace and Development Review Manager Dawson.

Discussion took place regarding land value capture. Planning and Development Director Wallace advised the City does not participate in land value capture.

Moved by Ms. Christensen,

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone Parcel AA, Plan No. 101875394, and Parcel F, Plan No. 94S17318 from an R1A – One-Unit Residential District to a B1B – Neighbourhood Commercial – Mixed-Use District, be approved.

CARRIED.

6.4 Land Use Applications Received by the Community Services Department for the Period between August 22, 2014 to September 22, 2014 [Files CK. 4000-5 and PL. 4132, PL. 4115, PL. 4300, PL. 4350-1]

Planning and Development Director Wallace reviewed the report with the Commission.

Moved by Mr. Betker,

That the information be received.

CARRIED.

7. REPORTS TO COUNCIL

7.1 Update of Items Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, September 29, 2014. [File No. CK. 175-16]

Ms. Braden gave a verbal report.

Moved by Mr. Jackson,

That the information be received.

CARRIED.

8. ADJOURNMENT

Moved by Mr. Yachyshen,

That the meeting be adjourned.

CARRIED.

The meeting adjourned at 1:15 p.m.

Ms. Janice Braden, Chair