



**PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION**

**May 26, 2015, 11:30 am
Committee Room E, City Hall**

PRESENT: Ms. J. Braden, Chair
Mr. K. Martens, Vice-Chair
Councillor E. Olauson
Mr. A. Douma
Mr. J. Jackson
Ms. S. Smith
Ms. K. Weber at 12:36 p.m.
Mr. J. Yachyshen

ABSENT: Mr. S. Betker
Dr. C. Christensen
Mr. S. Laba
Mr. J. McAuliffe
Mr. A. Yuen

ALSO PRESENT: Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Senior Planner K. Andre
Senior Planner P. Whitenect
Planner B. McAdam
Committee Assistant P. Walter

1. CALL TO ORDER

Ms. Braden called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved By: Mr. Jackson

1. That the communication from Ms. Anna Cole, President, Hudson Bay Park-Mayfair-Kelsey Woodlawn Community Association, be added to item 6.4 and the information be received; and
2. That the agenda be confirmed as amended.

CARRIED

3. ADOPTION OF MINUTES

Moved By: Mr. Yachyshen

That the minutes of Regular Meeting of the Municipal Planning Commission held on April 28, 2015 be adopted.

CARRIED

4. UNFINISHED BUSINESS

5. COMMUNICATIONS

6. REPORTS FROM ADMINISTRATION

6.1 Proposed Official Community Plan Amendment and Rezoning from R2 to MX1 - 318 and 320 Avenue F South [Files CK. 4351-015-009 and PL. 4350-Z21/14]

Planner McAdam reviewed the submitted report and answered questions of the Commission.

Dr. Kris Stewart addressed the Commission regarding the proposal to use 320 Avenue F South as an office for medical research purposes and the continued use of 318 Avenue F South as a residence.

Discussion followed and the following further information was provided:

- Research will be done on an ongoing basis for internal medicine and will be prepared and documented with by computers and paper files;
- Six parking spaces have been allocated for the property to be used by employees and patients;
- Parking requirements is based on the floor area of the building; and
- Property ownership is not a non-profit organization, only the sublet is non-profit.

Moved By: Mr. Martens

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendment to Official Community Plan Bylaw No. 8769 - Riversdale Land Use Policy Map to redesignate 318 and 320

Avenue F South from "Low-Density Residential" to "Mixed-Use", as outlined in the report of the General Manager, Community Services Department dated May 26, 2015, be approved; and

2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone 318 and 320 Avenue F South from "R2 - One and Two-Unit Residential District" to "MX1 - Mixed-Use District 1", as outlined in the report of the General Manager, Community Services Department dated May 26, 2015, be approved.

CARRIED

6.2 Proposed Rezoning - Brighton Neighbourhood - Phases 1, 2 and 3 [Files CK. 4351-015-008, PL. 4350-Z10/15, PL. 4350-Z11/15 and PL. 4350-Z12/15]

Planner McAdam reviewed the submitted report and answered questions of the Commission.

Representatives of Saskatoon Land were also presented to answer questions of the Commission.

Discussion followed and the following further information was provided:

- Retail stores are permitted subject to floor area size;
- RMTN is a townhouse residential zoning district;
- Roadways will be 16 metres to 18 metres in width; and
- Area was designed with the intended land uses and functions when the concept plan was approved.

Moved By: Councillor Olauson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the proposed amendment to Zoning Bylaw No. 8770 to rezone land, as outlined in the report of the General Manager, Community Services Department dated May 26, 2015, be approved.

CARRIED

6.3 Proposed Rosewood Neighbourhood Concept Plan and Proposed Rezoning - Village Square [Files CK. 4351-015-010 x 4110-40 and PL. 4350-Z29/13]

Planner McAdam reviewed the submitted report and along with Development Review Manager Dawson answered questions of the Commission.

Representatives from Saskatoon Land were also present to answer questions of the Commission.

Discussion followed and the following further information was provided:

- Two streets removed from the original Rosewood Neighbourhood Concept Plan were intended as lanes providing access;
- Proposal extends the lane straight through the area;
- Final design of the property is the decision of the builder or developer;
- The Municipal Reserve will be designed as the community focal point;
- Area is intended to be more pedestrian friendly;
- Roadways changed from 20 metres to 12 metres in width to make a shorter crossing distance for pedestrians; and
- Developer could include pedestrian access in place of the lanes that were removed from the original Rosewood Neighbourhood Concept Plan.

Moved By: Mr. Jackson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed Rosewood Neighbourhood Concept Plan amendment be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone land, as outlined in the report of the General Manager, Community Services Department, be approved.

CARRIED

6.4 Mayfair and Kelsey-Woodlawn Local Area Plan [Files CK. 4000-16 and PL. 4110-73]

Senior Planner Andre reviewed the submitted report and along with Planning and Development Director Wallace answered questions of the Commission.

Ms. Weber entered the meeting at 12:36 p.m.

Councillor Olauson excused himself from the meeting at 12:48 p.m.

Discussion followed and the Commission were informed that the yield signs were part of the traffic management process from 2014 and were installed to help slow down traffic in the area. Concerns were raised regarding safety in the neighbourhoods, paving side streets, sidewalk installation and the operation of the industrial area.

Moved By: Mr. Martens

That the Municipal Planning Commission forward a report to the Standing Policy Committee on Planning, Development and Community Services to recommend to City Council that the key strategies and recommendations in the Mayfair and Kelsey-Woodlawn Local Area Plan, as outlined in the May 26, 2015, report of the General Manager, Community Services Department, be approved.

CARRIED

6.5 Land Use Applications Received by the Community Services Department for the Period between March 25, 2015 to April 15, 2015 [Files CK. 4000-5, PL. 4132, PL. 4355-D, PL. 4115, PL. 4350 and PL. 4300]

Moved By: Ms. Smith

That the information be received.

CARRIED

7. REPORTS FROM COMMISSION

7.1 Update of Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, May 25, 2015 [File No. CK. 175-16]

Development Review Manager Dawson gave a verbal report.

Moved By: Mr. Douma
That the information be received.

CARRIED

8. ADJOURNMENT

Moved By: Mr. Martens
That the meeting be adjourned at 1:00 p.m.

CARRIED

Ms. J. Braden, Chair