

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, May 6, 2014
at 12:00 Noon

MINUTES

OPEN TO THE PUBLIC

MUNICIPAL PLANNING COMMISSION

PRESENT: Karl Martens, A/Chair
Al Douma
Sydney Smith
Councillor C. Clark
Stan Laba
Colleen Christensen
James Yachyshen
Development Review Manager Dawson
Development Review Planner Austin
Development Review Planner McLaren
Development Review Senior Planner Gutmann
Committee Secretary Long

1. Minutes

RESOLVED: that the minutes of meeting held on April 15, 2014, be approved.

2. Discretionary Use Application – Private School – 819 29th Street West
(Files CK. 4355-014-005 and PL. 4355-D1/14)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated April 16, 2014, regarding an application from Dance Ink Ltd. to operate a private school in the basement of Huong Lien Confectionary at 819 29th Street West.

Planner McLaren was in attendance and presented the report.

Ms. Ashley Berns, representing Dance Ink, was also in attendance and answered questions of the Commission.

Discussion followed regarding the parking concerns of neighbouring residents. Ms. Berrns circulated a copy of the "Good Neighbour Parking Policy" and explained the process. The Administration explained that it is an informal policy, but they will be looking at using it in other circumstances.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the application submitted by Dance Ink Ltd. requesting permission to use the property located at 819 29th Street West for the purpose of a private school be approved subject to the following conditions:

- 1) that the applicant obtain a Building Permit for the conversion of the basement to public occupancy; and
- 2) that the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use application.

3. Proposed Brighton Concept Plan
(Files CK. 4110-46 and PL. 4131-40)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated April 24, 2014, regarding an application from Dundee Developments for the proposed Brighton Neighbourhood Concept Plan.

Senior Planner Gutmann was in attendance and presented the report.

Messrs. Don Armstrong and Brad Zurevinski, representing Dundee Developments, were also in attendance to answer questions of the Commission.

The Commission asked questions of both the Administration and the representatives from Dundee Developments and the following information was provided:

- Studies regarding rapid transit have found that using existing rail lines are not always practical because they do not go where people need to go.
- An electrical substation has not been identified for the neighbourhood.
- The houses that will front the park will have streets behind them, with two lanes for traffic and two lanes for parking.
- The core park will be approximately 24 acres, excluding the school site.

- Details regarding the wetlands are not finalized, but the idea is that it will be a natural area, with no manicured space. The intent is to have a pathway system with interpretive centres explaining the habitat.
- Water in the wetlands will be moving to help prevent the development of pests, such as mosquitoes.
- Transit will be directed in and out, rather than routing throughout the neighbourhood.
- Minimum architectural guidelines will be established, which can be embellished by owners.

RESOLVED: that a report be submitted to City Council at the time of the Public Hearing recommending that the proposed Brighton Neighbourhood Concept Plan be approved subject to the following:

- 1) that the developer revise the Concept Plan to provide for lanes for all residential lots fronting on collector streets where no lay-by exists in front, to the satisfaction of the Transportation and Utilities Department; and
 - 2) that prior to the approval of any subdivision for lands that include a ten metre right-of-way, the Developer provide a ten metre right-of-way cross section to the satisfaction of the Transportation and Utilities Department.
4. Proposed Official Community Plan Amendment and Zoning Bylaw Amendment Brighton Neighbourhood
(Files CK. 4351-014-005, CK.4110-46 and PL. 4115-OCP7/14, PL. 4350-Z8/14)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated April 16, 2014, regarding an application from Dundee Developments to amend the Official Community Plan Bylaw 8769 and Zoning Bylaw 8770 to allow for development consistent with the Brighton Neighbourhood Concept Plan.

Senior Planner Gutmann was in attendance and presented the report.

Messrs. Don Armstrong and Brad Zurevinski, representing Dundee Developments, were also in attendance to answer questions of the Commission.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending:

- 1) that the proposed amendment to Official Community Plan Bylaw 8769 – Land Use Map, to redesignate the properties identified in the Location Plan - Official Community Plan – Land Use Map amendment, attached to the report of the General Manager, Community Services Department, dated April 16, 2014, be approved; and
- 2) that the proposed amendment to Zoning Bylaw 8770, to rezone the properties identified in the Location Plan – Zoning Bylaw 8770 amendment, attached to the report of the General Manager, Community Services Department, dated April 16, 2014, be approved.

5. Proposed Rezoning from M2 to M3 by Agreement
210, 216, 218, 222 and 224 Avenue P North
(Files CK. 4351-014-006, PL. 4350-Z27/13)

The Committee Secretary submitted a report of the General Manager, Community Services Department, dated April 15, 2014, regarding an application from Metaamo Architecture, on behalf of Dr. Rob Basi and Co., to rezone 210, 216, 218, 222 and 224 Avenue P South from an M2 – Community Institutional Service District to an M3 – General Institutional District, subject to a Zoning Agreement, to facilitate construction of a four-storey medical office building.

Planner Austin was in attendance and presented the report.

Mr. Jim Siemens, representing Metaamo Architecture, was also in attendance to answer questions of the Commission.

Discussion followed regarding drainage issues, which the Administration explained would need to be addressed by the Transportation and Utilities Department.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending:

- 1) that the proposed amendment to Zoning Bylaw 8770 to rezone 210, 216, 218, 222 and 224 Avenue P South from an M2 – Community Institutional Service District by Agreement to an M3 – General Institutional District, be approved; and
- 2) that the Administration be requested to invest in the development of a storm water diversion plan for the property.

6. Proposed Evergreen Concept Plan Amendment
(Files CK. 4110-41 and PL. 4131-3-9-3, PL. 4115-OCP13/14, PL. 4350-Z21/13)

The Committee Secretary submitted a report of the General Manager, Community Services Department, dated April 11, 2014, regarding an application from Saskatoon Land to amend the Evergreen Neighbourhood Concept Plan, Zoning Bylaw 8770 and Official Community Plan Bylaw 8769 to accommodate the new alignment of McOrmond Drive for the North Commuter Parkway and Bridge and to facilitate the development of a District Village and residential land uses.

Senior Planner Gutmann presented the report.

RESOLVED: that the report of the General Manager, Community Services Department, dated April 11, 2014, be submitted to City Council recommending:

- 1) that City Council approve the advertising in respect to the proposals to amend the Evergreen Neighbourhood Concept Plan, Official Community Plan Bylaw No. 8769, and Zoning Bylaw No. 8770, as outlined in the report of the General Manager, Community Services Department, dated April 11, 2014;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;

- 3) that the City Solicitor be requested to prepare the required bylaws to amend Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770;
- 4) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to the Evergreen Neighbourhood Concept Plan, be approved, subject to the removal of the 1 metre buffer strip along McOrmond Drive north of Fedoruk Drive, should the functional plan for McOrmond Drive determine that the 1 metre buffer strip is not required;
- 5) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Official Community Plan Bylaw No. 8769 - Land Use Policy Map to redesignate the properties identified in the Location Plan – Official Community Plan Bylaw No. 8769 Amendment from "Residential" to "District Village Commercial," attached to the report of the General Manager, Community Services Department dated April 11, 2014, be approved; and
- 6) 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 Location Plan – Zoning Bylaw No. 8770 Amendment from R1A - One-Unit Residential District to RMTN1 - Medium-Density Townhouse Residential District; B1B – Neighbourhood Commercial - Mixed-Use District; B4A – Special Suburban Centre and Arterial Commercial District; M3 - General Institutional Service District; RM3 - Medium-Density Multi-Unit District; and AG - Agricultural District to RM3 - Medium-Density Multi-Unit District, attached to the report of the General Manager, Community Services Department, dated April 11, 2014, be approved.

7. Reports to Council
(File No. CK. 175-16)

RECOMMENDATION: that the information be received.

Councillor Clark provided an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on May 5, 2014:

- a) Official Community Plan - Proposed Text Amendment
Neighbourhood Level Infill Development
Garden and Garage Suites – Accessory to a One-Unit Dwelling
- b) Proposed Zoning Bylaw Text Amendment
Neighbourhood Level Infill Development
Garden and Garage Suites – Accessory to a One-Unit Dwelling
- c) Proposed Rezoning from R1A to RMTN, RMTN1 and RM3
Kensington Phase 4
Applicant: City of Saskatoon
- d) Proposed Rezoning from IL1(H) to IL1
Melville Street
Applicant: Canadian National Railway Company

8. Next Meeting Date
Municipal Planning Commission
(File No. CK. 175-16)

The Committee Secretary advised that the next meeting of the Commission is scheduled for Tuesday, May 20, 2014, at 12:00 noon in Committee Room “E”, Ground Floor, South Wing, City Hall.

The meeting adjourned at 1:30 p.m.

Mr. Karl Martens A/Chair