

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, February 11, 2014
at 12:00 Noon

MINUTES

OPEN TO THE PUBLIC

MUNICIPAL PLANNING COMMISSION

PRESENT: Janice Braden, Chair
Andy Yuen
Al Douma
John McAuliffe
Sydney Smith
Shawn Betker
Councillor Clark
Karl Martens
Colleen Christensen
James Yachyshen
Jeff Jackson
Committee Secretary Elaine Long
Planning and Development Director Wallace
Development Review Manager Dawson
Development Review Planner McLaren
Business License and Zoning Compliance Manager Richter
Development Review Planner Austin

1. Minutes

RESOLVED: that the minutes of meeting held on December 17, 2013, be approved.

2. Appointments and Reappointments to
Municipal Planning Commission
(File No. CK. 175-16)

The Committee Secretary reported that City Council, at its meeting held on December 2, 2013, adopted a recommendation of its Executive Committee that the following be appointed and reappointed to the Municipal Planning Commission for the terms indicated:

For 2014:

Councillor Clark

To the end of 2015:

Mr. Shaun Betker
Ms. Janice Braden
Ms. Sydney Smith
Mr. Andy K. F. Yuen
Ms. Kathy Weber
Mr. James Yachyshen
Mr. Stan Laba, Board of Education, Saskatoon Public Schools

RESOLVED: that the information be received.

3. Appointment of Chair and Vice Chair for 2014
(File No. CK. 175-16)

The Committee Secretary reported that the Municipal Planning Commission appoints a Chair and Vice Chair annually. Ms. Janice Braden was appointed Chair and Mr. Andy Yuen was appointed Vice Chair of the Commission for 2013.

Janice Braden was nominated for Chair. No other nominations were received. Karl Martens was nominated for Vice-Chair. No other nominations were received.

RESOLVED: 1) that Ms. Janice Braden be appointed Chair for 2014; and
2) that Mr. Karl Martens be appointed Vice-Chair for 2014.

4. Discretionary Use Application – Residential Care Home – Type II
1006 Whitewood Crescent
(Files CK. 4355-012-2, PL 4350-D10/13)

The Committee Secretary submitted a copy of a report of the General Manager, Community Services Department, dated January 21, 2014, regarding an application from

Delia Mavragani to expand an existing Residential Care Home – Type II, located at 1006 Whitewood Crescent, from 7 to 9 residents.

Development Review Planner McLaren presented the report and answered questions of the Commission.

Discussion followed regarding parking and ensuring that the character of the neighbourhood is not compromised; obtaining public input from neighbours; and the need for residential care homes in the city.

Ms. Delia Mavragani was present and addressed the Commission with respect to the application.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the application submitted by Delia Mavragani requesting permission to use the property located at 1006 Whitewood Crescent for the purpose of a Residential Care Home – Type II (containing nine residents) be approved subject to the following conditions:

- 1) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses; and
- 2) the final plans submitted for the proposed Residential Care Home – Type II being substantially in accordance with those plans submitted in support of this Discretionary Use Application.

5. Proposed Zoning Bylaw No. 8770 Amendment – Shipping Container Regulations (Files CK. 4350-1 and PL. 4350-26)

The Committee Secretary submitted a report of the General Manager, Community Services Department, dated January 23, 2014, regarding proposed amendments to Zoning Bylaw 8770 to limit the time a shipping container may be temporarily located on a site, and to add the permanent use of shipping containers to the AG – Agricultural District and FUD – Future Urban Development District.

Development Review Planner McLaren presented the report.

The Commission put forward questions and the following further information was obtained:

- A large industrial dumpster is not considered a shipping container.
- The one-year time limit can be extended at the discretion of the Development Officer.

Discussion followed regarding whether permits should be required. It was explained that the proposed bylaw amendment is intended for temporary storage units and how they are monitored. The Zoning Bylaw determines what is allowed, and regulations need to be complied with, even if a permit is not required.

- RESOLVED:
- 1) that City Council approve the advertising respecting the proposal to amend Zoning Bylaw 8770, Section 5.40, Shipping Containers, as outlined in the report of the General Manager, Community Services Department, dated January 23, 2014;
 - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
 - 3) that the City Solicitor be requested to prepare the required bylaw; and
 - 4) that at the time of the Public Hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed Zoning Bylaw amendments be approved.

6. Proposed Rezoning from R1A to RMTN, RMTN1 and RM3
Kensington Phase 4
(Files CK. 4351-014-001 and PL 4350-Z24/13)

The Committee Secretary submitted a report of the General Manager, Community Services Department, dated January 21, 2014, regarding an application from Saskatoon Land to rezone a number of properties in Phase 4 of the Kensington neighbourhood to accommodate a variety of housing forms, including a mixture of low and medium density townhouse style developments, and medium density, multiple-unit dwellings.

Development Review Planner Austin presented the report and answered questions of the Commission.

- RESOLVED: 1) that City Council approve the advertising respecting the proposal to rezone the properties as outlined in the report of the General Manager, Community Services Department, dated January 21, 2014;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw 8770; and
- 4) that at the time of the Public Hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed amendment to Zoning Bylaw 8770 to rezone the properties identified in the attached Proposed Amendment Map from R1A – One-Unit Residential District to RMTN – Townhouse Residential District; and RM3 – Medium-Density Multiple-Unit Dwelling District, be approved.

7. Neighbourhood Level Infill Development Strategy
(Files CK. 4110-1 and PL 1702-9-14)

The Committee Secretary submitted a copy of Clause 3, Report No. 21-2013 of the Planning and Operations Committee regarding the Neighbourhood Level Infill Development Strategy which was considered by City Council at its meeting held on December 16, 2013.

Business Licence and Zoning Compliance Manager Richter presented the report and answered questions of the Commission. She explained that the strategies were endorsed by City Council on December 16, 2013, and implementation has begun.

Mr. John McAuliffe left the meeting at 1:00 p.m., during consideration of the matter.

Ms. Richter advised that an implementation report regarding garden and garage suites will be submitted to the Planning and Operations Committee and the Municipal Planning Commission in March, with reports to City Council in April or May.

Planner Kotasek-Toth addressed the Commission and advised that a public information meeting regarding garden and garage suites will be held on March 4, 2014, from 4:00 to 8:00 p.m., at Francis Morrison Library.

Information regarding the Neighbourhood Level Infill Development Strategy can be found on the City's website at www.saskatoon.ca.

RESOLVED: that the information be received.

8. Report on Provincial Conference from Attendees
(File No. CK. 175-16)

Mr. Andy Yuen and Ms. Colleen Christensen provided a report on the Association of Professional Community Planners Conference they attended in September 2013 in Regina.

RESOLVED: that the information be received.

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

The Chair provided an update on the following items previously considered by the Commission, which were considered by City Council at its meeting held on January 6, 2014.

- a) Proposed Rosewood Neighbourhood Concept Plan Amendment
Applicant: Boychuk Investments Ltd.
- b) Proposed Zoning Bylaw Text Amendment
Changes to Fees for Development Permit and Rezoning Applications
Bylaw No. 9162

RESOLVED: that the information be received.

10. Land Use Applications Received by the Community Services Department
For the Period Between December 5, 2013 and January 29, 2014
(Files CK. 4000-5, and PL. 4131-3-9-1, 4355-D, 4115, 4350, 4300, 4350-1 and
4132)

The Committee Secretary submitted a copy of Clause A1, Administrative Reports 2-2014 and 3-2014, which were received as information by City Council at its meetings held on January 20 and February 10, 2014.

RESOLVED: that the information be received.

11. Municipal Planning Commission Orientation
(File No. CK. 175-16)

Director of Planning and Development Wallace provided an orientation on the Municipal Planning Commission, including its role and its relationship to the Planning and Development Section and City Council. He also outlined the Planning and Development Section's key initiatives for 2014.

Ms. Colleen Christensen left the meeting at 1:45 p.m., during consideration of the matter.

Mr. Wallace circulated information regarding the Growing forward! Shaping Saskatoon Public Event to be held on February 25, 2014, at TCU Place.

A copy of Mr. Wallace's presentation will be provided to Commission members through the Committee Secretary.

RESOLVED: that the information be received.

The meeting adjourned at 1:50 p.m.

Ms. Janice Braden, Chair