

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, May 20, 2014
at 12:00 Noon

MINUTES

OPEN TO THE PUBLIC

MUNICIPAL PLANNING COMMISSION

PRESENT: Janice Braden, Chair
Al Douma
Sydney Smith
Shaun Betker
Councillor C. Clark
Stan Laba
James Yachyshen
Jeff Jackson
Development Review Manager Dawson
Development Review Senior Planner Gutmann
Committee Secretary Long

1. Minutes

RESOLVED: that the minutes of meeting held on May 6, 2014, be approved.

2. Proposed Rosewood Neighbourhood Concept Plan Amendment
(Files CK. 4110-40; PL. 4131-33-2)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated April 30, 2014, regarding an application from Arbutus Properties to amend the Rosewood Neighbourhood Concept Plan. A copy of communications addressed to City Council from Dr. Gary Houseman and Ms. Natalie Houseman, both received May 20, 2014, speaking in opposition to the Concept Plan amendment were also provided to the members for information. It was explained that the letters will be included on the City Council agenda for June 9, 2014, which is when the matter is scheduled to be heard.

Senior Planner Gutmann was in attendance and presented the report. Also in attendance to answer questions of the Commission were Mr. Jeff Drexel, representing Arbutus Properties; and Mr. Tom Mercer, representing Stantec.

Discussion followed regarding the proposed revised Concept Plan and the following further information was provided:

- The area west of Zimmerman Road will remain residential, and the area east of Zimmerman Road will be residential and commercial.
- The Rosewood Neighbourhood will include a total of 20.74 hectares of park land (10% of the residential land west of Zimmerman Road and 5% of the commercial land east of Zimmerman Road.)
- The original Concept Plan included a south access into the area from the highway, which has always been a contentious issue. The removal of the south access in the new design is safer and more efficient and functional.
- The increase in density, which has been approved by City Council, will be concentrated along the arterial road close to the commercial area to reduce traffic issues.
- Private lanes/roads will provide access to the multi-unit sites, and the residents of these sites will be responsible for snow clearing of the private lanes.
- Currently, there is a deficit of commercial land in the city. The commercial area in the Rosewood Neighbourhood will also service the surrounding neighbourhoods, which are underserved.
- Adult services will be allowed in the light industrial area, but strip clubs will not be allowed.

Discussion took place with respect to concerns raised by the Saskatoon Public School Board regarding the size of the core park, which has been designated 12.43 acres. It is expected that peak enrollment at the two schools located at this site will be 1,300 children, and, therefore, it is the School Board's opinion that the park should be at least 15 acres. Suggestions were made, such as eliminating the two properties located adjacent to the core park as shown on the site plan, and eliminating one of the linear parks to allow for additional space to be added to the core park.

The Administration was requested to take into consideration the issues raised by the Municipal Planning Commissions regarding suitable size of the core park and the rebalancing of green space and precedence regarding amount of green space required for the number of children enrolled in schools when it reports back on the school site plan.

- RESOLVED: 1) that a report be submitted to City Council at the time of the public hearing recommending that the proposed amendment to the Rosewood Neighbourhood Concept Plan be approved as outlined in the report of the General Manager, Community Services Department, dated April 30, 2014, subject to the following:
- a) that a 2.0 metre buffer strip be provided on the north side of Taylor Street, adjacent to the 3.90 hectare Multi Site; and
 - b) that the buffer strip on the south side of Taylor Street be extended to the Canadian Pacific Railway; and
- 2) that the Administration report back on the issues raised by the Commission, including the possibility of rebalancing green space and precedence regarding amount of green space required for the number of children enrolled in schools.
3. Proposed Rezoning from RM4 to B2 – 210 Slimmon Road
(Files: CK 4351-014-008 and PL. 4350-Z18/13)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated May 5, 2014, regarding an application from Royalty Construction Inc., requesting to rezone Slimmon Road from an RM4 – Medium/High Density Multiple-Unit Dwelling Residential District to a B2 – District Commercial District to facilitate the construction of a commercial development consisting of two stand-alone buildings and one strip mall.

Development Review Manager Dawson was in attendance and presented the report.

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 Policy Map, to redesignate 210 Slimmon Road from Suburban Centre to District Commercial be approved; and

- 2) that the proposed amendment to Zoning Bylaw 8770 to rezone 210 Slimmon Road from an RM4 - Medium/High Density Multiple-Unit Dwelling Residential District to a B2 – District Commercial District be approved.

4. Proposed Rezoning from R1A to R1B – 102 to 175 Tweed Lane
(Files CK. 4351-014-009 and PL. 4350-Z19/14)

The Committee Secretary distributed a report of the General Manager, Community Services Department, dated April 30, 2014, regarding an application from Rosewood Land Inc., to rezone 102 to 175 Tweed Lane in the Rosewood neighbourhood from R1A to R1B.

Development Review Manager Dawson presented the report.

Concerns were expressed regarding the size of lanes and streets in new areas and the Administration was asked to provide information regarding the width of streets and lanes to the Municipal Planning Commission.

RESOLVED: that a report be forwarded to City Council at the time of the public hearing, recommending that the proposed amendment to Zoning Bylaw 8770 to rezone 102 to 175 Tweed Lane from an R1A – One-Unit Residential District to an R1B – Small Lot One-Unit Residential District, be approved.

5. Land Use Applications Received by the Community Services Department
For the Period Between April 3, 2014, and May 7, 2014
(Files: CK. 4000-5 and PL 4131-3-9-1, PL. 4132, PL. 4355-D, PL. 4115, PL. 4350,
PL. 4300)

The Committee Secretary distributed a copy of Clause A1, Administrative Report 9-2014 which will be received as information by City Council at its meeting held on May 20, 2014.

RESOLVED: that the information be received.

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6. 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, June 10, 2014, at 12:00 noon in Committee Room "E", Ground Floor, South Wing, City Hall.

RESOLVED: that the information be received.

The meeting adjourned at 1:40 p.m.

Ms. Janice Braden, Chair