

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, June 24, 2014
at 12:03 p.m.

MINUTES

OPEN TO THE PUBLIC

MUNICIPAL PLANNING COMMISSION

PRESENT: Janice Braden, Chair
Karl Martens, Vice-Chair
Shaun Betker
Jeff Jackson
Colleen Christensen
Al Douma
Andy Yuen
John McAuliffe
Kathy Weber
James Yachyshen
Councillor C. Clark
Stan Laba at 12:20 p.m.
Planning and Development Director Wallace
Development Review Manager Dawson
Planner Gutmann, Development Review

1. Minutes

RESOLVED: that the minutes of meeting held on June 10, 2014, be approved.

2. Regional Commercial Areas – Site Plan Control
Amendments to Official Community Plan Bylaw No. 8769 and
Zoning Bylaw No. 8770
(Files: CK. 4351-014-013 x CK. 4125-1 and PL. 4115-OCP31/14
x PL. 4350-Z32/14)

The Deputy City Clerk submitted a report of the General Manager, Community Services Department, dated June 9, 2014, regarding an application from Arbutus Properties to implement site plan control for areas designated in Official Community Plan Bylaw No. 8769 as Regional Commercial Areas.

Mr. Yachyshen and Councillor Clark entered the meeting at 12:05 p.m.

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

Mr. Bryan Gray, representing Arbutus Park Properties, was also in attendance to address questions of the Commission.

Discussion followed with respect to the proposed site plan control for smaller regional commercial sites, such as in Rosewood, to deal with public safety issues and provide better customer service to the community in terms of pedestrian traffic safety issues; how this is provided for in *The Planning and Development Act, 2007* (the Act) and what can be included under site plan control, specifically related to public safety issues; how this differs from the Direct Control Districts that have been used in larger regional commercial districts, including Preston Crossing, Stonebridge and Blairmore; and delegation of approval of the site plan to a Development Officer. It was clarified that if the site plan approval is denied, the applicant may apply, within certain deadlines, to City Council to either confirm or alter the decision. This would come through the Municipal Planning Commission. In instances where the site plan approval is approved with conditions, those conditions can be appealed to the Development Appeals Board.

There was further discussion of the limitations of what can be regulated through site plan control as set out in the Act, as described in the report. Director of Planning and Development Wallace indicated there will be continued discussions with the province in terms of what can be regulated with this tool, as well as other planning and development issues. They would like to begin using this tool though now rather than waiting for any further review and changes that might occur.

RESOLVED: that the June 9, 2014, report of the General Manager, Community Services Department be submitted to City Council at the time of the public hearing recommending:

- 1) that the proposed amendment to Official Community Plan Bylaw No. 8769 to provide for Site Plan Control in Regional Commercial Areas be approved; and

- 2) that the proposed amendment to Zoning Bylaw No. 8770 to provide for Site Plan Control in Regional Commercial Areas be approved.

3. Amendments to the Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 – Rosewood Neighbourhood
(Files CK. 4351-014-007 x CK. 4110-40 and PL. 4115-OCP3/14 x PL. 4350-Z4/14)

The Deputy City Clerk submitted a report of the General Manager, Community Services Department, dated May 2, 2014, regarding an application from Arbutus Properties to amend Official Community Plan Bylaw No. 8769 – Land Use Policy Map and Zoning Bylaw No. 8770 to allow for development consistent with the proposed amendment to the Rosewood Neighbourhood Concept Plan.

Mr. Laba entered the meeting at 12:20 p.m.

Senior Planner Gutmann presented the report. Copies of a revised Attachment 2 were circulated to Commission members. Development Review Manager Dawson and Director of Planning and Development Wallace were also in attendance to address questions from the Commission.

Mr. Bryan Gray, representing Arbutus Park Properties, was also in attendance to address questions of the Commission.

Discussion followed with the Administration regarding:

- Impact of the holding designation on assessment and taxation, as well as value capture relating to rezoning;
- Application of the holding designation, including on the future use development designation, with an indication that development cannot proceed until appropriate servicing is in place and the requirement for a hearing at Council prior to removal of this designation, including a review by the Commission.
- Community engagement feedback regarding previous consideration during the concept plan amendments relating to new opportunities for further development in the area with the relocation of the perimeter highway and transportation-related questions brought forward at that time by those living in the area.

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 the properties identified in the Location Plan – Official Community Plan Bylaw 8769 Amendment Map attached to the report of the General Manager, Community Services Department dated May 2, 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 May 2, 2014, be approved.

4. Proposed Zoning Bylaw Amendment
Minimum Site Width for the R1A – One-Unit Residential Zoning District
(Files CK. 4350-1 and PL. 4350-Z33-14)

The Deputy City Clerk submitted a report of the General Manager, Community Services Department, dated June 4, 2014, requesting an amendment to Zoning Bylaw No. 8770 to provide consistency in the minimum site width standard for developments contained within the R1A – One-Unit Residential Zoning District, in new and established neighbourhoods.

Development Review Manager Dawson reviewed the report with the Commission.

RESOLVED: that the June 4, 2014 report of the General Manager, Community Services Department be forwarded to the Planning, Development and Community Services Committee recommending:

- 1) that advertising respecting the proposal to amend Zoning Bylaw 8770, as outlined in the June 4, 2014, report of the General Manager, Community Services Department be approved;
- 2) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendment;

- 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, as outlined in the June 4, 2014 report of the General Manager, Community Services Department be approved.
5. Saskatchewan Professional Planners Institute Conference
September 22 – 24, 2014
Elk Ridge, Saskatchewan
(File No. CK. 175-16)
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Report of the Deputy City Clerk:

“At the meeting held on June 10, 2014, the Commission discussed the 2014 CIP/API Conference in Fredericton, New Brunswick, and determined that no one was interested in attending. It was suggested that five people be approved to attend the provincial conference which will be held in Elk Ridge, Saskatchewan, from September 22 to 24, and resolved that the decision as to who will attend the Provincial Conference in September be discussed at the meeting on June 24, 2014.

Attached is a one-page information sheet regarding the conference. Registration information was not posted on the SPPI webpage at the time this agenda was printed; however, it is to be available by Friday, June 20, at www.spipi.ca. Conference fees are expected to be approximately \$500, which includes the pre-conference workshop and the two-day conference.

Accommodation for the conference is at the Elk Ridge Resort, 306-663-5800 or Toll Free, 1-800-510-1824. When booking, ask for the Saskatchewan Professional Planners Institute rate. In order to receive the SPPI rate, you must book by July 30, 2014.”

The Deputy City Clerk clarified that the cost of the pre-conference workshops and the full conference was \$575 as identified by Planner Austin. Details of the pre-conference workshops are to be determined. Early registration is to be completed by July 30, 2014, with online registration and booking available to members.

The Chair indicated that the approximate cost would be \$1,000 per member for attendance, which would allow five members to attend from the Commission's \$5,000 budget. She suggested that members who have not attended be given the first opportunity to attend the Saskatchewan Professional Planners Institute Conference, and any remaining spots could be those who have previously gone. Messrs. Jackson, Martens and Betker indicated that they would be interested in attending. Also interested were Ms. Weber and Mr. Yachyshen. Commission members are requested to report back to the Commission regarding their attendance at the conference.

RESOLVED: that Messrs. Jackson, Martens, Betker, Yachyshen and Ms. Weber be authorized to attend the Saskatchewan Professional Planners Institute Conference from September 22 to 24, 2014, with reimbursement of actual expenditures not to exceed \$1,000 per member.

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

The Chair provided an update on the following items, previously considered by the Commission, and which were considered by City Council at its meetings held on May 20, 2014, and June 9 and 23, 2014.

- a) Discretionary Use Application – Private School
819 29th Street West – B2 District (Basement)
Applicant: Dance Ink Ltd.
- b) Proposed Brighton Neighbourhood Concept Plan
Applicant: Dundee Developments
- c) Proposed Official Community Plan Amendment – Land Use Policy Map
Brighton Neighbourhood

- d) Proposed Zoning Bylaw Amendment – Rezoning of Properties from DREC1, DAG1, DAG2, DCR3, and DM3 Districts to an FUD District Brighton Neighbourhood
- e) Proposed Amendment to the Rosewood Neighbourhood Concept Plan Applicant: Arbutus Properties
- f) Proposed Zoning Bylaw Amendment
Rezoning from R1A to R1B District
103 to 175 Tweed Lane – Rosewood Neighbourhood
Applicant: Rosewood Land Inc.
- g) Proposed Amendment to the Official Community Plan – Land Use Map Reclassification from “Suburban Centre” to “District Commercial”
210 Slimmon Road – Lakewood Suburban Centre Area
- h) Proposed Zoning Bylaw Amendment
Rezoning from RM4 to B2 District
210 Slimmon Road – Lakewood Suburban Centre Area
Applicant: Royalty Construction Inc.
- i) Proposed Amendment to the Evergreen Neighbourhood Concept Plan Applicant: Saskatoon Land
- j) Proposed Amendment to the Official Community Plan – Land Use Map Evergreen Neighbourhood
Reclassification from Residential to District (Village) Commercial
- k) Proposed Zoning Bylaw Amendment
Rezoning from R1A and AG to RMTN1, RM3, M3, B1B, and B4A
Evergreen Neighbourhood
- l) Proposed Aspen Ridge Neighbourhood Concept Plan Applicant: Saskatoon Land
- m) Proposed Amendment to the Official Community Plan – Phasing Map Aspen Ridge Neighbourhood
Reclassification from Phase II to Phase I

- n) Proposed Amendment to the Official Community Plan – Land Use Map
Aspen Ridge Neighbourhood
Redesignation to Residential, District Commercial, and Urban Holding Area
- o) Proposed Zoning Bylaw Amendment
Rezoning from DAG1 to FUD
Aspen Ridge Neighbourhood
- p) Proposed Amendment to the Stonebridge Neighbourhood Concept Plan
Applicant: Dream Development (formerly Dundee Developments)
- q) Proposed Zoning Bylaw Amendment
Rezoning from R1A to R2 and RMTN
Stonebridge Neighbourhood

The Chair reported on the discussion of these items by the Commission, the issues brought forward to Council and advised that the above items were passed by City Council.

RESOLVED: that the information be received.

7. Land Use Applications Received by the Community Services Department
for the Period Between May 8, 2014, and June 13, 2014
(Files CK. 4000-5 and PL. 4131-3-9-1, PL. 4132, PL. 4355-D, PL. 4115, PL. 4350,
PL. 4300)

The Deputy City Clerk submitted a copy of Clause A1, Administrative Report No. 11-2014 which was received as information by City Council at its meeting held on June 23, 2014.

Development Review Manager Dawson reviewed a number of issues that would be coming forward to the Commission over the next while, including infill development, and addressed the potential need to reschedule meetings to work with the new committee and Council schedule.

RESOLVED: that the information be received.

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

The Deputy City Clerk reported that the next meeting of the Commission was scheduled for Tuesday, July 22, 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 1:00 p.m.

Ms. Janice Braden, Chair