



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

TUESDAY, JANUARY 6, 2015 AT 11:30 A.M., COMMITTEE ROOM "E"

PRESENT:

Ms. J. Braden, Chair
Mr. K. Martens, Vice-Chair
Councillor E. Olauson
Dr. C. Christensen
Mr. A. Douma
Mr. S. Laba at 11:58 a.m.
Mr. J. McAuliffe
Mr. J. Yachyshen at 11:47 a.m.

ALSO PRESENT:

Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Planner D. McLaren
Committee Assistant P. Walter

ABSENT:

Mr. S. Betker
Mr. J. Jackson
Ms. S. Smith
Ms. K. Weber
Mr. A. Yuen

1. CALL TO ORDER

The Chair called the meeting to order at 11:45 a.m.

Mr. Yachyshen entered the meeting at 11:47 a.m.

1.1 Appointments and Reappointments to Municipal Planning Commission [File No. CK. 175-16]

The Committee Assistant reported that at its Regular Business meeting held on November 24, 2014, City Council adopted a recommendation of its Executive Committee that the following be appointed and reappointed to the Municipal Planning Commission for the terms indicated:

For 2015:

Councillor Olauson

To the End of 2016:

Ms. Colleen Christensen
Mr. Al Douma
Mr. Jeff Jackson
Mr. Karl Martens
Mr. John McAuliffe

Moved by Councillor Olauson,

That the information be received.

CARRIED.

1.2 Appointment of Chair

Ms. Braden was nominated for Chair. No other nominations were received.

Moved by Mr. Martens,

That Ms. Janice Braden be appointed Chair of the Municipal Planning Commission for 2015.

CARRIED.

1.3 Appointment of Vice-Chair

Mr. Martens was nominated for Vice-Chair. No other nominations were received.

Moved by Mr. McAuliffe,

That Mr. Karl Martens be appointed Vice-Chair of the Municipal Planning Commission for 2015.

CARRIED.

2. CONFIRMATION OF AGENDA

Moved by Dr. Christensen,

That the agenda be confirmed.

CARRIED.

3. ADOPTION OF MINUTES

Moved by Mr. Martens,

That the minutes of Regular Meeting of the Municipal Planning Commission held on December 9, 2014, be adopted.

CARRIED.

4. UNFINISHED BUSINESS

4.1 Update on the Saskatchewan Professional Planners Institute Conference from Attendees [File No. CK. 175-16]

Moved by Mr. Douma,

That the matter be deferred to the next meeting.

CARRIED.

5. COMMUNICATIONS *(requiring the direction of the Committee)*

There were no communications.

6. REPORTS FROM ADMINISTRATION

6.1 Discretionary Use Application – Child Care Centre Expansion 1529 Preston Avenue South [Files CK 4355-014-010 and PL 4350 D14/14]

Planner McLaren reviewed the submitted report and along with Planning and Development Director Wallace and Development Review Manager Dawson answered questions of the Commission.

Also in attendance to answer questions was Ms. Marina O'Donnell, Preston Early Learning Centre Inc.

Discussion followed regarding the proposed expansion, including parking, and the following further information was provided:

- The loading zone in the front of the building consists of two required parking stalls;
- The loading zone will be active between the hours of 7:15 a.m. to 6:00 p.m.;
- The maximum amount of time a vehicle can be in the loading zone will be 30 minutes; and
- The conditions that are stated in the report of the Community Services Department have been partially met.

Moved by Councillor Olauson,

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

That the application submitted by the Preston Early Learning Centre requesting permission to expand their child care centre at 1529 Preston Avenue South from 29 to 35 children, be approved subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses;
2. That the applicant provide a parking and loading zone plan; and
3. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED.

6.2 Discretionary Use Application – Residential Care Home (Maximum Nine Residents) – 705/707 Avenue L North [Files CK 4355-014-008 and PL 4350 D16/14]

Planner McLaren reviewed the submitted report and along with Planning and Development Director Wallace and Development Review Manager Dawson answered questions of the Commission.

Also in attendance to answer question was Ms. Shirley Isbister, President, Central Urban Métis Federation Inc.

Mr. Laba entered the meeting at 11:58 a.m.

Discussion followed regarding the application to operate a Residential Care Home – Type II and the following further information was provided:

- The exterior of the duplex will remain the same;
- The interior will change by adding an access between the two sides;
- The duplex will consist of children from 0 to 12 years old, who will be supervised at all times;
- A maximum of 5 children are proposed for one side of the duplex and a maximum of 4 children proposed for the other side of the duplex.
- Cameras will be setup outside of the residence on all sides for protection of the occupants as well as the neighbouring properties;
- The Ministry of Social Services will bring children to the care home, with a goal to re-unite the children with family members or put into foster care;
- Two staff members for five children is very adequate; and
- There may be times when the care home is at its maximum capacity and other times when it is empty.

Moved by Mr. McAuliffe,

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

That the application submitted by the Central Urban Metis Federation Inc. requesting permission to operate a Residential Care Home – Type II, with a maximum of nine residents, at 705/707 Avenue L North be approved, subject to the following conditions:

1. That a building permit is obtained to convert the existing two-unit dwelling to a Residential Care Home - Type II;
2. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
3. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED.

**6.3 Discretionary Use Application – Bed and Breakfast Home
526 Guelph Crescent [Files CK 4355-014-009 and PL 4350-D18/14]**

Planner McLaren reviewed the submitted report and along with Planning and Development Director Wallace and Development Review Manager Dawson answered questions of the Commission.

Also in attendance to answer questions was Ms. Patti Kidd.

Discussion followed regarding the Bed and Breakfast Home proposal and the following further information was provided:

- The Applicant has fulfilled the parking requirement of two hard surfaced parking spaces by providing one parking space in the front and one in the rear of the property;
- A Discretionary Use permit is connected with the land;
- Another approval is required if the Bed and Breakfast Home permit is not in use for 24 consecutive months;
- The proposed bed and breakfast home fits well within the residential setting of the area;
- The City of Saskatoon Planning and Development department has a database, where complaints can be received for this type of operation;
- There have been 32 Bed and Breakfast homes approved in the City and no complaints received; and
- A business license is required for a bed and breakfast home.

Moved by Councillor Olauson,

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

That the application submitted by Patti Kidd requesting permission to operate a Bed and Breakfast Home located at 526 Guelph Crescent be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED.

6.4 Proposed Rezoning by Agreement – RM3 – Medium-Density Multiple-Unit Dwelling District – 530 to 538 Avenue F South [Files CK 4351-014-022 and PL 4350-Z36/14]

Development Review Manager Dawson reviewed the submitted report and along with Planning and Development Director Wallace answered questions of the Commission.

Mr. Curtis Olson, Shift Development Inc. addressed the Commission regarding the proposed construction of a 21-unit residential development and the following information was provided:

- This proposal will add some innovation to the neighbourhood;
- The units will be at the upper end of the market;
- The first phase will include owner-occupied housing units for sale and the second phase will include rental units; and
- Shift Development Inc has been involved with a mechanical engineer to develop an onsite storm water storage for the 2 year storm event.

Discussion followed regarding the proposed rezoning and the following further information was provided:

- Currently there are one-unit dwellings on the properties;
- A re-zoning application is referred to multiple departments within the City to ensure everything is identified and provided, including storm sewer capacity;
- The City does not look into rental vs. ownership with residential properties; and
- It is up to the developer to evaluate any safety concerns.

Dr. Christensen excused herself from the meeting at 12:30 p.m. and returned at 12:32 p.m.

Discussion also took place regarding the parking in the Riversdale neighbourhood. The parking provided in the application is less than the required amount. Currently the proposal has 33 parking spaces and 34 parking spaces are required. There are 3 parking spaces allotted for guest parking in the back alley which includes an oversized loading space. The size of the parking spaces meets the requirement in the Zoning Bylaw.

Mr. Olson advised the Commission that Shift Development Inc. took the initiative and contacted the City of Saskatoon Transportation and Utility departments regarding a parking design to change the parking on Avenue F South in the area to angle parking instead of parallel parking. The design would allow for 11 parking spaces along Avenue F South instead of the current 7 parking spaces. Mr. Olson stated that Shift Development Inc. was willing to entertain all the costs of the proposed parking design for the area. Mr. Olson advised the Commission that the proposed parking design was not considered by the City.

Moved by Mr. McAuliffe,

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the Administration be requested to review the on-street parking in the Riversdale Neighbourhood including a proposal from Shift Developments to increase on-street parking on Avenue F South.

CARRIED.

Moved by Mr. Martens,

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 530, 532, 534 and 538 Avenue F South from RM3 by Agreement to RM3 by Agreement, be approved.

CARRIED.

6.5 Proposed Official Community Plan Amendment and Proposed Rezoning from B1 to M3 – 840 Idylwyld Drive North [Files CK 4351-014-014 and PL 4350-Z29/14]

Development Review Manager Dawson reviewed the submitted report and along with Planning and Development Director Wallace answered questions of the Commission.

Also in attendance to answer questions was Ms. Tracy Bealing, NORR Architects Planners.

Discussion took place regarding the proposed rezoning of 840 Idylwyld Drive North. The Commission was informed that on-site storm water storage is recommended because the storm sewer system has reached its capacity. The Planning and Development department supplies comments regarding the storm sewer system to make applicants aware of the issue.

The Commission was also informed that there are building codes that will regulate the light and view of the buildings.

Moved by Dr. Christensen,

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 – Land Use Map to redesignate 840 Idylwyld Drive North from Special Area Commercial and Special Use Area to Residential, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone a portion of 840 Idylwyld Drive North from B1 – Neighbourhood Commercial District to M3 – General Institutional Service District, be approved.

CARRIED.

6.6 Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5th Avenue North [Files CK 4351-014-013 and PL 4350-Z18/14]

Development Review Manager Dawson reviewed the submitted report and along with Planning and Development Director Wallace answered questions of the Commission.

Also in attendance to answer questions was Mr. Frank Long, Saskatoon Land.

Discussion followed regarding the rezoning of the property from M3 to B5 and the following further information was provided:

- There has been general interest in the property but no specific buyers;
- The B5 Zoning District is for inter-city commercial and the B6 Zoning District is for city centre;
- The property is on the fringe of the city centre B6 Zoning District area;
- The current property is being leased to the health region for a period of two years;
- The new designation would add value to the land and allow mixed uses;
- It is City Council's decision how proposals will be entertained;

- Administration will not support a B6 Zoning District for this property;
- A B5 Zoning District will allow for retail on the main floor of a building with residential on the upper floors; and
- A B5 Zoning District includes parking requirements.

Moved by Mr. McAuliffe

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

1. That the proposed amendment to the Official Community Plan Bylaw No. 8769 – City Park Land Use Policy Map to re-designate 410 5th Avenue North from “High-Density Residential” to “Special Area Commercial,” be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone 410 5th Avenue North from M3 – General Institutional Service District to B5 – Inner-City Commercial Corridor District, be approved.

CARRIED.

6.7 Proposed Zoning Bylaw No. 8770 Amendment – Joint-Use Elementary School Site Regulations [Files CK 4350-64 and PL 4350-Z47/14]

Development Review Manager Dawson reviewed the submitted report and along with Planning and Development Director Wallace answered questions of the Commission.

Councillor Olauson excused himself at 1:11 p.m. and re-entered at 1:15 p.m.

Discussion followed regarding the amendment. The Commission was informed that a Development Officer for the City of Saskatoon is assigned by the General Manager, Community Services Department under the Zoning Bylaw. The Commission was also informed that the Administration plan to work with school boards and future neighbourhoods for sizing of schools.

Concern was raised regarding the schools providing recreational facilities for the neighbourhoods on their own.

Both representatives from Saskatoon Public School District and The Greater Saskatoon Catholic School District gave support on the amendment.

Moved by Mr. Douma,

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 provide flexibility in the regulations for joint-use elementary schools, as outlined in the report of the General Manager, Community Services, be approved.

CARRIED.

6.8 Land Use Applications Received by the Community Services Department for the Period between November 13, 2014, to December 17, 2014. [Files CK. 4000-5, PL 4132, PL 4355-D, and PL 4300]

Development Review Manager Dawson reviewed the submitted report and along with Planning and Development Director Wallace answered questions of the Commission.

Moved by Dr. Christensen,

That the information be received.

CARRIED.

7. REPORTS FROM COMMISSION

7.1 Update of Item Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, December 15, 2014. [File No. CK. 175-16]

Ms. Braden gave a verbal report.

Moved by Mr. Laba,

That the information be received.

CARRIED.

8. ADJOURNMENT

Moved by Mr Yachyshen,

That the meeting be adjourned.

CARRIED.

The meeting adjourned at 1:25 p.m.

Ms. Janice Braden, Chair