



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

TUESDAY, FEBRUARY 24, 2015 AT 11:30 A.M., COMMITTEE ROOM "E"

PRESENT:

Mr. K. Martens, Vice-Chair
Councillor E. Olauson
Mr. S. Betker
Mr. A. Douma
Mr. J. Jackson
Mr. S. Laba (at 11:58 a.m.)
Mr. J. McAuliffe
Ms. S. Smith (at 11:40 a.m.)
Mr. J. Yachyshen
Mr. A. Yuen

ALSO PRESENT:

Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Senior Planner P. Whitenect
Planner B. McAdam
Committee Assistant P. Walter

ABSENT:

Ms. J. Braden
Dr. C. Christensen
Ms. K. Weber

1. CALL TO ORDER

The Chair called the meeting to order at 11:36 a.m.

2. CONFIRMATION OF AGENDA

Moved by Mr. Betker

That items 6.2 and 6.3 be considered before item 6.1.

CARRIED.

3. ADOPTION OF MINUTES

Moved by Mr. Jackson,

- 3.1** That the minutes of Regular Meeting of the Municipal Planning Commission held on January 27, 2015, be amended by adding “An inquiry was made in regards to the dimensions of the parking spaces” to item 5.1.

CARRIED.

4. UNFINISHED BUSINESS

5. COMMUNICATIONS

6. REPORTS FROM ADMINISTRATION

- 6.2 Proposed Rezoning from FUD to B4(H) and RMTN(H) – McOrmand Drive and Highway 5 – Brighton Neighbourhood [Files CK. 4351-015-002, CK. 4110-46 and PL. 4350-Z41/14]**

Ms. Smith arrived 11:40 a.m. during consideration of this matter.

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

The Commission were made aware that the properties shown on Attachment 1 of the report of the General Manager, Community Services Department, dated February 24, 2015, are being rezoned in order to subdivide the properties because the current zoning district FUD does not allow for subdivisions.

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

- Wilsons Greenhouse have been made aware of the rezoning and are in agreement;
- The long term plans for the Wilsons Greenhouse property are unknown at this time;
- The property zoned RMTN to the North of Highway 5 on Attachment 1 is not included in the proposal;
- The City land bank does not have involvement on this sight; and
- The proposed rezoning will not change the concept plan.

Concerns were made regarding the access to the area being adequate and whether it is a necessity to develop infrastructure ahead of the site development.

Concerns were also made regarding the notification area being unvalued and underserved and the importance of notifying residences in the area. The current notification area is a 75 metres radius. Recommendations were made to expand the 75 metres radius notification area.

Development Review Manager Dawson advised the Commission that the Brighton Neighbourhood Concept Plan was widely consulted. Notifications were sent to the region, surrounding neighbourhoods and had many open house opportunities. Expanding the notification area is a City Council decision. Development Review Manager Dawson informed the Commission that a land use change beyond the concept plan would warrant further consultation. In this situation it is an implantation process of the plan.

Planning and Development Director Wallace advised the Commission that the proposed rezoning is a normal step in a concept plan implementation process.

Moved by Councillor Olauson,

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 the properties identified in Attachment 1 of the report of the General Manager, Community Services Department, dated February 24, 2015, from FUD – Future Urban Development District to B4(H) – Arterial and Suburban Commercial District, with the Holding Symbol “H”, be approved.

CARRIED.

6.3 Proposed Rezoning from R1A to RM3 – Stonebridge Common – Stonebridge Neighbourhood [Files CK. 4351-015-003 and PL. 4350-Z23/14]

Mr. Laba arrived at 11:58 a.m. during consideration of this matter.

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

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

- There will be no Gordon Road exit;
- There will be minimal access to the parcel;
- Transportation and Utilities Department will be determining access points into the parcel;
- The proposed schools will be required to do a traffic study for the area and any construction associated with the study;
- The overall impact of traffic and improvements are necessary to handle traffic for the schools;
- The R1A zoning is a blanket zoning applied to the Stonebridge Neighbourhood;
- The Stonebridge Neighbourhood Concept Plan has this location planned for medium density;
- The access point will be known once the schools have been constructed;
- The bus parking has been shown on the school site design, a final design will be evaluated; and
- The West parcel will be addressed by the future developer of the land.

Moved by Mr. Jackson,

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 the properties identified in Attachment 1 of the report of the General Manager, Community Services Department, dated February 24, 2015, from R1A – One-Unit Residential District to RM3 – Medium- Density Multiple-Unit Dwelling District, be approved.

CARRIED.

6.1 Development Standards for Structured Parking and Design [Files CK. 4350-015-001, CK. 4130-1 and PL. 4130-22-3]

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

Discussion followed regarding the amendments and the following further information was provided:

- The proposed downtown parking façade will enhance the quality and aesthetics;
- The report refers to downtown and is the same as central business district;
- The parking is proposed for the rear of the building;
- Security issues with parking will be dealt with at the development stage;
- There will be amendments to commercial parking in the future;
- The proposal is trying to hide vehicles in a manner that is safe;
- Architects who have experience with downtown, were consulted regarding the 15 metres building height to address winds;
- The Architect and Engineer can develop ways to minimize the wind at ground level;
- The Zoning Bylaw identifies dimensions of parking spaces;
- The internal elements of parkades will be the developers decision;
- The screens for the parkades are inexpensive, if the building is completely sealed off there will be more costs associated with that;
- The 40% glass could include the doorway and display cases; and
- The City has incentives for the parkades downtown if the parkades provide bike parking.

The following concerns were raised regarding the development standards for structured parking and designs:

- Safety of pedestrians with canopies and the potential of falling ice;
- Controlling the access of parking garages;
- The description of the wall relief material being too specific and limiting the creativity by being too preservative;
- Safety and aesthetics at bus stops; and
- Communicating changes with the public.

Senior Planner Whitenect addressed the limiting creativity concern and informed the Commission that the City tried to add flexibility where it was possible in the proposed amendment.

Planning and Development Director Wallace addressed the safety and aesthetics of bus stops and informed the Commission that City of Saskatoon Transit will be receiving an update. As part of the urban design program the transit and bus stops will be enhanced and a more comfortable environment. He also stated that the City has a program for businesses to enhance the sidewalk appeal in front of their business.

Moved by Councillor Olauson,

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

That the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as outlined in this report, be approved.

CARRIED.

7. REPORTS FROM COMMISSION

7.1 Update of Items Previously Considered by the Commission, and considered by City Council at its meeting on Monday, February 23, 2015. [File No. CK. 175-16]

The item was deferred to the next Municipal Planning Commission meeting.

8. ADJOURNMENT

Moved by Mr. Yachyshen,

That the meeting be adjourned.

CARRIED.

The meeting adjourned at 12:58 p.m.

Mr. Karl Martens, Vice-Chair