



**PUBLIC MINUTES
STANDING POLICY COMMITTEE ON PLANNING,
DEVELOPMENT AND COMMUNITY SERVICES**

**Monday, February 9, 2015, 9:00 a.m.
Council Chamber, City Hall**

PRESENT: Councillor D. Hill, Chair
Councillor T. Davies, Vice-Chair
Councillor Z. Jeffries
Councillor P. Lorje
His Worship Mayor D. Atchison (Ex-Officio)

ABSENT: Councillor T. Paulsen

ALSO PRESENT: General Manager, Community Services R. Grauer
Solicitor J. Manning
Deputy City Clerk D. Kanak
Committee Assistant P. Walter

1. CALL TO ORDER

Councillor Hill called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved By: His Worship the Mayor

That the agenda be approved as presented.

For: Councillor Hill, Councillor Davies and His Worship the Mayor

Against:

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CARRIED

3. ADOPTION OF MINUTES

**3.1. Minutes of Regular Meeting of the Standing Policy Committee on
Planning, Development and Community Services held on January 5,
2015**

Moved By: His Worship the Mayor

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on January 5, 2015 be adopted.

For: Councillor Hill, Councillor Davies and His Worship the Mayor 3
Against: 0

CARRIED

4. UNFINISHED BUSINESS

There was no unfinished business.

5. COMMUNICATIONS (requiring the direction of the Committee)

5.1. Delegated Authority Matters

There were no delegated authority matters.

5.2. Matters Requiring Direction

There were no matters requiring direction.

5.3. Requests to Speak (new matters)

There were no requests to speak for new matters.

6. REPORTS FROM ADMINISTRATION

6.1. Delegated Authority Matters

6.1.1. Development Standards for Structured Parking and Design Guidelines for the Downtown - City Centre Plan Implementation - Approval for Advertising [Files CK. 4350-015-001, CK. 4130-1 and PL. 4130-22-3]

General Manager, Community Services Grauer introduced the matter.

Councillor Lorje entered the meeting at 9:02 a.m. and Councillor Jeffries entered the meeting at 9:04 am. during introduction of the matter.

Senior Planner Whitenect provided a Power Point Presentation and reviewed highlights of the proposed development standards for structured parking and design guidelines for the Downtown. The Administration addressed questions regarding public uses of the required setback area; setback and screening requirements for at grade parking structures; existing structures as non-conforming, as well as opportunities for improvements through the façade improvement program; parking study underway; building step back requirements for wind relief and reducing massing of buildings; and design guidelines already in place for the River Landing area.

Moved By: His Worship the Mayor

1. That the advertising, in respect to the proposed amendments to Official Community Plan No. 8769 and Zoning Bylaw No. 8770, be approved;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments to Official Community Plan No. 8769 and Zoning Bylaw No. 8770; and
3. That the City Solicitor be requested to prepare the required bylaws to amend Official Community Plan No. 8769 and Zoning Bylaw No. 8770.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje
and His Worship the Mayor

Against:

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CARRIED UNANIMOUSLY

6.1.2. Land Use Applications Received by the Community Services Department For the Period Between December 18, 2014 to January 21, 2015 [Files CK. 4000-5, PL. 4350-1, PL. 4355-D, PL. 4350 and PL. 4300]

Moved By: His Worship the Mayor

That the information be received.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje
and His Worship the Mayor 5
Against: 0

CARRIED UNANIMOUSLY

6.2. Matters Requiring Direction

**6.2.1. 2015 Business Plan Outline - Community Standards Division
[File No. CK. 115-1]**

The Deputy City Clerk reported that at the January 5, 2015, meeting of the Standing Policy Committee on Planning, Development and Community Services, consideration of the report of the General Manager, Community Services Department was deferred to this meeting.

General Manager, Community Services Grauer along with Community Standards Director Hildebrandt reviewed the submitted report. The Administration addressed questions of the Committee, including priorities for 2015, development of central point of contact for all bylaw enforcement issues and co-ordination with other departments, tracking of response times, and communication plans regarding any bylaw enforcement changes.

Moved By: His Worship the Mayor

That the report of the General Manager, Community Services Department, dated January 5, 2015 be forwarded to City Council for information.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje
and His Worship the Mayor 5
Against: 0

CARRIED UNANIMOUSLY

**6.2.2. Vacant Lot and Adaptive Reuse Incentive Program - 100A and
100B 112th Street West [Files CK. 4110-45 and PL. 4110-71-48]**

General Manager, Community Services Grauer reviewed the submitted report with the Committee.

Moved By: His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That a five-year tax abatement, equivalent to 70% of the incremental taxes, for the development of 100A and 100B 112th Street West, be approved;
2. That the five-year tax abatement take effect in the next taxation year following completion of the project; and
3. That the City Solicitor be requested to prepare the appropriate agreement, and that His Worship the Mayor and the City Clerk be authorized to execute the agreement, under the Corporate Seal.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje
and His Worship the Mayor

Against:

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CARRIED UNANIMOUSLY

**6.2.3. Purchase of Used Fire Rescue Apparatus
[Files CK. 1400-1 and FP. 1703]**

Acting Fire Chief Hackl reviewed the submitted report and along with Assistant Chief Ledray answered questions of the Committee, with clarification provided that shipping costs were part of the estimated costs.

Moved By: His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the purchase of a used Rescue Apparatus from the Hyde Park Volunteer Fire Department, Hyde Park, Pennsylvania, at a total estimated cost of \$318,500 CDN, be accepted (R.I.V., GST, Brokerage Fees and Freight included); and
2. That the source of funding be the Fire Apparatus Reserve.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje
and His Worship the Mayor 5
Against: 0

CARRIED UNANIMOUSLY

**6.2.4. Business License Bylaw, 2002, Bylaw No. 8075 Amendments
Report [Files CK. 300-1 and PL. 4005-9]**

General Manager, Community Services Grauer reviewed the report with the Committee.

Moved By: His Worship the Mayor

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the proposed amendments to Business License Bylaw, 2002 Bylaw No. 8075, as outlined in the report of the General Manager, Community Services Department, dated February 9, 2015, be approved; and
2. That the City Solicitor be requested to prepare the necessary bylaws to address the proposed amendments to Business License Bylaw, 2002, Bylaw No. 8075 for consideration by City Council, and to address the repealing of License Bylaw No. 6066.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje
and His Worship the Mayor 5
Against: 0

CARRIED UNANIMOUSLY

**6.2.5. Appointment of 2015 Municipal Weed Inspectors and Dutch
Elm Disease Inspectors [Files CK. 4200-8 and PK. 4190-1]**

Moved By: Councillor Lorje

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That Jeff Boone and Jessie Stolar of the Community Services Department be appointed as the City of Saskatoon 2015 Weed

Inspectors, in accordance with the provisions of *The Weed Control Act*,

2. That Michelle Chartier and Jeff Boone of the Community Services Department be appointed as the City of Saskatoon 2015 Municipal Dutch Elm Disease Inspectors, in accordance with the provisions of *The Forest Resources Management Act*, and
3. That the City Clerk be requested to notify the Minister of the Environment.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

Against:

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CARRIED UNANIMOUSLY

**6.2.6. Local Area Plan Process and Implementation of Recommendations
[Files CK. 4000-11, CK. 4000-15, PL. 4110-31]**

General Manager, Community Services Grauer along with Neighbourhood Planning Manager Anderson reviewed the submitted report and answered questions of the Committee regarding the status of outstanding recommendations. It was confirmed that the Montgomery Place Local Area Planning process would start in the spring.

Moved By: His Worship the Mayor

That the report of the General Manager, Community Services Department, dated February 9, 2015, be forwarded to City Council for information.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor

Against:

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CARRIED UNANIMOUSLY

6.2.7. Designation of Hampton Village Off-Leash Recreation Area and Amendment to Animal Control Bylaw, 1999, Bylaw No. 7860 [Files CK. 4205-1 and RS. 4205-17]

General Manager, Community Services Grauer reviewed the submitted report with the Committee regarding the establishment of an off-leash recreation area in Hampton Village, including the community engagement undertaken. The intent is to have the off leash recreation area fully operational by the end of 2015. The Committee commented on issues raised during the community engagement process regarding potential traffic issues at the intersection of Richardson Road and McClocklin Road and how this may be impacted in terms of walking distances. The issues raised by citizens were addressed in the submitted report.

Councillor Jeffries excused himself at 10:10 a.m. and re-entered the meeting at 10:12 a.m. during consideration of this matter.

Moved By: Councillor Davies

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That 3.2 acres of Municipal Reserve (District Park) in Hampton Village be designated as an Off-Leash Recreation Area; and
2. That the City Solicitor be requested to amend Animal Control Bylaw, 1999, Bylaw No. 7860, to establish 3.2 acres of Municipal Reserve, Plan No. 102108046, as a designated off-leash area.

For:	Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje and His Worship the Mayor	5
Against:		0

CARRIED UNANIMOUSLY

**6.2.8. Innovative Housing Incentives - Westgate Heights Attainable Housing Inc. - 3323 Centennial Drive
[Files CK. 750-4 and PL. 951-111]**

Moved By: Councillor Lorje

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That funding of 10% of the total capital cost of the construction of 40 affordable rental units at 3323 Centennial Drive by

Westgate Heights Attainable Housing Inc., estimated at \$750,000 be approved, subject to approval of this project under the Provincial Rental Development Program;

2. That an exception be approved to Innovative Housing Incentives Policy No. C09-002, allowing the grant to be paid in installments at set stages of development, as described in the report of the General Manager, Community Services Department, dated February 9, 2015;
3. That a five-year abatement of the incremental property taxes for the 40 affordable rental units be applied, commencing the next taxation year, following the completion of construction; and
4. That the City Solicitor be requested to prepare the necessary incentive and tax abatement agreements, and that His Worship the Mayor and the City Clerk be authorized to execute these agreements under the corporate seal.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje
and His Worship the Mayor

Against:

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CARRIED UNANIMOUSLY

7. URGENT BUSINESS

There was no urgent business.

8. MOTIONS (notice previously given)

8.1. Timing - Local Area Plan Process- Montgomery Place - Councillor Lorje

The Deputy City Clerk reported that at the January 5, 2015 meeting of the Standing Policy Committee on Planning, Development and Community Services, Councillor Lorje gave the following Notice of Motion:

"Take notice that at the next meeting of the Standing Policy Committee on Planning, Development and Community Services, I will move the following motion:

That the Administration bring forward the proposed Local Area Plan process for the Montgomery Place neighbourhood to commence in the spring of 2015 rather than the anticipated late fall of 2015."

Councillor Davies excused himself at 10:13 a.m. and re-entered the meeting at 10:16 a.m. during consideration of this matter.

Neighbourhood Planning Manager Anderson provided a verbal report regarding the status of the Montgomery Place Local Area Plan, noting that the launch was anticipated to occur in late May, early June rather than in the fall. She confirmed that scheduling was adjusted to align with timing for traffic measurements and could be accommodated without impacting the completion of other local area plans in process. Councillor Lorje withdrew her motion.

Moved By: Councillor Lorje

That the information be received.

For: Councillor Hill, Councillor Davies, Councillor Jeffries, Councillor Lorje
and His Worship the Mayor

Against:

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CARRIED UNANIMOUSLY

9. GIVING NOTICE

There was no notice given.

10. IN CAMERA SESSION (If Required)

There was no In Camera session required.

11. ADJOURNMENT

Moved By: His Worship the Mayor

That the meeting be adjourned.

The meeting adjourned at 10:18 a.m.

Councillor D. Hill, Chair