



**PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION**

**March 29, 2016, 12:00 pm
Committee Room E, Ground Floor, City Hall**

PRESENT: Ms. J. Braden, Chair (Public)
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Mr. A. Douma (Public)
Ms. D. Fracchia (Public)
Mr. J. Jackson (Public)
Ms. S. Smith (Public)
Mr. S. Laba (Saskatoon Public Schools)
Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)

ABSENT: Dr. C. Christensen, Vice-Chair (Public)
Mr. K. Martens (Public)
Mr. G. White (Public)

ALSO PRESENT: Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Committee Assistant H. Thompson

1. CALL TO ORDER

The Chair called the meeting to order at 12:00 p.m.

2. CONFIRMATION OF AGENDA

Moved By: Mr. Jackson
That the agenda be approved as presented.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Moved By: Mr. Betke

That the minutes of Regular Meeting of the Municipal Planning Commission held on February 23, 2016 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Residential Care Home - Type II - Maximum 11 Residents – 2915 37th Street West [File No. CK. 4355-016-002 and PL. 4355-D19/15]

Planner McLaren presented the submitted report and answered questions of the Commission.

Moved By: Mr. Jackson

That this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Vilma Cayabyab requesting permission to operate a Residential Care Home - Type II, with a maximum of 11 residents under care, at 2915 37th Street West, be approved, subject to the following conditions:

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

CARRIED

7.2 Proposed Amendment to Rezoning Agreement – B2 by Agreement – 227 Pinehouse Drive [File No. CK. 4351-016-003 and PL. 4350-Z29/15]

Planner McAdam presented the submitted report and answered questions regarding the rezoning.

Mr. Glen Lewko, Glenko Properties Inc., was also present.

Moved By: Mr. Douma

That this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to amend the existing Rezoning Agreement for the property located at 227 Pinehouse Drive, as outlined in this report, be approved.

CARRIED

7.3 Proposed Zoning Bylaw No. 8770 Text Amendments – Direct Control District 1 – Permitted Office Development, Building Setbacks, and Width of Site Access [File No. CK. 4350-016-001 and PL. 4350-Z12/16]

Development Review Manager Dawson presented the report and answered questions of the Commission regarding building setbacks and parking.

Moved By: Mr. Douma

That a report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed text amendments to the Direct Control District 1 regulations contained in Zoning Bylaw No. 8770, as outlined in this report, be approved.

CARRIED

7.4 Proposed Concept Plan and Delegation of Approval – 200 Spadina Crescent East – Parcel YY – River Landing [File No. CK. 4129-3, PL. 4131-44 and Z12/16]

Development Review Manager Dawson presented the submitted report to the Commission and along with Director of Planning and Development Wallace answered questions of the Commission regarding the public plaza, staging of construction and parking.

Mr. Blair Sinclair, Triovest Realty Advisors Inc., provided a PowerPoint presentation to the Commission of the proposed concept plan and answered questions of the Commission.

Mr. Mike Velonas, Meewasin Valley Authority, was also in attendance.

Commission member McAuliffe excused himself from the meeting at 1:15 p.m. during discussion on the matter and was not present for the vote.

Moved By: Mr. Douma

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation:

1. That the proposed concept plan for Parcel YY, Plan No. 101971807, in River Landing, be approved, subject to entering into a Development Agreement to ensure public access to the public plaza;
2. That the City Solicitor be requested to prepare the Development Agreement and that His Worship the Mayor and the City Clerk be authorized to execute the Development Agreement under the Corporate Seal; and
3. That the proposed text amendment to Zoning Bylaw No. 8770 regarding delegation of approval for Parcel YY, Plan No. 101971807, in River Landing, as outlined in this report, be approved.

CARRIED

7.5 Proposed Zoning Bylaw No. 8770 Text Amendments – Uses Permitted in the Chemical Buffer Zone [File No. CK. 4350-016-002, PL. 4350-27 and PL. 4350-Z13/16]

Planner Garcea presented the submitted report to the Commission.

Moved By: Mr. Jackson

That a copy of this report be forwarded to City Council recommending that, at the time of public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to regulate office uses in the IL2 and IH2 zoning districts and allow contractors' offices, workshops, and yards in the IL3 zoning district.

CARRIED

Commission member Douma excused himself from the meeting at 1:25 p.m.

7.6 Proposed Rezoning – From FUD, R1A, and B1B to B4MX – Evergreen District Village [File No. CK. 4351-016-002, PL. 4350-Z35/15, PL. 4350-Z9/16]

Planner McAdam presented the submitted report and answered questions of the Commission.

Commission member Fracchia excused herself from the meeting at 1:29 p.m., resulting in loss of a quorum.

It was noted that this matter will be placed on the agenda of the Public Hearing of City Council scheduled for April 25, 2016.

Discussion on this matter continued.

7.7 Growth Plan to Half a Million [File No. CK. 4110-2 and PL. 4110-12-7]

Project Manager, Growing Forward! Shaping Saskatoon Anderson answered questions of the Commission following the informal discussion of the matter.

As quorum was no longer present, this matter will be placed on the April agenda for the Committee's consideration.

7.8 Land Use Applications Received for the Period Between January 20, 2016, to February 17, 2016 [File No. CK. 4000-5, PL 4350-1, PL 4132, PL 4355-D, PL 4115, PL 4350, and PL 4300]

As quorum was no longer present, this matter will be placed on the April agenda for the Committee's consideration.

8. REPORTS FROM COMMISSION

8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, February 29, 2016 and Monday, March 21, 2016 [File No. CK. 175-16]

The Chair provided an informal verbal update on the items that were considered at the City Council meetings held on February 29, 2016 and March 21, 2016.

9. ADJOURNMENT

The formal portion of the meeting adjourned at 1:50 p.m.

Ms. J. Braden, Chair

Ms. H. Thompson,
Committee Assistant