



**PUBLIC MINUTES**  
**MUNICIPAL PLANNING COMMISSION**

**April 26, 2016, 12:00 pm**  
**Committee Room E, Ground Floor, City Hall**

**PRESENT:** Ms. J. Braden, Chair (Public)  
Dr. C. Christensen, Vice-Chair (Public)  
Councillor R. Donauer  
Ms. D. Bentley (Public)  
Mr. S. Betker (Public)  
Mr. A. Douma (Public)  
Ms. D. Fracchia (Public)  
Mr. J. Jackson (Public)  
Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)  
Mr. G. White (Public)

**ABSENT:** Mr. S. Laba (Saskatoon Public Schools)  
Mr. K. Martens (Public)  
Ms. S. Smith (Public)

**ALSO PRESENT:** Planning and Development Director A. Wallace  
Development Review Manager D. Dawson  
Committee Assistant H. Thompson  
Planner D. McLaren  
Planner B. McAdam

**1. CALL TO ORDER**

Dr. Christensen called the meeting to order at 12:02 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. Jackson

That the minutes of Regular Meeting of the Municipal Planning Commission held on March 29, 2016 be adopted.

**CARRIED**

**5. UNFINISHED BUSINESS**

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

Planning and Development Director Wallace provided an update to the Commission on this item.

**Moved By:** Mr. Betke

That the information be received.

**CARRIED**

**5.2 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]**

**Moved By:** Mr. White

That the information be received.

**CARRIED**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

**7.1 Discretionary Use Application – Bed and Breakfast Home – 614 Pezer Crescent [File No. CK. 4355-016-003 and PL. 4355-D4/16]**

Planner McLaren presented the submitted report and answered questions of the Commission regarding locations of near bed and breakfasts and transferability of permits if new owner. Mr. McLaren advised the Commission that permits are transferable within 24 months.

Ms. Brenda Smith was also present and answered questions regarding parking on site.

Commission member Fracchia entered the meeting at 12:13 p.m. during discussion on this matter.

**Moved By:** Mr. McAuliffe

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Strata Development Corporation (Katie Ledding) requesting permission, on behalf of the owner, to operate a Bed and Breakfast Home, located at 614 Pezer Crescent be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licences; 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 Discretionary Use Application – Converted Dwelling – 1003 Victoria Avenue [File No. CK. 4355-016-004 and PL 4355-D16/15]**

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

Commission member Braden entered the meeting at 12:23 p.m. during discussion of this item.

**Moved By:** Mr. Jackson

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Dean Heidt requesting permission to use the existing building for the purposes of a converted dwelling, with three dwelling units, located at 1003 Victoria Avenue, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits (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**

**7.3 Discretionary Use Application – Tavern – 523 20th Street West  
[File No. CK 4355-016-005 and PL 4355-D2/16]**

Planner McLaren presented the submitted report and answered questions regarding the present concern of how recycling will be handled. The Commission was advised that discussion has taken place with the owner regarding this concern.

**Moved By:** Ms. Fracchia

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Chris Knoppert requesting permission to operate a tavern at 523 20<sup>th</sup> Street West be approved, subject to the following conditions:

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

**CARRIED**

**7.4 Proposed Rezoning – From R1A to M3 – Part of 3035 Preston Avenue South [File No. CK 4351-016-004 and PL 4350–Z37/15]**

Planner McAdams presented the submitted report.

Mr. Clint Kinchen, Circle Drive Senior Citizens Home Inc. was also present to answer questions.

**Moved By:** Mr. McAuliffe

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770, respecting the portion of 3035 Preston Avenue South as outlined in this report, be approved.

**CARRIED**

**7.5 Proposed Amendments to Brighton Neighbourhood Concept Plan – Revised Neighbourhood Access [File No. CK 4110-46 and PL 4131-40-1]**

Planner McLaren presented the submitted report and confirmed the revisions in the report.

Planning and Development Director Wallace and along with Development Review Manager Dawson answered questions regarding the access points to the Brighton Neighbourhood.

Transportation Engineering Manager Magus was present and answered questions regarding the timing of the interchange development.

Development Review Manager Dawson advised that Brighton will have a connector street for bus service and that the Bus Rapid Transit (BRT) will in time extend into the area.

Mr. David Luczka, Dream Development was also present to answer questions.

**Moved By:** Mr. Douma

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to the Brighton Neighbourhood Concept Plan be approved.

**CARRIED**

**7.6 Employment Areas Study [File No. CK. 4110-2 and PL. 4110-12-8]**

Planner Grenwich provided a presentation of the submitted report.

**Moved By:** Mr. Jackson

That the information be received.

**CARRIED**

**7.7 Land Use Applications Received for the Period Between February 18, 2016, to March 17, 2016 [File No. CK. 4000-5, PL 4350-1, PL 4132, PL 4355-D, PL 4115, PL 4350, and PL 4300]**

Development Review Manager Dawson answered questions of the Commission.

**Moved By:** Ms. Bentley

That the information be received.

**CARRIED**

**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, April 25, 2016 [File No. CK. 175-16]**

The Chair provided a verbal update on the items that were considered at City Council.

**Moved By:** Mr. White

That the information be received.

**CARRIED**

**9. ADJOURNMENT**

The meeting adjourned at 1:16 p.m.

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Dr. C. Christensen, Vice-Chair

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Ms. H. Thompson,  
Committee Assistant