



PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION

July 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)
Mr. J. Jackson (Public)
Mr. S. Laba (Saskatoon Public Schools)
Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)
Mr. G. White (Public)

ABSENT: Ms. D. Fracchia (Public)
Mr. K. Martens (Public)
Ms. S. Smith (Public)

ALSO PRESENT: Planning and Development Director A. Wallace
Committee Assistant H. Thompson

1. CALL TO ORDER

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

2. CONFIRMATION OF AGENDA

Moved By: Mr. McAuliffe

1. That item 7.2 be considered first on the agenda; and
2. That the agenda be approved as amended.

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 May 31, 2016 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.2 Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall) [File No. CK. 4351-016-011 and PL 4350-Z2/16]

Planner McLaren and Planner McAdam presented the submitted reports for item 7.2 and 7.1 together to the Commission as the items are closely related.

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 that the proposed amendment to Zoning Bylaw No. 8770 to rezone 2325 Preston Avenue South, as outlined in this report, be approved.

CARRIED

7.1 Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall) [File No. CK 4355-016-007 and PL 4355-D1/16]

A request to speak dated July 21, 2016 was received from Mr. Daniel Guenther and Mr. Paul Blaser of RBM Architecture.

Planner McLaren and Planner McAdam presented the submitted reports for items 7.2 and 7.1 together to the Commission as the items are closely related.

RBM Architecture provided a presentation to the Commission highlighting the application and site.

Discussion followed regarding the discretionary use application and the following was provided:

- There would be offsite levies if registered as condos; and
- Transit services would be still available in this location.

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 Fishman Holdings North America Inc. requesting permission to develop multiple-unit dwellings, in conjunction with a shopping centre, at 2325 Preston Avenue South as outlined in this report, 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
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED

7.3 Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood [File No. CK 4351-016-010 x 4110-46 and PL 4350–Z18/16]

Planner McAdam provided a presentation of the submitted report.

A revised attachment 5 was provided to the Commission.

Mr. Tim Steuart of Crosby Hanna and Associates provided a presentation to the Commission on behalf of the proponent.

Discussion followed regarding the proposed amendment regarding parking, loading stations and a sound wall adjacent the residential. It was noted that commercial loading would be located at another site.

Mr. Steve Wilson and Mr. Colin Wilson were also available to answer questions.

Moved By: Mr. White

That a report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the following recommendations of the Administration:

1. That the proposed amendment to the Official Community Plan Bylaw No. 8769 Land Use Map, as outlined in this report, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

CARRIED

7.4 Proposed Hampton Village Neighbourhood Concept Plan Amendment, Official Community Plan Bylaw Amendment, and Rezoning – 2950 McClocklin Road [File No. 4351-016-009 x 4131-1 and PL 4350–Z3/16]

Planner McAdam presented the submitted report.

During discussion on the matter, the Commission suggested that this site be used to integrate more commercial into this neighbourhood as amenities are deficient.

Moved By: Mr. Jackson

That a report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the following recommendations of the Administration:

1. That the proposed amendment to the Hampton Village Neighbourhood Concept Plan, as outlined in this report, be approved;
2. That the proposed amendment to the Official Community Plan Bylaw No. 8769 Land Use Map, as outlined in this report, be approved; and
3. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

CARRIED

7.5 Land Use Applications Received for the Period Between April 15, 2016, to May 12, 2016 [File No. CK 4000-5 and File No. PL 4350-1, PL 4132, PL 4355-D, and PL 4300]

Moved By: Mr. McAuliffe

That the information be received.

CARRIED

7.6 Land Use Applications Received for the Period Between May 12, 2016, to June 28, 2016 [File No. CK 4000-5, PL 4350-1, PL 4132, PL 4355-D, PL 4115, PL 4350, and PL 4300]

Moved By: Mr. Jackson

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, June 27, 2016 and July 21, 2016 [File No. CK. 175-16]

Councillor Donauer provided an informal verbal update on the items that were considered at the City Council meetings held on Monday, June 27, 2016 and July 21, 2016.

Moved By: Dr. Christensen

That the information be received.

CARRIED

9. PROPOSED BUDGET FOR 2017 [File No. CK. 1704-5]

The Commission is requested to put forward a proposed budget submission for consideration by the Standing Policy Committee on Planning, Development and Community Services for inclusion in the 2017 Operating Budget Review. The 2016 approved budget was \$5,000 for educational opportunities for Commission members, through attendance at local, provincial and national conferences and workshops.

Moved By: Mr. Jackson

The Commission resolved that a proposed budget of \$5,000 for the Municipal Planning Commission be approved for inclusion in the 2017 Business Plan and Budget for review at the appropriate time.

CARRIED

10. ADJOURNMENT

The meeting adjourned at 1:22 p.m.

Ms. J. Braden, Chair

Ms. H. Thompson,
Committee Assistant