



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

October 31, 2017, 12:00 pm

Committee Room E, Ground Floor, City Hall

PRESENT: Ms. J. Braden, Chair (Public)
Councillor M. Loewen
Mr. N. Anwar (Public)
Mr. D. Bazylak (Saskatoon Greater Catholic Schools)
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Ms. D. Fracchia (Public)
Mr. J. Jackson (Public)
Mr. R. Mowat (Public)
Ms. S. Smith (Public)
Mr. G. White (Public)

ABSENT: Dr. C. Christensen, Vice-Chair (Public)
Mr. S. Laba (Saskatoon Public Schools)

ALSO PRESENT: Planning and Development Director L. Anderson
Development Review Manager D. Dawson
Committee Assistant P. Walter

1. CALL TO ORDER

The Chair called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved By: Ms. Bentley

1. That the following a requests to speak be added to item 7.2:
 - a. Mr. Randy Pshebylo, Executive Director, Riversdale Business Improvement District;
 - b. Mr. Ron Clark;
 - c. Mr. Brent Penner, Executive Director, Downtown Business Improvement District;

- d. DeeAnn Mercier, Executive Director, Broadway Business Improvement District;
 - e. Ms. Lisa Kalesnikoff; and
2. That the agenda be approved as amended.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Mr. Betker

That the minutes of Regular Meeting of the Municipal Planning Commission held on September 26, 2017 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Proposed Rezoning from R1A to RMTN - Lewin Crescent - Lewin Way - Cornish Road - Stonebridge Neighbourhood [File No. CK 4351-017-009 and PL 4350-Z6/17]

Senior Planner Kotasek-Toth was in attendance and provided a PowerPoint presentation regarding the above matter.

Moved By: Mr. Bazylak

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 land in the Stonebridge neighbourhood, as outlined in the October 31, 2017 report of the General Manager, Community Services Department, be approved.

CARRIED

7.2 Proposed Land Use Policy Map Amendment from Low-Density Residential to High-Density Residential and Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive [File No. CK 4351-017-010 and PL 4350-Z5/17]

Development Review Manager Dawson provided a PowerPoint presentation regarding the above matter.

The Applicant, Mr. Karl Miller, President, Meridian Development Corp. highlighted the application for the proposed rezoning at 631 and 637 University Drive. Further information was circulated to the Commission. The Commission was informed of the following:

- The building will be a seven-storey condominium with 45 units;
- There will be very little impact on the surrounding properties due to shading and traffic;
- The church has no heritage value;
- Property is in proximity to Broadway Avenue and active transportation linkages; and
- First two floors of the building will be townhouses.

Mr. Randy Pshebylo, Executive Director, Riversdale Business Improvement District and Ms. DeeAnn Mercier, Executive Director, Broadway Business Improvement District, spoke in support of the proposed development. The following supporting comments were brought to the attention of the Commission:

- Development supports the Winter City Strategy;
- Will bring business and commerce to the area;
- Viability to the grocery store in the area;
- Parking is sufficient; and
- The proposed building appeals to many different demographics.

Mr. Ron Clark and Ms. Lisa Kalesnikoff spoke in opposition of the proposed development. The Commission was informed that the property owners in the neighbourhood have signed a petition. The following concerns were brought to the attention of the Commission:

- There has been little discussion on sensitive infill development;
- Respecting the character of the Nutana neighbourhood;
- The height of the building is too high;

- Altering the R2 zoning on the property to allow different development;
- Moving the development to a different more suitable lot; and
- Riverbank and ground stability.

Discussion followed and the Commission was further informed of the following:

- The property is located in the Meewasin Valley Authority jurisdiction and the Applicant will be requesting approval from the Meewasin Valley Authority Board as well;
- A 12-storey high-rise is located five lots south of the subject property;
- The surrounding development in area is predominately two-storey;
- Alley behind property is currently paved;
- Time frame of construction including demolition would be about 18 months;
- A geotechnical analysis was completed to assess riverbank stability and stated the construction does not impact stability;
- Recommendations from the geotechnical analysis are followed during the building permit stage;
- Neighbouring residents on University Drive are predominately rental properties;
- Development consists of less units with a larger size to discourage rental properties;
- Green initiatives for the proposed development include solar power, LED lighting and higher insulation in the walls and roof of the building;
- A wind impact study has not been completed; and
- The current zoning allows for one and two-unit dwellings only.

It was noted that Brent Penner, Executive Director, Downtown Business Improvement District was not in attendance.

Moved By: Mr. Jackson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the applications to amend Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to amend the Land Use Policy Map and rezone 631 and 637 University Drive, as

outlined in the October 31, 2017 report of the General Manager, Community Services Department, be approved.

CARRIED

7.3 Land Use Applications Received for the Period from August 16, 2017 to October 11, 2017 [File No. CK 4000-5 and PL 4350-1]

Moved By: Mr. Anwar

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 October 23, 2017 [File No. CK. 175-16]

The Chair gave a verbal report on the above matter.

Moved By: Mr. Mowat

That the information be received.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 1:57 p.m.

Ms. J. Braden, Chair

Ms. P. Walter,
Committee Assistant