



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

May 30, 2017, 12:00 pm

Committee Room E, Ground Floor, City Hall

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

ABSENT: Dr. C. Christensen, Vice-Chair (Public)
Councillor M. Loewen
Mr. N. Anwar (Public)
Ms. S. Smith (Public)
Mr. G. White (Public)

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

That the agenda be approved as presented.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Mr. Mowat

That the minutes of Regular Meeting of the Municipal Planning Commission held on April 25, 2017 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

6.1 Planning + Design - Spring/Summer 2017 Edition [File No. CK 175-16]

A copy of the above-noted publication was distributed at the meeting.

Moved By: Mr. McAuliffe

That the information be received.

CARRIED

7. REPORTS FROM ADMINISTRATION

7.1 Proposed Concept Plan for Brighton Village Official Community Plan Amendment and Proposed Zoning Bylaw Amendment: Direct Control District 8 [File No. CK 4351-017-005, x4110-46 and PL 4350-Z25/16]

Planner Sick was in attendance and reviewed the May 30, 2017 report of the General Manager, Community Services Department. Jayden Schmiess, Dream Developments was also in attendance to answer questions of the Commission.

Discussion followed regarding the proposed amendment and the following further information was provided:

- A Direct Control District provides more control and is specific to an area and form of development;
- McMormand Drive will be the main public transit artery for the area;
- Transportation and impact assessments were completed;
- The City has limited control on architecture;
- The streets will be for all users including vehicular and bike users;

- Roadway surrounding pond is built as a single lane in each direction as a traffic calming measure; and
 - High Schools are planned to the East of this development.
- Concerns were made regarding school sites and if the Province is updated on amendments to the original concept plan. Currently there is no update process.

Planning and Development Director Anderson advised the Commission that the City is still in consultations with the Province regarding changes to the Planning and Development Act. Currently the Province would like to request schools be placed on Municipal Reserve Land. The City has asked for this to be changed to an option not a requirement.

Moved By: Ms. Fracchia

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed Concept Plan for Brighton Village be approved;
2. That the Official Community Plan Bylaw No. 8769 be amended to add the proposed Direct Control District 8;
3. That Zoning Bylaw No. 8770 be amended to add the proposed Direct Control District 8;
4. That the proposed amendment to Official Community Plan Bylaw No. 8769 Land Use Map, to redesignate land from "Residential" to "Direct Control District," as outlined in the May 30, 2017 report of the General Manager, Community Services Department, be approved; and
5. That the proposed amendment to Zoning Bylaw No. 8770 to rezone land from RM3 - Medium Density Multiple-Unit Dwelling District and B1B(H) - Neighbourhood Commercial - Mixed Use District with the Holding Symbol "H" to DCD8 - Direct Control District 8, as outlined in the May 1, 2017 report of the General Manager, Community Services Department, be approved.

CARRIED

7.2 Proposed Rezoning - From FUD to RMTN1, RM3 and B4MX - Aspen Ridge Neighbourhood [File No. CK 4351-017-004 and PL 4350-Z1/17]

Planner Sick was in attendance and reviewed the May 30, 2017 report of the General Manager, Community Services Department. Terry Fusco, Saskatoon Land was also in attendance to answer questions of the Commission.

Discussion followed and the Commission was informed that the final detailed design includes mitigating jaywalking.

Moved By: Mr. Jackson

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 Aspen Ridge neighbourhood, as outlined in the May 30, 2017 report of the General Manager Community Services Department, be approved.

CARRIED

Due to time constraints Item 7.5 was brought forward.

7.5 Assessment and Taxation Presentation

City Assessor Huisman and Property Taxation & Support Manager Kilgour were in attendance and provided a presentation to the Municipal Planning Commission regarding assessment.

Ms. Fracchia excused herself from the meeting at 1:23 p.m. during discussion of the matter.

Moved By: Mr. Jackson

That the information be received.

CARRIED

7.3 Growth Plan to Half a Million - Corridor Planning Program [File No. CK 4350-66, x4110-2 and PL 4110-78-1]

Senior Planner Charlebois was in attendance and reviewed the May 30, 2017 report of the General Manager, Community Services Department.

Moved By: Mr. Jackson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendments to Official Community Plan Bylaw No. 8769 to add a new Corridor Planning Program policy framework, as outlined in the May 30, 2017 report of the General Manager, Community Services Department, be approved.

CARRIED

7.4 Meadowgreen Local Area Plan [File No. CK 4000-18 and PL 4110-76]

Senior Planner Emmons was in attendance and reviewed the May 30, 2017 report of the General Manager, Community Services Department.

Moved By: Mr. Mowat

That the May 30, 2017 report of the General Manager, Community Services Department be received as information.

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

Deferred to June meeting due to time constraints.

8.2 Bus Tour Planning

Deferred to the June meeting due to time constraints.

9. ADJOURNMENT

The meeting adjourned at 1:46 p.m.

Ms. J. Braden, Chair

Ms. P. Walter,
Committee Assistant