

# Planning and Infrastructure Commission

## MINUTES

JULY 27, 2022

7:00 A.M.

MEETING ROOM A,  
CITY HALL

Attendees	<b>Chairperson:</b> Eugene Fedorowich <b>Councillors:</b> Councillor Quinn Haider, Councillor Randy Goulden <b>Members:</b> Eugene Fedorowich, Eleanor Shumay, Glen Tymiak, Patricia Zaryski
Staff	Michael Eger - Director of Planning, Building and Development
Regrets	<b>Councillors:</b> <b>Members:</b> Doug Forster, Gordon Gendur, Mike Popowich <b>Staff:</b> René Richard - Director of Engineering and Asset Management, Carleen Koroluk – Land Use Planner
Absent	<b>Councillors:</b> <b>Members:</b> Amit Patel, Isabel O'Soup <b>Staff:</b>
Recording	Kateryna Gnatiuk
Call to order	7:05 a.m.

## ADOPTION OF AGENDA

Discussion	There were no additional items to add to the Agenda.
<b>Motion 10-2022</b>	<b>Shumay</b> That the agenda be approved as presented. <b>Carried Unanimously.</b>

## DECLARATION OF CONFLICT OF INTEREST

Discussion	None.
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## APPROVAL OF MINUTES

Discussion	Minutes of the April 27, 2022 Planning and Infrastructure Commission Meeting were circulated with the agenda package.
<b>Motion 11-2022</b>	<b>Zaryski</b> That the Minutes of the April 27, 2022 Planning and Infrastructure Commission Meeting be approved. <b>Carried Unanimously.</b>

## OLD BUSINESS

Discussion	None.
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## NEW BUSINESS

### 1. Discretionary Use DU03-2022 – Warehouse and/or Sales Facility in C-1 City Centre commercial Zoning District - 236 Myrtle Avenue

Discussion	<ul style="list-style-type: none"><li>- Eger presented a report about the Warehouse and/or Sales Facility in C-1 City Center Commercial Zoning District on 236 Myrtle Avenue. The report outlines that:<ul style="list-style-type: none"><li>o the building is located in a mixed-used area, and that the applicant wants to use this building for storage.</li><li>o the goods being stored are not deemed hazardous.</li><li>o A bigger concern with this building is how this building is generally constructed to the limits of the property, and that there is a lack of off-street parking space</li><li>o Under Zoning Bylaw, the current office use requires one space and the addition of the warehouse and sales facility use requires an additional four off-street spaces. In the absence of providing parking, there is an option for the owner to provide payment in lieu of \$3,000.00 per space.</li></ul></li><li>- There was discussion amongst the Commission about the payment in lieu option and Eger explained that the money can be used by the City for any other parking infrastructure in the downtown, or for capital improvements to the transit system, bus shelters, and a new bus, etc. Revenue from other payments in lieu has not yet been used, but it has been refunded in one instance where the business secured actual off-street parking spaces. It is likely that the City's willingness to refund this money serves as a bit of incentive for businesses to pursue.</li></ul>
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	<ul style="list-style-type: none"> <li>- Tymiak asked if the businesses have to buy or payout parking space, and what happens if they do not. <ul style="list-style-type: none"> <li>o Eger explained that in case of non-payment, we have to refuse their development permit and they have to appeal it. Appeal Board could technically have jurisdiction to override the Bylaw and waive parking requirements.</li> </ul> </li> </ul>
<b>Motion 12-2022</b>	<b>Tymiak</b> <b>Discretionary Use DU03-2022 – Warehouse and/or Sales Facility in C-1 City Centre commercial Zoning District - 236 Myrtle Avenue be recommended for approval to City Council. City Council be recommended to exempt the provision of four off-street parking spaces in exchange for \$3,000 per space, pursuant to Section 5.6.2 of Zoning Bylaw No. 14/2003. Carried Unanimously.</b>

### **BUSINESS FROM THE FLOOR**

Discussion	<ul style="list-style-type: none"> <li>- In Richard's absence, Eger provided updates on capital projects including Deer Park, paving on Smith Street and Gladstone Avenue South, school zone signage, and York Road.</li> <li>- Eger also reminded members to sign up for Voyent Alert and will send out information following the meeting.</li> <li>- Members questioned about how to clean up junked properties and concerns were raised specifically about [REDACTED] [REDACTED]. Eger explained that the City has pursued enforcement in the past but has encountered a lot of resistance, and will continue to monitor and enforce as needed.</li> <li>- Members discussed the work of private land developers around Saskatchewan, including the warranty that is required by the municipalities.</li> <li>- Members discussed alternative uses for shipping containers, such as the businesses newly operating in Wakaw.</li> </ul>
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### **NEXT MEETING**

	Wednesday, August 17, 2022 at 7:00 a.m. at City Hall Meeting Room A
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### **ADJOURNMENT**

<b>Motion 13-2022</b>	<b>Shumay</b> That the meeting be adjourned at 07:52 a.m. <b>Carried Unanimously.</b>
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## SIGNATURE OF MINUTES

<b>Chairperson</b>	<u>Eugene Fedorowich</u>
<b>Recording Secretary</b>	<u>Kateryna Gnatiuk</u> <b>Kateryna Gnatiuk</b>