

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 30, 2016

AT A MEETING OF THE REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Councillor Mike O'Donnell, in the Chair  
Councillor Jerry Flegel  
Councillor Barbara Young  
Pam Dmytriw  
Phil Evans  
Adrienne Hagen Lyster  
Simon Kostic  
Ron Okumura  
Daryl Posehn  
Laureen Snook  
Kathleen Spatt

Also in Attendance: Council Officer, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Executive Director, City Planning and Development, Diana Hawryluk  
Manager of Current Planning, Fred Searle  
Manager of Development Engineering, Dustin McCall  
Manager of Real Estate, Keith Krawczyk  
Senior City Planner, Sue Luchuck  
Senior City Planner, Ben Mario  
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, with the items and delegations to be heard in the order they are called by the Chairperson.**

ADOPTION OF MINUTES

**Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 28, 2016 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC16-60 Discretionary Use Application (16-DU-21) - Detached Dwelling Unit in R5 Zone - 4378 James Hill Road

**Recommendation**

1. That the Discretionary Use application for a Detached Dwelling Unit located at 4378 James Hill Road, being Lot 18, Block 65, Plan No.

102153822, Harbour Landing subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.9 inclusive, prepared by Homes by Dream and dated July 7, 2016; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.

**Kathleen Spatt moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-61 Discretionary Use Application (16-DU-23) Proposed Restaurant in LC1 Zone - 166 University Park Drive

**Recommendation**

1. That the Discretionary Use Application for a proposed Restaurant located at 166 University Park Drive, being Block/Par A, Plan No. 78R53179, University Park Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3. inclusive.
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
  - c) No drive-through (Drive-in, as per Section 7D.2 of the *Regina Zoning Bylaw No. 9250*) shall be permitted through this approval.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-63 Zoning Amendment Application (16-Z-14) The Towns Phase 1, Stage 1D

**Recommendation**

1. That the application to rezone segments from UH - Urban Holding, be approved as follows:
  - i. Segments A, E, F and I as R1- Residential Detached Zone.
  - ii. Segment D as R5- Medium Density Residential Zone.
  - iii. Segment K as R6- Residential Multiple Housing Zone.

- iv. Segment B, H and J as DCD11- Direct Control Districts.
- v. Segment C and G as DCD12 - Direct Control District.

All of which are located within The Towns concept plan and legally described as part of Parcel B, Plan No. 99RA08035 and part of SW 1/4, Sec. 14-17-19 W2M as shown on the proposed zoning map (Appendix A-1) and Proposed Plan of Subdivision (Appendix A-3).

- 2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
- 3. That this report be forwarded to the December 19, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Cathy Lawrence, representing Terra Developments, addressed the Commission.

**Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-64 Zoning Bylaw Amendment (16-Z-10 & 16-Z-11) MAC3 to MAC  
- 3705 E Quance Street and 2220 Willow Road

**Recommendation**

- 1. That the application to rezone Block FF, Plan No. 101835323 Ext. 0 located at 3705 E Quance Street and Block EE, Plan No. 101852096 Ext. 0 located at 2220 Willow Road from MAC3 - Major Arterial Commercial to MAC - Major Arterial Commercial, be approved.
- 2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
- 3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Garth Fredrickson and Robert Goldman, representing Bison Properties Limited, addressed the Commission.

**Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-65 Contract Zone Application (16-CZ-09) Proposed Medical Clinic  
- 2703 Victoria Avenue

**Recommendation**

- 1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 2703 Victoria Avenue, being Lot 42, Block

373, Plan No. 98RA28311 Ext. 0 be APPROVED and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property be executed.

2. That further to recommendation 1, the proposed Contract Zone Agreement shall include the following terms:
  - a. The development shall conform to the site plan prepared by DS Designs dated October 31, 2016 attached as Appendix A-3.1 and the plans prepared by DS Designs dated September 22, 2016, which are attached to this report as Appendices A-3.2 to A-3.5.
  - b. The permitted uses shall be limited to Medical Clinic and Personal Services and the permitted uses in the underlying R4A-Residential Infill Housing Zone.
  - c. Signage on the subject property shall comply with the development standards for R4A-Residential Infill Housing Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*.
  - d. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
  - e. The Agreement shall be registered in the City of Regina's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the December 19, 2016 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Scott Bitz, representing Shyso Holdings Inc., addressed the Commission.

**Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-67     2016 Review of Outstanding Items

**Recommendation**

1. That the following items be deleted from the list of outstanding items for the Regina Planning Commission:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
MN14-2	Regina Planning Commission	Off Leash Dog Park
RPC15-69	Regina Planning Commission	Application for Road Closure (15-CL-15) Portion of 4 <sup>th</sup> Avenue Adjacent to 1000 Broder Street

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

**Councillor Young moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-62 Zoning Amendment Application (16-Z-13) 1900 & 1920 McAra Street

(Phil Evans declared a conflict of interest on this item, citing his past association with SEPW Architecture Inc., who has done work for the proponent on the project, abstained from discussion and voting and left the meeting.)

**Recommendation**

1. That the application to rezone all of Lot 3A, Block 84, Plan No. 102148051 and part of Plan No. AD2450 within NE1/4 Sec. 20 Twp. 17 Rge. 19 W2M located at 1900 and 1920 McAra Street from partially UH-Urban Holding Zone and partially IT-Industrial Tuxedo Park Zone to IT-Industrial Tuxedo Park Zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

**Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-66 Contract Zone Application (16-CZ-04) Humanitarian Service Facility – 1610 Angus Street

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, abstained from discussion and voting and left the meeting.)

**Recommendation**

1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 1610 Angus Street, being Lot: 31A, Block: 252, Plan No. 102049208 be APPROVED and that the Contract Zone Agreement between the City of Regina and the owner of the subject properties be executed with the following terms:

- a. All new development on site shall be consistent with the attached plans labelled SHRM Samaritan Project, prepared by SEPW Architecture Inc., and dated June 9, 2016, Appendix A-3.1 to A-3.4.
  - b. Permitted uses on site shall be limited to a Building, Apartment - Low Rise and a Humanitarian Service Facility and which may include residential and daycare uses all as defined under *Regina Zoning Bylaw No. 9250 (Zoning Bylaw)*.
  - c. Any zoning-related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the Zoning Bylaw.
  - d. The agreement shall be registered in the Saskatchewan Land Titles at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007 (Act)*.
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
  3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

The following addressed the Commission:

- Kevin Vance;
- Blair Roberts, representing the Homelessness Partnering Strategy, YMCA; and
- Joe Miller, representing Souls Harbour Rescue Mission, and Dylan Elliott, representing SEPW Architecture.

**Councillor Young moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

#### ADJOURNMENT

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:42 p.m.

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Chairperson

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Secretary