

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 5, 2017

AT A MEETING OF 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
David Bale
Pam Dmytriw
Phil Evans
Adrienne Hagen Lyster
Simon Kostic
Andre Kroeger
Laureen Snook
Steve Tunison

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
Director, Planning, Shauna Bzdel
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Manager, Infrastructure Planning, Geoff Brown
Senior City Planner, Ben Mario
Senior City Planner, Jeremy Fenton

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 1, 2017 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC17-12 Application for Discretionary Use (16-DU-27) Retail Greater Than 1000M2 in
MAC Zone (Costco Wholesale) Parcel F- Aurora Subdivision

Recommendation

1. That the discretionary use application for proposed retail greater than 1000 square metres in MAC- Major Arterial Commercial Zone located at Parcel F, the Aurora Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by MMM Group and dated December 16 and 20, 2016 and January 30, 2017.
 - b) The developer shall provide a landscape strip at the rear of the building to create an interface between commercial development and future residential development to the south, satisfactory to the City and prior to the issuance of a building permit.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 24, 2017 meeting of City Council for approval.

Steven Gammon, representing MMM Group Limited, and Geoffrey Grice, representing Mulvanny G2 Architecture, addressed the Commission.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after attaching an additional Appendix of the three concept plan diagrams provided to Commission members.

RPC17-9 Zoning Amendment Application (16-Z-18) - Mainstreet Zone Amendment to
Include Dental Laboratory

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be APPROVED as specified in Appendix A-2.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendments.

3. That this report be forwarded to the April 24, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Dale Canham, Knud Potthast and John Tsechelidis, representing K & J Diamond Dental Lab Ltd., addressed the Commission.

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

RPC17-8 Proposed Coopertown Neighbourhood Plan (13-OCP-06)

Recommendation

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by adding the Coopertown Neighbourhood Plan, which is attached to this report as Appendix E, as Part B.17.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
3. That this report be forwarded to the April 24, 2017 City Council meeting for approval.

Ian Cantello, City Planner I, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

Jason Carlston and Trevor Williamson, representing Dream, addressed the Commission.

Councillor Jerry Flegel moved that the recommendation contained in the report be concurred in.

(Adrienne Hagen Lyster left the meeting.)

The motion was put and declared CARRIED.

RPC17-10 Discretionary Use Application (16-DU-26) - Planned Group of Dwellings (Townhouses) – 5401 Beacon Drive

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings - Townhouses located at Block D, Plan No. 102170450, in the Harbour Landing subdivision as shown in Appendix A-1 and A-2 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-3.12 inclusive, prepared by North Prairie Developments Ltd. and dated December 15, 2016.
 - 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 April 24, 2017 meeting of City Council for approval.

Laureen Snook moved that the recommendation contained in the report be concurred in.

(Councillor Flegel temporarily left the meeting.)

The motion was put and declared CARRIED.

RPC17-11 Discretionary Use Application (17-DU-01) - Medical Clinic and Retail
(Pharmacy) - 6210 and 6212 Dewdney Avenue

Recommendation

1. That the Discretionary Use Application for a proposed Medical Clinic located at 6210 and 6212 Dewdney Avenue, being Lots 24-25, Block 5, Plan No. AY3193, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development is conditional on a parcel tie of the subject lots being registered on the titles prior to the issuance of a building permit.
 - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 - A-3.6 prepared by KRN Tolentino Architecture and dated January 26, 2017.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 24, 2017 meeting of City Council for approval.

Pam Dmytriw moved that the recommendation contained in the report be concurred in.

(Councillor Flegel returned to the meeting.)

The motion was put and declared CARRIED.

ADJOURNMENT

Laureen Snook moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:43 p.m.

Chairperson

Secretary