

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 3, 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
Councillor Jerry Flegel
Councillor Barbara Young
David Bale
Phil Evans
Adrienne Hagen Lyster
Simon Kostic
Andre Kroeger
Laureen Snook
Steve Tunison

Regrets: Pam Dmytriw

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Senior City Planner, Autumn Dawson

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 delegations and 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 April 5, 2017 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC17-15 Discretionary Use (17-DU-04) Planned Group of Dwellings in R6 Zone Greens on Gardiner Subdivision

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at proposed Parcel G, Phase 8, Stage 2, (in Part of N.E.1/4 Sec.11 of Parcel A, Plan No. 101880277, of Part of Parcel D, Reg'd Plan No. 98RA21686, and Part of S.1/2 Sec.11, all in Twp.17 Rge.19 W.2 Mer. Regina, Saskatchewan) Greens on Gardiner 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 and A-3.2 inclusive, prepared by PDSS Property Development Support Services Inc. and dated March 16, 2017.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, with the exception of parking which shall be allowed to be relaxed by up to 10%, pending approval of the required minor variance application.
 - c) That no building permit shall be approved before approval and registration of the subject property in Information Services Corporation (ISC), as referenced above.
2. That this report be forwarded to the May 29, 2017 meeting of City Council for approval.

Denis Jones and Erick Erickson, representing Deveraux, and Lorne Yagelniski, representing Greens on Gardiner Development Corp., addressed the Commission.

Lauren Snook moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC17-16 Zoning Bylaw Amendment (17-Z-02) Concept Plan Amendment Application (17-CP-02) Capital Crossing - 1201 N Pasqua Street

Recommendation

1. That the application to amend the Capital Crossing area within the Hawkstone Concept Plan be APPROVED and the amended plan as depicted in Appendix A-3.1 of this report be adopted.

2. That *Regina Zoning Bylaw No. 9250* be amended by rezoning lands within the Hawkstone Concept Plan, depicted in Appendix A-3.3, as follows:
 - a. Block 9 from UH - Urban Holding to MAC - Major Arterial Commercial
 - b. Block 10 from UH - Urban Holding to MS - Mainstreet
 - c. Block 3 addition from Urban Holding to MS - Mainstreet
 - d. Part of Block 6 from MAC - Major Arterial Commercial to PS - Public Service (MU2)
 - e. Part of Block 4 from PS - Public Service to MS - Mainstreet
 - f. MU1 (formally part of Block 3) from MS - Mainstreet to PS - Public Service
 - g. Part of MR1 (formally part of Block 3) from MS - Mainstreet to PS - Public Service
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the May 29, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Wayne Freeman, representing Cushing Terrell, addressed the Commission.

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

Councillor Flegel moved, in amendment, AND IT WAS RESOLVED, that Appendix A-3.6 be replaced with the updated version of the Concept Plan, as provided to Commission members, which was approved by City Council on October 9, 2012.

Councillor Flegel moved, in amendment, AND IT WAS RESOLVED, that Appendix A-3.3 be corrected to show the Municipal Reserve land south of Rochdale Blvd. as MR2 and not as MR3, as previously indicated.

The main motion, as amended, was put and declared CARRIED.

RPC17-17 Application for Contract Zoning (16-CZ-11) 2 Fourplex Buildings – 2022 and 2024 Toronto Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2022 and 2024 Toronto Street, being Lots 11 and 12, Block 359, Old 33 from R3 - Residential Older Neighbourhood Zone to C - Contract be DENIED.

2. That this report be forwarded to the May 29, 2017 meeting of City Council.

Akomeno Egware, representing Egware Homes Inc., addressed the Commission.

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

RPC17-14 Discretionary Use Application (16-DU-24) Planned Group of Dwellings - 2715 Narcisse Drive

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at Parcel R, Plan No. 102136845 in the Hawkstone 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 is contingent on subdivision approval of the subject lots and subsequent title creation.
 - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by North Ridge Development Corporation and dated February 24, 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 May 29, 2017 meeting of City Council for approval.

Phil Evans moved that the recommendation contained in the report be concurred in.

Councillor Flegel moved, in amendment, AND IT WAS RESOLVED, that Appendix A-3.6 be replaced with the updated version of the Concept Plan, as provided to Commission members, which was approved by City Council on October 9, 2012.

The main motion, as amended, was put and declared CARRIED.

RPC17-13 Repeal of Municipal Heritage Property Bylaw 2001-18 (17-H-03) Traveller's Building 1833-1843 Broad Street

Recommendation

1. That Bylaw 2001-18 to designate the Traveller's Building, located at 1833-1843 Broad Street including the lands legally described as Lots 9, 10, 11 and 12, Block 303, Plan Old No 33 as Municipal Heritage Property be repealed.

2. That the Administration discharge any interest based on the notice of designation that was registered in the Land Titles Registry and notify all property owners of the repeal.
3. That the Administration cause a certified copy of the repeal bylaw to be served on the Registrar of Heritage Property.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the required repeal of the heritage designation.
5. That this report be forwarded to the May 29, 2017 City Council meeting for approval.

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

ADJOURNMENT

Phil Evans moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:15 p.m.

Chairperson

Secretary