

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 30, 2012

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 Michael Fougere, in the Chair
Councillor Mike O'Donnell
Dallard LeGault
David Edwards
Laureen Snook
Phil Evans
Phil Selenski
Ron Okumura
Sherry Wolf

Regrets: Councillor Chris Szarka
Mark McKee

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning & Sustainability, Diana Hawryluk
Manager of Development Review, Fred Searle
City Planner, Lauren Miller
Senior Planner, Planning & Development, Don Meikle
Senior Engineer Scott Thomas

APPROVAL OF PUBLIC AGENDA

Councillor O'Donnell moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.

ADMINISTRATION REPORTS

RPC12-32 RPC12-32 Applications for Rezoning, Discretionary Use, and Lane Closure (12-Z-4/ 12-DU-10/ 12-CL-1) - Redevelopment of Former St. Patrick School Site - 1225 Grey Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows, be APPROVED:
 - a. Rezoning of proposed Block 3A as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated February 13, 2012), from I-Institutional to R6-

Residential Multiple Housing.

2. That the application for the closure and sale of portions of the public lane within Blocks 2 and 3 and described as follows be APPROVED:
 - a. The north-south lane in Block 2, Registered Plan No. FO3017 lying south of a line joining the NE corner of Lot 7 and the NW corner of Lot 11, Block 2, Regina, Saskatchewan; and
 - b. The east-west lane lying between Block 2 and Block 3, Registered Plan No. FO3017, Regina, Saskatchewan.
3. The Discretionary Use Application to accommodate a planned group of dwellings at the property currently addressed as 1225 Grey Street be APPROVED and that a development permit be issued subject to the following conditions:
 - a. The development be consistent with the site plan labelled C100, with elevation drawings labelled A201, A202, and A200, and the landscape plan labelled as L100 and attached to this report; and
 - b. The development shall be consistent with all standards and requirements in *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the June 25, 2012 meeting of City Council to allow time for required public advertising.

Rob Whitten, representing New Rock Developments, and Murray Prokosh, representing Classic Communities, made a PowerPoint presentation to the Commission, a copy of which is on file at the office of the City Clerk.

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

RPC12-33 RPC12-33 Proposed Discretionary Use (12-DU-02) - Proposed Planned Group of Dwellings, 4850 Harbour Landing Drive

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings located at 4850 Harbour Landing Drive, being Lot 2, Block L, Plan No. 102031580 be APPROVED, subject to the following conditions:
 - a) The use of the property shall be consistent with the attached drawings; and
 - b) The use of the property shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 11, 2012 Meeting of City Council.

Janine Wilson, representing Windsor Crossing Developments, addressed the Commission.

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

RPC12-34 RPC12-34 Application for Contract Zone Agreement (11-CZ-7) - Proposed Commercial (Office and Retail) Building, with Existing Low-Rise Apartment Building and Detached Dwelling - 1550 14th Avenue and 2125, 2127 and 2135 Halifax Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the properties described as
 - (a) Lot 18, Block 414, Plan No. 101190619, located at 2125 Halifax Street ;
 - (b) Lot 19, Block 414, Plan No. 101190620, located at 2127 Halifax Street;
 - (c) Lots 11 to 14, Block 414, Plan OLD 33, located at 2135 Halifax Street; and
 - (d) Lots 15 and 16, Block 414, Plan OLD 33, located at 1550 14th Avenue;from R4A - Residential Infill Housing to C - Contract, be APPROVED and that the subject Zoning Bylaw amendment authorize the execution of a contract zone agreement between the City of Regina and the applicant/owner of the subject properties.

2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - (a) Development of the proposed commercial building on the property located at 1550 14th Avenue shall be consistent with the attached plans and drawings labelled A3 to A11, inclusive and prepared by P3 Architecture Partnership.
 - (b) Subject to terms (c) and (d) below, and in those areas identified for “office/medical office” use on the floor plans for the proposed commercial building (Drawings A5 and A6), permitted uses shall be limited to medical offices and other medical-related uses. General office use shall also be permitted, to an overall maximum floor area of 300m².
 - (c) In that area on the main floor of the proposed commercial building which is identified for “retail” use (Drawing A5), but also in the main floor area identified for “office/medical office” use, permitted uses shall be limited to those accommodated as permitted and discretionary uses in the NC - Neighbourhood Convenience Zone under Table 5.2 of the Zoning Bylaw. Such uses shall be subject to the applicable maximum floor areas per individual occupancy as established for the NC Zone, and in any case shall not exceed a maximum floor area of 300m².
 - (d) Further to term (c) above, the following shall also be classified as permitted uses on the main floor of the proposed commercial building:

- i) convenience/grocery store, with a gross floor area of between 150m² and 300m², offering for sale primarily groceries as well as dairy, produce and meat products and which may include a fast food outlet as an accessory use;
 - ii) licensed restaurant or licensed dining room as defined in the Zoning Bylaw, subject to a maximum seating capacity of 50 persons.
- (e) In accordance with the attached site plan (Drawing No. A3), the properties located at 2127 and 2135 Halifax Street shall contain the existing 30-unit apartment building (the Annex Apartments) and accessory surface parking stalls, with a minimum of nine (9) stalls assigned to visitors of the proposed commercial building located at 1550 14th Avenue.
- (f) In accordance with the aforementioned site plan, the property located at 2125 Halifax Street shall contain the existing detached dwelling and three (3) accessory parking stalls, of which two (2) stalls shall be assigned to the apartment building located at 2135 Halifax Street.
- (g) Notwithstanding terms (e) and (f) above, any subsequent development and use of the properties located at 2125, 2127 and 2135 shall be limited to both permitted and discretionary residential uses, as identified in Table 5.1 of the Zoning Bylaw for the R4A - Residential Infill Housing Zone, which uses shall all be deemed to be permitted uses for the purpose of this agreement. However, the minimum number of off-site parking stalls required for the aforementioned commercial building shall continue to be provided.
- (h) A detailed landscape plan for the subject property shall be submitted for review and approval by the Development Officer, prior to the issuance of a building permit. Any new planting or replacement of existing street trees adjacent to the subject properties shall be undertaken in accordance with *The Forestry Bylaw, 2002* (Bylaw No. 2002-48, as amended).
- (i) The erection or placement of commercial signs on the property located at 1550 14th Avenue shall comply with the provisions applicable to the MX - Mixed Residential Business Zone under Chapter 16 of the Zoning Bylaw.
- (j) Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of the Zoning Bylaw.
- (k) The approval to initiate the proposed development shall be valid for a period of two years from the date of City Council's passage of the Zoning Bylaw amendment that authorizes the contract zone agreement.
- (l) The contract zone agreement shall be registered in the City's interest, against the titles to all of the subject properties and 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 bylaw to authorize the rezoning of the subject properties and the execution of the contract zone agreement, as described above.

4. That this report be forwarded to the June 25, 2012 City Council meeting, which will allow sufficient time to advertise the required public notice for the subject Zoning Bylaw amendment.

The following addressed the Commission:

- Debbie Reid;
- Leila Francis, representing Heritage Community Association; and
- Shawn Farrell, representing Westland Ventures, and Chris Roszell, representing P3 Architecture.

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

Phil Selenski withdrew his motion of concurrence.

Phil Selenski moved, AND IT WAS RESOLVED, that this report be referred to the Administration to work with the developer and architect on a revised development of the subject site that further considers development standards, increased parking and alternative building setbacks.

RPC12-35 RPC12-35 Discretionary Use Application (12-DU-4) - Proposed
 Restaurant in LC3 Zone - 1417 and 1419 11th Avenue

Recommendation

1. That the discretionary use application for a proposed restaurant located at 1417-1419 11th Avenue, being Lots 49-50 in Block 300, Plan No. 101176129, be APPROVED, subject to the following conditions:
 - a. The development be generally consistent with the attached floor plans;
 - b. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
2. That the application to amend *Regina Zoning Bylaw No. 9520* be APPROVED, as follows:
 - a. That Table 14.6 (Off-Street Parking Requirements for Commercial Uses) be amended by revising the following section:

Restaurants		
a)	D Zone	No requirement
b)	LC3 Zone	No requirement
c)	All other zones	1 space per 5 seats

3. That the City Solicitor be directed to prepare the necessary bylaw;
4. That this report be forwarded to the June 25, 2012 meeting of City Council.

Bo Chen addressed the Commission.

David Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

(Councillor Fougere stepped down and left the meeting.)

(Phil Evans took the Chair.)

RPC12-36	RPC12-36 Application for Zoning Bylaw Amendment and Concept Plan Amendment (12-Z-2/ 12-CP-1) Greens on Gardiner Phase 3- Parcel M, N. ½ 17-19-21 W2M
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Recommendation

1. That the proposed amendments to the Greens on Gardiner concept plan as shown in Attachment 4 of this report, be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250* as follows, be APPROVED:
 - a) To rezone the subject property from UH-Urban Holding to R1-Residential Detached, R2-Residential Semi-Detached, DCD-11-Direct Control District Suburban Neo-Traditional, and MX-Mixed Residential Business (Holding Overlay), as shown on the plan showing proposed zoning, being Attachment 3 of this report.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Regina Zoning Bylaw No. 9250*,
4. That City Council waive the public notice requirement to erect signage on the subject property during the application process as would be required by the Zoning Bylaw and Subdivision Bylaw;
5. That this report be forwarded to the June 25, 2012 meeting of City Council to allow time for required public notice.

Lorne Yagelniski and Randy Pekar, representing Yagar Developments, addressed the Commission.

Ron Okumura moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-37	RPC12-37 Application for Zoning Bylaw Amendment (12-Z-3) – Maple Ridge Phase 8 -Part of Parcel A, Plan No. 78R53005 and Part of SW ¼ Section 10-18-20-2
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Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows, be APPROVED:
 - a. Rezoning of residential lots located within Blocks 3, 12, 14 and 16 to 19 inclusive, as shown on the attached plan of

proposed subdivision (prepared by Barry Clark S.L.S and dated May 18, 2012), from UH - Urban Holding to R1 - Residential Detached;

- b. Rezoning of municipal buffer strip labelled as MB8 as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated May 18, 2012), from UH - Urban Holding to R1 - Residential Detached;
- c. Rezoning of utility parcels labelled as U1 and U2 as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated May 18, 2012), from UH - Urban Holding to PS - Public Service;

- 2. That the City Solicitor be directed to prepare the necessary bylaw; and
- 3. That this report be forwarded to the June 25, 2012 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

Lorne Yagelniski and Randy Pekar, representing Yagar Developments, addressed the Commission.

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

RPC12-38 RPC12-38 Amendments to Zoning Bylaw No. 9250: Logistics Park Zone

Recommendation

- 1. That an amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by replacing, in its entirety, Subpart 8C.7 (“Logistics Park Zone”) of *Regina Zoning Bylaw No. 9250* with the version of Subpart 8C.7 contained in Appendix A of this report.
- 2. That the City Solicitor be directed to prepare the required amending bylaw.
- 3. That this report be forwarded to the June 25, 2012 City Council meeting to provide sufficient time to allow for required public notification.

Ron Okumura moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

MUNICIPAL HERITAGE ADVISORY COMMITTEE REPORT

RPC12-39 RPC12-39 Removal of 1869 Rae Street from the Heritage Holding Bylaw

Recommendation

- 1. That Bylaw No. 8912 of the City of Regina, commonly known as the Heritage Holding Bylaw, is amended to remove Item 4.28 (the Jolly Residence located at 1869 Rae Street) from Schedule A.

2. That the City Solicitor be instructed to prepare the necessary bylaw amendment.
3. That this report be forwarded to the May 30, 2012 Regina Planning Commission meeting and the June 11, 2012 City Council meeting.

David Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

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

The meeting adjourned at 6:31 p.m.

Chairperson

Secretary