

AT REGINA, SASKATCHEWAN, THURSDAY, SEPTEMBER 13, 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
David Edwards
Phil Evans
Dallard Legault
Mark McKee
Ron Okumura
Phil Selenski
Sherry Wolf

Regrets: Councillor Chris Szarka and Laureen Snook

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Development Engineering, Kelly Wyatt
Director of Planning & Sustainability, Diana Hawryluk
Manager of Development Review, Fred Searle
Senior City Planner, Ben Mario
Senior Engineer, Jeffrey Holland
Senior Engineer, Scott Thomas

APPROVAL OF PUBLIC AGENDA

Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES.

David Edwards moved, AND IT WAS RESOLVED, that the minutes of the meeting held on September 5, 2012 be adopted.

ADMINISTRATION REPORTS

RPC12-68 Applications for Zoning Bylaw Amendment and Discretionary Use Approval (11-Z-17/ 12-DU-5) - Phase 2B of Hawkstone Subdivision and Planned Group of Dwellings on Proposed Parcel Z, Hawkstone Subdivision

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* pertaining to lands within phase 2 of the Hawkstone subdivision in

the Northwest Sector as shown in Appendix A-1, be APPROVED as follows:

- a. Proposed Parcel Z to be rezoned from UH-Urban Holding to R5-Residential Medium Density; and
 - b. Proposed MR1 to be rezoned from UH-Urban Holding to PS-Public Service.
2. That the discretionary use application for a proposed planned group of dwellings located at Parcel Z in Phase 2 of the Hawkstone Subdivision be APPROVED subject to the following conditions:
 - a. The development shall be consistent with the site plan and elevations in Appendices A-3.1-3.2.3 attached to this report.
 - b. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access;
 - c. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
 3. That the City Solicitor be directed to prepare the necessary amendment to *Regina Zoning Bylaw 9250*; and
 4. That this report be forwarded to the October 9, 2012 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

The following addressed the Commission:

- Randy Pekar and Tim Hubbard, representing Pekarbilt Homes & Commercial; and
- Kevin Reese, representing Hawkstone Developments.

Mark McKee moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-69 Application for Zoning Bylaw and Concept Plan Amendment (12-Z-18/12-CP-7) - Hawkstone Phase 3, Hawkstone Subdivision

Recommendation

1. That the application to amend the Hawkstone Concept Plan, as depicted on the attached Revised Concept Plan in Appendix 3.2 be APPROVED;
2. That the application to rezone the lands (Part of NE ¼ 1-18-20 W2M) as shown on the shaded portion of the attached plan of proposed subdivision be APPROVED as follows:

- a. All lots in Blocks N, M, G and lots 1-28 in Block H be rezoned from UH – Urban Holding to R2 – Residential Semi-detached;
 - b. Parcels R and S be rezoned from UH to R5 – Medium Density Residential;
 - c. Parcels T, W and Y to be rezoned from UH to R6 – Residential Multiple Housing;
 - d. All lots in Blocks C, J, D, K, L, and lots 29-51 in Block H be rezoned from UH to DCD12-Suburban Narrow-Lot Residential; and
 - e. Parcel MR2 be rezoned from UH to PS- Public Service;
- 3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access;
 - 4. That the City Solicitor be directed to prepare the necessary bylaw; and
 - 5. That this report be forwarded to the October 9, 2012 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

Kevin Reese, representing Hawstone Developments, addressed the Commission.

(Phil Evans temporarily left the meeting.)

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

(Phil Evans returned to the meeting.)

The motion was put and declared CARRIED.

RPC12-70 Applications for Concept Plan and Zoning Bylaw Amendments (12-CP-9; 12-Z-19) and Proposed Road Closure (12-CL-5) - Balance of The Creeks Concept Plan Area

Recommendation

- 1. That the proposed amendment to The Creeks Concept Plan, as depicted on Figure 1 and revised on August 16, 2012 (Appendix 3-1 to this report) be APPROVED.
- 2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the lands as depicted on the plan of proposed zoning (Appendix 3-2), from UH - Urban Holding and FW - Floodway to R1 - Residential Detached and FW - Floodway, be APPROVED.

3. That the application for closure and sale of the road allowance as depicted on the attached plan of proposed road closure (Appendix 3-3) be APPROVED.
4. That the City Solicitor be directed to prepare the required Zoning Bylaw amendment and the bylaw to authorize closure and sale of the aforementioned road allowance.
5. That this report be forwarded to the October 9, 2012 meeting of City Council to allow sufficient time for advertising of the required public notices for the subject concept plan and Zoning Bylaw amendments and for the proposed road closure.

Kevin Reese, representing The Creeks, addressed the Commission.

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

RPC12-71 Rezoning and Discretionary use Application (12-Z-20/12-DU-24) -
Proposed Fourplex -4000 3rd Avenue, Windsor Place Subdivision

Recommendation

1. That the application to rezone 4000 3rd Avenue, being Lot 8 in Block 5, Plan No. FD 100, as shown on the attached Subject Property Map, from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED;
2. That subject to approval of the proposed rezoning, the discretionary use application for a proposed fourplex located at 4000 3rd Avenue, be APPROVED, subject to the following conditions:
 - a. The development be consistent with the attached site plan, floor plans and elevations in Appendix 3;
 - b. The applicant shall submit a detailed landscape plan for review;
 - c. The applicant shall provide screening of the parking stalls along 3rd Avenue as shown on the attached site plan; and
 - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary amendment to *Regina Zoning Bylaw 9250*; and
4. That this report be forwarded to the October 9, 2012 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

Bill Harrold addressed the Commission.

Mark McKee moved that the recommendation contained in the report be concurred in.

Phil Selenski moved, in amendment, AND IT WAS RESOLVED, that a recommendation #5 be added to read as follows:

- 5. That Administration work with the Legal Department to explore options for architectural controls and provide a report to the Regina Planning Commission in the first quarter of 2013.**

David Edwards moved, in amendment, AND IT WAS RESOLVED, that recommendation #2a. be amended by removing the words “and elevations” so it reads as follows:

- 2a. The development be consistent with the attached site plan and floor plans in Appendix 3;**

The main motion was put and declared CARRIED.

RPC12-72 Applications for Official Community Plan Amendment and Contract Zone Approval (12-CZ-6) Proposed Mixed-Use Building

Recommendation

That the proposed amendments to *Development Plan Bylaw No. 7877* and *Regina Zoning Bylaw No. 9250* as shown in Appendix E be DENIED.

Carmen Lien and John McGinn, representing Link Developments, addressed the Commission.

Dallard Legault moved that the recommendation be concurred in.

Dallard Legault withdrew his motion of concurrence.

Phil Selenski moved that this report be received and filed.

Phil Selenski withdrew his motion of receive and file.

David Edwards moved, AND IT WAS RESOLVED, that this report be referred to the Administration to work with the applicant on a revised development of the subject site and provide a report to the September 26 Regina Planning Commission meeting that considers direction provided by the Commission, including alternate building setbacks.

ADJOURNMENT

Councillor O'Donnell moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:52 p.m.

Chairperson

Secretary