

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 25, 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
Laureen Snook
Sherry Wolf

Regrets: Councillor Chris Szarka

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Mark Yemen
Director of Planning & Sustainability, Diana Hawryluk
Manager of Development Review, Fred Searle
Senior City Planner, Ben Mario
Senior City Planner, Delaine Clyne
Senior Engineer, Jeffrey Holland
City Planner, Lauren Miller

(The meeting in commenced in the absence of Laureen Snook.)

APPROVAL OF PUBLIC AGENDA

Dallard Legault moved, AND IT WAS RESOLVED, that the open agenda be approved, as submitted.

ADOPTION OF MINUTES

David Edwards moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 11, 2012 be adopted.

ADMINISTRATION REPORTS

RPC12-53 Application for Zoning Bylaw Amendments (12-Z-09) – Riverbend
Subdivision 1902 Heseltine Road

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows, be APPROVED:

- a. Rezoning of Lot K, as shown on the attached plan of proposed subdivision (prepared by Scott Colvin S.L.S and dated June 1, 2012), from UH - Urban Holding to R6 - Residential Multiple Housing;
 - b. Rezoning of municipal reserve land labelled as MR4 as shown on the attached plan of proposed subdivision (prepared by Scott Colvin S.L.S and dated June 1, 2012), from UH - Urban Holding to PS - Public Service;
 - c. Rezoning of Environmental Reserve land labelled as ER2 as shown on the attached plan of proposed subdivision (prepared by Scott Colvin S.L.S and dated June 1, 2012), from UH - Urban Holding to FW – Floodway; and
 - d. Rezoning of parcel L2 labelled as L2 as shown on the attached plan of proposed subdivision (prepared by Scott Colvin S.L.S and dated June 1, 2012), from UH - Urban Holding to FW – Floodway.
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 August 20, 2012 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

José Lebioda, representing Cindercrete, addressed the Commission.

(Laureen Snook arrived at the meeting.)

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

RPC12-54 Contract Zone Application (12-CZ-4) - Proposed Cultural Arts Centre with Licensed Restaurant, Performance Venue and Live/Work Units, 1621 11th Avenue

Recommendation

1. That the application to amend the *Regina Zoning Bylaw No. 9250* to rezone 1621 11th Avenue, being Lots 1-4 in Block 302, Plan No. Old 33, from LC3 – Local Commercial to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant contain the following terms:
 - a. The uses shall be restricted to: a cultural arts centre with a combined licensed restaurant and performance venue, eight live/work units, and any permitted or discretionary uses within the LC3 zone. Each live/work unit shall include an artist studio with at least one person residing in that unit;

- b. The cultural arts centre/licensed restaurant and performance venue shall have a maximum seating capacity of 125;
 - c. The site shall contain a minimum of eight parking stalls in perpetuity;
 - d. The development shall be consistent with the attached site plan, elevations and floor plans designed by Robinson Residential and dated December 23, 2011;
 - e. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*;
 - f. The approval to initiate the proposed development shall be valid for a period of two years from the date of the bylaw authorizing the zoning amendment and contract zone agreement; and
 - g. The agreement shall be registered in the city’s interest at the applicant’s cost pursuant to section 69 of *The Planning and Development Act, 2007*.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced Zoning Bylaw amendment; and
 3. That this report be forwarded to the August 20, 2012 City Council meeting so the required public notice can be given for the proposed Zoning Bylaw amendment.

Carol Cairns, representing Windhover Artists, addressed the Commission.

Dallard Legault moved that the recommendation contained in the report be concurred in.

David Edwards moved, in amendment, AND IT WAS RESOLVED, that recommendation #1.d. be amended to read: “The development shall be consistent with the attached plans contained in Appendices 3.1, 3.2, 3.3 and 3.4.”

The main motion was put and declared CARRIED.

RPC12-55 Application for Discretionary Use Approval and Zoning Bylaw Amendment (12-DU-1/ 12-Z-15) Accommodation of Office Building for Proposed “Office, Industrial” and “Research and Development” Uses in OA zone and Rezoning from IP to OA Zone4521, 4545 and 4561 Parliament Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:

- a) That the proposed rezoning of Parcels W2, W3, and W4 in Plan No. 102067949 (being 4521, 4545, and 4561 Parliament Avenue) from IP-Prestige Industrial to OA-Office Area Zone be APPROVED.
2. That the proposed discretionary use for Parcel W2, Plan No. 102067949 to accommodate Industry Office and Research and Development within a 3716 m² (40,000 ft²) office building be APPROVED, subject to the following conditions:
 - a) The development shall conform to plans attached to this report in Attachments A 3.1, 3.2.1 and 3.2.2;
 - b) Prior to issuance of a building permit, the developer shall pay \$7000 per parking stall in excess of the maximum standard pursuant to the OA-Office Area Zone; and
 - c) The development shall conform to standards and regulations contained in *Regina Zoning Bylaw No. 9250*.
3. This report shall be forwarded to the August 20, 2012 meeting of City Council to allow time for required public notice.

Neil Braun, representing Harbour Landing Business Park, addressed the Commission.

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

Dave Edwards moved, in amendment, AND IT WAS RESOLVED, that a recommendation #3 be added to read as follows:

- 3. That the proposed discretionary use for Parcel W2, Plan No. 102067949 to accommodate Industry Office and Research and Development comply with all Transport Canada regulations.**

The main motion was put and declared CARRIED.

RPC 12-56 Regina Downtown Neighbourhood Plan - Amendments to Regina Development Plan Bylaw No. 7877 and Regina Zoning Bylaw No. 9250

Recommendation

1. That an amendment to Bylaw No. 7877 (Regina Development Plan), as generally provided in Appendix A of this report, be APPROVED.
2. That an amendment to Bylaw No. 9250 (Regina Zoning Bylaw), as generally provided in Appendix B of this report, be APPROVED.

3. That the Administration prepare an annual implementation progress report for submission to the Regina Planning Commission.
4. That the City Solicitor be directed to prepare the necessary bylaws to enact the amendments referenced in recommendation 1 and 2 of this report.
5. That this report be forwarded to the August 20, 2012 City Council meeting to allow for the required public advertising of the proposed amendments to occur.

City Administration made a presentation to the Commission, a copy of which is on file in the office of the City Clerk.

Judith Veresuk, representing Regina Downtown Business Improvement District, addressed the Commission.

Dave Edwards moved that the recommendation contained in the report be concurred in.

Phil Evans moved, in amendment, AND IT WAS RESOLVED, that Map A3.1, Climate Controlled Pedestrian Linkages, on page 108 in Appendix 1, be removed from the Regina Development Plan, Part G, Regina Downtown Neighbourhood Plan.

The main motion was put and declared CARRIED.

ADJOURNMENT

Dallard Legault moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:29 p.m.

Chairperson

Secretary