

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 22, 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
Councillor Chris Szarka
David Edwards
Phil Evans
Mark McKee
Ron Okumura
Phil Selenski
Laureen Snook

Regrets: Dallard LeGault and Sherry Wolf

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 Engineer, Scott Thomas

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

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Phil Selenski moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 8, 2012 be adopted.

ADMINISTRATION REPORTS

RPC12-60 RPC12-60 Application for Zoning Bylaw Concept Plan Amendment (12-Z-14/12-CP-6) Skyview Phase 6, Skyview Subdivision

Recommendation

1. That the application to amend the Skyview Concept Plan, as depicted on the attached Revised Concept Plan, dated May 2012 be APPROVED;

2. That the application to rezone the lands (Part of NE ¼ 10-18-20 W2M) as shown on the shaded portion of the attached Subject Property Map be APPROVED as follows:
 - a) All lots in Blocks 1, 4, 6, and 7 be rezoned from UH – Urban Holding to R1 – Residential Detached
 - b) Parcel D be rezoned from UH to R5 – Medium Density Residential; and
 - c) 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 September 17, 2012 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

Doug Rogers, representing Terra Developments Inc., addressed the Commission.

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

(Laureen Snook arrived at the meeting.)

The motion was put and declared CARRIED.

RPC12-61 RPC12-61 Application for zoning Bylaw Amendment (12-Z-06) - Kensington Greens Phase 2 Part of Parcel A, Plan No. 101868138, Part of Parcels B & D, No. 101902610, Part of Parcel E, As Approved, 1701 N. Albert Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* related to 1701 N. Albert Street, be APPROVED as follows:
 - a. Rezoning of all residential lots located within Blocks 11-15 inclusive and residential Lots 1-20 located within Block 9, as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to R1 - Residential Detached;

- b. Rezoning of residential Lots 8-27 located within Block 5 and Lots 21-72 located within Block 9, as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to R2 - Residential Semi-Detached;
 - c. Rezoning of all residential lots located within Block 10 as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to DCD-12 – Suburban Narrow-Lot Residential;
 - d. Rezoning of municipal buffer strips labelled as MB3, MB4 and MB5 as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to PS - Public Service;
 - e. Rezoning of municipal reserve land labelled as MR1 as shown on the attached plan of proposed subdivision (prepared by Barry Clark S.L.S and dated July 10, 2012), from UH - Urban Holding to PS - Public Service;
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment; and
 3. That this report be forwarded to the September 17, 2012 City Council meeting to allow sufficient time for the required public advertising of the proposed bylaw.

Lorne Yagelniski, representing Yagar Developments, addressed the Commission.

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

RPC12-62	RPC12-62 Application for zoning Bylaw and Concept Plan Amendments Harbour Landing - Phase 6, stages 1 and 2; Phase 8, Stages 1 and 2; and Phase 9 Portions of W 1/2 Section 2-17-20 W2M and Parcel X, Plan No. 101926436
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1. That the proposed amendments to the Harbour Landing Concept Plan, as depicted on Figures 2.0, 2.1 and 2.2 and dated June 2012 (Appendices 3.1, 3.2 and 3.3 to this report) be APPROVED.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH - Urban Holding to the following specified zone designations for the lands contained within the Harbour Landing Phase 6 subdivisions, be APPROVED:

(a) Harbour Landing Phase 6, Stage 1 (as shown on the plan attached as Appendix 4.1)

- i) To Direct Control District DCD-12 - Suburban Narrow-Lot Residential
 - Lots 41 to 67 in Block 50;
 - All of Blocks 50A and 51;
 - Lots 1 to 12 in Block 52; and
 - Lots 1 to 18 in Block 53;
- ii) To DCD-12 with Pipeline Corridor Setback Overlay Zone (PL)
 - Lots 1 to 40 and Walkway W1 in Block 50;
- iii) To R5 - Medium Density Residential
 - Lot/Parcel C in Block 52;
 - Lot/Parcel B in Block 53; and
 - Block/Parcel A;
- iv) To PS - Public Service
 - Environmental Reserve ER15;

(b) Harbour Landing Phase 6, Stage 2 (as shown on the plan attached as Appendix 4.2)

- i) To Direct Control District DCD-12 - Suburban Narrow-Lot Residential
 - Lots 1 to 4 in Block 54;
 - Lots 1 to 13 and Lots 21 to 41 in Block 56; and
 - Lots 20 to 24 in Block 57;
- ii) To DCD-12 with Pipeline Corridor Setback Overlay Zone (PL)
 - Lots 1 to 19 in Block 57;
- iii) To R5 - Medium Density Residential
 - Lot/Parcel E in Block 55;
- iv) To PS - Public Service
 - Environmental Reserves ER16 and ER17; and
 - Municipal Reserve MR5.

3. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH - Urban Holding to the following specified zone designations for the lands contained within the Harbour Landing Phase 8 subdivisions, be APPROVED:

(a) Harbour Landing Phase 8, Stage 1 (as shown on the plan attached as Appendix 4.3)

- i) To Direct Control District DCD-12 - Suburban Narrow-Lot Residential
 - Lots 20 to 29 in Block 58;
 - Lots 1 to 8 in Block 59; and
 - Lots 1 to 10 in Block 60;
- ii) To DCD-12 with Pipeline Corridor Setback Overlay Zone (PL)
 - Lots 1 to 19 in Block 58;

- iii) To R5 - Medium Density Residential
 - Lots E and F in Block 59; and
 - Lots 1 to 10 in Block 61;
 - iv) To R6 - Residential Multiple Housing
 - Lots A and B in Block 58;
 - Lots C and D in Block 60; and
 - Lots G and H in Block 61;
- (b) Harbour Landing Phase 8, Stage 2 (as shown on the plan attached as Appendix 4.4)
- i) To Direct Control District DCD-12 - Suburban Narrow-Lot Residential
 - Lots 11 to 25 in Block 60;
 - All of Block 62; and
 - Lots 1 to 27 in Block 63;
 - ii) To R5 - Medium Density Residential
 - Lot J in Block 63.
4. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH - Urban Holding to the following specified zone designation for the lands contained within the Harbour Landing Phase 9 subdivision (as shown on the plan attached as Appendix 4.5), be APPROVED:
- i) To Direct Control District DCD-12 – Suburban Narrow-Lot Residential
 - Lots 1 to 21 in Block 64;
 - Lots 1 to 17 in Block 65;
 - All of Blocks 66 and 67; and
 - Lots 1 to 28 in Block 68;
 - ii) To R5 – Medium Density Residential
 - Lots R and S in Block 64;
 - Lot Q in Block 65; and
 - Lot P in Block 69;
 - iii) To R6 – Residential Multiple Housing
 - Lot N in Block 69.
5. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post public notification signs on the subject lands, due to their remoteness from surrounding urban development within the City of Regina.
6. That the City Solicitor be directed to prepare three separate bylaws to enact the subject Zoning Bylaw amendments for each of Phases 6, 8 and 9, as documented in recommendations 2, 3 and 4, respectively.
7. That this report be forwarded to the September 17, 2012 City Council meeting to allow sufficient time for advertising of the required public notices for the subject concept plan and Zoning Bylaw amendments.

Paul Moroz, representing Dundee Developments, and George Tsougrainis, representing Stantec, addressed the Commission.

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

ADDITIONAL MEETING

David Edwards moved, AND IT WAS RESOLVED, that an additional meeting of the Regina Planning Commission be held on Thursday, September 13, 2012 at 4:00 p.m.

ADJOURNMENT

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

The meeting adjourned at 4:53 p.m.

Chairperson

Secretary