

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 27, 2013

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 Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Shawn Fraser
David Edwards
Dallard Legault
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Phil Evans and Ron Okumura

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning, Diana Hawryluk
Director of Community Services, Chris Holden
Director of Development Engineering, Kelly Wyatt
Manager of Current Planning, Fred Searle
Senior City Planner, Sue Luchuck
Senior City Planner, Ben Mario

(The meeting commenced in the absence of Councillor Fraser.)

APPROVAL OF PUBLIC AGENDA

Councillor Flegel moved, AND IT WAS RESOLVED, that the agenda for the meeting be approved, as submitted, and that the delegations be heard at the call of the Chairperson.

ADOPTION OF MINUTES

Phil Selenski moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 13, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-20 Application for Discretionary Use (13-DU-1) Proposed Planned Group of Dwellings, Parcels A and B, SW Corner of Gordon Road and James Hill Road

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located at the SW corner of Gordon Road and James Hill Road, being Parcels A and B in Harbour Landing 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 to A-3.3 inclusive, prepared by McGinn Architecture Limited and dated February 28, 2013;
 - b) All driveways connecting Gordon Road to Glide Crescent through the property, with the exception of designated parking areas, shall be signed as “No Parking”, the prohibition to be enforced to ensure adequate access for fire suppression equipment; and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. 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.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;

(Councillor Fraser arrived at the meeting during Ms. Luchuck’s presentation.)

- Paul Moroz, representing Dundee Developments ; and
- Denis Jones, representing Deveraux.

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

RPC13-21 Application for Discretionary Use and Zoning Bylaw Amendment (12-DU-31) - Proposed Office Building Greater than 2.0 Floor Area Ratio (F.A.R.) in D-Downtown Zone – 2074 Rose Street

Recommendation

1. That the D-Downtown Zone of *Regina Zoning Bylaw No. 9250* be amended as proposed in Appendix B.
2. That subject to recommendation 1) the discretionary use application for a proposed and office building greater than 2.0 F.A.R. in the D-Downtown Zone located at 2074 Rose Street, being Lots 22-25, inclusive, Block 365, OLD 33 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 to A-3.4 inclusive, prepared by SEPW Architecture Inc. and dated November 14, 2012; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - c) Further detail of the landscaped area required for bonusable amenity be subject to review and approval of the Development Officer and shall meet the intent of the Downtown Zone and demonstrate compliance with respect to bonusing provisions in Chapter 17 – Development Alternatives and Incentives of *Regina Zoning Bylaw No. 9250*.
 - d) The applicant shall enter into an agreement with the City with respect to provision of bonusable public amenities.
3. That the City Solicitor be instructed to prepare the required bylaw amendment.

The following addressed the Commission:

- Ben Mario and Mark Andrews, City Planners, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Dale Harvey and Dylan Elliott, representing Saskatchewan Association of Rural Municipalities (SARM).

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

RPC13-22 Park Naming – Fairways West MR-1 and MR-2, Lakeridge Addition MR-1 and MR-3

Recommendation

- 1) That Fairways West MR-1 (7700 Gordon Staseson Boulevard) be named Steinson Park.
- 2) That Fairways West MR-2 (7931 Gordon Staseson Boulevard) be named Bundon Park.
- 3) That this report be forwarded to the April 8, 2013 meeting of City Council for approval.

Councillor Flegel 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 5:01 p.m.

Chairperson

Secretary