

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 31, 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 Shawn Fraser
David Edwards
Daryl Posehn
Laureen Snook
Sherry Wolf

Regrets: Councillor Jerry Flegel
Phil Evans
Dallard LeGault
Ron Okumura
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Director of Planning, Diana Hawryluk
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Sue Luchuck
Senior City Planner, Lauren Miller

APPROVAL OF PUBLIC AGENDA

David Edwards 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.

MEETING RESCHEDULED

David Edwards moved, AND IT WAS RESOLVED, that the August 14, 2013 meeting of the Regina Planning Commission be rescheduled to Tuesday, August 13, 2013 at 4:00 p.m.

ADMINISTRATION REPORTS

RPC13-50 Application for Concept Plan and Zoning Bylaw Amendments (13-Z-10, 13-CP-04) Riverbend Subdivision, 1902 Heseltine Road

Recommendation

1. That the application to amend the Riverbend Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.

2. That the application to rezone Part of Parcel A, Plan No. 101550406, SW 1/4 22-17-19 W2M (Proposed Parcel M) located at 1902 Heseltine Roadas shown on the attached plan of proposed subdivision (See Attachment A-3.3), from UH-Urban Holding to R6 - Residential Multiple Housing, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. 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:

- Lauren Miller, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- José Lebioda, representing Cindercrete Products.

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

RPC13-48 Application for Zoning Bylaw Amendment 13-Z-03 and Discretionary Use Approval (13-DU-05) - Proposed Planned group of Townhouse Dwellings263 Lewvan Drive

Recommendation

1. That the application to rezone Lots 12 to 29 and Lot 41 Block 25 Plan No. AX 2262 located at 263 Lewvan Drive from I-Institutional Zone to R5-Medium Density Residential, be APPROVED.
2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings prepared by North Ridge Development Corporation and contained in Appendices A-3.1 to A-3.5 to this report.
 - (b) The proposed development shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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; and
- Patrick Mah, representing North Ridge, and Dennis Coutts, representing Habitat for Humanity.

Sherry Wolf moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-49 Application for Discretionary Use (13-DU-13) Proposed Planned Group of Dwellings (Apartments), Narcisse Drive - Hawkstone

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on Narcisse Drive, being a portion of Parcel Y in Hawkstone Phase 3 Stage 1B 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 and A-3.2 inclusive, prepared by McGinn Engineering Ltd. and dated April 5, 2013; and
 - b) 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.
3. That this report be forwarded to the August 26, 2013 meeting of City Council.

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; and
- Kevin Reese, representing Hawkstone Developments and Kevin Gelsing, representing Deveraux Homes.

Sherry Wolf moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-47 Application for Zoning Bylaw Amendment 13-Z-11 - 1899, 1901, and 1903 Pasqua Street, Text Amendments to Accommodate Future Stadium at Evraz Place

(Laureen Snook declared a conflict of interest on this item, abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

1. That the application to rezone Parcel T, Plan No. 102, 121311 Pasqua Street located at 1899, 1901 and 1903 Pasqua Street from RR-Rail Road to PS-Public Service, be APPROVED.
2. That the following amendments to the Zoning Bylaw be APPROVED:
 - a. That “Stadium” be added as a land use classification and permitted in the PS-Public Service Zone in Table 5.4, including footnotes, as follows:

		AIR	FW	I	PS	PUD	RR	UH	WC
Stadium (Professional Sports Clubs and Promoters) ¹³	7941				p ¹⁴				

¹³ Refer to the regulations in subpart 9D.2

¹⁴ Stadiums are permitted only on Block H, Plan No. 14513 and Parcel T, Plan No. 102121311.

- b. That Appendix B be added to the Zoning Bylaw after subpart 9D.1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office.

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

ADJOURNMENT

David Edwards moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:56 p.m.

Chairperson

Secretary