

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 29, 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
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski
Sherry Wolf

Regrets: David Edwards, Dallard LeGault and Laureen Snook

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Director of Planning, Diana Hawryluk
Director of Community Services, Chris Holden
Manager of Current Planning, Fred Searle
Manager of Real Estate, Chuck Maher
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Ben Mario
Senior City Planner, Sue Luchuck

APPROVAL OF PUBLIC AGENDA

Phil Evans 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.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 8, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-32 Chad Jacklin and Peter Nijman (on behalf of neighbours of 2200 Blocks of Edward Street and Pasqua Street): Proposed Development at 2220 Edward Street

Recommendation

This communication be received and filed.

Chad Jacklin and Peter Nijman addressed the Commission

Councillor Flegel moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC13-33 Application for Contract Zoning (13-CZ-03) - Proposed Planned Group of Townhouses, 2220 Edward Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2220 Edward Street, being Parcel F Plan No. 101875237 from I - Institutional Zone to C-Contract Zone be APPROVED and that the Contract Zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to recommendation 1, the proposed C-Contract Zone agreement shall include the following requirements and terms:
 - a. The development must meet the requirements of Building Bylaw 2003-7 and will not block existing storm water flow paths or impact neighbouring properties that may be below the 1:500 flood level;
 - b. Soil on the site will meet the Canadian Council of Ministers of the Environment (CCME) Soil Quality Guidelines for Residential Use;
 - c. The buildings be designed to follow CMHC guidelines for adequate sound insulation to ensure the noise levels at façade of the building closest to Lewvan Drive do not exceed 55 dBA;
 - d. Existing sidewalks on Edward Street must be extended to the development site;
 - e. Existing lanes must be resurfaced following completion of construction to the satisfaction of the City;
 - f. The applicant shall submit a detailed landscape plan identifying all plant material, species and location to the Development Officer for review and approval prior to the issuance of the building permit;
 - g. The development shall conform to the attached site plan labelled A-3.1 prepared by McGinn Engineering Ltd.;
 - h. The applicant shall submit revised elevation plans incorporating external design features, which are generally consistent with the character of the adjacent residential buildings to the Development Officer for inclusion in the Contract Zone agreement;
 - i. Any zoning related detail not specifically addressed in the Contract Zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - j. 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*.
3. That the FW-Floodway designation on the Zoning Map for Parcel F be deleted and replaced with the FF-Floodway Fringe overlay zone where the contour elevation is above the 1:500 flood level as determined by the Water Security Agency.

4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
5. That this report be forwarded to the July 8, 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;
- Jim Elliott;
- Laura Pettigrew, representing Saskatchewan Express;
- Linda McKenzie;
- Peter Nijman and Chad Jacklin; and
- Doug Rogers, representing Terra Developments Inc., Cameron Wilkes, and Mike McGinn, representing McGinn Engineering.

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

(Phil Selenski left the meeting.)

The motion was put and declared LOST.

Councillor Fraser moved, AND IT WAS RESOLVED, that the recommendation contained in the report be denied.

(Councillor Fraser left the meeting.)

RPC13-31 Application for Discretionary Use (12-DU-30) Proposed House-Form
Commercial Restaurant – 2416 14th Avenue

Recommendation

1. That the discretionary use application for a proposed restaurant being a House-Form Commercial use located at 2416 14th Avenue, being Lot 30, Block 405, Plan No. 98RA28309, located in the Centre Square neighbourhood be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plan attached to this report as Appendix A-3.1, and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the June 10, 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
- Yichun Qian.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-30 Application for Street Closure (11-CL-5/12-CL-2) – Closures of West Boundary Road, Fleming Road and Condie Road intersecting with CPR Main Line

Recommendation

1. That the application for the closure and sale of a portions of Fleming Road and Condie Road as shown on the attached plan of proposed subdivision prepared by Barry Clark S.L.S, dated January 25, 2013, and legally described as follows, be APPROVED:
 - a) All that portion of the road allowance between the NE1/4 Section 13, Township 17, Range 21, West of the 2nd Meridian and the NW1/4 Section 18, Township 17, Range 20, West of the 2nd Meridian lying South of a line joining the intersection of the North limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 18 with the intersection of the North limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 13, and lying North of a line joining the intersection of the South limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 18 with the intersection of the South limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 13 and;
 - b) All that portion of the road allowance between the NE1/4 Section 18, Township 17, Range 20, West of the 2nd Meridian and the NW1/4 Section 17, Township 17, Range 20, West of the 2nd Meridian lying South of a line joining the intersection of the North limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 17 with the intersection of the North limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 18, and lying North of a line joining the intersection of the South limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 17 with the intersection of the South limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 18.
2. That the application for the closure and sale of a portions of West Boundary Road, as shown on the attached plan showing proposed road closure prepared by Prakhar Shrivastava S.L.S, dated June 5, 2012 and legally described as follows, be APPROVED:
 - a) All the portion of Road Allowance lying between the west boundary of the NW ¼ Sec. 13 and the east boundary of the NE ¼ Sec. 14, Township 17, Range 21, W2nd Meridian, in Regina, Saskatchewan.

3. That the City Solicitor be directed to prepare the necessary bylaw;
4. That this report be forwarded to the June 10, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.
5. That this item be removed from the list of outstanding items for Regina Planning Commission.

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

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

RPC13-34 Park Naming – Lakeridge MR-1 and MR-3

Recommendation

- 1) That Lakeridge Addition MR-1 (5599 Devine Place) be named Bloos Park.
- 2) That Lakeridge Addition MR-3 (5201 Watson Way) be named Kaytor Park.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

CIVIC NAMING COMMITTEE REPORT

RPC13-35 Civic Naming Committee Annual Report 2011 & 2012

Recommendation

That this report be forwarded to City Council for information.

Phil Evans moved, AND IT WAS RESOLVED, that this report be forwarded to City Council for information.

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:42 p.m.

Chairperson

Secretary