

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 11, 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
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Councillor Jerry Flegel
Dallard LeGault

Also in Attendance: Committee Assistant, Elaine Gohlke
Deputy City Manager, Community Planning & Development, Jason Carlston
Manager of Current Planning, Fred Searle
Senior City Planner, Ben Mario
Senior City Planner, Lauren Miller
City Planner II, Mark Andrews

APPROVAL OF PUBLIC AGENDA

David Edwards moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after withdrawing RPC13-62 a report from the Administration regarding Applications for Zoning Bylaw Amendment (13-Z-07) and Lane Closure (13-CL-01) – Portion of East-West Lane, Block 204 between Lots 12 and Lot C, 1435 Lorne Street and 2226 Dewdney Avenue, and that the delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Sherry Wolf moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 13, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-61 Application for Zoning Bylaw Amendment (13-Z-15) 3435 Quance Street

Recommendation

1. That the application to rezone Lot 34, Block 115, Plan No. 98RA28988 located at 3435 Quance Street from LC2 - Local Commercial Zone to MAC - Major Arterial Commercial, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the October 15, 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:

- Lauren Miller, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Michael Harlos, representing 101216524 Saskatchewan Ltd.

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

(Councillor Fraser left the meeting.)

RPC13-65 Application for Discretionary Use (13-DU-18) Proposed Planned Group of Dwellings (Apartments), Parcels R and S in Phase 5 Greens on Gardiner

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at the northeast corner of Chuka Boulevard and Arcola Avenue, being Parcels R and S, The Greens on Gardiner Phase V 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-3.3 inclusive, prepared by Alton Tangedal Architects Ltd. and dated May 21, 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 October 15, 2013 meeting of City Council.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Denis Jones, representing Deveraux Homes & Developments.

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

RPC13-64 Application for Contract Zoning (13-CZ-04) Proposed Special Care Home
310 E. 18th Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 310 E. 18th Avenue, being Lot 18, Block 12, Plan No. FJ5368 from R6 - Residential Multiple Housing to C – Contract be APPROVED.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The number of residents permitted in the Special Care Home shall not exceed 20 residents;
 - b. That 4 parking stalls shall be developed pursuant to the requirements of *Regina Zoning Bylaw No. 9250*;
 - c. No parking shall be permitted in the rear Lane, with a sign to be erected as “No Parking,” so as to not restrict fire and emergency vehicle access;
 - d. The proposed parking stalls shall be designed to eliminate the need for backing and manoeuvring onto the street and shall be suitably paved with a hard surface material (Subpart 14B.3.8 and Subpart 14B.3.4) of *Regina Zoning bylaw No. 9250*;
 - e. Landscaping of the lot shall be developed according to the attached Landscape Plan and comply with the requirements of Chapter 15 of the *Zoning Bylaw*;
 - f. The development shall conform to the attached plans labelled Site Plan, Landscape Plan, A-1, A-2, A-3 prepared by Envision Drafting & Design Ltd., and dated May 2013, attached to this agreement as Appendix A-3.1 to A-3.5;
 - g. Signage on the subject property shall comply with the development standards for Special Zones pursuant to Table 16.1 of the *Zoning Bylaw*, if applicable;
 - h. No accessory structures (i.e., garage or shed) are permitted to be constructed on-site;
 - 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 City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That the City Clerk be authorized to execute the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property following review by the City Solicitor.\
5. That this report be forwarded to the October 15, 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:

- Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Eldon Hall, representing Mount Pleasant Manor.

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

RPC13-63 Application for Street Closure (13-CL-03) –Portion of Argan Drive Plan 88R42178 abutting Lots 1 & 4, Block C Plan 88R42178– Eastgate

Recommendation

1. That the application for the closure and sale of a portion of Argan Drive as shown on the attached plan of proposed subdivision prepared by P. Shrivastava, SLS, dated August 21, 2012 and legally described as follows, be APPROVED:

“that portion of Argan Drive abutting Lots 1 & 4 Block C Plan 88R42178”.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 15, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

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

ADJOURNMENT

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

The meeting adjourned at 5:11 p.m.

Chairperson

Secretary