

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 2, 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
Dallard LeGault
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook

Regrets: David Edwards
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke
Deputy City Manager, Community Planning & Development, Jason Carlston
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Sue Luchuck
City Planner II, Mark Andrews
City Planner II, Blaine Yatabe

APPROVAL OF PUBLIC AGENDA

Phil Selenski 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

Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 11, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-66 Application for Discretionary Use (13-DU-22) Proposed Warehousing of Hazardous Chemicals, 100 McDonald Street

Recommendation

1. That the discretionary use application for a proposed warehouse and distribution facility involving hazardous chemicals located at 100 McDonald Street, being Lot 1, Block 18, Plan No. 75R18889, Ross Industrial Park 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, prepared by Kreate Architecture and Design Ltd. and dated March 15, 2013 and Appendices A-3.2 to A-3.4 prepared by Hasegawa Consulting Professional Engineers and dated August 26, 2013; and
 - b) Prior to the issuance of a Building Permit, the applicant shall submit the following for review by the Fire and Protective Services Department, Development Engineering Department and/or any federal and provincial agencies having jurisdiction:
 1. a comprehensive fire safety plan and a spill mitigation plan;
 2. information showing storage layout, access aisles and storage heights; and
 3. Information indicating compliance with Parts 3 and 4 of the National Fire Code of Canada.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the October 15, 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
- Ray Smith, representing Haliburton.

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

RPC13-67 Application for Zoning Bylaw Amendment (13-Z-19) and Application for Discretionary Use (13-DU-23) for Retail Complex at 4501 Armour Road

Recommendation

1. That the application to rezone Par A, Plan No. 101899659 located at 4501 Armour Road from UH - Urban Holding to HC – Highway Commercial, be APPROVED.
2. The Zoning Bylaw be amended by adding “Shopping Centre” as a discretionary use to the HC Zone in Table 5.2
3. That the Discretionary Use application for a Shopping Centre located at 4501 Armour Road, being Parcel A, Lots PCL 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 A3.1-A.3.3 inclusive, prepared by McElhanney Consulting Services Ltd. and dated June 13, 2013; and
 - b. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
 5. That this report be forwarded to the November 6, 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:

- Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- James Pernu, representing McElhanney.

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

RPC13-68 Proposed Contract Zone (13-CZ-02) - Planned Group of Townhouses -
4224 and 4232 Wakeling Street

Recommendation

- 1 That the application to amend *Regina Zoning Bylaw No. 9250* to rezone Lots 17 and 18, Block 47, Plan No. 10203311, being 4224 and 4232 Wakeling, from R5 (Medium Density Residential 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 properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. That the development shall be consistent with the site plan and elevations provided by Oak Park Living, dated April 26, 2013 and June 12, 2013 included in this report;
 - b. The development shall conform to the attached plans labelled Townhomes in Harbour Landing, prepared by Oak Park Living, and dated June 13, 2013, Attachment No. A-3.1, A-3.2, A-3.3, A-3.4 and A-3.5;
 - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and

- d. 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 this report be forwarded to the November 6, 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:

- Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Neil Braun, representing Oak Park Living.

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

RPC13-70 Application for Discretionary Use (13-DU-20) Proposed - Planned
Townhouse Dwelling Units, 3800 Arcola Avenue

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3800 Arcola Avenue, being Block 3, Plan No. 102102983 located in the Creeks 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 North Ridge Development Corporation and dated June 6, 2013; 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 October 15, 2013 meeting of City Council.

The following addressed the Commission:

- Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Pat May, representing North Ridge Developments.

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

RPC13-69 Application for Lane Closure (13-CL-04) – Portion of East-West Lane,
Adjacent to 100 Dewdney Avenue and 1460 McAra Street

Recommendation

1. That the application for the closure and sale of a portion of the lane described as "all that portion of east-west Lane in Block 9, Reg'd Plan No. AP990, lying to the south of and adjacent to Lot 31, Block 9, Reg'd Plan No. AP990 in Regina, Saskatchewan," as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated May 17, 2013", and located at 100 Dewdney Avenue and 1460 McAra Street be APPROVED;
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned lane; and
3. That this report be forwarded to the November 6, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

Dallard LeGault moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

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

Chairperson

Secretary