

AT REGINA, SASKATCHEWAN, WEDNESDAY, DECEMBER 4, 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
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Dallard LeGault

Also in Attendance: City Clerk, Joni Swidnicki
Solicitor, Cheryl Willoughby
Director of Planning, Diana Hawryluk
Manager of Infrastructure Planning, Geoff Brown
Senior Planner, Lauren Miller
Senior City Planner, Ben Mario
Senior City Planner, Sue Luchuk
City Planner II, Mark Andrews

(The meeting commenced in the absence of Phil Selenski and Sherry Wolf.)

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.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on November 13, 2013 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC13-84 Application for Discretionary Use (13-DU-03) Proposed High Rise Building (Commercial, Hotel, Residential) 1971 Albert Street

Recommendation

1. That the discretionary use application for a proposed building greater than 12 m in height and with an FAR greater than 2.0 and the D-Downtown Zone located at 1971 Albert Street, being Lot 50, Block 342, Plan No. 102032255, 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-3.3.9 inclusive, prepared by API Consulting and dated January 17, 2013 and September 9, 2013;
 - b) Weather protection (i.e. awnings or canopies) along Albert Street or Victoria Avenue shall be generally continuous and extend at least 2.0m from the building wall;
 - c) A detailed landscaping plan shall be submitted with a building permit and shall demonstrate at least 10m³ of soil per tree, and include benches, bicycle racks and waste disposal to the satisfaction of the Development Officer.
 - d) A report shall be submitted that demonstrates how the weather tower will be restored and maintained to the satisfaction of the Development Officer, prior to issuance of the building permit.
 - e) The building permit shall demonstrate how hotel rooms will be protected from light from the weather tower with window coverings or other means without compromising the integrity of the feature.
 - f) The applicant shall submit a conceptual plan for the heated transit shelter to the satisfaction of the Development Officer, prior to issuance of the building permit.
 - g) The applicant shall enter into an agreement with the City with respect to the provision of bonusable public amenities.
 - h) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the December 16, 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

(Phil Selenski arrived at the meeting during Mr. Mario's presentation.)

- Greg Black and Lin Saplys, representing API/ Westgate Properties Ltd., 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.

RPC13-85 Application for Discretionary Use (13-DU-31) Proposed Building Greater than 12m Height or 2.0 FAR in the D-Downtown Zone (Office Building) 1829, 1835, 1847, and 1855 Rose Street

Recommendation

1. That the discretionary use application for a proposed building greater than 12 m in height and 2.0 F.A.R located at 1829, 1835, 1847, 1855 Rose Street, being Lots 8-22, inclusive and Lot 41; in Block 41; Old 33, be RE-APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The conditions as originally approved by Council (CR11-123) be carried forward with the exception that (b) be replaced with the following:
 - b) The applicant/owner shall agree to pay \$1,323,132 for the office contribution gradient, or the applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, for the provision of public amenities equal to the office contribution gradient as per Chapter 19 of the Zoning Bylaw.
2. That this report be forwarded to the December 16, 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
- Gerry Doering and Anthony Marquart, representing, Dialog/ Brandt Place Inc.

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

RPC13-87 Application for Discretionary Use Approval (12-DU-33) Proposed Expansion of Existing Shopping Centre - 302 University Park Drive

Recommendation

1. That the discretionary use application for a proposed expansion of the existing Gardiner Park Shopping Centre located at 302 University Park Drive, being Parcel K, Plan No. 87R66186, Gardiner Park Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:

- a) The proposed development shall be consistent with the plans attached to this report as Appendices A-3.1 to A-3.3 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated October 22, 2013.
 - b) The applicant shall erect barrier fencing, along the full extent of the proposed buildings at the north property line, to prevent deliveries from being received at the rear entrances of the buildings via the Gardiner Park Court right-of-way.
 - c) A shared access agreement be entered into between the owner of Parcel K (the shopping centre), the owners of the businesses at 320 and 330 Gardiner Park Court (Lot B, Block J and Lot C, Block J) and the City of Regina to ensure access is maintained from the shopping centre to Gardiner Park Court (a public street).
 - d) The proposed development shall comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the December 16, 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;
- Jennifer Watson, representing, Gardiner Park Animal Hospital, made a Power Point presentation, a copy of which is on file in the City Clerk's Office;

(Sherry Wolf arrived at the meeting during Ms. Watson's presentation.)

- Kim Zacaruk and Holly Bardot, representing, owners, tenants and clients of businesses adjacent to the Gardiner Park Shopping Centre; and
- Reid Pattison and Vince Fiorante, representing, Fiorante Homes and Ping Architects.

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

David Edwards moved, in amendment, AND IT WAS RESOLVED, that:

- **Recommendation #1 c) be amended to read as follows:**
 1. **c) That access be provided by the applicant to the adjacent parcel from the subject property and no fence be constructed to prohibit access.**
- **Administration be requested to provide a report to Regina Planning Commission and City Council on development that occurs without a permit.**

The main motion, as amended, was put and declared CARRIED.

RPC13-88 Application for Discretionary Use (13-DU-29) Proposed Office Building in
OA-Office Area Zone, 4521 Parliament Avenue

Recommendation

1. That the discretionary use application to accommodate Industry Office and Research and Development within a 4,000 m² building located at 4521 Parliament Avenue , being Parcel W4, Plan No. 102067949 , Harbour Landing 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 Cassola Koppe and dated October 22, 2013.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
 - c) That the development comply with all Transport Canada Regulations with respect to Aeronautical Obstruction Clearance.
 - d) That the property owner enter into a shared access agreement with the adjacent parcel owner to the west.
 - e) That the access to Parliament Avenue be relocated to the west edge of the property line to allow for safe egress from the site for traffic safety purposes.

2. That this report be forwarded to the December 16, 2013 meeting of City Council.

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
- Neil Braun, representing, Harbour Landing Business Park; and
- Dale Griesser, representing, Avison Young Commercial Real Estate.

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

RECESS

Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the meeting recess for 15 minutes.

The meeting recessed at 6:32 p.m.

The meeting reconvened at 7:01 p.m.

TABLED REPORT

RPC13-80 Application for Zoning Bylaw Amendment (13-Z-24) R4A to LC3, 2075
Cameron Street

Recommendation

1. That the application to rezone Lots 5 and 1A, Block 376, Plan No. CE5560 located at 2075 Cameron Street from R4A to LC3, be APPROVED.
2. That Section 7C.4.5(2) be amended by adding the following:

Notwithstanding, the front yard setback of Lot 5, Block 376, Plan No. CE5560 shall be consistent with that of adjacent setbacks.
3. That the Cathedral Area Neighbourhood Plan be amended by adding the following to the table in Section 6.0 Exception:

2075 Cameron Street	Lots 5 and 1A, Block 376, Plan No. CE5560	LC3-Local Commercial Zone
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4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw and Official Community Plan amendments.
5. That this report be forwarded to the December 16, 2013 Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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
- Tianzong Jiang and Lingtao Jian, representing themselves

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

RPC13-83 Application for Discretionary Use (13-DU-27) Proposed House-Form
Commercial Office, 2317 Smith Street

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2317 Smith Street, being Lot 22, Block 458, Plan 98RA28309, 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 plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by KRN Residential Design and dated August 29, 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 November 25, 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
- Kelly Nadler, representing, herself.

(Phil Selenski left the meeting)

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in after amending recommendation #2 to read as follows:

- 2. That this report be forwarded to the December 16, 2013 meeting of City Council.**

RPC13-82 Application for Zoning Bylaw Amendment (13-Z-18) Laneway Suites Pilot Project in Harbour Landing McCaughey Street and James Hill Road

Recommendation

1. That the application to rezone Lots 1-7, 29, 31, 63, and 35-37 in Block 62; and Lots 1-7 in Block 33; Plan No. (TBD) in the Harbour Landing Subdivision, McCaughey Street and James Hill Road, from DCD-12 to DCD-14, be APPROVED.
2. That Appendix B replace Chapter 9, Section 3.20 in *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 December 16, 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:

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

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

- **Recommendation #1 by replacing the words “Block 33” with “Block 63”;**
- **Appendix B, Section (1) (a) ii. by replacing the words “Block 33” with “Block 63”; and**
- **Recommendation #4 to read as follows:**
 - 4. That this report be forwarded to the January 27, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.**

RPC13-79 Applications for Zoning Bylaw Amendment (13-Z-02), Concept Plan Amendment(13-CP-02) and Discretionary Use (13-DU-06) – 510 University Park Drive, Gardiner Park Addition

Recommendation

1. That the attached Gardiner Park Addition Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel G in the Gardiner Park Subdivision, from MAC-Major Arterial Commercial to R6- Residential Multiple Housing be APPROVED;
3. That the discretionary use application for a proposed planned group of dwellings located at 510 University Park Drive, being Parcel G, Plan No. 101875530 be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250;
 - b. The development shall be consistent with the plans prepared by Seymour Pacific Developments Ltd., and dated June 10, 2013 and attached to this report as Appendix A-3.1 to A-3.3b; and
 - c. That the applicant / developer provide the City with confirmation that the Saskatchewan Ministry of Environment has confirmed that the site has been sufficiently remediated prior to the issuance of a building permit.
4. That the City Solicitor be directed to prepare the associated bylaw; and

5. That this report be forwarded to the December 16, 2013 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

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;
- Donna Lindskog, representing Toscana Place Condo Corporation, made PowerPoint presentation, a copy of which is on the file in the City Clerk's Office;
- Bob Ruda;
- Murray Klatt;
- Barb Hastie;
- Brock Taylor, representing the Tuscany Way Condo Association Board;
- Beckie Salib;
- Karin Wees, representing Tuscany Way Condos;
- David Merriman;
- Councillor Bryon Burnett, representing Ward 4 residents; and
- Kris Mailman, representing Seymour Pacific Developments & Broad Street.

Phil Evans moved, AND IT WAS RESOLVED, that this report be referred to the Administration for further discussion with the applicant in an attempt to modify the application in relation to:

- **improved ingress/egress on University Park Drive and limiting ingress/egress on Arens Park Road;**
- **an alternate building layout with respect to setbacks to minimize affects on adjacent property;**
- **reduce scale and density; and**
- **improve screening and buffering**

and provide a further report to the February 2014 meeting of the Regina Planning Commission.

RPC13-86 Applications for Zoning Bylaw Amendment (13-Z-26) and Road Closure (13-CL-05) Portion of North-South Lane Between Albert Street and Angus Street (600 Albert Street)

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) That the proposed Lot B and Lot C encompassing a portion of the Lane located west of Albert Street, north of Parcel K, Plan No. FN5273, be rezoned in entirety from IA – Light Industrial and MAC – Major Arterial Commercial to MAC – Major Arterial Commercial;

2. That the application for the closure and sale of a portion of the Second Avenue Right-of-Way described as "All that portion of the Lane in Block 8, Reg'd Plan No. H4670, Regina, Saskatchewan, lying North of a straight line joining the South East corner of Lot 10, Block 8 with the South West corner of Lot 45, Block 8 as shown on said Reg'd Plan No. H4670" signed by Barry Clark, Saskatchewan Land Surveyor, July 4, 2013, be APPROVED;
3. That the City Solicitor be directed to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane; and
4. That this report be forwarded to the January 27, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

CITY CLERK'S REPORT

RPC13-89 Review of Outstanding Items

Recommendation

1. That the following item be deleted from the list of outstanding items for the Regina Planning Commission:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
CM12-1	Regina Planning Commission	Demolition of Apartment block on 1755 Hamilton Street
RPC12-82	Regina Planning Commission	Somerset Official Community Plan Amendments

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

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

ADJOURNMENT

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

The meeting adjourned at 10:01 p.m.

Chairperson

Secretary