

AT REGINA, SASKATCHEWAN, WEDNESDAY, JANUARY 15, 2014

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 Barbara Young
David Edwards
Phil Evans
Ron Okumura
Laureen Snook
Sherry Wolf

Regrets: Councillor Jerry Flegel
Dallard LeGault
Daryl Posehn
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning, Diana Hawryluk
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
City Planner II, Mark Andrews

APPOINTMENT OF CHAIRPERSON

The Secretary called the meeting to order and following nomination procedures for the position of Chairperson, Councillor Mike O'Donnell was declared Chairperson of the Regina Planning Commission for 2014.

(Councillor O'Donnell took the Chair.)

APPOINTMENT OF VICE-CHAIRPERSON

Following nomination procedures for the position of Vice-Chairperson, Phil Evans was declared Vice-Chairperson of the Regina Planning Commission for 2014.

(The meeting commenced in the absence of 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

Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on December 4, 2013 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-3 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 February 24, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

David Edwards moved, AND IT WAS RESOLVED, that this report be tabled to a future meeting of the Regina Planning Commission.

RPC14-2 Applications for Zoning Bylaw Amendment (13-Z-28) and Discretionary Use (13-DU-28) – Proposed Planned Group of Dwellings (Townhouses) – 3440 Avonhurst Drive

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Lot B, Block 13, Plan No. 59R10220, in the Regent Park Subdivision, from R1- Residential Detached to R5- Residential Medium Density be APPROVED;
2. That the discretionary use application for a proposed planned group of townhouse dwellings located at 3440 Avonhurst Drive, being Lot B, Block 13, Plan No. 59R10220 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 New Rock Developments Ltd., and attached to this report as Appendix A-3.1 to A-3.3b;
 - c. The property owner/developer shall enter into a Shared Access Agreement with the City of Regina to protect existing infrastructure under the proposed site access, being Lot A, Block 12, Plan No. 59R16609, and Lot A, Block 13, Plan 59R10220; and
 - d. That break-away bollards be installed to restrict access onto Argyle Street to emergency vehicles only as shown on Appendix A-3.1.
3. That City Council authorize the initiation of a minor variance application to reduce the side yard setback on the north property line to 2.25 m;
4. That the City Solicitor be directed to prepare the associated Zoning Bylaw amendment; and
5. That this report be forwarded to the February 24, 2014 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;
- Doug Bradford; and
- Rob Whitten, representing NewRock Developments.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after changing the date in recommendation #5 to February 27, 2014.

RPC14-4 Adult Entertainment Establishments

Recommendation

1. That the Administration be directed to prepare the necessary Zoning Bylaw Amendments for advertisement as per the public notice requirements in *The Planning and Development Act, 2007*, to adopt the recommended Option 1 as listed below:
 - a. The removal of the “Adult Cabaret” and “Adult Theatre” definitions;
 - b. The introduction of a definition for “Adult Entertainment” and “Adult Entertainment Establishment”;
 - c. The replacement of the term “Adult Cabaret” and “Adult Theatre” wherever they appear in the Zoning Bylaw with “Adult Entertainment Establishment”; and
 - d. The amendment of the definition of Night Club to exclude adult entertainment.

2. That the City Solicitor prepare the necessary bylaw for consideration by City Council at its February 24, 2014 meeting.

Councillor Young moved that the recommendation contained in the report be concurred in after changing the date in recommendation #2 to February 27, 2014.

(Sherry Wolf arrived at the meeting.)

The motion was put and declared CARRIED.

RPC14-1 Consideration of Meeting Dates and Times for 2014

Recommendation

1. That 2014 meetings of the Regina Planning Commission be held at 4:00 p.m. on the following dates:

January 15 (previously approved)	July 9
February 12	August 6
March 12	September 10
April 2 and 23	October 1 and 22
May 14	November 12
June 11	December 3

2. That the first meeting of the Regina Planning Commission in 2015 be held on Wednesday, January 14, at 4:00 p.m.

David Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in and that an additional meeting be added on January 29, 2014 to consider report RPC14-3 with respect to 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.

ADJOURNMENT

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

The meeting adjourned at 5:05 p.m.

Chairperson

Secretary