

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 14, 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 Jerry Flegel
Councillor Barbara Young
David Edwards
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski

Regrets: Dallard LeGault
Laureen Snook
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director of Community Planning & Development, Jason Carlston
Director of Planning, Diana Hawryluk
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Senior Planner, Ben Mario

(The meeting commenced in the absence of Councillor Young.)

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 April 23, 2014 adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-20 Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-02, 14-DU-03) Proposed Restaurant in IB - Medium Industrial Zone, Unit D – 2112 Turvey Road

Recommendation

1. That the application to amend Table 5.3 Table of Land Uses - Industrial Zones to add “Restaurants” as a Discretionary Use in the IB – Medium Industrial Zone be APPROVED.
2. That the discretionary use application for a proposed restaurant located at Unit D–2112 Turvey Road, being Lot 9, Block 43 Plan No. 101957979, 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 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. dated November 12, 2013 and February 21, 2014; and \
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be instructed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the June 23, 2014 meeting of City Council, which will allow sufficient time for the advertising of the required public notices for the amendment.

Sebastian Deiana addressed the Commission.

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

RPC14-21 Application for Discretionary Use (14-DU-04) Proposed House-Form Commercial Office, 2113 Smith Street

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2113 Smith Street, being Lot 22, Block 406, Plan No. 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-3.5 inclusive, prepared by KRN Design Ltd. and dated February 11, 2014; 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 May 26, 2014 meeting of City Council.

Kelly Nadler, KRN Designs, representing Frank Garrett, addressed the Commission.

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

RPC14-24 Application for Contract Zoning (13-CZ-09) Proposed Supportive Living Home 4125 and 4129 Queen Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 4125 and 4129 Queen Street, being Lots 22 and 23, Block T, Plan No. 102110207 from R1-Residential Detached Zone to C-Contract 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. The applicant shall demonstrate the subject property consisting of two lots has been consolidated or parcel ties registered to prevent one lot from being sold separately;
 - b. Use of the building be limited to a Supportive Living Home with care for no more than 20 persons;
 - c. The development shall conform to the attached plans, see attached as Appendix A-3.1-3.5;
 - d. The Landscape Plan as part of the building permit application shall conform to Chapter 15 of the Zoning Bylaw, and shall generally screen the front of the building with shrubbery and trees, and the rear yard space shall be landscaped with a combination of shrubbery, fencing and trees.
 - e. Signage on the subject property shall comply with the development standards for the R1-Residential Detached Zone pursuant to Table 16.1 of the Zoning Bylaw;

- f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - g. 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 June 23, 2014 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
- Mervin C. Phillips, representing 7831927 Canada Ltd.

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

RPC14-22 Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-07/14-DU-08) 2067 Retallack Street

Recommendation

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:

That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2067 Retallack Street	Lots 27-28 Block 374, Plan OLD33	LC3 – Local Commercial

2. That the application to rezone Lots 27 and 28 in Block 374, Plan OLD33 located at 2067 Retallack Street from R4A-Residential Infill Housing to LC3-Local Commercial, be APPROVED.
3. That the discretionary use application for a proposed shopping centre located at 2067 Retallack Street, being Lots 27 and 28 in Block 374, Plan No. OLD33, 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-3.6 inclusive, prepared by Tomilin Construction and dated February 21, 2014; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That a minor variance application be obtained to relax the maximum permitted height by 0.6 m (2 ft.) to the building prior to the issuance of a building permit; and
 5. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Derek Tomilin, representing Tomilin Construction.

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

RPC14-23 Application for Concept Plan Amendment (14-CP-01) and Zoning Bylaw Amendment (14-Z-06) for Parcel A in Skyview Phase 1

Recommendation

1. That the application to amend the Skyview Concept Plan, as depicted on the attached Revised Concept Plan Appendix A-3.1, be APPROVED;
2. That the application to rezone Parcel A Plan No. 102035742 Ext 0 (part of NE ¼ Sec 10-18-20-W2M) as shown within the dashed line on the attached Subject Property Map Appendix A-1 be rezoned from R1-Residential Detached to R6-Residential Multiple Housing;
3. That the City Solicitor be directed to prepare the necessary bylaws; and
4. That this report be forwarded to the June 23, 2014 City Council meeting to allow sufficient time for advertising of the required public notice for the proposed concept plan and rezoning amendments.

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
- Chad Schatz;

- Mike Strykiwsky;
- T. J. Hnatiuk; and
- Ann Baylis, representing Shatkowski Homes.

(Councillor Young arrived at the meeting during Ms. Baylis' presentation.)

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

David Edwards moved, in amendment, AND IT WAS RESOLVED, that Administration undertake an analysis of parking on Little Pine Loop and provide the results in an informational report to a future meeting of the Regina Planning Commission.

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

RPC14-25 Proposed Amendments to Regina Zoning Bylaw No. 9250

Recommendation

1. That the proposed housekeeping amendments to *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the housekeeping amendments.
3. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the Bylaw.

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

ADJOURNMENT

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

The meeting adjourned at 5:58 p.m.

Chairperson

Secretary