

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 23, 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  
Ron Okumura  
Daryl Posehn  
Phil Selenski  
Laureen Snook  
Sherry Wolf

Regrets: Phil Evans  
Dallard LeGault

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
A/Executive Director of Community Planning and Development, Chris Holden  
Manager of Current Planning, Fred Searle  
Senior Engineer, Scott Thomas

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

APPROVAL OF PUBLIC AGENDA

**Councillor Young moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after withdrawing report RPC14-19 regarding an Application for Lane Closure (13-CL-06) - 2506 McTavish Street, and that the delegations be heard in the order they are called by Chairperson.**

ADOPTION OF MINUTES

**Phil Selenski moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 2, 2014 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC14-15      Application for Discretionary Use (13-DU-21) Proposed Hazardous  
Materials (Oil) Storage Facility, 439 9th Avenue North

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**Recommendation**

1. That the discretionary use application for a proposed Hazardous Materials Storage Facility located at 439 9th Avenue North, being Parcels D and E Plan No FA4603; Parcel M Plan No. 66R35050, UH 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-3.2, prepared by Enbridge Pipelines and dated January 28, 2014;
  - b) In lieu of a building permit not being required for non-building related elements of the development, the applicant shall submit a detailed site plan for approval by the Director of Construction and Compliance or designate;
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Low Sensitivity Aquifer Protection Overlay Zone in Table 10.3;
  - d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
    - i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City;
    - ii. Submit for review the Enbridge Safety Manual and Policies component covering storage and handling requirements for the typical construction chemicals;
    - iii. The applicant shall submit, to the satisfaction of the Director of Construction and Compliance, a plan to prevent trenches acting as conduits for spread of contamination through the underground piping network;
    - iv. Provide documentation from the Saskatchewan Ministry of Environment and/or Federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/ or waste dangerous goods facility.
  - e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City's information as well as for incorporation into an updated Emergency response plan. This information shall be submitted prior to the commencement of operations of the new facility, and must be to the satisfaction of the Manager of Emergency Management and Business Control.

2. That this report be forwarded to the May 5, 2014 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;
- Jim Elliott; and
- Clayton Crawford and Greg Gianoli, representing Enbridge Pipelines Inc.

**David Edwards moved that the recommendation contained in the report be concurred in.**

(Sherry Wolf arrived at the meeting.)

**The motion was put and declared CARRIED.**

RPC14-17      Application for Contract Zoning (13-CZ-8) - Proposed Daycare Centre and Respite Care Facility - James Hill Road and Tutor Way, Harbour Landing Phase 10 Stage 1

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone James Hill Road, being Lot FF in Block 72, Plan 1/4 SW 11-17-20 W2M from UH – Urban Holding 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 development shall conform to the attached plans labelled Hope's Home Harbour Landing, prepared by P3A, and dated December 20, 2013, in Appendix A-3.1-2;
  - b. Space allocated for respite care facility be developed as shown on the attached site plan;
  - c. Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the shared driveway along James Hill Road;
  - d. Execution of an shared access/encroachment agreement between the owner of the subject property and the adjacent property owner for the future shared breezeway;
  - e. Landscaping of the lot shall comply with the requirements of Chapter 15 of the *Zoning Bylaw No. 9250*;
  - 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 May 26, 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;
- John Aston, representing A to B Development Consultants and Allison Wells, representing Hope's Home and;
- Evan Hunchak, representing Dream Development.

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

**David Edwards moved, in amendment, AND IT WAS RESOLVED, that a recommendation be added that the drop-off area on Tutor Way be at least 15 metres to the west of the intersection.**

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

RPC14-16      Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling Unit in Apartment Building, 1936 Cameron Street

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**Recommendation**

1. That the application to amend the contract zone approved under *Regina Zoning Bylaw No. 9250* for 1936 Cameron Street, being Lot 49, Block 336, Plan No 10217439 be APPROVED and the contract zone be amended as follows:
  - a. Replace section 5.(c) of the agreement with the following: "A maximum of nine units shall be developed in the apartment building and shall be consistent with the attached plans and elevations, prepared by Gilchuck Design and Drafting and dated October 3, 2012 and November 28, 2012.
2. That this report be forwarded to the May 26, 2014 City Council meeting.

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
- Wade Probe and Tim Probe, representing PR Investments Inc.

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

RPC14-18      Application for Zoning Bylaw Amendment (13-Z-30/13-CP-11) Harbour Landing Phase 10 Stage 1 Appendix A-1

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**Recommendation**

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-2.1-2.4, be APPROVED.
2. That the following lands in Phase 10 -1 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached plan of proposed subdivision (See Appendix A-3), be APPROVED:
  - a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
    - i. Lots 1-7 in Block 72; and
    - ii. All of Blocks 70, 73, 74, and 75.
  - b. Rezone from UH to R5 – Residential Medium Density:
    - i. Lots 8-54 of Block 72; and
    - ii. All of Block 71
  - c. Rezone from UH to R6 – Residential Multiple Housing:
    - i. Parcel GG in Block 72; and
    - ii. Parcel AA
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 May 26, 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
- Evan Hunchak, representing Dream Development.

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

ADJOURNMENT

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

The meeting adjourned at 5:34 p.m.

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Chairperson

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Secretary