

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 22, 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
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: David Edwards
Dallard LeGault

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

APPROVAL OF PUBLIC AGENDA

Councillor Young moved, AND IT WAS RESOLVED, that the agenda for the meeting be approved, as submitted.

ADOPTION OF MINUTES

Phil Selenski moved, AND IT WAS RESOLVED, that the minutes for the meeting held on October 1, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-51 Application for Discretionary Use (14-DU-18) Proposed Office Greater Than 150 m² 1355 - 11th Avenue

Recommendation

1. That the discretionary use application for a proposed office greater than 150 m² located at 1355 11th Avenue, being Lots 41, 42, 43 and 44 Block 299 , Plan No. Old 33 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 and A-2, prepared by Robinson Residential and dated July 23, 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 November 3, 2014 meeting of City Council.

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

RPC14-52 Application for Contract Zoning (14-CZ-04) Proposed Low-rise Apartment Building, 1914, 1920, 1924 Halifax Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1914, 1920, & 1924 Halifax Street, being Lots 34, 36, 37, 41 & 42 in Block 349, Plan No. Old 33 from R4A - Residential Infill Housing 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 development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Walker Projects and dated July 31, 2014;
 - b. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - c. 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 24, 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 Office of the City Clerk; and
- Stephan Onda, Sundog Developments.

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

RPC14-53 Application for Contract Zoning (14-CZ-02) Proposed Commercial and Mixed Use High Rise Buildings, 1350 and 1380 23rd Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1350 and 1380 23rd Avenue, being Parcels Q and V, Plan Nos. 101143011 and 101856359, respectively from LC1-Local Commercial 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 site development shall conform to the site plan, landscape plan, and parking plans prepared by Gibbs Gage and dated September 24 (attached as Appendix A-3.1a-e);
 - b. Building massing shall be consistent with elevations drawings prepared by Gibbs Gage and dated August 26, 2014 (Attached as Appendix A-2a-i);
 - c. No balconies from residential units shall be located on the eastern elevation of Building B;
 - d. Permitted and Discretionary uses shall be consistent with the DSC Zone excepting that automobile leasing, car wash, ambulance service, automobile sales and service, gas bar, service station, and restaurants requiring drive-thru queuing space be prohibited;
 - e. Buildings A1 and B be maintained as mixed use buildings;
 - f. The maximum number of dwelling units shall be 80;
 - g. Signage on site shall comply with the standards for signage in the LC1 Zone in accordance with Chapter 16 of *Regina Zoning Bylaw No. 9250* with the exception that two freestanding signs shall be permitted;

- h. Design of the parking structure to the rear of the grocery store shall demonstrate satisfactory perimeter screening from existing residents;
- i. In exchange for building height in excess of 20m otherwise permitted in the DSC Zone, the developer shall, on or before the issuance of any building permit in relation to the high rise towers enter into an agreement with the City and Wascana Centre Authority (WCA) for the provision of amenities, on terms satisfactory to the City and including but not limited to the following general terms:
 - i. Design and construction by the developer of gateway features of approximately 425m² in area on the northeast and northwest corners of the intersection of Hillsdale Street and 23rd Avenue;
 - ii. The design of gateway features shall be furnished to include hard surfacing, landscape features, signage, public seating, curb extensions, lighting, trees, as appropriate and agreed upon by the developer, WCA, and the City;
 - iii. Design of a public multi-use pathway on the west side of Hillsdale Street from 23rd Avenue to Lakeshore Court of approximately 7 acres in area.
- j. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
- k. 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 following be added to Table 17.1 of *Regina Zoning Bylaw No. 9250*:

BONUSABLE AMENITY	PURPOSE	APPLICABLE LAND USE ZONE	INCENTIVE TO AMENITY RATIO (x:y)	AMENITY PERFORMANCE STANDARDS
Community Amenity	To implement policy of <i>Design Regina: The Official Community Bylaw No 2013-48 (OCP)</i> , with respect to bonusing, and enhancing the local amenity of a community	C	Determined at Discretion of City Council. The height or density in excess of what would normally be permitted in an appropriate zone for the site context will be considered.	The Community Amenity must: <ol style="list-style-type: none"> 1. Be consistent with the definition in Appendix C of the OCP; 2. Implement the objectives and policies of the OCP; and 3. Provide tangible benefit to the local community.

4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

5. That this report be forwarded to the November 24, 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:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Bernadette McIntyre, representing Wascana Centre Authority;
- William Chapco;
- Stephen Kenny;
- Rick Ast; and
- Rosanne Hill-Blaisdell, representing Harvard Developments Inc., and Allen Deboer, representing Gibbs Gage.

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

ADJOURNMENT

Laureen Snook moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:07 p.m.

Chairperson

Secretary