

AT REGINA, SASKATCHEWAN, WEDNESDAY, DECEMBER 3, 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
Daryl Posehn
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Dallard LeGault
Phil Selenski

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

APPROVAL OF PUBLIC AGENDA

Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items 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 12, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-56 Application for Concept Plan Amendment and Zoning Bylaw Amendment (14-Z-19) - Institutional and Park/Open Space Site – Greens on Gardiner Phase 6

(Laureen Snook declared a conflict of interest on this item, abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

1. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-4, be APPROVED.
2. That the following amendments to the Zoning Bylaw associated with lands in Phase 6 of the Greens on Gardiner, as shown in Appendix A-5, be APPROVED:
 - a. That proposed Parcel MR4 be rezoned from UH – Urban Holding to PS – Public Service;
 - b. That proposed Parcel MR5 be rezoned from UH – Urban Holding to I – Institutional; and
 - c. That proposed Lots 1-12 in Block 45 be rezoned from UH – Urban Holding to DCD12 - Suburban Narrow Lot Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the first regularly scheduled City Council meeting in January 2015 to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments and Zoning Bylaw amendments.

Lorne Yagalniski, representing Yagar Developments, addressed the Commission.

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

(Laureen Snook returned to the meeting.)

RPC14-58 Applications for Zoning Bylaw Amendment (13-Z-06) and Road Closure (13-CL-02) Portion of 1800 Block 2nd Avenue (West of Broad Street)

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:

- (a) That the proposed Lot L encompassing a portion of the 2nd Avenue Right-of-Way located west of Broad Street, north of Parcel K, Plan No. FN5273, be rezoned from PS – Public Service to MAC – Major Arterial Commercial;
2. That the application for the closure of a portion of the 2nd Avenue road right-of-way described as "all that portion of 2nd Avenue, Reg'd Plan No. FN5273, as shown on the Plan of Proposed Subdivision signed by Scott L. Colvin, Saskatchewan Land Surveyor, March 1, 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 road right-of-way; and
4. That this report be forwarded to the first City Council meeting in January 2015, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. That Regional Planning Commission Report 13-81 be removed from the list of outstanding Regina Planning Commission items.

The following addressed the Commission:

- Tatsuyuki Setta, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Barry Braitman and Steve Wolfson, representing Beth Jacob Synagogue.

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

Councillor Flegel moved, AND IT WAS RESOLVED that Regina Planning Commission reconsider its decision with respect to RPC14-58, Applications for Zoning Bylaw Amendment (13-Z-06) and Road Closure (13-CL-02) Portion of 1800 Block 2nd Avenue (West of Broad Street).

Phil Evans moved, AND IT WAS RESOLVED UNANIMOUSLY, that the recommendation contained in the report be concurred in after making the following amendments:

- **Recommendation #2 be amended to read as follows:**
 2. **That the application for the closure of a portion of the 2nd Avenue road right-of-way described as "all that portion of 2nd Avenue, Reg'd Plan No. FN5273, as shown on the Plan of Proposed Subdivision signed by Scott L. Colvin, Saskatchewan Land Surveyor, February 14, 2014," be APPROVED;**

– **Recommendation #5 be amended to read as follows:**

5. That RPC13-81 be removed from the List of Outstanding Items for the Regina Planning Commission.

RPC14-59 Application for Zoning Bylaw Amendment (14-Z-15) - Proposed Rezoning from PS – Public Service to MAC – Major Arterial Commercial - 810 Broad Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) That the proposed Parcel M, described as “part of Parcel K, Plan No. FC3669”, located west of Broad Street, as shown on the Plan of Proposed Subdivision signed by Scott L. Colvin, Saskatchewan Land Surveyor, June 27, 2014, be rezoned from PS – Public Service to MAC – Major Arterial Commercial.
2. 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
3. That this report be forwarded to the first regularly scheduled City Council meeting in January 2015, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Tatsuyuki Setta, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Barry Braitman and Steve Wolfson, representing Beth Jacob Synagogue.

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

RPC14-60 13-OCP-10 – Proposed Westerra Neighbourhood Plan and Phase I Concept Plan

Recommendation

1. That Design Regina: The Official Community Plan Bylaw No. 2013-48 be amended by adding the Westerra Neighbourhood Plan, attached to this report as Appendix A-4, as Part B, Part B.14.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend Design Regina: The Official Community Plan Bylaw No. 2013-48.

3. That this report be forwarded to the first regularly scheduled City Council meeting in January 2015 to allow sufficient time for advertisement.

Jeremy Fenton, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;

Councillor O'Donnell read an e-mail received by him from Darren Piper, President of Dieppe Place Community Association, a copy of which is on file at the Office of the City Clerk.

The following addressed the Commission:

- Jim Elliott;
- Conrad Hadubiak, representing the Brandt Group of Companies; and
- Blair Forster, representing Forster Projects and Harvard Developments, Chad Jedlic, representing Westerra Development Corp., and Nathan Petherick, representing Brown & Associates Planning Group.

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

(Ron Okumura and Phil Evans left the meeting.)

RPC14-61 Zoning Bylaw Housekeeping Amendments and Updates

Recommendation

1. That the proposed amendments to *Regina Zoning Bylaw No. 9250* be APPROVED as specified in Appendix A.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendments.
3. That this report be forwarded to the first regularly scheduled City Council meeting in January 2015, which will allow sufficient time for advertising of the required public notices for the Bylaw.

Maryam Asif and Heather Desfosses, representing Golden Heart Care Home Inc., addressed the Commission.

Councillor Jerry Flegel moved that the recommendation contained in the report be concurred in

David Edwards moved, in amendment, AND IT WAS RESOLVED, that Amendment Number 19 with respect to Chapter 14B.4 Regulations for Residential Parking be deleted from Appendix A – 1, Proposed Amendments to *Regina Zoning Bylaw No. 9250* – December, 2014.

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

RPC14-57 Application for Contract Zone (14-CZ-01) Proposed Low-Rise Apartment Building, 5525 Dewdney Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5525 Dewdney Avenue, being proposed Parcel 25 in Block 3, Plan No. AT233 from PS- Public Service 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 13-19, prepared by Kreate Architecture and Design, dated October 31, 2014, in Appendix A-3.1-3.3;
 - b. The applicant shall be responsible for relocating the power pole south west of the proposed lot, as shown on site plan in Appendix A-3.1 to a location that satisfies the Development Officer; and
 - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw.
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 first regularly scheduled City Council meeting in January 2015, 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; and
- Maynard Sonntag, representing Silver Sage Housing Corporation, Mark Fox, representing Fox Valley Counselling, and Kurt Dietrich, representing Kreate Architecture.

Daryl Posehn moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

CHIEF LEGISLATIVE OFFICER & CITY CLERK REPORT

RPC14-62 2014 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>
RPC13-74	Regina Planning Commission	Application for Contract Zoning (13-CZ-05) Proposed Parking Lot 1124 Dewdney Avenue East
RPC13-79	Regina Planning Commission	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
RPC14-9	Regina Planning Commission	Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling Unit in Apartment Building, 1936 Cameron Street

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

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

ADJOURNMENT

Sherry Wolf moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:58 p.m.

Chairperson

Secretary