

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 11, 2016

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
Pam Dmytriw
Phil Evans
Simon Kostic
Adrienne Hagen Lyster
Ron Okumura
Laureen Snook
Kathleen Spatt

Regrets: Daryl Posehn

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Director of Development Services, Louise Folk
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Senior City Planner, Autumn Dawson
Senior City Planner, Sue Luchuck
Senior City Planner, Ben Mario
City Planner II, Christian Tinney

APPROVAL OF PUBLIC AGENDA

Councillor Young 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

Kathleen Spatt moved, AND IT WAS RESOLVED, that the minutes for the regular and special meetings held on April 6 and April 20, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC16-21 Discretionary Use Application (16-DU-04) Licensed Restaurant - 2510 East Victoria Avenue

Recommendation

1. That the discretionary use application for a proposed licenced restaurant located at 2510 East Victoria Avenue, being Block B, Plan No. 80R21511, 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 Appendix A-3.2 prepared by Property Development Support Services Inc. (PDSS) and dated February, 2016.
 - b) The development shall comply with all applicable standards and regulations in The Regina Zoning Bylaw No. 9250.
2. That this report be forwarded to the May 30, 2016 meeting of City Council for approval.

Randy Nicolle, representing Fuddruckers, addressed the Commission.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-22 Zoning Amendment Application (16-Z-04) Discretionary Use Application (16-DU-01) Proposed Shopping Centre - Westerra Parcel B

Recommendation

1. That the application to rezone portion of NW & NE 21-17-20-W2M, Lot B and E, Surface Parcels 109553801 and 111601695, Westerra Subdivision located at 8301 Dewdney Avenue as shown on the attached plan of proposed subdivision (Appendix A-4) within the Westerra Neighbourhood from MAC-Major Arterial Commercial Zone to DSC-Designated Shopping Centre be approved.
2. That the Airport Noise Attenuation Overlay Zone and Obstacle Limitation Surface Overlay Zone currently applied to the lands remain as overlay zones.
3. That the discretionary use application for a proposed Shopping Centre located at 8301 Dewdney Avenue, being portion of NW & NE 21-17-20-W2M, Lot B and E, Surface Parcels 109553801 & 111601695, be approved and that a Development Permit be issued subject to the following conditions:

- a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
 - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by P3A and dated January 6, 2016.
 - c) The development shall comply with all applicable standards and regulations in The Regina Zoning Bylaw No. 9250.
4. That The Regina Zoning Bylaw No. 9250, Chapter 5, Subsection 5B.4, Table 5.7, under Commercial Zone Development Standards, DSC - Designated Shopping Centre, Minimum Front Yard Setback (m) be amended to read "NIL" with an accompanying Note 7 which will read "Where this zone applies to lands identified for Main Street Retail configuration within secondary or concept plans."
 5. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective zoning bylaw amendments.
 6. That this report be forwarded to the May 30, 2016, City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Chad Novak, representing Saskatchewan Taxpayers Advocacy Group; and
- Blair Forster and Chad Jedlic, representing Forster Projects and Westerra Developments.

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

RPC16-23 Contract Zone Application (15-CZ-04) Former Weston Bakery Building - Mixed-Use Market (1377 Hamilton Street) and Off-Site Caveated Parking Lot (1350 Hamilton Street)

Recommendation

1. That the application to amend The Regina Zoning Bylaw No. 9250 to rezone 1377 Hamilton Street, being Lots 11-20, Block 182, Plan Old 33, and 1350 Hamilton Street, being Lots 28-30 and 41, Block 181, Plan Old 33, from IA and IA1 to C – Contract Zone be approved and that the contract zone agreement between the City of Regina and the owners of the subject properties be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:

- a. That the property at 1377 Hamilton Street be designated as a Municipal Heritage Property prior to the issuance of a building permit.
 - b. That the property at 1377 Hamilton Street be used as a market with a mix of uses including retail, a licensed restaurant/night club, art gallery and a brewery/distillery on the main floor as well as a mix of office and residential uses on the second and third floors, and that the office use be restricted to 450 square meters.
 - c. That the property at 1350 Hamilton Street be designated as Off-Site Caveated Parking to provide parking at 1377 Hamilton Street.
 - d. The development shall conform to the attached plans prepared by Alton Tangedal Architect Ltd. and dated April 11, 2016 (Appendix A-3).
 - e. Signage on the subject property shall comply with the development standards for Special Zones pursuant to Table 16.1 of The Regina Zoning Bylaw No. 9250.
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of The Regina Zoning Bylaw No. 9250.
 - g. The agreement shall be registered in the City of Regina'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 30, 2016 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Reid Pedersen, representing AllRite/Warehouse Properties addressed the Commission.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

MUNICIPAL HERITAGE ADVISORY COMMITTEE REPORTS

RPC15-24 Heritage Designation Application (16-H-04) Weston Bakery Building -
1377 Hamilton Street

Recommendation

1. That the application to designate the Weston Bakery Building located at 1377 Hamilton Street and including the lands legally described as Lots

11-20, Block 182, Plan No. Old 33, as Municipal Heritage Property be approved.

2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 8.18 (Weston Bakery Building) upon designation.
4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-25 Heritage Designation Application (16-H-01) - Old Number One Fire Hall - 1654 11th Avenue

Recommendation

1. That the Old Number One Fire Hall located at 1654 11th Avenue and including the lands described as that portion of Lot A, Block 289, Plan No. 90R36844 commencing at the most south-westerly corner and proceeding northerly 30.48m in perpendicular width throughout, then easterly 53.34m in perpendicular width throughout, then southerly 30.48m in perpendicular width throughout, thence westerly 53.34m to the point of commencement, be designated as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.

- b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
 - d. Repeal *Bylaw No. 7297, A Bylaw to Designate Number One Fire Hall as Being of Architectural and Historical Value.*
3. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

Kathleen Spatt moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-26 Heritage Designation Application (16-H-02) Frontenac Apartments
- 2022 Lorne Street

Recommendation

1. That the application to designate the Frontenac Apartments, located at 2022 Lorne Street and including the lands legally described as Lot 42, Block 369, Plan No. 98RA28309, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 3.16 (Frontenac Apartments) upon designation.

4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-27 Heritage Designation Application (16-H-03) - Somerset Block
- 1806 Smith Street

Recommendation

1. That the application to designate the Somerset Block, located at 1806 Smith Street and including the lands legally described as Lot 41, Block 310, Plan No. 00RA12095, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 1.34 (Somerset Block) upon designation.
4. That this report be forwarded to the May 30, 2016 City Council meeting for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

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

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:23 p.m.

Chairperson

Secretary