

AT REGINA, SASKATCHEWAN, THURSDAY, JULY 7, 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
Phil Evans
Simon Kostic
Adrienne Hagen Lyster
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Regrets: Pam Dmytriw

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Director of Planning, Shauna Bzdel
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Senior City Planner, Autumn Dawson
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 and delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Simon Kostic moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 8, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC16-36 Application for Discretionary Use (16-DU-10) Restaurant – 1501 11th Avenue

Recommendation

1. That the Discretionary Use Application for a proposed Restaurant located at 1501 11th Avenue, being Lots 35-40, Block 301, 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 to A-3.3 inclusive, prepared by Haipeng Guan and dated April 27, 2016; 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 July 25, 2016 meeting of City Council for consideration and approval.

Haipeng Guan and Winnie Leung addressed the Commission.

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

RPC16-37 Contract Zone Application (16-CZ-03) - Additional Dwelling Units in Existing Low-Rise Apartment Building - 1914, 1920 and 1924 Halifax Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* by amending an existing C-Contract Zone Agreement for 1914, 1920 and 1924 Halifax Street, being Lots 34, 36, 37, 41 & 42 in Block 349, Plan No. Old 33 to increase the number of dwelling units within a Low-Rise Apartment Building approved under the conditions of the Agreement from 39 to 45 be approved and that the amended 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 Appendix A-3.1 to A-3.3, prepared by Walker Projects dated November 15, 2015;

- b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*; and
 - c. 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 *Regina Zoning Bylaw No. 9250* amendment.
 4. That this report be forwarded to the July 25, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Stephen Onda, representing Sundog Developments Ltd., addressed the Commission.

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

RPC16-38 Zoning Bylaw Amendment Application (16-Z-05) - Former Diocese of Qu'Appelle Lands Direct Control District (DCD-9) - Amendment to Low-Density Residential Policy Area – Supportive Living Homes

Recommendation

1. That the proposed amendment to Direct Control District (DCD-9) Former Diocese of Qu'Appelle Lands of the *Regina Zoning Bylaw No. 9250* be approved as follows:
Section 3.15 (5)(b) Low-Density Residential Policy Area, Permitted Use:
 - Supportive Living Home to a maximum of twenty persons (notwithstanding the limitation to ten persons in the definition)
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment; and
3. That this report be forwarded to the July 25, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Liam Clarke and Piper New, representing Fiorante Homes & Commercial Ltd., addressed the Commission.

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

RPC16-39 Discretionary Use Application (16-DU-11) Shopping Centre – Chuka Drive in the Greens on Gardiner

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, abstained from discussion and voting and temporarily left the meeting.)

Recommendation

1. That the discretionary use application for a proposed Shopping Centre located on the east side of Chuka Boulevard, being portion of SE-11-17-19-2, Block A, Plan 101880277 Ext 1, 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 DIALOG and dated June 1, 2016.
 - c) 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 July 25, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Chad Novak;
- Lorne Yagelniski, representing Yagar Developments; and
- Blair Forster, representing Forster Projects, and Denis Jones, representing Deveraux Developments.

Ron Okumura moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

(Laureen Snook returned to the meeting.)

RPC16-40 Discretionary Use Application (16-DU-12) – Live/Work Units - Zoning Amendment Application (16-Z-03) Westerra Phase 1 Stage 1A

Recommendation

1. That the application to rezone proposed Lots 23A, 24, 25A in Block 1, Lots 23A, 24, 25A in Block 2 and Lot 20A in Block 3, located within

the Westerra Concept Plan Area, which is part of the N ½ Section 21-17-20 W2M as shown on the attached plan of proposed subdivision (Appendix A-3), from UH - Urban Holding Zone to R5- Residential Medium Density Zone, be approved.

2. That the Discretionary Use for the proposed Live/Work Units located on Lot 23A, Block 1 and Lot 23A, Block 2 in the Westerra Subdivision be approved subject to the following conditions:
 - a. The development shall be consistent with the plans attached to this report as Appendix A-5.1-5.3 inclusive.
 - b. That the Live/Work Units are subject to *The Licensing Bylaw, 2007* and the *2010 National Building Code* for Mixed Use Buildings, or equivalent;
 - c. The development is contingent on subdivision approval of the subject lots and subsequent title creation; and
 - d. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the July 25, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Munir Haque, representing Harvard Developments Ltd., addressed the Commission.

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

P16-41	Concept Plan Amendment (15-CP-08) - Zoning Amendment Application (15-Z-18) - SomerSet Phase 1
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Recommendation

1. That the application to amend the SomerSet Concept Plan depicted in Appendix A-3.1 to A-3.7, by replacing the phasing plan in Appendix A-3.7 and the land use plan for Phase 1 in A.3.1 with the proposed Phasing and Land Use Plan contained in Appendix A-4 and by removing Appendix A-3.2 and 3.4 to 3.6 inclusive from the Concept Plan, be approved.
2. That the *Regina Zoning Bylaw No. 9250* be amended by rezoning from UH - Urban Holding:

- a. Block 27, Lots 50-86, Block 28, Lots 87-119 and Block 29, Lots 1-13 to DCD 12 - Direct Control District Suburban Narrow Lot Residential.
- b. Block 24, Lots 121-172 to R5 (RW13.5) - Residential Medium Density (Railway Setback Overlay Zone).
- c. Block 26, Lots 14-48 to R5 - Residential Medium Density.
- d. Block 24, Lot 120 to R6 (RW13.5) - Residential Multiple Housing (Railway Setback Overlay Zone).
- e. Block 26, Lot 49 to R6 - Residential Multiple Housing.
- f. Block 48 to DSC (RW13.5) - Designated Shopping Centre (Railway Setback Overlay Zone).
- g. MR3, MU1, MB6 and MB7 to PS - Public Service.

within Phase 1 of the SomerSet Concept Plan Area, which is part of the NE 06-18-19 W2M and SW 07-18-19-W2M as shown on the attached plan of proposed subdivision (Appendix A-5).

3. That the *Regina Zoning Bylaw No. 9250* be amended by adding the Railway Setback Overlay Zone, as stated in Appendix B-1.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendments.
5. That this report be forwarded to the July 25, 2016 City Council meeting for approval to allow sufficient time for advertising of the required public notice for the respective bylaws.

James Pernu, representing Earth King Investments, made a PowerPower presentation, a copy of which is on file in the Office of the City Clerk.

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

RPC16-35 Closure Application (16-CL-02) Lane Adjacent to 2833 Angus Street

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, abstained from discussion and voting and temporarily left the meeting.)

Recommendation

1. That the application for the closure and sale of a portion of lane within Plan BC1132 as shown on the attached plan of proposed subdivision

(Appendix A-3) prepared by Malcolm Vanstone, dated February 11, 2016 and legally described as follows, be approved:

“Proposed subdivision of part of Lane (Plan BC1132) and consolidation with Lot 12, Block 510, Plan BC1132 & Lot 45, Block 510, Plan 101162933 within NE 13-17-20-W2M in Regina Saskatchewan”

2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the July 25, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

(Laureen Snook returned to the meeting.)

RECESS

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the Commission recess until 6:15 p.m.

The Commission recessed at 6:10 p.m.

(Councillor Flegel left the meeting.)

The Commission reconvened at 6:18 p.m.

RPC16-42 Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone 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
2064 Elphinstone Street	Lot 21, Blk/Par 381, Plan DV4420 Ext 0, Old 33	LC3 - Local Commercial

2. That the application to rezone Lot 21, Block 381, Plan DV4420, Old 33 Subdivision located at 2064 Elphinstone Street from R1A- Residential

Older Neighborhood Zone to LC3 - Local Commercial Zone be approved.

3. That the discretionary use application for a proposed Mixed-Use building located at 2064 Elphinstone Street, being Lot 21 in Block 381, Plan DV4420, Old 33 Subdivision and 3504 13th Avenue, being Lots 22-25 in Block 381, Plan DV 4420, Old 33 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-3.1 to A-3.5 inclusive, prepared by JMA Architecture and dated November 17, December 17 and December 23, 2015 respectively.
 - b. The applicant shall provide a landscaped buffer along the north property line and subject to the approval of the Director of Development Services and shall include tree species, which will adequately protect against privacy concerns.
 - c. The applicant shall provide a 1.8m high fence or masonry wall along the north property line to ensure visual screening and buffering requirements.
 - d. Landscaping along 13th Avenue shall include street trees with adequate soil volume to support tree root growth unless demonstrated impractical due to proximity to utility services.
 - e. Parking abutting 13th Avenue be screened from view from 13th Avenue.
 - f. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective zoning bylaw amendment.
5. That this report be forwarded to the July 25, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Punya Marahatta, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Barbara Kahan and Abby Ulmer, representing Protect Cathedral Neighbourhood Group;
- Brenda Niskala, representing Protect Cathedral Neighbourhood Group;
- Molly Moss, representing Protect Cathedral Neighbourhood Group;

- Pamela LaBelle, representing Save Cathedral Group;
- Barbara Kahan read a communication on behalf of Terry Martens;

(Laureen Snook left the meeting.)

- Amy Petrovitsch, representing École Connaught Community School Council;
- Theresa Walter, representing Cathedral Area Community Association;
- Catherine Gibson, on behalf of Jeannie Mah;
- Gary Robins;
- Jane Anweiler;
- John Hopkins, representing Regina and District Chamber of Commerce;
- Catherine Gibson; and
- Jay Jones, Richard and Mary Jane McGrath, and John McGinn, representing Peter-Richard Consulting and Ledcor Group.

Phil Evans moved that this report be received and filed.

Phil Evans withdrew his motion of receive and file.

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

The motion was put and declared LOST.

ADJOURNMENT

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

The meeting adjourned at 8:34 p.m.

Chairperson

Secretary