

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 9, 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 Barbara Young
Phil Evans
Simon Kostic
Adrienne Hagen Lyster
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Regrets: Councillor Jerry Flegel
Pam Dmytriw

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Executive Director, City Services
Director, Development Services, Louise Folk
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Manager, Recreation Facility Development & Partnerships, Janine Daradich
Senior City Planner, Autumn Dawson.

(The meeting commenced in the absence of Laureen Snook.)

APPROVAL OF PUBLIC AGENDA

Councillor Young 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

Kathleen Spatt moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 10, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC16-13 Off-leash Dog Parks

Recommendation

1. That Council approve the Administration’s proposed approach with respect to the development of off-leash dog parks and areas as set out in Option #2 of this report.
2. That this report be forwarded to the March 16, 2016 Community & Protective Services Committee Meeting for consideration.
3. That the report be forwarded to the March 29, 2106 City Council for approval.

(Laureen Snook arrived at the meeting.)

Kathleen Spatt moved, AND IT WAS RESOLVED, that:

- 1. That Council approve the Administration’s proposed approach with respect to the development of off-leash dog parks and areas as set out in Option #2 of this report.**
- 2. That this report be forwarded to the March 14, 2016 Community & Protective Services Committee Meeting for consideration.**
- 3. That the report be forwarded to the March 29, 2016 City Council meeting for approval.**

RPC16-12 Closure Application (15-CL-20) Portion of Lane Adjacent to 601 Campbell Street and 710 Williams Street

Recommendation

1. That the application for the closure and sale of a portion of lane right-of-way as shown on the attached plan of proposed subdivision prepared by Scott Colvin, dated October 23, 2015 and legally described as follows, be APPROVED:

“All of Lot 14, Block 31, Plan FN41; part of Lane, Plan FN41; and all of Lot 15, Block 31, Plan FN41 in NW-26-17-20-W2M in Regina, Saskatchewan”
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the March 29, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

The following addressed the Commission:

- Jean Hermann; and
- Bruce Evans, representing Dorcas Housing.

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

RPC16-11 Zoning Amendment Application (15-Z-21) - Discretionary Use Application
(15-DU-33) - Live/Work Zoning Regulations – Westerra Subdivision

Recommendation

1. That Lots 23-45, inclusive, Block 1 and Lots 1-23, inclusive, Block 2, in the Westerra Subdivision be rezoned from R5(H) – Residential Medium Density (Holding Overlay Zone) to R5 – Residential Medium Density.
2. That the discretionary use for the proposed Live/Work Units located on Lots 23-45, inclusive, Block 1 and Lots 1-23, inclusive, Block 2, in the Westerra Subdivision be approved subject to the following conditions:
 - a. The development shall generally be consistent with the plans attached to this report as Appendix A-1, A-2 and A-3.0-A-3.7 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 *Regina Zoning Bylaw No. 9250*.
3. That the proposed amendments to the *Regina Zoning Bylaw No. 9250* be approved as specified in Appendix B-1.
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 March 29, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Munir Haque, representing Harvaerd Developments and Westerra Development Corp., addressed the Commission.

Laureen Snook moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-10 Application for Contract Zoning (15-CZ-02) Proposed Two Mixed Use Buildings, 125 Hamilton Street and 120 Broad Street (Locally known as 1925 5th Avenue North)

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, contracted by the project; and Kathleen Spatt declared a conflict of interest on this item, citing a member of the architectural team being a close friend of her daughter. Both abstained from discussion and voting and both temporarily left the meeting.)

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 125 Hamilton Street and 120 Broad Street, being Lots 1-10 & 31-41, Block 39, Plan Z140; Block C, Plan G2311; and Lots A and B, Block 40, Plan 72R23442 from I -Institutional Zone to

C - Contract Zone be APPROVED, and that the contract zone agreement between the City of Regina and the 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 ECC Village, prepared by CITE 360 Studio, and dated January 29, 2016, Appendix A-3.1a-3.4b;
 - b. Permitted uses on site shall be limited to two mixed use buildings which are comprised of the uses outlined in the Contract Zone Agreement and are defined under the *Regina Zoning Bylaw No. 9250*;"
 - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - d. The Agreement shall be registered as an interest in the Saskatchewan Land Titles 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 March 29, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

The following addressed the Commission:

- Autumn Dawson, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Judy Hoffart and Carrie Nordin; and
- Leah Clement, representing Eden Care Communities; Lee Ann Croft, representing CITE360Studio; and Chris Kailing, representing Pattison MGM.

(Laureen Snook and Kathleen Spatt left the meeting during Ms. Clement's presentation.)

(Adrienne Hagen Lyster left the meeting during Ms. Clement's presentation.)

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

ADJOURNMENT

Phil Evans moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:50 p.m.

Chairperson

Secretary