

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 20, 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
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Senior City Planner, Ben Mario
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

Kathleen Spatt 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.

ADMINISTRATION REPORT

RPC16-20 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 May 30, 2016 City Council meeting 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, representing Protect Cathedral Neighbourhood Group;
- Brenda Niskala, representing Protect Cathedral Neighbourhood Group;
- Abby Ulmer, representing Protect Cathedral Neighbourhood Group;
- Pamela LaBelle, representing Protect Cathedral Neighbourhood Group;
- Fred Clipsham, representing Cathedral Area Community Association;
- Robert Hubick and Jackie Schmidt, representing Heritage Regina;
- Bob Hughes, representing Ecole Connaught Community School Council;
- Jeannie Mah;
- Gary Robins;
- Shaun Fraser;
- Jane Anweiler;
- Brian Smyth; and
- Richard and Mary Jane McGrath; John McGinn, representing JMA Architecture; and Jay Jones, representing Ledcor.

RECESS

Councillor Flegel moved, AND IT WAS RESOLVED, that the Commission recess until 6:45 p.m.

The Commission recessed at 6:23 p.m.

(Laureen Snook left the meeting.)

(Phil Evans temporarily left the meeting.)

The Commission reconvened at 6:48 p.m.

Adrienne Hagen Lyster moved that the recommendation contained in the report be concurred in.

(Phil Evans returned to the meeting.)

Adrienne Hagen Lyster withdrew her motion of concurrence.

Kathleen Spatt moved, AND IT WAS RESOLVED, that the matter be referred to Administration for a report to the June 8 meeting that includes options for a solution to parking issues, including removal of the 2064 Elphinstone Street property from the development, a potential reduction in parking requirements, and/or a possible minor adjustment to the development's plan.

ADJOURNMENT

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

The meeting adjourned at 8:12 p.m.

Chairperson

Secretary