

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 6, 2017

AT A MEETING OF 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 Bale
Phil Evans
Andre Kroeger
Steve Tunison

Regrets: Pam Dmytriw
Adrienne Hagen Lyster
Simon Kostic
Laureen Snook

Also in Attendance: Council Officer, Elaine Gohlke
Deputy City Clerk, Erna Hall
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
Director, Planning, Shauna Bzdel
Manager, Development Engineering, Dustin McCall
Manager, Infrastructure Planning, Geoff Brown
A/Manager, Current Planning, Ben Mario

(The meeting commenced in the absence of Steve Tunison.)

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 are heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 6, 2017 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC17-27 Proposed Chuka Creek Business Park Concept Plan (16-CP-01)

Recommendation

1. That the proposed Chuka Creek Business Park Concept Plan, attached as Appendix D and Appendix E of this report be approved.
2. That, as a prerequisite for rezoning lands within the Chuka Creek Business Park Concept Plan area identified as Prestige Industrial, a servicing strategy shall be prepared, in accordance with the City of Regina's requirements.
3. That the subdivision of land in the Chuka Creek Business Park Concept Plan area only be permitted where it can be demonstrated to the satisfaction of the City of Regina, that the potable water demands (not including water for fire suppression) associated with the proposed subdivision, will not result in additional nodes in the City of Regina water model falling below a level-of-service of 269.4 kilopascals during peak hour demand.
4. That, where it has been demonstrated that a proposed subdivision or development will result in nodes within the City of Regina's water model not meeting the minimum fire flow level-of-service established by the City of Regina's Development Standards Manual, the consent of the Fire & Protective Services Department shall be obtained as a prerequisite for approval.
5. That this report be forwarded to the September 25, 2017 meeting of City Council for approval.

The following addressed the Commission:

- Ian Cantello, City Planner I, made a PowerPoint presentation;
- Nathan Petterick, representing Long Lake Investment Group, made a presentation; and
- Bob Linner, representing Long Lake Investment Group.

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

(Steve Tunison arrived at the meeting.)

The motion was put and declared CARRIED.

RPC17-28 Zoning Bylaw Amendment (17-Z-06) UH – Urban Holding to RR – Railway Zone, Chuka Creek Business Park Phase 1

Recommendation

1. That the applications to rezone land within the Chuka Creek Business Park Concept Plan Area (Phase 1), as shown in Appendix A-1, be approved, as follows:
 - a) Pt. NW and SW Sec 12, Twp 17, Rge 19, W2M being Surface Parcels 203320998 and 203117914 from UH - Urban Holding to RR - Railway Zone.
 - b) The portions of the area along Chuka Creek in SW Sec 12, Twp 17, Rge 19, W2M identified as being in the floodway from UH - Urban Holding to FW - Floodway Zone.
 - c) The portions of the area along Chuka Creek in SW Sec 12, Twp 17, Rge 19, W2M identified as being in the floodway fringe be identified as FF - Floodway Fringe Overlay Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Bob Linner, representing Long Lake Investments Inc., addressed the Commission.

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

RPC17-25 Park Naming

Recommendation

1. That Westerra MR2 be named Sereda Park.
2. That this report be forward to the September 25, 2017 meeting of City Council for approval.

Chad Jedlic, representing Westerra Development Corp., addressed the Commission.

Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC17-31 Zoning Amendment Application (17-Z-09) Religious Institutions in Industrial Zones

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be approved as specified in Appendix A-2.
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective amendment to *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising the required public notices for the respective bylaws.

Faisal Khan and Munir Haque, representing Islamic Association of Saskatchewan, addressed the Commission.

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

RPC17-26 Closure Application (17-CL-03) Portions of Road and Lane adjacent to 625, 715 and 815 Dewdney Avenue

Recommendation

1. That the application for the closure and sale of a portion of Broder Street, Atkinson Street and Lane as shown on the attached plan of proposed subdivision (Appendix A-3) prepared by M.M. Vanstone, dated March 28, 2017, and legally described as follows, be approved:

“ST/L.13 - Plan AG4178, ST/L.2 - Plan AG4178 & ST/L.14 - Plan AG4178 within NW.1/4 Section 20 TWP.17 - RGE.19 - W.2M. Regina Saskatchewan.”
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the September 25, 2017 meeting of City Council, 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.

RPC17-29 Zoning Amendment Application (17-Z-08) Rezoning from UH to PS - 2501 Anaquod Road (formerly Tower Road)

Recommendation

1. That the application to rezone Block J, Plan No. 102222896 and Block K, Plan No. 102223178 located at 2501 Tower Road from UH - Urban Holding to PS - Public Service, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

RPC17-30 Discretionary Use Application (17-DU-05) Planned Group of Dwellings in R5 Zone 3121 Green Bank Road - The Towns Subdivision

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at proposed Parcel H, Plan No. 102241707 Ext. 0, The Towns 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-3.4 inclusive, prepared by North Ridge Development Corporation and dated February 21, 2017.
 - 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 September 25, 2017 meeting of City Council for approval.

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

RPC17-32 Contract Zone Application (17-CZ-02) Low-rise Apartment Building - 1716
Ottawa Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1716 Ottawa Street, being Lots 36 and 37, Block 291, Plan No. Old 33 from MAC - Major Arterial Commercial Zone to C - Contract Zone 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 Appendix A-3.1 to A-3.3, prepared by R. Fuller, and dated May 2017.
 - b) Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the Zoning Bylaw.
 - c) The agreement shall be registered in the City'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 September 25, 2017 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

ADJOURNMENT

Andre Kroeger moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:07 p.m.

Chairperson

Secretary