

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 4, 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
Pam Dmytriw
Phil Evans
Adrienne Hagen Lyster
Andre Kroeger
Laureen Snook
Steve Tunison

Regrets: Simon Kostic

Also in Attendance: Council Officer, Elaine Gohlke
Executive Director, City Planning & Development, Diana Hawryluk
A/Director, Development Services, Fred Searle
A/Manager, Current Planning, Autumn Dawson
Senior City Planner, Ben Mario
Senior Engineer, Design, Max Zasada
City Planner II, Christian Tinney

APPROVAL OF PUBLIC AGENDA

Steve Tunison moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items and delegations be heard at the call of the Chairperson.

ADOPTION OF MINUTES

Andre Kroeger moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 6, 2017 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC17-35 Contract Zone Application (16-CZ-07) Extension of Time Limit for Temporary
Parking Lot 1505 Saskatchewan Drive

(Councillor Young declared a conflict of interest on this item citing her position as a member of the Board of Police Commissioners, abstained from discussion and voting and temporarily left the meeting.)

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to amend the existing Contract Zone for 1505 Saskatchewan Drive, being Lots 35, 36, 37,38, 39 & 40 in Block/Par 290, Plan No. Old 33 Ext. 0, to extend the time limit of the contract 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, section 6 (b) of the Contract Zone shall be amended by replacing June 30, 2016 with June 30, 2024.
3. That a landscape plan be submitted, approved by the City of Regina and consistent with perimeter screening requirements of the *Regina Zoning Bylaw No. 9250*. The landscape shall be installed by September 15, 2018.
4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
5. That this report be forwarded to the October 30, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Chief Evan Bray and Gerard Kay, representing Regina Police Service, addressed the Commission.

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

RPC17-33 Discretionary Use Application (17-DU-11) Proposed Licensed Restaurant, 1055
Park Street

Recommendation

1. That the discretionary use application for a proposed Licensed Restaurant located at 1055 Park Street, being Block E, Plan No. 73R47512, Industrial Ross 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 Ledcor Construction Limited and dated June 27, 2017, and JMA Architecture Ltd. and dated June 27, 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 October 30, 2017 meeting of City Council for approval.

Jessica Artemenko, representing Round Table Board Gamerie, addressed the Commission.

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

RPC17-34 Zoning Amendment Application (17-Z-12) Rezoning from MS - Mainstreet to I - Institutional and Discretionary Use Application (17-DU-10) Special Care Home and Seniors Assisted Living Apartment - Low Rise 1325 Argyle Street North - Capital Crossing

Recommendation

1. That the application to Rezone Block 3, Plan 102254891, located at 1325 Argyle Street North, from MS - Mainstreet to I - Institutional, be approved.
2. That the Discretionary Use Application for a proposed Special Care Home and Seniors Assisted Living Apartment - Low Rise, located at 1325 Argyle Street North, 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 CB Two Architects International, Inc. and dated August 25, 2017
 - b) 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 *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 30, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Brent Stuntzner, representing CB Two Architects & Brightwater Senior Living, addressed the Commission.

Councillor Flegel 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 5:24 p.m.

Chairperson

Secretary