

AT REGINA, SASKATCHEWAN, THURSDAY, JULY 5, 2018

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 Bob Hawkins  
Councillor Barbara Young  
David Bale  
Adrienne Hagen Lyster  
Robert Porter

Regrets: Frank Bojkovsky  
Simon Kostic  
Andre Kroeger  
Steve Tunison  
Celeste York

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Development, Diana Hawryluk  
Director, Land & Real Estate Management, Rob Court  
Manager, Current Planning, Fred Searle  
Manager, Development Engineering, Dustin McCall  
Manager, Infrastructure Planning, Geoff Brown  
Senior City Planner, Autumn Dawson  
Senior City Planner, Jeremy Fenton  
6Senior City Planner, Ben Mario  
Senior Engineer, Design, Max Zasada

APPROVAL OF PUBLIC AGENDA

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations and items be heard in the order they are called by the Chairperson.**

ADOPTION OF MINUTES

**Councillor Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 6, 2018 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC18-29 Discretionary Use Application (18-DU-08) Proposed Semi-Detached Dwelling Unit in R6 - Residential Multiple Housing Zone 5602 Waterer Road

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**Recommendation**

1. That the discretionary use application for a proposed Semi-Detached Dwelling Unit located at 5602 Waterer Road, being Lot 55, Block 72, Plan No. 102180800, Harbour Landing 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 de Lint + Edwards Architects and dated December 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 July 30, 2018 meeting of City Council for approval.

Dave Edwards, representing De Lint & Edwards Architects, addressed the Commission.

**Robert Porter moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC18-30 Zoning Bylaw Amendment Application (18-Z-05) – UH - Urban Holding Zone to DCD12 - Direct Control District and R5 - Residential Multiple Housing Zone Harbour Landing, Phase 6 Stage 3B

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone land within Harbour Landing, as shown in Appendix A-4 be approved as follows:
  - a) Proposed Lots 14-27, Block 55 from UH - Urban Holding Zone to R5 - Medium Density Residential Zone.
  - b) Proposed Block 54, Lots 28-47 in Block 55, Lots 14-20 in Block 56, Lots 25-31 in Block 57 from UH - Urban Holding Zone to DCD 12 - Direct Control District Suburban Narrow-Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

3. That this report be forwarded to the July 30, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Trevor Williamson and Jenna Hutton, representing Dream Development, addressed the Commission.

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

RPC18-31 Discretionary Use Application (18-DU-09) Building Greater than 2.0 Floor Area Ratio (FAR) in D - Downtown Zone (Parkade Expansion) 1900 Albert Street

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**Recommendation**

1. That the discretionary use application for a proposed expansion of a Paved Parking Lot (Parkade), which is greater than 2.0 Floor Area Ratio (FAR) in the D - Downtown Zone, located at 1900 Albert Street, being Lot 43, Block 341, Plan No. 99RA11005, 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, A-3.2.1., A-3.2.2 and Appendix A-3.3 inclusive, prepared by P3A and dated March 8, 2018 and June 8, 2018 respectively.
  - b) The Applicant shall enter into an agreement with the City of Regina with respect to the provision of bonusable public amenities, pursuant to Chapter 17 of *Regina Zoning Bylaw No. 9250*, which shall generally consist of the following:
    - i) Reconstruction or modification of the sidewalk along 1900 block of Albert Street to support tree plantings to City Standards.
    - ii) Landscape enhancements to the existing pocket park on 1900 Block of Albert Street in keeping with the objectives of the Regina Downtown Neighbourhood Plan.
  - c) The street facing façade of the building shall be screened with public art, to the satisfaction of the Director of Community Services; and
  - d) 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 30, 2018 meeting of City Council for approval.

Chris Roszell, representing P3 Architecture, and Nathan Campbell, representing JC Kenyon

Engineering, addressed the Commission.

**David Bale moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC18-33 Amendments to Towns Concept Plan and related Zoning Amendments (17-Z-25)

**Recommendation**

1. That the proposed amendments to the Towns Concept Plan, attached as Appendix C and Appendix D to this report, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Towns Concept Plan area, including those portions of SW 14-17-19-W2 as shown in Appendix A-2, be approved as follows:
  - a. Proposed Lots 13-34, Block 27 currently zoned in part R6 - High Density Residential Zone, DCD11- Direct Control District Suburban Neo-Traditional Zone, and R1-Residential Detached Zone be rezoned to R1- Residential Detached Zone.
  - b. Proposed Lots 1-15, Block 30 be rezoned from UH - Urban Holding Zone to R1 Residential Detached Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the July 30, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices.

Doug Rogers, representing Terra Developments Inc., addressed the Commission.

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

RPC18-32 Discretionary Use Application (18-DU-10) Salvaging and Recycling (Junk Yard) in IB - Medium Industrial Zone 205 1st Avenue E

**Recommendation**

1. That the discretionary use application for a proposed Salvaging and Recycling (Junk Yard) located at 205 1<sup>st</sup> Avenue E, being Lot 4C, Block 8, Plan No. 102073069, 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, prepared by Stantec Consulting Ltd. and dated May 23, 2018.

- b) The Salvage and Recycling Yard shall contain fencing and screening consistent with Section 8D.1 of the *Regina Zoning Bylaw No. 9250*.
  - c) Prior to the issuance of a development permit the applicant shall submit an environmental impact assessment that addresses all performance regulations in Table 10.3 of the *Regina Zoning Bylaw No. 9250* as development of a Salvage Operation and Junk Yard within the Low Sensitivity Aquifer Protection Overlay Zone.
  - d) The development shall comply with all applicable standards and regulations in the Zoning Bylaw.
2. That this report be forwarded to the July 30, 2018 meeting of City Council for approval.

Matt Ditlove, representing Inland Steel Products Inc., and Megan Jones, representing Stantec, addressed the Commission and made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

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

RPC18-34 Proposed Coopertown Concept Plan

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**Recommendation**

- 1. That the proposed Coopertown Concept Plan, attached as Appendix E and Appendix F of this report, be approved.
- 2. That this report be forwarded to the July 30, 2018 meeting of City Council for approval.

Jeremy Fenton, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

Jason Carlston and Evan Hunchak, representing Dream Development, addressed the Commission.

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

RPC18-28 Application for Partial Street Closure (18-CL-02) Undeveloped Road Right-of-Way Adjacent to 4239 Dewdney Avenue

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**Recommendation**

- 1. That the application for the closure and sale of a portion of Lewvan Drive

as shown on the attached plan of proposed subdivision prepared by WSP, dated March 12, 2018 and legally described as Part of Lewvan Drive, Registered Plan No. 83R36391, be approved.

2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the July 30, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

ADJOURNMENT

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

The meeting adjourned at 5:53 p.m.

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Chairperson

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Secretary