

AT REGINA, SASKATCHEWAN, WEDNESDAY, JANUARY 9, 2019

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 Barbara Young, in the Chair
Councillor Jerry Flegel
Councillor Bob Hawkins
David Bale
Biplob Das
Andre Kroeger
Adrienne Hagen Lyster
Jacob Sinclair
Steve Tunison
Celeste York

Regrets: Frank Bojkovsky

Also in Attendance: Deputy City Clerk, Amber Ackerman
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & City Development, Diana Hawryluk
Director, Planning & Development Services, Fred Searle
Manager, Current Planning, Autumn Dawson
Senior City Planner, Ben Mario
Senior Engineer, Max Zasada

APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON

The Secretary called the meeting to order and followed the nomination procedures for the position of Chairperson. The following names were put forward in nomination for Chairperson:

- Councillor Young
- Councillor Flegel
- Councillor Hawkins

A secret ballot was held and the result indicated Councillor Young be appointed Chairperson of the Regina Planning Commission for 2019.

(Councillor Young took the Chair.)

Following nomination procedures for the position of Vice-Chairperson, Adrienne Hagen Lyster was declared Vice-Chairperson of Regina Planning Commission for 2019.

APPROVAL OF PUBLIC AGENDA

Steve Tunison moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the minutes for the meeting held on December 6, 2018 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC19-1 Discretionary Use Application (18-DU-15) Proposed Child Day Care Centre -
3615 Kings Road

Recommendation

1. That the discretionary use application for a proposed Child Day Care Centre located at 3615 Kings Road, being Lot A, Block 68, Plan No. 78R15074, in the Lakeview Centre subdivision, as shown in Appendix A-1 and A-2, be approved and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Oko Haus Design Inc. and dated September 15, 2018.
 - b) The development shall be subject to Ministry of Education approval.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the January 28, 2019 meeting of City Council for approval.

Allison Tholl and Nathan Brenner, representing Sandcastles Childcare Inc., addressed the Commission.

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

RPC19-2 Zoning Bylaw Amendment Application (18-Z-12) Rosewood Park Phase 1,
Stage 2

Recommendation

1. That the application to rezone lands within the Rosewood Park Concept Plan, specifically Pt. LS 1 and LS 2 in SE-09-18-20-W2M, as shown in Appendix A-3, be approved as follows:
 - a. Proposed Lots 43 to 84 in Block 101, as well as, proposed Blocks 130, 131, and Parcel D, from UH - Urban Holding Zone to R5 - Medium Density Residential Zone.
 - b. Proposed portion of Block 103 east of the lane and portion of Block 104 west of the lane from UH - Urban Holding Zone to R5 - Medium Density Residential Zone.
 - c. Proposed portion of Block 103 west of lane and portion of Block 104 east of lane from UH - Urban Holding Zone to R2 - Residential Semi-Detached Zone.
 - d. Proposed Block 102 from UH - Urban Holding Zone to R6 - Residential Multiple Housing.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the January 28, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Rich Threlfall, representing Troika Management Corp., addressed the Commission.

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

RPC19-3 Zoning Bylaw Amendment Application (18-Z-13) Eastbrook Phase 2

Recommendation

1. That the application to rezone proposed parcels D1 and D2 within the Towns Concept Plan, which are part of Parcel D, Plan No. 102289945 as shown on the attached plan of proposed subdivision in Appendix A-3, be approved as follows:
 - a. Proposed Parcel D1 from R5 - Residential Medium Density Zone and DSC - Designated Shopping Centre to DSC - Designated Shopping Centre Zone.

- b. Proposed Parcel D2 from R5 - Residential Medium Density Zone and DSC - Designated Shopping Centre Zone to R6 - Residential Multiple Housing Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the January 28, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Evan Hunchak, representing Dream Development, addressed the Commission.

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

RPC19-4 Notice of Intention to Designate Property as Municipal Heritage Property (18-H-03) 3160 Albert Street - Cook Residence

Recommendation

1. That the City Solicitor be directed to issue and serve a notice of intention to designate the property located at 3160 Albert Street (Cook Residence) as Municipal Heritage Property.
2. That the City Solicitor be directed to prepare a new Municipal Heritage Property bylaw to:
 - a. Designate the subject property as a Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada”.
3. That the City Solicitor be directed to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the “Heritage Holding Bylaw”) to remove the property listed as Item 2.8 (Cook Residence), upon designation.
4. That this report be forwarded to the January 28, 2019 meeting of City Council for approval to proceed with service and advertising of the required notice of intention to pass a bylaw to designate the property as Municipal Heritage Property pursuant to *The Heritage Property Act*.

5. That Heritage Holding Bylaw and the new Municipal Heritage Property Designation Bylaw be brought forward at the City Council meeting on March 25, 2019, following service and advertising of the required notice of intention to pass a bylaw to designate the property as Municipal Heritage Property.

The following addressed the Commission:

- Jackie Schmidt, representing Heritage Regina; and
- Layne Arthur, Layne Arthur Architecture Ltd., representing the property owner.

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

ADJOURNMENT

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

The meeting adjourned at 5:36 p.m.

Chairperson

Secretary