

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 8, 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
David Bale
Frank Bojkovsky
Biplob Das
Andre Kroeger
Steve Tunison
Celeste York

Regrets: Councillor Bob Hawkins
Adrienne Hagen Lyster
Jacob Sinclair

Also in Attendance: Secretary, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development, Diana Hawryluk
Director, Planning & Development Services, Fred Searle
Manager, East Planning, Autumn Dawson
Manager, Development Engineering, Dustin McCall

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

APPROVAL OF PUBLIC AGENDA

Councillor Flegel moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items and delegations be heard in the order they are called forward by the Chairperson, and that RPC19-18 Zoning Bylaw Amendment Application (19-Z-02) The Towns Phase 2, Stage 1 be tabled to the June 5, 2019 meeting.

ADOPTION OF MINUTES

David Bale moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 10, 2019 be adopted, as circulated.

TABLED REPORT

RPC19-11 Contract Zone Amendment Application (19-CZ-01) Proposed Extension of
Temporary Parking Lot Term - 1840 Lorne Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract zone at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, be approved and that an amended contract zone agreement between the City of Regina and the owner of the subject property be executed, which allows for the extension of the permitted use of the property as a temporary surface parking lot until December 31, 2020.
2. That the City Solicitor be directed to prepare the necessary bylaws and contract zone agreement to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

Robert Byers, Rob Spelliscy and Phil Robertson, representing Namerind Housing Corporation, addressed the Commission.

(Andre Kroeger arrived during Namerind Housing Corporation's presentation.)

(Steve Tunison arrived during Namerind Housing Corporation's presentation.)

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

ADMINISTRATION REPORT

RPC19-17 Contract Zoning Amendment Application (19-CZ-02) Proposed Paved Parking
Lot 1124 E Dewdney Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* and rezone 1124 E Dewdney Avenue, being Lots 22 & 28, Block 5, Plan No. BE636 & 101149118 from R2 - Residential Semi-Detached Zone to C - Contract Zone be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract at 1138 E Dewdney Avenue, being Lots 23 to 25, Block 5, Plan

No. BE636, be approved and the existing contract zone agreement between the City of Regina and the applicant/landowner be amended to include 1124 E Dewdney Avenue and the following conditions:

- a. The development is conditional on a parcel tie of the subject lots being registered on the titles.
 - b. A development permit must be applied for and obtained prior to the commencement of any development.
 - c. None of the land or buildings comprising the Property shall be developed or used except in accordance with the Contract Agreement.
 - d. Landscape of the site must be upgraded to current standards, including but not limited to addition of a landscaped area in the front yard.
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 May 27, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

Paul Gronick, representing Ironworkers Local 771, addressed the Commission.

Celeste York moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Biplob Das moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:26 p.m.

Chairperson

Secretary