

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 11, 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
Frank Bojkovsky
Andre Kroeger
Adrienne Hagen Lyster
Steve Tunison
Celeste York

Regrets: David Bale
Biplob Das
Jacob Sinclair

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development, Diana Hawryluk
Director, Planning & Development Services, Fred Searle
Manager, West Planning, Yves Richard
City Planner II, Pamela Ewanishin
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after tabling item RPC19-27 Civic Naming Committee Guideline and Street Name List Review to the November 6, 2019 meeting of Regina Planning Commission, and that the delegations and items be heard in the order they are called forward by the Chairperson.

ADOPTION OF MINUTES

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 7, 2019 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC19-26 Park Naming - Wapiti Park

Recommendation

1. That Capital Crossing MR2 be named Wapiti Park.
2. That item CR19-39 be removed from the Regina Planning Commission Outstanding Items list.
3. That this report be forward to the September 30, 2019 meeting of City Council for approval.

Kaitlyn Brown, representing Cornerstone Holdings, addressed the Commission.

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

(Councillor Flegel temporarily left the meeting.)

RPC19-28 Discretionary Use Application (19-DU-07) Proposed Residential Homestay –
3118 Albert Street

Recommendation

1. That the discretionary use application for a proposed Residential Homestay located at 3118 Albert Street, being Lots 18 & 20, Block 631, Plan No. 101227711, in the Lakeview Subdivision 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-3.2 inclusive, prepared by Carefoot Holdings Ltd.
 - b) The guest rooms shall not contain cooking facilities and that all cooking facilities are located exclusively in the kitchen area.
 - 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 September 30, 2019 meeting of City Council for approval.

Tom and Thea Carefoot, representing Carefoot Holdings, addressed the Commission.

Councillor Bob Hawkins moved that the recommendation be concurred in.

(Councillor Flegel returned to the meeting.)

The motion was put and declared LOST.

RPC19-29 Discretionary Use Application (19-DU-06) Proposed Car Wash in MAC - Major Arterial Commercial Zone - 2035 Park Street

Recommendation

1. That the discretionary use application for a proposed Car Wash located at 2035 Park Street, being Parcel B, Plan No. 90R02904, Broders Annex subdivision 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 Neher & Associates and dated April 3, 2019; and
 - 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 30, 2019 meeting of City Council for approval.

Bill Babey, representing SCR Holdings and 2035 Park Street Discovery Plaza, made a presentation to the Commission.

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

RPC19-30 Zoning Bylaw Amendment Application (19-Z-06) - The Towns, Phase 2, Stage 1G/A

Recommendation

1. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3, be approved as follows:

Proposed Lots 1 to 12 in Block 34 from UH- Urban Holding to R5-Medium Density Residential 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 September 30, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

Cathy Lawrence, representing Terra Developments Inc., addressed the Commission.

Frank Bojkovsky moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-31 Concept Plan Amendment & Zoning Bylaw Amendment Applications
(19-CP-02)(19-Z-07) Harbour Landing Phase 9, 5601 - 5661 Mitchinson Way

Recommendation

1. That the application to amend the Harbour Landing Concept Plan as shown on Appendix A-3.2, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Harbour Landing Concept Plan area, as shown in Appendix A-3.3, be approved as follows:

Proposed Lots 33-40 in Block 67 from DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Zone.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendments to *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the September 30, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notices for the respective bylaws.

Evan Hunchak, representing Dream Development, made a PowerPoint presentation to the Commission, a copy of which is on file in the Office of the City Clerk.

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

RPC19-32 Application for Zoning Bylaw Amendment (19-Z-10) Text Amendment to Allow for Private Utilities as a Public Use

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* by amending section 4C.2.1 by adding subsection (e) and consequential amendments as specified in Appendix A, 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 30, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

ADJOURNMENT

Steve Tunison moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:48 p.m.

Chairperson

Secretary