

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 4, 2020

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 Andrew Stevens
Frank Bojkovsky
Biplob Das
Adrienne Hagen Lyster
Jacob Sinclair
Cheri Moreau
Steve Tunison

Regrets: Tak Pham
Celeste York

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, Munir Haque
Manager, West Planning, Yves Richard
A/Manager, Development Engineering, Jen Stevenson
Senior Engineer, Max Zasada
City Planner II, Pamela Ewanishin
City Planner II, Michael Sliva

APPROVAL OF PUBLIC AGENDA

Steve Tunison moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and at the items and delegations be heard in the order they are called forward by the Chairperson.

ADOPTION OF MINUTES

Biplob Das moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 6, 2020 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC20-6 Discretionary Use Application (PL201900066) - 2150 Anaquod Road

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 2150 Anaquod Road, being Block F1, Plan 10224978, in Aurora Subdivision.
2. Direct Administration to issue a development permit 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 Bicorp Design Group and dated November 7, 2019.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

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

RPC20-7 Discretionary Use Application (PL201900060) – 631 E. Victoria Avenue

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 631 E. Victoria Avenue, being Plan DV270 Block 38B Lot 1-5; Plan DV270 Block 38 Lot 36-40 and Plan DV270 Block: X, in Broders Annex Subdivision.
2. Direct Administration to issue a development permit 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 Howa Architecture and dated November 25, 2019.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

William Neher, representing Neher & Associates, addressed the Commission.

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

RPC20-8 Zoning Bylaw Amendment Application (PL201900059) Rosewood Park
Phase 1, Stage 3

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone lands within the Rosewood Park Concept Plan, specifically Pt. LSD 2 in SE-09-18-20-W2M, shown in Appendix A-3 as follows:
 - a. Proposed Parcel E from UH – Urban Holding Zone to RH – Residential High-Rise Zone.
2. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its March 25, 2020 meeting to allow sufficient time for advertising the required public notice for the respective bylaw.

Rich Threlfall, Troika Management Corp., and Tyler Mathies, National Affordable Housing Corporation, addressed the Commission.

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

RPC20-9 Zoning Bylaw Amendment & Discretionary Use Application (PL201900032)
Proposed Agriculture Animal Support - 4900 Parliament Avenue

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone 4900 Parliament Avenue, being Parcel A2, Plan 102296066, from ML – Mixed Low-Rise Zone to MH – Mixed High-Rise Zone.
2. Approve the discretionary use application for a proposed Agriculture, Animal Support located at 4900 Parliament Avenue, being Parcel A2, Plan 102296066, in the Harbour Landing Neighbourhood.
3. Direct Administration to issue a development permit subject to the following conditions:

- a. The development shall be generally consistent with plans attached to this report as Appendix A-3.1 to A-3.2, prepared by Swatt/Miers Architects and dated January 6, 2020.
 - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
4. Direct the City Solicitor to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 5. Approve these recommendations at its March 25, 2020 meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

Trevor Williamson and Jason Carlston, representing Dream Development, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

Lisa Koch, George Miers and LeeAnn Croft, representing the Regina Humane Society, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

ADJOURNMENT

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:35 p.m.

Chairperson

Secretary