

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 7, 2016

AT A MEETING OF THE 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 Jerry Flegel
Councillor Barbara Young
Pam Dmytriw
Phil Evans
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Regrets: Adrienne Hagen Lyster
Simon Kostic

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Director of Planning, Shauna Bzdel
Manager of Current Planning, Fred Searle
Manager of Development Engineering, Dustin McCall
Manager of Infrastructure Planning, Geoff Brown
Manager of Long Range Planning, Shanie Leugner
A/Manager of Neighbourhood Planning, Jennifer Barrett
Senior City Planner, Autumn Dawson
Senior City Planner, Charlie Toman
Policy Analyst, Liberty Brears

APPROVAL OF PUBLIC AGENDA

Pam Dmytriw 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 by the Chairperson.

ADOPTION OF MINUTES

Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 3, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC16-49 Discretionary Use Application (16-DU-16) Car Wash - 4315 Albert Street

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, abstained from discussion and voting and temporarily left the meeting.)

Recommendation

1. That the Discretionary Use Application for a proposed Car Wash located at 4315 Albert Street, being Lot 23, Block 55 Plan No. 70R38966, Whitmore Park 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 to A-3.4 inclusive, prepared by AODBT, Architecture and Interior Design and dated July 8, 2016.
 - 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 26, 2016 meeting of City Council for approval.

Pat Maschek and Bruce Shreiner, representing Sherwood Co-operative, addressed the Commission.

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

(Laureen Snook returned to the meeting.)

RPC16-53 Zoning Bylaw Amendment (16-Z-07) Laneway and Garden Suites Pilot Project in Established Neighbourhoods

Recommendation

1. That the regulations for Laneway and Garden Suite Pilot Project, as proposed in Appendix B, be adopted as subpart 6D.7 to the *Regina Zoning Bylaw No. 9250* and that subject to those regulations, a laneway suite be approved as a permitted use on each of the following properties:
 - a. Lot 18, Block 567, Plan 101161189 & Lot 5, Block 567, Plan AP3598 municipally known as 2990 Albert Street;
 - b. Lot 18, Block 10, Plan G384 municipally known as 1932 Atkinson Street;

- c. Lot 5, Block 4, Plan EX5374 municipally known as 62 Charles Crescent;
 - d. Lot 40, Block 38, Plan 101209249 municipally known as 2117 Edward Street;
 - e. Lot 4 & 5, Block 543, Plan K1416 & Lot 49. Block 543, Plan 101191520, municipally known as 3321 Regina Avenue; and
 - f. Lot 6, Block 75, Plan FL2604 municipally known as 2822 Sinton Avenue.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendments.
 3. That this report be forwarded to the September 26, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw amendments.

The following addressed the Commission:

- Jason Desjarlais;
- Heather Goranson and Bill Shupe;
- Christopher Kailing;
- Christopher Gallop;
- Bruce Petrovics, representing Eileen Petrovics and Jeannie Smyth;
- Rob Reynar;
- Ken Kolot;
- Chad Novak, representing Saskatchewan Taxpayers Advocacy Group; and
- Charlie Toman, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

Phil Evans moved that the recommendation contained in the report be concurred in.

The Chair called for each subsection in Recommendation #1 to be voted on separately.

A motion to approve Recommendation #1a. was put and declared CARRIED.

A motion to approve Recommendation #1b. was put and declared CARRIED.

A motion to approve Recommendation #1c. was put and declared CARRIED.

A motion to approve Recommendation #1d. was put and declared CARRIED.

A motion to approve Recommendation #1e. was put and declared CARRIED.

A motion to approve Recommendation #1f. was put and declared CARRIED.

A motion to concur in Recommendations #2 and #3 was put and declared CARRIED.

RECESS

Councillor Young moved, AND IT WAS RESOLVED, that the Commission recess for 5 minutes.

The Commission recessed at 6:05 p.m.

The Commission reconvened at 6:12 p.m.

RPC16-52 Heritage Designation Application (16-H-5) Regina Indian Industrial School
(RIIS) Cemetery (701 Pinkie Road)

Recommendation

1. That the Regina Indian Industrial School cemetery located at 701 Pinkie Road and specifically including that portion of the lands legally described as Block D, Plan No. 85R14545 that lies within the area commencing at the most north-westerly corner below the City of Regina right-of-way Plan No. GA 3458 and proceeding southerly 85 metres, then easterly 50 metres in perpendicular width throughout, then northerly to the right-of-way in perpendicular width throughout, then north-westerly to the point of commencement, be designated as Municipal Heritage Property.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the subject property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Require that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
 - d. Include a property maintenance standard as described in this report.
3. That this report be forwarded to the September 26, 2016 City Council meeting for approval.

The following addressed the Commission:

- Bill Wall and Janine Windolph, representing RIIS Commemorative Association;
- Don Black;
- Jim Elliott;
- Anthony Johnston, representing Mistawasis Nêhiyawak First Nation.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in after amending the description and dimensions of the buffer zone under “Discussion”, page 3, second paragraph, to reflect that it is 50 metres to the south and 25 metres to the east.

RECESS

Councillor Young moved, AND IT WAS RESOLVED, that the Commission recess for 20 minutes.

The Commission recessed at 6:41 p.m.

The Commission reconvened at 7:08 p.m. in the absence of Councillor Flegel.

RPC16-51 Application for Discretionary Use (16-DU-19) Medical Clinic - 1330 Osler Street

Recommendation

1. That the Discretionary Use Application for a proposed Medical Clinic located at 1330 Osler Street, being Lot B, Block 184, Plan No. 101864280 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-3.3 inclusive, prepared by Neher and Associates and dated June 23, 2016 and July 26, 2016.
 - 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 26, 2016 meeting of City Council for approval.

(Councillor Flegel returned to the meeting.)

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

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

RPC16-50 Discretionary Use Application (16-DU-20) Medical Clinic - 4028 Dewdney Avenue

Recommendation

1. That the Discretionary Use Application for a proposed Medical Clinic located at 4028 Dewdney, being Lot 18, Block/Parcel 222, Plan No. DV4404, 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-3.8 prepared by PMGM and dated June 30, 2016.
 - 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 26, 2016 meeting of City Council for approval.

The following addressed the Commission:

- Debra Godin; and
- Christopher Kailing, representing PMGM Architecture Ltd., and Dr. Ryan Suri.

Councillor Flegel moved that the recommendation contained in the report be concurred in.

Laureen Snook moved, AND IT WAS RESOLVED, that this matter be referred to Administration for further discussion with the developer and adjacent property owner regarding the proposed zero lot line, with a further report to the September 28 meeting of Regina Planning Commission.

RPC16-55 Proposed Southeast Regina Neighbourhood Plan (14-OCP-06)

Recommendation

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by adding the Southeast Regina Neighbourhood Plan, which is attached to this report as Appendix C, as Part B.16.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
3. That this report be forwarded to the September 26, 2016 meeting of City Council for approval.

The following addressed the Commission:

- Jeremy Fenton, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Randy Sandbeck, representing Arbour Memorials Inc., Regina Funeral Home and Cemetery;
- Nathan Petherick, representing B & A Planning Group; and
- Bob Linner, representing SENP Major Landowners.

Councillor Young moved that the recommendation contained in the report be concurred in.

Councillor Young moved, in amendment, AND IT WAS RESOLVED, that policy 6.3(g) be amended to read as follows:

6.3(g) As a prerequisite for the construction of the north segment of Chuka Boulevard (the segment between Haughton Road and Victoria Avenue), the existing access to the Regina Funeral Home & Cemetery site should be closed and a new access, within the SENP area, which connects directly to a public roadway and is satisfactory to the City of Regina and affected landowners, including Regina Funeral Home & Cemetery, shall be identified and provided.

The main motion, as amended, was put and declared CARRIED.

RPC16-54 Proposed East Victoria Concept Plan (15-CP-04)

Recommendation

1. That the proposed East Victoria Concept Plan, attached as Appendix C of this report, be approved, excepting the identified Phase 2 area, which shall not be subject to concept plan approval until such time as the phasing policies of *Design Regina: The Official Community Plan Bylaw No. 2013-48* permits development in the Phase 2 area.
2. That the area of land subject to a rezoning application not exceed the Planning Cell boundaries, as shown on the Phasing Plan of the East Victoria Concept Plan.
3. That following approval of the proposed Southeast Regina Neighbourhood Plan by the Government of Saskatchewan, the East Victoria Concept Plan be appended to the Southeast Regina Neighbourhood Plan.
4. That the subdivision of land in the East Victoria Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 percent of nodes in the 235,000 population water model will remain with a level of service of 269.4 kilopascals or greater during peak hour demand.
5. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case by case basis.
6. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of

Regina’s Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.

- 7. That this report be forwarded to the September 26, 2016 meeting of City Council for approval.

Nathan Petherick, representing B & A Planning Group; Chad Jedlic, representing Harvard Developments; and Blair Forster, representing Forster Projects, addressed the Commission.

(Pam Dmytriw left the meeting.)

(Councillor Flegel left the meeting.)

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-48 Proposed Official Community Plan Map Amendments (16-OCP-01)

Recommendation

- 1. That *Design Regina: The Official Community Plan Bylaw 2013-48* be amended by replacing maps contained in Section F – Maps of Part A – Citywide Plan with the proposed maps contained in Appendix A.
- 2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48*.
- 3. That this report be forwarded to the September 26, 2016 meeting of City Council for approval.

Chad Novak, representing Saskatchewan Taxpayers Advocacy Group, addressed the Commission.

Kathleen Spatt moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-47 Proposed Street Name Change (14-SN-31) - Sage Crescent to Bulrush Way
- The Creeks Subdivision

Recommendation

- 1. That the portion of street currently named “Sage Crescent” and indicated in Appendix A-2, attached to this report, shall be renamed as “Bulrush Way.”
- 2. That this report be forwarded to the September 26 2016 meeting of City Council for approval.

Kathleen Spatt moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Daryl Posehn moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:50 p.m.

Chairperson

Secretary