

AT REGINA, SASKATCHEWAN, THURSDAY, FEBRUARY 1, 2018

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 Mike O'Donnell, in the Chair
Councillor Bob Hawkins
Councillor Barbara Young
David Bale
Frank Bojkovsky
Andre Kroeger
Adrienne Hagen Lyster
Robert Porter
Steve Tunison

Regrets: Patrick Dennie
Simon Kostic

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
A/Director, Development Services, Autumn Dawson
A/Manager, Current Planning, Ben Mario
Manager, Development Engineering, Dustin McCall

APPROVAL OF PUBLIC AGENDA

Councillor Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, and that items and delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

David Bale moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 10, 2018 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC18-3 Discretionary Use Application (17-DU-15) Proposed Hazardous Material Storage
- 750 Park Street

Recommendation

1. That the Discretionary Use Application for a proposed “Hazardous Material Storage” use located at 750 Park Street, being Block/Parcel D, Plan 102025303 Ext 0, Industrial Ross 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-3.3 inclusive, prepared by J. Norton for Petro Canada, dated September 15 and 18, 2017, and by Scatliff + Miller + Murray, dated October 3, 2017.
 - b) The applicant shall submit a building permit for approval by the Development Officer; the review of which will focus on the site development to ensure compliance with all applicable standards.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including but not limited to, the Performance Regulations for Low Sensitivity Aquifer Protection Overlay Zone in Table 10.3 of the *Regina Zoning Bylaw No. 9250*.
 - d) Prior to the issuance of the building permit (as per condition 1b), the applicant shall provide documentation/letter from the Saskatchewan Ministry of Environment and/or federal regulatory authority for approval to construct, alter, expand, operate and decommission a hazardous substance and/or waste dangerous goods facility.
 - e) Consolidation of Parcel D with the property located at 535 E 1st Avenue shall be required prior to the building permit approval.
2. That this report be forwarded to the February 26, 2018 meeting of City Council for approval.

The following addressed the Commission:

- Anna Stilwell, representing Suncor Energy/Petro-Canada; and
- Glen Hill, representing Colliers International.

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

RPC18-4 Zoning Bylaw Amendment Application (17-Z-17) Rezoning from C – Contract Zone to MAC – Major Arterial Commercial Zone 665 University Park Drive

Recommendation

1. That the application to rezone Parcel N, Plan No. 92R14384 located at 665 University Park Drive from C - Contract Zone to MAC - Major Arterial Commercial Zone, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment, void the current contract and discharge it from title.
3. That this report be forwarded to the February 26, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

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

RPC18-5 Zoning Bylaw Amendment and Discretionary Use Applications (17-Z-18/17-DU-14) Removal of H - Holding Overlay Zone and Proposed Shopping Centre and Theatre in MAC - Major Arterial Commercial Zone - Aurora Subdivision – 4801 E Victoria Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to remove the H - Holding Overlay Zone on proposed Lot C of Aurora Subdivision, Phase 1, Stage 2 within the East Victoria Concept Plan Area, which is part of SE ¼ Section 23-17-19-W2M as shown on the attached plan of proposed subdivision (Appendix A-3.1), be approved.
2. That the Discretionary Use Application for a proposed Shopping Centre and Theatre located at 4801 E Victoria Avenue, being a portion of SE ¼ Section 23-17-19-W2M, Lot C, Surface Parcel# 203339088, be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
 - b) The development shall be consistent with the plans attached to this report as Appendix A-3.2 and Appendix A-3.3, prepared by P3A and dated October 3, 2017.

- c) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the February 26, 2018 meeting of City Council for approval.

Blair Forster, representing Forster Projects, and Chad Jedlic, representing Harvard Developments, addressed the Commission.

Councillor Hawkins 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 4:49 p.m.

Chairperson

Secretary