

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 6, 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
Simon Kostic
Andre Kroeger
Adrienne Hagen Lyster
Robert Porter
Steve Tunison

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
Manager, Current Planning, Fred Searle
Senior City Planner, Autumn Dawson
Senior City Planner, Ben Mario
Senior Engineer, Design, Max Zasada

(The meeting commenced in the absence of Councillor Young.)

APPROVAL OF PUBLIC AGENDA

Steve Tunison moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Frank Bojkovsky moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 2, 2018 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC18-25 Discretionary Use Application (18-DU-07) Detached Dwellings in R5 - Residential Medium Density Zone Eastbrook Subdivision 5100 Block Buckingham Drive

Recommendation

1. That the Discretionary Use Application for Detached Dwellings on the following properties:
 - a) Proposed Lots 109, 110, 111, 114, 115, 118, 119, 122, 123, 126, 127, Block 1, Plan 102275041, Eastbrook Subdivision.
 - b) Proposed Lots 45, 46, 49, 50, 53, 54, 57, 58, 61, 62, 63, Block 23, Plan 102251382, Eastbrook Subdivision.

be approved, and that a Development Permit be issued subject to the following conditions:

- a) Development of each Detached Dwelling will be required to conform to all standards of the R5 - Residential Medium Density Zone.
 - b) The development shall be subject to approval of the subdivision application being approved separately through the subdivision approval process.
 - 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 June 25, 2018 meeting of City Council for approval.

Jenna Hutton, representing Dream Development, addressed the Commission.

Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC18-26 Zoning Amendment Application (18-Z-03) Assisted Living Apartment Definition Discretionary Use Application (18-DU-04) Assisted Living Apartment - Low Rise 4224 & 4232 Wakeling Street – Harbour Landing

Recommendation

1. That the proposed amendment to *Regina Zoning Bylaw No. 9250*, as specified in Appendix C of this report, be approved.

2. That the Discretionary Use Application for a proposed Assisted Living Apartment - Low Rise, located at 4224 and 4232 Wakeling Street, be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development is conditional on either a consolidation of lots or a parcel tie of the subject lots being registered on the titles prior to the issuance of a development permit.
 - b) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.6 inclusive, prepared by SEPW Architecture Inc. and dated January 16, 2018.
 - 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 bylaws to authorize the respective amendment in the *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the June 25, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Greg Popowich, representing Input Housing and Dylan Elliott, representing SEPW Architecture Inc., addressed the Commission.

(Councillor Young joined the meeting during Mr. Popowich's presentation.)

Elizabeth Popowich, representing Nicholas Popowich, addressed the Commission.

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

RPC18-24Heritage Designation Application (18-H-01) Louis Residence (1431 Victoria Avenue)

Recommendation

1. That the designation of the Louis Residence located at 1431 Victoria Avenue, being Lot 3, Block 360, Plan No. Old 33, Ext 0 & Lot 44, Block 360, Plan No. 101189998, Extension 5, as Municipal Heritage Property be approved.
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. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) to remove the property listed as Item 6.26 (Louis Residence), upon designation.
 4. That this report be forwarded to the June 25, 2018 meeting of City Council for approval, to allow sufficient time for service of the required notice of intention to pass the necessary bylaw and for advertising the required public notice for the respective bylaw.

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

RPC18-27 Concept Plan Amendment Application (18-CP-01) Hawkstone Concept Plan Zoning Bylaw Amendment Application (18-Z-04) – 2723 Narcisse Drive

Recommendation

1. That the application to amend the Hawkstone Concept Plan, as shown in Appendix A-3, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone lands within the Hawkstone Concept Plan, depicted in Appendix A-1, be approved as follows:
 - a) That Parcel R1, Plan 102257030 be rezoned from R5 - Medium Density Residential Zone to R6 - Residential Multiple Housing Zone.
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 June 25, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending Recommendation #1 to read:

- 1. That the application to amend the Hawkstone Concept Plan, as shown in Appendix A-4 be approved.**

ADJOURNMENT

Councillor Young moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:20 p.m.

Chairperson

Secretary