

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 10, 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 Bob Hawkins
David Bale
Frank Bojkovsky
Andre Kroeger
Adrienne Hagen Lyster
Celeste York

Regrets: Councillor Jerry Flegel
Biplob Das
Jacob Sinclair
Steve Tunison

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development, Diana Hawryluk
Director, Parks, Recreation & Cultural Services, Laurie Shalley
Manager, Corporate Asset Management, Geoff Brown
Manager, Current Planning, Autumn Dawson
Manager, Development Engineering, Dustin McCall
Manager, Planning & Partnerships, Janine Daradich
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

Councillor Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after tabling item RPC19-11 respecting Contract Zone Amendment Application (19-CZ-01) Proposed Extension of Temporary Parking Lot Term - 1840 Lorne Street to the May 8, 2019 meeting, and that the items and delegations be heard in the order they are called forward by the Chairperson.

ADOPTION OF MINUTES

David Bale moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 6, 2019 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC19-10 Park Naming – Biden and Tell Parks

Recommendation

1. That Capital Crossing MR2 be named Biden Park.
2. That Riverbend MR4 be named Jerry Tell Park.
3. That this report be forward to the April 29, 2019 meeting of City Council for approval.

Kaitlyn Brown, Capital Crossing Advisors representing Cornerstone Holdings, addressed the Commission

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

RPC19-12 Discretionary Use Application (19-DU-02) - Proposed Medical Clinic 4535
Rochdale Boulevard

Recommendation

1. That the discretionary use application for a proposed Medical Clinic located at 4535 Rochdale Boulevard, being Plan No. 101305673 in Garden Ridge neighbourhood, 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 (prepared May 2003) and A-3.2.
 - 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 April 29, 2019 meeting of City Council for approval.

Mike Alport, Cushman & Wakefield Regina, representing Durban Investments Inc., addressed the Commission.

Celeste York moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-13 Discretionary Use Application (18-DU-20) Proposed Planned Group of Dwellings
3121 Green Bank Road

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3121 Green Bank Road, being Parcel H, Plan No. 102241707, in the Towns 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-3.5 inclusive, prepared by North Ridge Development Corporation and dated December 7, 2018.
 - 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 April 29, 2019 meeting of City Council for approval.

Freya Marchuk, representing North Ridge Development Corp., addressed the Commission.

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

RPC19-14 Applications for Sale of Dedicated Land & Zoning Bylaw Amendment
(18-SD-02/18-Z-16) 20 Sheppard Street

Recommendation

1. That the application for the sale of dedicated land (public reserve) located at 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, be approved.
2. That the application to rezone 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, from PS - Public Service Zone to I - Institutional Zone, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Sale of Dedicated Land and amendment to the *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Munir Haque, representing Regina Huda School, addressed the Commission.

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

RPC19-15 Application for Concept Plan Amendment and Zoning Bylaw Amendment (15-CP-03/ 19-Z-01) The Towns Concept Plan, Stage 1FA

Recommendation

1. That the application to amend the Towns Concept Plan (Land Use Plan and Circulation Plan), as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
 - a) Proposed Lot J1 from UH - Urban Holding, R6 - Residential Multiple Housing, and DCD11 - Direct Control District to LC2 - Local Commercial Zone; and
 - b) Lots 1-11, inclusive, in Block 35 from DCD 11 - Direct Control District and UH - Urban Holding Zone to R1 - Residential Detached 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 April 29, 2019, meeting of City Council for approval to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments.

Doug Rogers, representing Terra Developments Inc., addressed the Commission.

Celeste York moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-16 Amendment to Design Regina: The Official Community Plan Bylaw No. 2013-48

Recommendation

1. That an amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48*, by adding Policy 14.20E, attached as Appendix A of this report, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council

for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

Chris Fuller, representing The Sports Compound, addressed the Commission.

David Bale moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

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

The meeting adjourned at 5:33 p.m.

Chairperson

Secretary