

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 7, 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 Jerry Flegel
Councillor Bob Hawkins
Biplob Das
Andre Kroeger
Adrienne Hagen Lyster
Jacob Sinclair

Regrets: David Bale
Frank Bojkovsky
Steve Tunison
Celeste York

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development, Diana Hawryluk
Director, Planning & Development Services, Fred Searle
Manager, Development Engineering, Dustin McCall
Manager, West Planning, Yves Richard
A/Manager, East Planning, Ben Mario
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 3, 2019 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC19-24 Official Community Plan Amendment (Part B.10), Zoning Bylaw Amendment, and Discretionary Use Application (19-OCP-02/ 19-Z-05/ 19-DU-05) - Proposed Medical Clinic in Commercial Building, Canterbury Subdivision, 1651 College Avenue

Recommendation

1. That the application to amend *Design Regina: The Official Community Plan Bylaw 2013-48*, Part B.10, Policy 3 by adding a new clause n) as follows, be approved:
 - “n) Notwithstanding Policy 3.e, standalone commercial development shall be allowed in Low-Density Residential Policy Area at the discretion of Council.”
2. That the application to amend *Regina Zoning Bylaw, No. 9250 DCD 9 - Former Diocese of Qu’Appelle Lands Direct Control District*, as described in Appendix C of this report, be approved.
3. That the discretionary use application for a proposed medical clinic located at 1651 College Ave, being a portion of Lot A-Blk/Par 8-Plan FU1338 Ext 11 , Wascana Addition 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-3.6 inclusive, prepared by Walker Projects and dated July 9, 2019, complete exercising discretionary control of development within a Direct Control District;
 - b) the developer shall enter into a development agreement with the City, which shall be registered on title, to ensure that existing landscape areas with heritage significance are maintained;
 - c) the development shall comply with the AC-1 Architectural Control District Overlay Zone;
 - d) the number of required parking stalls for the medical clinic shall comply with the applicable requirements in Chapter 14 of the *Regina Zoning Bylaw, No. 9250*;
 - e) development standards shall be consistent with the Low Density Residential Policy Area with exception that no setback shall be required to Anson road to be consistent with Neighbourhood Plan policy regarding pedestrian orientation of commercial buildings; and

- f) the development shall comply with all applicable standards and regulations prescribed in *Regina Zoning Bylaw No. 9250*.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendments to the *Design Regina: The Official Community Plan Bylaw 2013-48* and *Regina Zoning Bylaw, No. 9250*.
5. That this report be forwarded to the August 26, 2019 meeting of City Council for approval which will allow sufficient time for advertising of the required public notice for the respective bylaw amendments.

The following addressed the Commission:

- Gay Renouf;
- Brandon Hicks;
- Murray Sawatzky;
- Lorne Yagelniski, representing Yagar Developments; and
- Kevin Reese, representing Karina Developments, and Dr. Jordan Buchko, representing Prairie Orthopedics & Sports Medicine.

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

(Councillor Flegel left the meeting.)

RPC19-25 Zoning Bylaw Amendment & Discretionary Use Applications (19-Z-04)
(19-DU-04) Proposed Public Self Storage Facility – 1230 Broad Street

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 Public Self Storage Facility located at 1230 Broad Street, being Lots A, B, C, & E, Block 139A, Plan No. DJ454 & 68R17406 in the Old 33 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-3.3 inclusive, prepared by AMERCO Real Estate Company and dated May 8, 2019.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

4. That this report be forwarded to the August 26, 2019, meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

The following addressed the Commission:

- Matt Thompson;
- Annabel Townsend, representing Books & Beans @ Centennial Market
- Don Orr;
- Leasa Gibbons, representing Regina's Warehouse Business Improvement District; and
- Ryan Babey, Colliers International, representing Centennial Shopping Centre.

Councillor Hawkins 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 6:17 p.m.

Chairperson

Secretary