

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 7, 2017

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 Jerry Flegel
Councillor Barbara Young
David Bale
Pam Dmytriw
Phil Evans
Simon Kostic
Andre Kroeger
Laureen Snook

Regrets: Adrienne Hagen Lyster
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, Development Engineering, Dustin McCall
Senior City Planner, Autumn Dawson
Senior City Planner, Sue Luchuck
Historical Information & Preservation Supervisor, Dana Turgeon

APPROVAL OF PUBLIC AGENDA

Pam Dmytriw moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Andre Kroeger moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 3, 2017 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC17-18 Contract Zone Application (17-CZ-01) and OCP Amendment (17-OCP-01)
Proposed Medical Clinic - 1636 College Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1636 College Avenue, being Lot 8, Block 465, Plan Old 33, from R4A-Residential Infill Housing Zone to C-Contract Zone be denied.
2. That the application to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48 Part B.8 Core Area Neighbourhood Plan* and *Part B.12 General Hospital Area Neighbourhood Plan* be denied.
3. That this report be forwarded to the June 26, 2017 meeting of City Council for denial.

Dan Kozan addressed the Commission.

Phil Evans moved that this report be received and filed.

(Councillor Young arrived at the meeting.)

RECESS

Laureen Snook moved, AND IT WAS RESOLVED, that the Commission recess for 10 minutes.

The Commission recessed at 4:36 p.m.

The Commission reconvened at 4:50 p.m.

Phil Evans withdrew his motion of receive and file.

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

The motion was put and declared LOST.

Phil Evans moved, AND IT WAS RESOLVED:

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1636 College Avenue, being Lot 8, Block 465, Plan Old 33, from R4A-Residential Infill Housing Zone to C-Contract Zone be approved.

2. That the application to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48 Part B.8 Core Area Neighbourhood Plan and Part B.12 General Hospital Area Neighbourhood Plan* to allow for the requested use for this property be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws.
4. That Administration be directed to proceed with the required public notice.
5. That this report be forwarded to the June 26, 2017 meeting of City Council for approval.

RPC17-19 Discretionary Use Application (17-DU-03) Fast Food Outlet (Coffee Shop) - 3008 13th Avenue

Recommendation

1. That the discretionary use application for a proposed Fast Food Outlet located at 3008 13th Avenue, being Lot 55, Block 376, Plan No. 99RA05074, 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 and Appendix A-3.2 inclusive, prepared by P3Architecture Partnership and dated February 10, 2017; and
 - 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 June 26, 2017 meeting of City Council for approval.

Eric Galbraith, representing 33 1/3 Coffee, addressed the Commission.

Councillor Young moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending the Communications section of the report to show that the Cathedral Area Community Association (CACA) responded and had no comment or concern with the proposal.

RPC17-20 Civic Naming Committee Annual Report 2016

Recommendation

That this report be forwarded to the June 26, 2017 meeting of City Council for information.

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

ADJOURNMENT

Pam Dmytriw moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:22 p.m.

Chairperson

Secretary