

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 13, 2013

AT A MEETING OF THE 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 Shawn Fraser
David Edwards
Phil Evans
Ron Okumura
Phil Selenski
Laureen Snook

Regrets: Dallard LeGault
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning, Diana Hawryluk
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Manager of Environmental Engineering, Rob Court
Manager of Long Range Planning, Jill Beck
Manager of Real Estate, Chuck Maher
Senior City Planner, Michael Cotcher
City Planner II, Rylan Graham

APPROVAL OF PUBLIC AGENDA

Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard at the call of the Chairperson.

ADOPTION OF MINUTES

David Edwards moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 30, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-14 Application for Discretionary Use (12-DU-27) - Proposed Warehousing of Hazardous Materials - 1121 E Pettigrew Avenue

Recommendation

1. That the discretionary use application for a proposed warehouse and distribution facility involving hazardous materials on the property

located at 1121 E Pettigrew Avenue, being, Block 15, Plan No. 101922049, Ross Industrial 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, prepared by McGinn Architecture Limited and dated September 26, 2012;
- b) Prior to the issuance of a building permit, the applicant shall submit for review a comprehensive fire safety plan, and a spill mitigation plan to the Fire & Protective Services Department;
- c) The development shall comply with the applicable performance regulations contained in Table 10.3 of the Zoning Bylaw, for properties located within the Low Sensitivity Aquifer Protection Overlay Zone; and
- d) The development shall comply with all other applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

2. That this report be forwarded to the February 25, 2013 meeting of City Council.

The following addressed the Commission:

- Rylan Graham, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Brent Fuller, representing McKesson Canada; and
- Patrick McGinn, representing McGinn Engineering Ltd., and Rob Sharratt, representing North 49 Lubricants.

Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-15	Supplemental Report - Somerset Official Community Plan Amendments (RPC12-82)
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Recommendation

That this report be forwarded to City Council for information.

Michael Cotcher, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

Councillor Flegel moved, AND IT WAS RESOLVED, that this report be forwarded to City Council for information.

RPC12-82	Somerset Official Community Plan Amendments
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Recommendation

- 1. That the proposed amendments to Bylaw 7877 (The Regina Development Plan), as outlined in Appendix A-3 of this report, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw to enact the amendments referenced in recommendation 1 of this report.
3. That this report be forwarded to the March 18, 2013 City Council meeting to allow for the required public advertising of the proposed amendments to occur.

The following addressed the Commission:

- Nancy Sawa;
- Matt Sawa;
- Ryan Bender;
- Ranj Deol, representing Terra Group Investments Inc.;
- James Pernu, representing McElhanney Consulting Services Ltd., made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Rob McCurdy, representing McElhanney Consulting Services Ltd.;
- Bobby Pawar, representing Earth King Investments; and
- Rick Mitchell, representing Earth King.

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

RPC13-13 Application for Zoning Bylaw Amendment (12-Z-28) – PS to R1A - 2370
Elphinstone Street

Recommendation

1. The application to rezone 2370 Elphinstone Street, being Lot X, Block 456A, Plan No. 80R18091 as shown on the attached subject property map from PS – Public Service to R1A – Residential Older Neighbourhood Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of public service land; and
3. That this report be forwarded to the March 18, 2013 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

The following addressed the Commission:

- Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerks Office; and
- Cheryl Grzeda.

Councillor Fraser moved that the recommendation contained in the report be concurred in.

(Councillor Flegel left the meeting.)

The motion was put and declared CARRIED.

RECESS

Phil Selenski moved, AND IT WAS RESOLVED, that the Commission recess for five minutes.

The Commission recessed at 6:48 p.m.

The Commission reconvened at 7:01 p.m. in the absence of Councillor Fraser.

RPC13-10 Application for Discretionary Use (12-DU-35) Proposed Planned Group of Townhouses, Parcels C & D, NW corner James Hill Road and Gordon Road

Recommendation

1. That the discretionary use application for a proposed planned group of townhouses located at the NW corner of James Hill Road and Gordon Road, being Parcels C and D, located in Harbour Landing Phase 8 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-3.2 inclusive, titled Oak Park Living Life Town homes dated November 13, 2012;
 - b) The entrance at Gordon Road shall be rights-in and rights-out only; and
 - 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 February 25, 2013 meeting of City Council.

Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

(Councillor Fraser arrived during Ms. Luchuck's presentation.)

Neil Braun, representing Oak Park Living, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

RPC13-11 Application for Zoning Bylaw Amendment (12-Z-29)1902 Heseltine Road, Parcel A, Riverbend

Recommendation

1. That the application to rezone 1902 Heseltine Road (Parcel A, Plan No. 101550406 and a portion of SW 1/4 22-17-19 W2M) within the Riverbend Concept Plan Area, as shown on the attached plan of

proposed subdivision (See Attachment A-3.1), from UH - Urban Holding to R1-Residential Detached, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the March 18, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Lauren Miller, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Katherine Godwin, representing AECOM on behalf of Cindercrete Products.

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

RPC13-12 Application for Contract Zone Approval (12-CZ-8) Proposed Temporary Parking Lot in the Downtown, 1755 Hamilton Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1755 Hamilton Street, being Lots 42-47, Block 286, Plan Old 33. from D-Downtown to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The property shall be permitted to operate as a temporary parking lot or construction staging area for three years from the date of City Council’s approval;
 - b. The parking lot shall meet all standards for “parking lot, paved” except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Construction and Compliance;
 - ii. Drainage to catch basin connection in an alley will be permitted, but drainage shall not flow over the fronting sidewalk or other pedestrian access; and
 - iii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.

- c. The development shall conform to the attached plans labelled A01, prepared by Number 10 Architecture, and dated August 16, 2012, Appendix A-3;
 - d. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - e. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 4. That this report be forwarded to the March 18, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Shawn Farrow, representing Westland Ventures and Mark Flasch, representing Number 10 Architecture.

Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-16 Application for (12-CL-10) – Portion of 20th Avenue, Adjacent to 2875 Argyle Street and 2874 Elphinstone Street

Recommendation

1. That the application for the closure and sale of a portion of 20th Avenue as shown on the attached plan of proposed subdivision prepared by Prakhar Shrivastava, dated July 4, 2012 and legally described as follows, be APPROVED:

(a) "All that portion of 20th Avenue, Regina, Saskatchewan, Registered Plan No. FB5838 as shown on a plan of proposed subdivision by Prakhar Shrivastava S.L.S. and dated July 4th, 2012."
2. That the City Solicitor be directed to prepare the necessary bylaw;
3. That this report be forwarded to the February 25, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the subject street closure bylaw.

Rylan Graham, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

RPC13-17 Applications for Zoning Bylaw Amendment and Lane Closure (12-Z-25/12-CL-9.) Portion of the East-West Lane, Block 332 - Located between 1916 and 1922 Elphinstone Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) That the property located at 1922 Elphinstone Street (south of existing lane) and comprised of Lots 11 and 12, Block 332, Plan No. DV4420, be rezoned from C - Contract to MAC - Major Arterial Commercial;
 - (b) That the contract zone agreement as authorized by Bylaw No. 9813 for 1922 Elphinstone Street be struck from Table 9.1 (Current Contract Zoning Agreements).
2. That the application for the closure and sale of a portion of the lane described as "all that portion of the east-west Lane in Block 332, Registered Plan No. DV4420 in Regina, Saskatchewan, as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated July 31, 2012", be APPROVED.
3. That the City Solicitor be directed to discharge the contract zone agreement registered on the title.
4. That the City Solicitor be directed:
 - (a) to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane; and
 - (b) to arrange for discharge of the interest registered on the titles to the aforementioned Lots 11 and 12, pertaining to the existing contract zone agreement.
5. That this report be forwarded to the March 18, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Rylan Graham, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

The motion was put and declared LOST.

Laureen Snook moved, AND IT WAS RESOLVED, that:

- 1. The application for the proposed amendments to the *Regina Zoning Bylaw No. 9250*, as contained in this report be DENIED.**
- 2. The application for the closure and sale of a portion of the lane as contained in this report be DENIED.**

ADJOURNMENT

Phil Selenski moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:01 p.m.

Chairperson

Secretary