

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 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 Shawn Fraser
David Edwards
Phil Evans
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Councillor Jerry Flegel
Dallard LeGault

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
Director of Development Engineering, Kelly Wyatt
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

David Edwards 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

Phil Selenski moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 13, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-18 Application for Zoning Bylaw Amendment (12-Z-18) Hawkstone Phase 3

Recommendation

1. That the application to rezone property located in the Hawkstone subdivision located north of Rochdale Boulevard, as shown on the attached plan of proposed subdivision in Appendix A-3, be APPROVED as follows:

- a) proposed parcel T1 from partially UH-Urban Holding Zone and partially R6-Residential Multiple Housing Zone to R6-Residential Multiple Housing Zone in entirety, and
 - b) proposed parcel X1 from UH-Urban Holding Zone to R6-Residential Multiple Housing Zone.
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 April 8, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
 4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

The following addressed the Commission:

- **Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and**
- **Kevin Reese, representing Hawstone Developments Ltd.**

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

RPC13-19 Application for Discretionary Use (12-DU-34) Proposed Office Building
Greater than 2.0 in the D-Downtown Zone – 1800, 1842, and 1850
Hamilton Street

Recommendation

1. That the discretionary use application for a proposed office building greater than Floor Area Ratio (F.A.R.) 2.0 located at 1800, 1842, and 1850 Hamilton Street, being Lots 28-35 inclusive, and 42, Block 306, Old 33 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 to A-3.4 inclusive, prepared by Gibbs Gage Architects and dated December 15, 2012;
 - b) The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;

- c) The building permit plans shall clearly identify the minimum required parking stalls for persons with disabilities;
 - d) The applicant/owner shall comply with all applicable regulations and standards under *Regina Zoning Bylaw No. 9250*; and
 - e) The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, for the provision of public amenities consistent with Chapter 17 of *Regina Zoning Bylaw No. 9250* and equivalent to the amount of \$517, 626. This agreement shall be executed prior to issuance of a building permit, and shall be registered on title in the City's interest at the applicant/owner's cost.
2. That this report be forwarded to the March 18, 2013 meeting of City Council.

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;**
- **Kelly Hague, representing Loggies Shoes; and**
- **Rosanne Hill Blaisdell, and Vincent Dods, Gibbs Gage Architects, representing Harvard Developments.**

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

ADJOURNMENT

Dave Edwards moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:22 p.m.

Chairperson

Secretary