

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 17, 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 and 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
Director of Development Engineering, Kelly Wyatt
A/Manager of Current Planning, Don Meikle
Senior City Planner, Ben Mario

(The meeting commenced in the absence of Councillor Fraser.)

APPROVAL OF PUBLIC AGENDA

David Edwards moved, that the open agenda be approved, as submitted, after the addition of report RPC13-25 from Administration regarding amendment of *The Clean Property Bylaw No. 9881 – Outdoor Restaurant Regulations* as URGENT BUSINESS to be considered after RPC13-24, and that the delegations be heard in the order they are called by the Chairperson.

The motion was put and declared CARRIED UNANIMOUSLY.

ADOPTION OF MINUTES

Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 27, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-23 Application for Zoning Bylaw Amendment, Concept Plan Amendment and Official Community Plan Amendment (12-Z-32/12-CP-11)
The Greens on Gardiner Concept Plan, Phase 4 Development

Recommendation

1. That *Part D – Southeast Sector Plan of Development Plan Bylaw No. 7877*, section 5.5 f) be repealed and substituted with the following:

f) A multi-seasonal zone level athletic park shall be developed in the Southeast Sector and be co-located with a future high school in consultation with the school boards.

2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-2.1, be APPROVED.
3. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH-Urban Holding to the following specified zone designations for the lands contained within The Greens on Gardiner Phase 4 subdivisions as shown on Appendices A-3.1 and A-3.2, be APPROVED:
 - i. To R1-Residential Detached:
 - Lots 1-20 in Block 31
 - All of Block 32
 - Lots 23-39 in Block 16
 - Lots 1-17 in Block 30
 - Lots 41-53 in Block 17
 - Lots 22-42 in Block 18
 - ii. To DCD 12 – Direct Control District 12-Suburban Narrow Lot Residential:
 - Lots 18-37 in Block 30
 - Lots 23-38 in Block 29
 - Lots 21-35 in Block 27
 - Lots 1-18 in Block 25
 - iii. To R2-Residential Semi-Detached:
 - Lots 1-22 in Block 29
 - Lots 1-20 in Block 27
 - Lots 30-51 in Block 28
 - Lots 28-47 in Block 26
 - ii. R5-Residential Medium Density:
 - Lots 1-29 in Block 28
 - Lots 1-27 in Block 26
 - Lots 19-41 in Block 25
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 May 21, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws and concept plan amendment.
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:

- Ben Mario, City Planner, made PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and

(Councillor Fraser arrived during Mr. Mario's presentation.)

- Lorne Yagelniski, representing Yagar Developments.

Councillor Flegel moved, AND IT WAS RESOLVED, that:

1. ***Part D – Southeast Sector Plan of Development Plan Bylaw No. 7877, section 5.5 f) be repealed and substituted with the following:***

f) A multi-seasonal zone level athletic park shall be developed in the Southeast Sector and be co-located with a future high school in consultation with the school boards.

2. **The application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-2.1, be APPROVED.**
3. **The application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH-Urban Holding to the following specified zone designations for the lands contained within The Greens on Gardiner Phase 4 subdivisions as shown on Appendices A-3.1 and A-3.2, be APPROVED:**

i. To R1-Residential Detached:

- Lots 1-20 in Block 31
- All of Block 32
- Lots 23-39 in Block 16
- Lots 1-17 in Block 30
- Lots 41-53 in Block 17
- Lots 22-42 in Block 18

ii. To DCD 12 – Direct Control District 12-Suburban Narrow Lot Residential:

- Lots 18-37 in Block 30
- Lots 23-38 in Block 29
- Lots 21-35 in Block 27
- Lots 1-18 in Block 25

iii. To R2-Residential Semi-Detached:

- Lots 1-22 in Block 29
- Lots 1-20 in Block 27
- Lots 30-51 in Block 28
- Lots 28-47 in Block 26

iv. R5-Residential Medium Density:

- Lots 1-29 in Block 28
- Lots 1-27 in Block 26
- Lots 19-41 in Block 25

4. **The City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment and Development Plan amendment to Part D.**
5. **This report be forwarded to the May 21, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws and concept plan amendment.**
6. **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.**

RPC13-24 Update on Condominium Policy Bylaw

Recommendation

1. That item CR12-4 be removed from the list of outstanding items for the Regina Planning Commission.
2. That a follow-up report be submitted to the Regina Planning Commission in 2014/2015 discussing operational aspects of the Condominium Policy Bylaw and evaluating implementation.

Emily McGirr, City Policy & Research Analyst, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

RPC13-25 Amendment of *The Clean Property Bylaw No. 9881* – Outdoor Restaurant Regulations

Recommendation

1. That Schedule “G” of *The Clean Property Bylaw No. 9881* be replaced with the proposed Schedule “G” as referenced in Appendix A attached.
2. That the City Solicitor be instructed to prepare the amending bylaw to *The Clean Property Bylaw No. 9881*.
3. That this report be forwarded to the April 29, 2013 City Council meeting to allow sufficient time for advertising of the required public notices for the amendment of *The Clean Property Bylaw No. 9881*.

Chris Sale, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerks' Office.

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

ADJOURNMENT

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

The meeting adjourned at 5:15 p.m.

Chairperson

Secretary