

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 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
Daryl Posehn
Dallard LeGault
Laureen Snook
Sherry Wolf

Regrets: Ron Okumura
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown

APPROVAL OF PUBLIC AGENDA

Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, with the following adjustments, and that the delegations be heard in the order they are called by the Chairperson:

- ADD A communication from Wilma Staff regarding Proposed Apartment Block 722- 17th Avenue as item RPC13-44;**
- ADD A communication from Jeremy and Kerri Geisel regarding Proposed Development at 722- 17th Avenue as item RPC13-45; and**
- ADD A communication from Michele Cook regarding 772 – 17th Avenue as item RPC13-46.**

ADOPTION OF MINUTES

Sherry Wolf moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 26, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-42 Application for Discretionary Use (13-DU-12) Proposed Planned Group of
Townhouse Dwellings - 5301 Beacon Drive

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings located in the R5 zone located at 5301 Beacon Way, 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-3.3 inclusive, prepared by Robinson Residential dated April 1, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
 - c) 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.

2. That this report be forwarded to the August 26, 2013 meeting of City Council.

Blaine Yatabe, 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 the recommendation contained in the report be concurred in.

RPC13-43 Application for Zoning Bylaw Amendment (13-Z-12) - Parcel D, Beacon
Drive, Harbour Landing Phase 6-2A

Recommendation

1. That the application to rezone proposed lots Parcel D , SW ¼, Sec. 2, Twp. 17, Rge. 20, W2M within the Harbour Landing Phase 6-2A from UH - Urban Holding to R5- Residential Medium Density, 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 August 26, 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.

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

Rylan Graham, representing Stantec Consulting, was present to answer questions.

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

RPC 13-41 Application for Contract Zoning (13-CA-01) Proposed Office and Assembly/Conference Space – 1011 N. Devonshire Drive

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1011 N. Devonshire Drive, being Block M, Plan No. 80R21533 from MS-Main Street Zone to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. Space allocated to office use shall not exceed 1000 sq. m.;
 - b. Space allocated for convention/assembly space be developed as shown on the attached site plan;
 - c. The Fire Lane, located to the north off the main entrance to the building, to be signed as “No Parking Fire Lane” and the parking ban be enforced at all times.
 - d. The development shall conform to the attached plans labelled Site Plan and Floor Plans, prepared by M. Haque/D. Tomlin, and dated March 25, 2013, attached to this agreement as Appendix A-3.1 and Appendix A-3.2.
 - e. Signage on the subject property shall comply with the development standards for the MS-Main Street Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Landscaping of the lot shall comply with the requirements of Chapter 15 of the Zoning Bylaw;
 - g. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; And
 - h. 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 bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Ross Keith, representing Wudvue Management Ltd. and Nicor Developments Inc., and Sandy Evanovich, representing Saskatchewan Government Employees Union.

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

RPC13-44 Wilma Staff: Proposed Apartment Block 722 - 17th Avenue

Recommendation

That this communication be received and filed.

Wilma Staff addressed the Commission.

Phil Evans moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC13-45 Jeremy and Kerri Geisel: Proposed Development at 722 17th Avenue

Recommendation

This communication be received and filed.

Phil Evans moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC13-46 Michele Cook: 722 17th Avenue

Recommendation

This communication be received and filed.

Michele Cook addressed the Commission.

Phil Evans moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC13-40 Applications for Zoning Bylaw Amendment (13-Z-5) and Discretionary Use (13-DU-09) – Proposed Low-Rise Apartment - 722 17th Avenue

Recommendation

1. That the application to rezone Lots 25 and 26, Block 14, Plan No. U2439 located at 722 17th Avenue from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be DENIED.

2. That the discretionary use application for a proposed Low-Rise Apartment located at 722 17th Avenue, being Lots 25 and 26, Block 14, Plan No. U2439, Assiniboia Place, be DENIED.

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;
- Sherri McKinnon, representing Assiniboia & Arnheim Place Apartment Block residents;
- Jerry Ricci; and
- Brett Ackerman and Patrick Allingham, representing Allman Homes & Realty.

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

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:51 p.m.

Chairperson

Secretary