

AT REGINA, SASKATCHEWAN, TUESDAY, AUGUST 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  
Daryl Posehn  
Phil Selenski  
Laureen Snook  
Sherry Wolf

Regrets: Phil Evans  
Dallard LeGault  
Ron Okumura

Also in Attendance: Committee Assistant, Elaine Gohlke  
Deputy City Manager, Community Planning & Development, Jason Carlston  
Director of Planning, Diana Hawryluk  
A/Manager of Current Planning, Ben Mario  
Manager of Infrastructure Planning, Geoff Brown  
Senior City Planner, Sue Luchuck  
City Planner II, Mark Andrews

APPROVAL OF PUBLIC AGENDA

**Councillor Fraser 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

**Sherry Wolf moved, AND IT WAS RESOLVED, that the minutes for the regular and special meetings held on July 17 and July 31, 2013 be adopted.**

ADMINISTRATION REPORTS

RPC13-51 Applications for Zoning Bylaw Amendment (13-Z-13) and Discretionary Use (13-DU-17) Proposed Height Overlay and Off-Site Caveated Parking Lot - 1506 Pasqua Street and 4201, 4215, 4217 Dewdney Avenue

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**Recommendation**

1. That the application to rezone Parcel A, Plan No. 102012613 located at 1506 Pasqua Street from MAC - Major Arterial Commercial to MAC.H22, be APPROVED.

2. That the Discretionary Use application for an Off-Site Caveated Parking Lot located at 4201, 4215 and 4217 Dewdney Avenue, being Lots 12, 13, 15, 15, 16, Block 3, Plan No. FB2842 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-3.5 inclusive, prepared by Raymond S.C. Wan Architect, Inc. and dated April 2013; and
  - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
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 September 9, 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:

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

(Councillor Flegel arrived during the presentation.)

(Phil Selenski arrived during the presentation.)

- Richard Jankowski and Dale Griesser, representing Granite Properties; and
- Ginna and Mikhail Sapozhnik, representing MLS Management; Jeff Millar, representing Thomas Design Builders Ltd.; and Bob Antymniuk.

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

RPC13-52      Application for Discretionary Use (13-DU-19) Proposed Office Building in  
OA-Office Area Zone, 4545 Parliament Avenue

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**Recommendation**

1. That the discretionary use application to accommodate Industry Office and Research and Development within a 3774m<sup>2</sup> building located at 4545 Parliament Avenue , being Parcel W3, Plan No. 102067949 , Harbour Landing 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 Cassola Koppe and dated June 5, 2013; and

- b) Visual Screening shall be provided along the south property line, in accordance with Part 15C of the Zoning Bylaw.
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
  - d) That the development comply with all Transport Canada Regulations with respect to Aeronautical Obstruction Clearance.
2. That this report be forwarded to the August 26, 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;
- Dale Griesser, representing Avison Young Commercial Real Estate; and
- Neil Braun, representing Harbour Landing Business Park.

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

RPC13-53      Application for Discretionary Use (13-DU-07) Proposed Expansion of Canadian Tire Store – 2325 Prince of Wales Drive

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**Recommendation**

1. That the discretionary use application for the proposed expansion of an existing retail store located at 2325 Prince of Wales Drive , being Block H Plan No. 101874359 Extension 0, Spruce Meadows 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, A-3.2 and A-3.3 dated March 27, 2013, prepared by Neoteric Architecture; and
  - b) The reduction in the required number of parking stalls by 20% (86 stalls) due to the site’s proximity to transit routes be APPROVED, 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 August 26, 2013 meeting of City Council.

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; and
- Sean Reid, Neoteric Architecture, representing Canadian Tire Corporation.

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

RPC13-54      Application for Zoning Bylaw Amendment (13-Z-14) - 1900 and 1920  
McAra Street

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**Recommendation**

1. That the application to rezone part of Lot 3A, Block 84 located at 1900 and 1920 McAra Street from UH (Urban Holding) to IT (Industrial Tuxedo), 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 September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Blaine Yatabe, 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.**

**RECESS**

**David Edwards moved, AND IT WAS RESOLVED, that the Commission recess for until 6:30 p.m.**

The Commission recessed at 5:14 p.m.

The Commission reconvened at 6:33 p.m.

RPC13-55      Application for Discretionary Use (13-DU-14) Proposed Medical Office  
over 150m2 in the LC3 - Local Commercial Shopping Street Zone, 1100  
11<sup>th</sup> Avenue

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**Recommendation**

1. That the discretionary use application for a proposed Medical Office located at 1100 11th Avenue, being Lots 21 and 22, Block 294, Plan No. OLD 33, 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-3.7 inclusive, prepared by KE2 Design and dated March 25, 2013; 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 August 26, 2013 meeting of City Council.

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
- Glenn Richardson.

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

RPC13-56      Application for Zoning Bylaw Amendment and Discretionary Use (12-Z-16, 12-DU-22) Proposed Townhouse - 1175 Pasqua Street

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**Recommendation**

1. That the application to rezone Lot 7, Block B, Plan FD5230 Ext 0 located at 1175 Pasqua street from I-Institutional to R4A-Residential Infill Housing, be APPROVED.
2. That the discretionary use application for a proposed Low Rise Apartment located at 1175 Pasqua Street, being Lot 7, Block B, Plan FD5230 Ext 0, Old 33 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, prepared by Artisan Design Build Ltd. and dated April 2010 and July 20, 2013; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
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 September 9, 2013 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
- Luke Shaheen, representing Artisan Design Build Ltd.

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

RPC13-57      Application for Discretionary Use (12-DU-29) – Proposed Apartment, 1863, 1869 and 1873 Rae Street

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**Recommendation**

1. That the discretionary use application for a proposed low-rise apartment building located at 1863, 1869 and 1873 Rae Street, being Lots 33, 57, 58 Block 313 Registered Plan No. 99RA11005 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 Altus Geomatics and dated July 2, 2013 and Appendix A-3.2 prepared by DPC Design Planning and Co-ordination Services Co. Ltd. and dated October 2, 2012;
  - b) The applicant shall receive a minor variance which reduces the side yard setback from 2.67 metres to 2.0 metres.
  - c) The landscaping shall comply with the requirements of Chapter 15 Landscaping and Buffer Regulations in *Regina Zoning Bylaw No. 9250*.
  - d) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
  
2. That this report be forwarded to the August 26, 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.

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

**Phil Selenski moved, in amendment, AND IT WAS RESOLVED, that a more accurate representation of the building height and landscape detail be provided to members of City Council before their consideration of the report at the August 26 meeting.**

**The main motion, as amended, was put and declared CARRIED.**

RPC13-58      Application for Discretionary Use (13-DU-15) - Proposed Shopping Centre 3435 Quance Street

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**Recommendation**

1. That the discretionary use application for a proposed Shopping Centre located at 3435 Quance, being Lot 34, Block 115, Plan No. 98RA28988, located in the Spruce Meadows 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-3.3 inclusive, prepared by P3A and dated March 25, 2012 and December 14, 2012;
- 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 August 26, 2013 meeting of City Council.

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
- Michael Harlos, representing Wheatland Developments, and Vanessa Keilback, representing P3 Architects.

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

RPC13-59      Application for Zoning Bylaw Amendment (13-Z-16) - Rezoning R1 to DCD-5 - 3700 Queens Gate / 3619 Pasqua Street; and Official Community Plan Amendment -Secondary Plan for Lakeview/Albert Park

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**Recommendation**

- 1. That the application to rezone part of Subdivision Plan No. 1 96R63551, from R1 to DCD-5, located at 3700 Queens Gate, to be consolidated with Parcel L, Plan No. 101897916, located at 3619 Pasqua Street, forming new lot L1, be APPROVED.
- 2. That the application to redesignate part of Subdivision Plan No. 96R63551 within the Lakeview / Albert Park Secondary Plan, located at 3700 Queens Gate as shown on the attached plan of proposed subdivision (See Attachment 2.1), from b-Residential to a-Office / Institutional, be APPROVED.
- 3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment. That this report be forwarded to the September 9, 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:

- Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office; and
- Lou Beltramini, representing Queens Park Condominium Association.

**Sherry Wolf moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

**Recommendation**

1. That the proposed housekeeping amendments to *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the housekeeping amendments.
3. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

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

(Phil Selenski left the meeting.)

**The motion was put and declared CARRIED.**

ADJOURNMENT

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

The meeting adjourned at 7:50 p.m.

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Chairperson

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Secretary