

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 3, 2015

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 Barbara Young
Pam Dmytriw
Phil Evans
Adrienne Hagen Lyster
Phil Selenski
Laureen Snook
Kathleen Spatt

Regrets: Ron Okumura
Daryl Posehn

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director of City Planning & Development, Diana Hawryluk
Director of Development Services, Louise Folk
Manager of Current Planning, Fred Searle
Manager of Development Engineering, Dustin McCall
Manager of Long Range Planning, Shanie Leugner
Manager of Real Estate, Chuck Maher
Senior Planner, Ben Mario

(The meeting commenced in the absence of Councillor Flegel, Councillor Young and Phil Selenski.)

APPROVAL OF PUBLIC AGENDA

Pam Dmytriw moved 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.

(Councillor Flegel arrived at the meeting.)

The motion was put and declared CARRIED.

ADOPTION OF MINUTES

Kathleen Spatt moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 6, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-28 Application for Partial Road Closure (15-CL-03) - Portion of McDonald Street Adjacent to 415 Longman Crescent

Recommendation

1. That the application for the closure and sale of a portion of McDonald Street right-of-way as shown on the attached plan of proposed subdivision prepared by Altus Geomatics Limited Partnership, dated December 24, 2014 and legally described as a portion of Parcel #165087939, St/L 3, Plan No. 90R58264, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-29 Application for Discretionary Use (15-DU-03) Proposed Bed and Breakfast Homestay – 201 Douglas Crescent

Recommendation

1. That the discretionary use application for a proposed Bed and Breakfast Homestay located at 201 Douglas Crescent, being Lot 18, Block 15, Plan No. FP620 ext. 0, Arnheim Place 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-3.2 inclusive, prepared by Adrienne Duke and dated January 2015; 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 June 22, 2015 City Council meeting.

Jim Elliott, representing the Al Ritchie Community Association, addressed the Commission.

(Phil Selenski arrived at the meeting during Mr. Elliott's presentation.)

Adrienne Duke addressed the Commission.

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

RPC15-30 Zoning Bylaw Amendment and Lane Closure (15-Z-06/ 15-CL-04) 3960 E. 7th Avenue and Portion of Adjacent Lane

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - a. That proposed Lot 5 comprised of a portion of lane located north of 3960 E. 7th Avenue as shown on the Plan of Proposed Subdivision, currently zoned in part R1 – Residential Single Detached and in part R6 –Residential Multiple Housing, be rezoned in entirety to R6 –Residential Multiple Housing.
2. That the application for the closure of a portion of the lane north of 3960 E. 7th Avenue as shown on the attached plan of proposed subdivision prepared by Scott Colvin S.LS, dated February 25, 2015 and legally described as follows, be APPROVED:

“All that portion of Lane, Reg’d Plan No. 96R39758, as well as all that portion of Lane, Reg’d Plan No. 101947552, shown as shaded on the Plan of Proposed Subdivision signed and dated February 25th by Scott Colvin, Saskatchewan Land Surveyor.”.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective land closure and Zoning Bylaw Amendment and Lane Closure Bylaw.
4. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaws.

Chad Clements and Frank Clements addressed the Commission.

(Councillor Young arrived during the presentation.)

Phil Evans moved that this report be received and filed.

Phill Evans withdrew his motion of receive and file.

Phil Evans moved, AND IT WAS RESOLVED, that this matter be referred to Administration for further review and a report to a future meeting of Regina Planning Commission that considers the following issues that were raised at the meeting:

1. The present use of the existing alley;

- 2. **Concerns related to changes being made to an existing private alley;**
- 3. **The unknown nature of the future development on the property adjacent to the alley; and**
- 4. **Clarification with respect to the existing alley and turnaround.**

RPC15-33 Discretionary Use Application (14-DU-28) Proposed Shopping Centre
 2055 Prince of Wales Drive – East Superstore Site

Recommendation

- 1. That the Discretionary Use Application for a proposed shopping centre located at 2055 Prince of Wales Drive, being Block T, Plan No. 00RA08920, 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-3.10 inclusive, prepared by Mallen Gowing Berzins Architecture Incorporated and dated March 18, 2015; 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 June 22, 2015 meeting of City Council.

Dallas Wingerak, David Fawley and Allan Duff, representing Choice Properties, addressed the Commission.

(Adrienne Hagen Lyster left the meeting.)

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

RPC15-34 Zoning Bylaw Amendment (15-Z-10) – MS – Mainstreet Zone to MAC -
 Major Arterial Commercial - 4450 Rochdale Boulevard

Recommendation

- 1. That the application to rezone Block W, Plan No. 00RA0511 Ext. 1, Lakeridge Subdivision located at 4450 Rochdale Boulevard from MS - Mainstreet Zone to MAC - Major Arterial Commercial Zone 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 June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

Dallas Wingerak and Garry Fawley, representing Choice Properties, addressed the Commission.

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

RPC15-31 Application for Sale of Dedicated Lands (15-SD-01) – Portion of
Qu'Appelle Park – 1301 Parker Avenue

Recommendation

1. That the application for the sale of a portion of Public Reserve Parcel R3 in Plan No. 71R28646 as described as proposed Parcel U on the attached plan of proposed subdivision prepared by Scott Assié, RPP dated November 29, 2013, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Rob Kaminski, representing Sask Tel.

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

(Councillor Flegel left the meeting.)

Phil Selenski moved, in amendment, AND IT WAS RESOLVED, that the following additional recommendation be added:

- **That Administration conduct a review of the policy related to the sale of parcels of City land for the installation of cell towers, including the size of the parcel and related setbacks, as well as any related Bylaw changes that may be required.**

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

Recommendation

1. That Part A of Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*) be amended by adding the following clause after clause 7.33:

That, notwithstanding any other policy herein, Council may approve a proposed medium or major office building where the purpose of the proposed development is to relocate an existing building away from an existing industrial activity, or other activity, that may, in the estimation of Council, pose as a conspicuous hazard.

2. That the City Solicitor be directed to prepare the necessary bylaw to amend Part A of Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*).
3. That this item be forwarded to the June 22, 2015 City Council meeting to allow sufficient time for advertisement.

The following addressed the Commission:

- Jeremy Fenton, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Richard Jankowski, representing Avison Young; and
- Judith Veresuk, representing Regina Downtown BID.

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

(Phil Selenski left the meeting.)

The motion was put and declared CARRIED.

ADJOURNMENT

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

The meeting adjourned at 7:33 p.m.

Chairperson

Secretary