

AT REGINA, SASKATCHEWAN, FRIDAY, JULY 3, 2015

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 10:00 AM

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
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook
Kathleen Spatt

Regrets: Adrienne Hagen Lyster

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Mark Yemen
Director of Development Services, Louise Folk
Manager of Current Planning, Fred Searle
Manager of Development Engineering, Dustin McCall
Senior Planner, Sue Luchuck

(The meeting commenced in the absence of Phil Selenski.)

APPROVAL OF PUBLIC AGENDA

Councillor Young 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

Pam Dmytriw moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 3, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-36 Application for Zoning Bylaw Amendment and Discretionary Use
(15-Z-05/ 15-DU-02) Proposed Car Wash - 3426 Saskatchewan Drive

Recommendation

1. That the DCD 2 – Saskatchewan Drive/North Railway Street Direct Control District be amended by adding “car wash” as a discretionary use in Section 9C.3.8(2)(d);

2. That the discretionary use application for a proposed car wash located at 3246 Saskatchewan Drive, being Lot 9, Block B, Plan No. 101136877 Ext. 1, 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-3.3 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated March 27, 2015; 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; and
4. That this report be forwarded to the July 27, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Sandy Archibald, representing Arch Transco Ltd.;

(Phil Selenski arrived at the meeting.)

- Don Jesse, representing Supreme Car Wash.

Kathleen Spatt moved that the recommendation contained in the report be concurred in.

The motion of concurrent was withdrawn.

Laureen Snook moved, AND IT WAS RESOLVED, that this matter be referred to the Administration for a report that considers alternatives for access and egress for the property and for the developer to provide a traffic impact analysis.

RPC15-37 Applications for Zoning Bylaw Amendment (15-Z-09) and Discretionary Use (15-DU-05) - Proposed Low-Rise Apartment Building -1431 15th Avenue

Recommendation

1. That the application to rezone Lots 1 and 2, Block 467, Plan No. Old 33 Ext 0, located at 1431 15th Avenue from R4-Residential Older Neighbourhood Zone to R4A-Residential Infill Housing Zone, be APPROVED. That the Discretionary Use application for a proposed low-rise apartment building located at 1431 15th Avenue, being Lots 1 and 2, Block 467, Plan Old 33 Ext 0, be APPROVED subject to the following conditions:

- a) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and
 - b) The development shall be consistent with the plans prepared by Alton Tangedal Architect Ltd. and attached to this report as Appendices A-3.1 to A-3.5.
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 July 27, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the required bylaw.

Liam Clarke and Florian Lazar, representing Alton Tangedal Architect Ltd., addressed the Commission.

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

RPC15-35 Application for Discretionary Use (15-DU-06) Proposed House-Form
Commercial Office 2154 McIntyre Street

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2154 McIntyre Street, being Lot 38, Block 404, Plan No. 98RA28309, Centre Square neighbourhood 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, prepared by Jason Gilchuk, Gilchuk Design and Drafting and dated March 25, 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 July 27, 2015 meeting of City Council.

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

RPC15-38 Application for Road Closure (15-CL-06) - 4th Avenue North adjacent to
155 & 207 Quebec Street

Recommendation

1. That the application for the closure and sale of an undeveloped portion of 4th Avenue North right-of-way as shown on the attached

plan of proposed subdivision prepared by Scott L. Colvin, S.L.S., dated January 16, 2015 and legally described as follows, be APPROVED:

“Part of Fourth Avenue North, Plan No. AY5450 SE ¼ Sec 31, TWP 17, RGE 19, W2M”

2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the July 27, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Pam Dmytriw 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 11:29 a.m.

Chairperson

Secretary