

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 4, 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
Phil Evans
Adrienne Hagen Lyster
Ron Okumura
Phil Selenski
Daryl Posehn
Laureen Snook
Kathleen Spatt

Regrets: Pam Dmytriw

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 Infrastructure Planning, Geoff Brown
Senior City Planner, Ben Mario

APPOINTMENT OF CHAIRPERSON

The Secretary called the meeting to order and following nomination procedures for the position of Chairperson, Councillor Mike O'Donnell was declared Chairperson of the Regina Planning Commission for 2015.

(Councillor O'Donnell took the Chair.)

APPOINTMENT OF VICE-CHAIRPERSON

Following nomination procedures for the position of Vice-Chairperson, Phil Evans was declared Vice-Chairperson of the Regina Planning Commission for 2015.

APPROVAL OF PUBLIC AGENDA

Councillor Young moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, after the addition of communication RPC15-15 from Don Black regarding 2310 College Avenue as URGENT BUSINESS, to be considered immediately before RPC15-6, and that the delegations be heard in the order they are called by the Chairperson.

The motion was put and declared CARRIED UNANIMOUSLY.

MEETING SCHEDULED

Councillor Young moved, AND IT WAS RESOLVED, that an additional meeting of Regina Planning Commission be scheduled for March 25, 2015 t 4:00 p.m. in Henry Baker Hall, Main Floor, City Hall.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 4, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-15 Don Black: 2310 College Avenue

Recommendation

This communication be received and filed.

Phil Selenski moved, AND IT WAS RESOLVED, that the communication be received and filed.

RPC15-6 Application for Discretionary Use (14-DU-21) Proposed House-Form Commercial - 2310 College Avenue

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial/Residential Building containing a Dwelling Unit and Personal Service Establishment, located at 2310 College Avenue, being Lot 13, Block 458, 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-3.1 to A-3.6 inclusive, prepared by KRN Residential Design Ltd, and dated December 2, 2014; 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 March 23, 2015 City Council meeting.

The following addressed the Commission:

- Tatsukuyi Setta, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Pat and Pricilles Pierce.

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

RPC15-7 Discretionary Use Application (14-DU-22) Commercial Development -
1440 11th Avenue and 1764 Ottawa Street

Recommendation

1. That the Discretionary Use Application for a proposed restaurant, convenience store, and retail uses exceeding 150 m² located at 1440 11th Avenue and 1764 Ottawa Street, being Lots 21-24 & 44, Block 291, Plan No. 101205458, Old 33 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 BBK Structural Engineers and dated September 30, 2014; 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 March 23, 2015 meeting of City Council.

Hui Lin addressed the Commission.

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

RPC15-8 Discretionary Use Application (14-DU-26) Planned Group of Apartment
Buildings - 5501 Prefontaine Avenue - Harbour Landing Subdivision

Recommendation

1. That the Discretionary Use Application for the planned group of four, four-story apartment buildings, located at 5501 Prefontaine Avenue, being Parcel AA, Plan No. 102165375, Harbour Landing 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 Alton Tangedal Architect Ltd. and dated February 9th, 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 March 23, 2015 meeting of City Council.

Denis Jones, representing Deveraux Developments, addressed the Commission.

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

RPC15-10 Application for Concept Plan and Zoning Bylaw Amendment (14-CP-06/14-Z-21) - 3960 Green Falls Drive - Greens on Gardiner Subdivision

Recommendation

- 1. That the application to rezone Parcel T, Plan No. 102144305 located at 3960 Green Falls Drive from R2 - Residential Semi-Detached to R5 - Medium Density Residential, be APPROVED.
- 2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
- 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 March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Kevin Reese, representing Yagar Developments, addressed the Commission.

Daryl Posehn moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, contracted by the project, abstained from discussion and voting, and temporarily left the meeting.)

RPC15-11 Proposed Skywood Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw Amendments

Recommendation

- 1. That the proposed Skywood Phase 1 Concept Plan, attached as Appendix B-1 and Appendix B-2, be APPROVED.
- 2. That the following amendments to the Zoning Bylaw associated with lands within Stage 1 of the Skywood Phase 1 Concept Plan, as shown in

Appendix C, be APPROVED:

- a) That proposed Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A be rezoned from UH-Urban Holding to R5-Residential Medium Density Zone;
 - b) That proposed Lots 1-12 in Block 2 and Lots 1-9 in Block 3 be rezoned from UH-Urban Holding to R1-Residential Single Detached Zone;
 - c) That proposed Lots 9-15 in Block 1; Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8, Lots 17-31 in Block 9, and Lots 1-4 in Block 10 be rezoned from UH-Urban Holding to DCD12-Direct Control District 12 Suburban Narrow Lot Zone;
 - d) That proposed MR1 be rezoned from UH-Urban Holding to I-Institutional Zone; and
 - e) That proposed MR2 be rezoned from UH-Urban Holding to PS-Public Service Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
 4. That this report, containing the proposed Skywood Phase 1 Concept Plan and Stage 1 Zoning Bylaw Amendments, be forwarded to the March 23, 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; and
- Cliff Geiger, Mark Geiger and Quinton McDougall, representing Skywood Developments.

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

(Laureen Snook returned to the meeting.)

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, contracted by the project, abstained from discussion and voting, and temporarily left the meeting.)

RPC15-12	Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility - 5540 Waterer Road
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Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5540 Waterer Road, being proposed Lot HH in Block 72, Plan No.

102165375 from R6 - Residential Multiple Housing to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.

2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The development shall substantively conform to the attached plans labelled Villacare Multi-Gen Community, prepared by P3 Architecture, and dated February 24, 2015, Appendix A-3.1-3.8;
 - b. Use and development on the Property shall be limited to a Multi-Generational Care Facility comprised of a private school with an approximate area 595 m² as shown in Appendix A-3.4, four dwelling units, 37 special care home beds and 67 assisted living units;
 - c. Signage on the subject property shall comply with the development standards for I – Institutional Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*;
 - d. Landscaping of the lot shall comply with the requirements of Chapter 15 of *Regina Zoning Bylaw No. 9250*;
 - e. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*; and
 - f. 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 bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the March 23, 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:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and

(Adrienne Hagen Lyster left the meeting.)

- Crystal Spooner, representing Villacare, and Wyatt Eckert, representing P3 Architecture.

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

(Laureen Snook returned to the meeting.)

RPC15-13 Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building
(Micro-Brewery and Apartments) - 1130 15th Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1130 15th Avenue, being Lot 9, Block 42, Plan No. Old 33, Extension 23 and Lot 10, Block 42, Plan No. Old 33, Extension 24 from NC–Neighbourhood Convenience to C–Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The micro-brewery and accessory retail component be operated at all times in accordance with the manufacturer permit obtained from Saskatchewan Liquor and Gaming Authority.
 - b. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
 - c. If an outdoor patio is provided, it shall not contain more than two tables.
 - d. The two existing apartments are considered as accessory uses to the principle use which is the micro-brewery.
 - e. The parking stalls assigned to the apartments and those assigned for customers of the micro-brewery should be signed as such.
 - f. The development shall conform to the attached plans labelled, Site Plan and Interior Plan, prepared by Kelsey Beach, and dated November 17, 2014, Attachment A-3.1 and A-3.2;
 - g. Signage on the subject property shall comply with the development standards for NC-Neighbourhood Convenience Zone, pursuant to Table 16.1 of the Zoning Bylaw;
 - h. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - i. 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 March 23, 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:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Kathleen Wilson, representing the Heritage Community Association;
- Fran Gilboy; and
- Adam Smith and Kelsey Beach, representing Malty National.

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

(Laureen Snook left the meeting.)

RPC15-14 2014 Regina Downtown Neighbourhood Plan Implementation Update

Recommendation

That this report be received and filed.

Judith Veresuk, representing Regina Downtown Business Improvement District, addressed the Commission.

(Councillor Young left the meeting.)

Phil Selenski moved, AND IT WAS RESOLVED, that this report be forwarded to City Council for information.

RPC15-9 Application for Zoning Bylaw Amendment (14-Z-22/14-SN-29) -
Rezoning from PS to R1 - 4121 Queen Street

Recommendation

1. That the application to rezone proposed Lot 24A, Block T located at 4121 Queen Street from partly PS-Public Service and partly R1-Residential Detached zones to R1-Residential Detached 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 March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the required bylaw.

Councillor Flegel 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 6:29 p.m.

Chairperson

Secretary