

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 5, 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
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook
Kathleen Spatt

Regrets: Adrienne Hagen Lyster

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Director, Development Services, Louise Folk
A/Director, Planning, Shanie Leugner
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Project Engineer, Max Zasada
Senior City Planner, Jeremy Fenton
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, with the delegations to be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES.

Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 3, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-39 Discretionary Use Application (15-DU-04) Planned Group of Apartment Buildings - 5501 and 5601 Parliament Avenue - Harbour Landing Subdivision

(Kathleen Spatt declared a conflict of interest on this item, citing a close personal association with a proponent of the development, abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of four apartment buildings, located at 5501 and 5601 Parliament Avenue, being Lots BB & CC, Plan No. 101926436, 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-3.2 inclusive, prepared by CITE360studio and dated June 12, 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 August 31, 2015 meeting of City Council.

Alan Aron, representing Dream Asset Management, and LeeAnn Croft, representing, CITE360studio, addressed the Commission.

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

(Kathleen Spatt returned to the meeting.)

RPC15-40 Application for Discretionary Use (15-DU-07) - Proposed Office and Retail Uses - 2410 Dewdney Avenue

Recommendation

1. That the discretionary use application for proposed General Office and Retail greater than 1000m² in the MAC zone, located at 2410 Dewdney Avenue, being Lots 20-34 all inclusive, Block 206, 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 and A-3.2 inclusive, prepared by P3A Architecture and dated June 23, 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 August 31, 2015 meeting of City Council.

Drew Hunter, representing Real Prairie Properties Inc., addressed the Commission.

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

RPC15-41 Zoning Bylaw and Concept Plan Amendment Applications
(15-Z-07/15-CP-01) - Westerra Subdivision – Phase 1

Recommendation

1. That the application to amend the A.1.1 Phase 1 Concept Plan – Land Use Plan, contained as Appendix A in *Part B.14 Westerra Neighbourhood Plan of Design Regina: The Official Community Plan Bylaw No. 2013-28*, by replacing the plan with that contained in Appendix A-4 of this report, be APPROVED.
2. That *Regina Zoning Bylaw No. 9250* be amended by rezoning from UH - Urban Holding Zone:
 - a) Proposed Parcels A and A1 as DSC - Designated Shopping Centre;
 - b) Parcels B, B1, B2, B3, E as MAC-Major Arterial Commercial;
 - c) Parcels C, D, and F as R6-Residential Multiple Housing;
 - d) All of Blocks 3, 7 and 8, Lots 1-20 in Block 1, Lots 26-45 in Block 2, Lots 36-53 in Block 5, and Lots 20-48 in Block 6 as R5-Residential Medium Density;
 - e) Lots 23-45 in Block 1 and Lots 1-23 in Block 2 as R5(H) – Residential Medium Density (Holding Overlay Zone);
 - f) Lots 1-35 in Block 5 and Lots 1-19 in Block 6 as DCD12-Direct Control District Suburban Narrow Lot Residential;
 - g) Block 4 as R1-Residential Detached; and
 - h) MU1, MU2, MU3, MU4, MU5, MR1, and MR2 as PS-Public Service;

within the Westerra Concept Plan Area, which is part of the N ½ Section 21-17-20 W2M as shown on the attached plan of proposed subdivision (Appendix A-5), be APPROVED.

3. That *Regina Zoning Bylaw No. 9250* be amended by adding the 25 and 30 Noise Exposure Forecast (NEF) contours of the Airport Noise Attenuation Overlay Zone to lands within the Westerra Concept Plan, and as shown in Appendix A-6.
4. That *Regina Zoning Bylaw No. 9250* be amended by adding the Obstacle Limitation Surface Overlay Zone to lands within the Westerra Concept Plan area and being rezoned as per Recommendation 2 and which lie within the “Clear Zone” on Appendix A-6.
5. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
6. That this report be forwarded to the August 31, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Chad Jedlic and Blair Forster, representing Westerra Development Corp., addressed the Commission.

Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending Recommendation #2 d) to read:

- d) All of Blocks 3, 7 and 8, Lots 1-20 in Block 1, Lots 26-45 in Block 2, Lots 36-53 in Block 5, and Lots 1-5 and Lots 20-48 in Block 6 as R5-Residential Medium Density;**

and amending Recommendation #2 f) to read:

- f) Lots 1-35 in Block 5 and Lots 6-19 in Block 6 as DCD12-Direct Control District Suburban Narrow Lot Residential**

RECESS

Phil Selenski moved, AND IT WAS RESOLVED, that the Commission recess until 6:00 p.m.

The Commission recessed at 5:12 p.m.

The Commission reconvened at 6:05 p.m.

RPC15-42 14-OCP-07 – Proposed Tower Crossing Secondary Plan and Phase I
Concept Plan

Recommendation

1. That Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*) be amended by adding the Tower Crossing Secondary Plan, attached to this report as Appendix A-4, as Part B.15.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*).
3. That rezoning of land in Tower Crossing will only occur where water modelling indicates that at least 90% of nodes in the City of Regina 235K model, plus any previously approved Tower Crossing development will remain with a Level of Service of 269.4kPa or greater during the peak hour demand.
4. That notwithstanding Recommendation 3, where water modelling indicates additional nodes within the City of Regina 235K existing model will fall below 207 kPa during peak hour demand as a result of the proposed rezoning, the impacts will be evaluated on a case by case basis.
5. That notwithstanding any other recommendations, any additional nodes City of Regina 235K water model not meeting the minimum Fire Flow Level of Service established by the City's Development Standards Manual shall be approved by Fire Protection Services prior to approval of a development.
6. That this report be forwarded to the August 31, 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;
- Tim Probe, representing P.R. Investments; Darren Gelowitz, representing Village RV; Fred Mehl, representing, All Rite Group of Companies; Tim Young, representing Young's Equipment Inc.;
- Bill Babey and Marlene Portras, representing SCR Holdings, and Bob Brockmeyer, representing WSP; and
- Nick Pryce, representing WSP and SCR Holdings.

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

ADJOURNMENT

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

The meeting adjourned at 8:19 p.m.

Chairperson

Secretary