

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 2, 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
Daryl Posehn
Phil Selenski
Laureen Snook
Kathleen Spatt

Regrets: Ron Okumura

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Director, Development Services, Louise Folk
Director, Roadways & Transportation, Norman Kyle
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Project Engineer, Max Zasada
Senior City Planner, Jeremy Fenton
City Planner II, Ian Goeres

(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

Kathleen Spatt moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 5, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-43 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-3.1a, 3.2, and 3.3 A-3.3, prepared by KRN Tolentino Architecture Ltd. and dated August 5, 2015;
 - b) The development shall include signage at the access and egress points to the satisfaction of the Director of Development Services that control appropriate vehicle movements; and
 - c) 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 28, 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 Regina Cabs; and

(Phil Selenski arrived during Ms. Archibald’s presentation.)

- Kelly Nadler, representing KRN Tolentino Architecture Ltd.

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

RPC15-44 Application for Zoning Bylaw Amendment (15-Z-08) - 1650 Winnipeg Street

Recommendation

1. That the application to rezone a portion of Parcel 7, Plan No.100299562 located at 1650 Winnipeg Street (and being the proposed Parcel C and D as shown on the proposed plan of subdivision dated January 27, 2015) from IT-Tuxedo Industrial Park to MAC-Major Arterial Commercial, 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 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in and that a copy of the Proposed Plan of Subdivision dated January 27, 2015 be included in the report going to City Council.

RPC15-46 Application For Contract Zoning (15-CZ-1) Proposed Temporary Surface Parking Lot

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095 from D-Downtown to C-Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The property shall be permitted to operate as a temporary surface parking lot or construction staging area for three years from the date of City Council’s approval;
 - b. The parking lot shall meet all standards for “parking lot, paved” except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Development Services;
 - ii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and

Parking Lot Developments in order to obtain a building permit.

- c. The development shall conform to the attached plan A-1, prepared by MGM Pattisson, and dated June 17, 2015, Appendix A-3;
 - d. A wood fence of at least 1.0m to 1.2m shall be constructed along the Lorne Street property line;
 - e. Signage on the subject property shall comply with the development standards for the D-Downtown Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - g. 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 September 28, 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:

- Judith Veresuk, representing Regina Downtown BID; and
- Brian Saunders, representing Namerind Development Corp.

Councillor Young moved the recommendation contained in the report be concurred in.

(Adrienne Hagen Lyster left the meeting.)

The motion was put and declared CARRIED.

RPC15-48 Park Naming - Hopson

Recommendation

1. That Hawkstone MR-2 (3100 Rochdale Boulevard) be named Hopson Park; and
2. That this report be forwarded to the September 28, 2015 meeting of City Council.

Laureen Snook moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-45 Application For Zoning Bylaw Amendment And Discretionary Use
(15-Z-13/15-DU-11) Proposed Medical Clinic – 400 Dewdney Avenue

Recommendation

1. That the IA-Light Industrial Zone and the IT-Industrial Tuxedo Park Zone be amended to identify the land use “Medical Clinic” as a discretionary use in Table 5.3: Table of Land Uses-Industrial Zones.
2. That the discretionary use application for a proposed Medical Clinic located at 400 Dewdney Avenue, Innismore 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, prepared by Tilbury Design, dated December 2011; along with Appendix A-3.2; 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 meeting of City Council.

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

RPC15-47 Application for Lane Closure (15-CL-07) - Lane Adjacent To 1700
Zinkhan Street

Recommendation

1. That the application for the closure and sale of a lane right-of-way adjacent to 1700 Zinkhan Street as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, S.L.S. of Midwest Surveys Inc., dated March 27, 2015 and legally described as “Reg. Plan No. 73R44906 NE ¼ SEC 23, TWP 17, RGE 19, W2M” be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the September 28, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Punya Marahatta, City Planner, made a PowerPoint Presentation, a copy of which is on file in the Office of the City Clerk;

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

RECESS

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

The Commission recessed at 5:43 p.m.

The Commission reconvened at 6:13 p.m.

(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.)

RPC15-52 Application For Zoning Bylaw Amendment (15-Z-14) - Rosewood Park School Site

Recommendation

1. That *Regina Zoning Bylaw No. 9250* be amended by rezoning the following parcels within LSD 1 and LSD 2, SE¼ 9-18-20-W2M from UH-Urban Holding Zone:
 - a) Proposed MR1 to I – Institutional
 - b) Proposed MU1, MU2, and MR2 to PS – Public Service
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 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

The following addressed the Commission:

- Ian Goeres, City Planner, made a PowerPoint Presentation, a copy of which is on file in the Office of the City Clerk;
- Jason Petrunia, representing Rosewood Park Alliance Church; and
- Doug Rogers and Cathy Lawrence, representing Terra Developments Inc.

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

(Laureen Snook returned to the meeting.)

RPC15-53 Application for Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent

Recommendation

1. That the application for the closure of a portion of Eastgate Drive Right-of-Way between Eastgate Drive and Coleman Crescent as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin SLS, dated July 13, 2015 and legally described as follows, be APPROVED:
 - (a) a portion of Parcel X, Plan No. 61R26855, a portion of Parcel Y, Plan No. 61R26855 and all of Parcel G, Plan No. FT2014 in the W1/2 Sec 22, Twp 17, Rge 19 W2M
2. That the City Solicitor be directed to prepare the necessary bylaw;
3. That this report be forwarded to the September 28, 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:

- Robert Li, representing Robin’s Donuts;
- Kevin Kachur and Kevin Kasha, representing Creekside Pub & Brewery;
- David Carvell, representing Wine Kitz;
- Beach Strilchuk, representing China Liang’s Buffet;
- Robert Goldman and Garth Fredrickson, representing Bison Properties; and
- Peter DiStasi, representing Tim Hortons.

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

(Pam Dmytriw left the meeting.)

Phil Selenski withdrew his motion of concurrence.

Phil Selenski moved, AND IT WAS RESOLVED, that this matter be referred to the Administration for a report that includes other options that may be available to complete the construction and improvements needed on Victoria Avenue East.

RPC15-49 Application For Discretionary Use (15-DU-09) - Proposed Restaurant –
3934 Dewdney Avenue

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 3934 Dewdney Avenue, being Lots 6, 7, 8, 9, Block 221, Plan No. DV4404 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 KRN Design and dated October 22, 2012, and Appendix A-3.2, prepared by Walker Projects and dated April 16, 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 September 28, 2015 meeting of City Council for consideration.

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

(Phil Selenski temporarily left the meeting.)

The motion was put and declared CARRIED.

RPC15-50 Application For Discretionary Use (15-DU-10) Proposed Restaurant - 302
University Park Drive (Unit 4) – Gardiner Park Shopping Centre

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (Unit 4), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner Park 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, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; 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 meeting of City Council for consideration.

Laureen Snook moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-51 Application For Discretionary Use (15-DU-12) Proposed Restaurant - 302 University Park Drive (Portion of Unit 6) – Gardiner Park Shopping Centre

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (portion of Unit 6), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner Park 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 and A-3.2 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; 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 meeting of City Council for consideration.

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

(Phil Selenski returned to the meeting.)

The motion was put and declared CARRIED.

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 7:57 p.m.

Chairperson

Secretary