

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 7, 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
Daryl Posehn
Laureen Snook

Regrets: Pam Dmytriw
Phil Selenski
Kathleen Spatt

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Mark Yemen
Executive Director, City Planning and Development, Diana Hawryluk
A/Manager, Current Planning, Ben Mario
Manager, Development Engineering, Dustin McCall
Manager, Real Estate, Keith Krawczyk

APPROVAL OF PUBLIC AGENDA

Adrienne Hagen Lyster moved that the agenda for this meeting be approved, after the addition of communication RPC15-63 from Queen City Eastview Community Association regarding Application for Partial Road Closure (15-CL-10) as URGENT BUSINESS, to be considered immediately before RPC15-59, and that the delegations be heard in the order they are called by the Chairperson.

The motion was put and declared CARRIED UNANIMOUSLY.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the regular and special meetings held on September 2 and 23, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-56 Application for Concept Plan and Zoning Bylaw Amendment (15-Z-11/15-CP-02) Lands South of Padwick Avenue – Harbour Landing Concept Plan

Recommendation

1. That the application to amend the Harbour Landing Concept Plan, as shown in Appendix A-4, be APPROVED;
2. That the application to rezone from the following lands from UH - Urban Holding Zone to the zones identified be APPROVED:

- a) Proposed Lots 17-32 and W1 in Block 5, and Lots 35-53 in Block 3 be rezoned to DCD 12-Direct Control District 12 Suburban Narrow Lot Residential; and
- b) Proposed Parcel A be rezoned to I (H) – Institutional Zone (Holding Overlay) which is Parcel F, Plan No. FH5173 and a portion of SE ¼ Sec. 17-20-W2M to I (H)- Institutional Zone (Holding Overlay);

as shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Doug Rogers, representing Terra Developments Inc., and Pastor Terry Murphy, representing Regina Victory Church, addressed the Commission.

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

RPC15-57 Application for Discretionary Use (15-DU-16) Planned Group of Apartment Buildings 5300 Parliament Avenue – Harbour Landing Subdivision

Recommendation

1. That the Discretionary Use Application for a proposed planned group of apartment buildings located at 5300 Parliament Avenue, being Parcel B, Plan No. 102151796, 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 Porchlight Developments and dated July 2015;
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - c) A Shared Access Agreement shall be entered into with the adjacent property to the east Parcel B1, Plan No. 102184512.
2. That this report be forwarded to the October 26, 2015, meeting of City Council.

Neil Braun, representing Porchlight Developments, addressed the Commission.

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

RPC15-58 Application for Discretionary Use (15-DU-08) Planned Group of
Apartment Buildings Parcel B – Greens on Gardiner – Primrose Green
Drive and Chuka Boulevard

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of four apartment buildings located at Primrose Green Drive and Chuka Boulevard, being Parcel B, Plan No. 102162484 Greens on Gardiner 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 Northern Property Real Estate Investment Trust and dated March 18, April 23, and April 28, 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 October 26, 2015 meeting of City Council.

Lorne Yagelniski, representing Yagar Developments, and Paul Dick, representing Northern Property, addressed the Commission.

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

RPC15-63 Queen City Eastview Community Association: Application for Partial Road Closure (15-CL-10)

Recommendation

That this communication be received and filed.

Councillor Young moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC15-59 Application for Partial Road Closure (15-CL-10) - Portion of 8th Avenue Adjacent to 1360 Broder Street

Recommendation

1. That the application for the closure and sale of an undeveloped portion of 8th Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 11, 2015 and legally described as “a portion of Parcel 8th Avenue, Plan No. FA5033”, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

RPC15-60 Application for Partial Road Closure (15-CL-11) - Portion of Riverside Avenue Adjacent to 2540 Garnet Street

Recommendation

1. That the application for the closure and sale of a portion of Riverside Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 19, 2015, and legally described as “All that portion of Riverside Avenue, Reg'd Plan No. K4654, shown on the Proposed Plan of Subdivision prepared by Scott L. Colvin, SLS, dated May 19, 2015.” be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

RPC15-61 Application for Road (Lane) Closure (15-CL-12) - Undeveloped Portion of Lane South of 2625 and 2635 Regina Avenue

Recommendation

1. That the application for the closure and sale of a portion of underdeveloped legal laneway south of 2625 and 2635 Regina Avenue as shown on the attached plan of proposed subdivision prepared by Barry Clark, S.L.S. of WSP, dated April 2, 2015 and legally described as “L/W Block 510, Registered Plan No. BC1132”, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

RPC15-62 Application for Road Closure (15-CL-14) - Portion of 28th Avenue at Queen Street

Recommendation

1. That the application for the closure of a portion of the 28th Avenue right-of-way as shown on the attached Supplementary Plan (Appendix A-3.1) prepared by Scott Colvin SLS, dated June 24, 2015 and legally described as “part of 28th Avenue, Plan No. 89R48046 – SW ¼ Sec. 12, Twp. 17, Rge. 20, W2M”, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

ADJOURNMENT

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:02 p.m.

Chairperson

Secretary