

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 2, 2018

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair
Councillor Bob Hawkins
Councillor Barbara Young
David Bale
Frank Bojkovsky
Simon Kostic
Andre Kroeger
Adrienne Hagen Lyster
Robert Porter
Steve Tunison

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
Director, Land & Real Estate Management, Rob Court
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Senior City Planner, Autumn Dawson
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items and delegations be heard in the order they are called by the Chairperson.

ADMINISTRATION REPORT

RPC18-23 Civic Naming Committee Guideline Review

Recommendation

1. That Regina Planning Commission approve the new Civic Naming Committee Guideline as in Appendix A;

2. That the Terms of Reference for the Civic Naming Committee be amended as in Appendix B to include a representative from Roadways and Transportation to address matters pertaining to signage, road planning and construction;
3. That the City Clerk be granted delegated authority to approve a street or park name change if:
 - a. The name poses a threat to health and safety and/or wayfinding; or
 - b. The commemorative name honouring a person has been misspelled.
4. That City Council be informed of street and park name changes approved by the City Clerk under delegated authority once per year via the Civic Naming Committee annual report;
5. That the Administration prepare a report on criteria to apply when writing a report addressing the historical legacy of the namesake by December 31, 2018 and submit the report for consideration to City Council.

Steve Tunison moved, AND IT WAS RESOLVED, that Administration return with a supplementary report to the September 5, 2018 meeting, after engaging in further consultation with Regina & Region Home Builders' Association.

ADOPTION OF MINUTES

Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 4, 2018 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC18-16 Discretionary Use Application (18-DU-05) - Proposed House-Form
Commercial/Residential Building in TAR - Transitional Area Residential Zone
2358 Broad Street

Recommendation

1. That the Discretionary Use Application for a proposed House-Form Commercial/Residential Building located at 2358 Broad Street, being Lot 20, Block 463, Plan No. 101187390, Old 33 be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Alton Tangedal Architect Ltd. and dated February 8, 2018.

- 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 May 28, 2018 meeting of City Council for approval.

Alton Tangedal, representing Alton Tangedal Architects Ltd., and Tamara Lomenda-Comacho, representing Perimeters Studio, addressed the Commission.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC18-17 Discretionary Use Application (18-DU-06) Nursery School – 4701 Parliament Avenue

Recommendation

1. That the Discretionary Use Application for a proposed Nursery School located at 4701 Parliament Avenue, being Lot U2, Plan No. 102245228, in Harbour Landing Subdivision be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 - A-3.4 prepared by P3Architecture Partnership and dated February 7, 2018.
 - 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 May 28, 2018 meeting of City Council for approval.

Cari Thiele and Maegan Mason, representing Pathways Learning School, addressed the Commission.

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

RPC18-21 Zoning Bylaw Amendment (17-Z-16) I – Institutional Zone to DSC (H) – Designated Shopping Centre Zone (Holding Overlay Zone) Rosemont Mount Royal, 4400 4th Avenue

Recommendation

1. That the application to rezone Block A, Plan 75R32425; Block E, Plan 75R32425; Lot 7, Block 28, Plan 59R20949; and Lot 9, Block 28, Plan 101889344; located at 4400 4th Avenue, within the Rosemont Mount Royal

Neighbourhood from I - Institutional Zone to DSC (H) - Designated Shopping Centre (Holding Overlay Zone), be approved.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the May 28, 2018 meeting of City Council for approval, which will allow sufficient time for advertising the required public notices for the respective bylaws.

David Calyniuk, representing North Ridge Development Corporation, addressed the Commission.

Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC18-18 Heritage Designation Application (18-H-02) Regina Cartage Building - 2220 Dewdney Avenue

Recommendation

1. That the designation of the Regina Cartage Building (also known as Canada Customs Warehouse) located at 2220 Dewdney Avenue, being Lot 46, Block 204, Plan No. 101192600 Ext. 13 and Lot 20, Block 294 Plan No. Old 33, as Municipal Heritage Property, be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (Heritage Holding Bylaw) to remove the property listed as Item 8.12 Canada Customs Warehouse, 2220 Dewdney Avenue, upon designation.
4. That this report be forwarded to the May 28, 2018 meeting of City Council for approval, to allow sufficient time for service of the required notice of intention to pass the necessary bylaw and for advertising 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.

RPC18-19 Zoning Bylaw Amendment and Closure Applications (18-Z-02/18-CL-01)
Rezoning of Portion of Dewdney Avenue Right-of-Way from RR-Railway Zone to IA-Light Industrial Zone - 1250 Dewdney Avenue

Recommendation

1. That the application for the closure and sale of a portion of Dewdney Avenue right-of-way as described on the attached plan of proposed subdivision (Appendix A-3.1) prepared by Richard Adam Kraszlany, S.L.S. of Midwest Surveys, dated December 6, 2017, and legally described as P# St/L 456- Plan Old 33 Ext 0, be approved.
2. That the application to rezone the portion of Dewdney Avenue right-of-way as shown on the attached plan of proposed subdivision (Appendix A-3.1), from RR - Railway Zone to IA - Light Industrial Zone, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective street closure and *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the May 28, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC18-20 Zoning Bylaw Amendment Application (18-Z-01) Rezoning from PS - Public Service Zone to IB -Medium Industrial Zone 1205 2nd Avenue

(Frank Bojkovsky declared a conflict of interest on this item, citing his employment with Brandt Industries Ltd., abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

1. That the application to rezone the most easterly 3.05m of Lot A, Block 21, Plan No.66R00804 located in the Industrial Park subdivision at 1205 2nd Avenue from PS - Public Service Zone to IB - Medium Industrial Zone, be approved.
2. That the application to rezone is contingent on subdivision approval of proposed Lot E and subsequent title creation and the parcel tie of proposed Lot E, B and C as shown on Appendix B.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the May 28, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

Rob Court, Director of Land & Real Estate Management, addressed the Commission.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

(Frank Bojkovsky returned to the meeting.)

(Simon Kostic left the meeting.)

RECESS

Councillor Hawkins moved, AND IT WAS RESOLVED, that the Commission recess to 6:00 p.m.

The Commission recessed at 5:27 p.m.

The Commission reconvened at 6:00 p.m.

RPC18-22 Zoning Bylaw Amendment (18-Z-09) Cannabis Zoning Regulations

Recommendation

1. That the amendments proposed to *Regina Zoning Bylaw No. 9250* in relation to Cannabis Retail Stores as detailed in Appendix B to this report 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 May 28, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

Fred Searle, Manager of Current Planning, made a presentation to the Commission.

Atta Anwar, representing BTA Group, addressed the Commission.

Councillor Hawkins moved that the recommendation contained in the report be concurred in.

Councillor Hawkins moved, in amendment, that with respect to Appendix B, 7.D.5 Cannabis Retail Store, section 5.2, Separation Distance, the ‘separation distance’ be doubled from the recommended zone of 182.88 metres to 365.76 metres.

The motion was put and declared LOST.

Councillor Hawkins moved, in amendment, that the exclusionary words in s. 5.2(1), “other than the D-Downtown Zone,” be eliminated such that the ‘separation distance’ would apply without exception in all applicable zones including the Downtown Zone.

The motion was put and declared LOST.

Councillor Hawkins moved, in amendment, that where there is a development application to establish a public school, private school, public park and open space, child day care centre, enclosed rink, public library or public community centre, that the buffer zone around those places be preserved.

The motion was put and declared LOST.

Andre Kroeger moved, in amendment, AND IT WAS RESOLVED, that the Downtown Zone include Cannabis Retail Stores as a discretionary use.

Councillor Young moved, in amendment, AND IT WAS RESOLVED, that Recommendation 1 be amended to read:

- 1. That the amendments proposed to Regina Zoning Bylaw No. 9250 in relation to Cannabis Retail Stores as detailed in Appendix B, with the amendment that Cannabis Retail Stores be added as a permitted use in MAC and DSC Zones and as a discretionary use in the Downtown Zone, be approved.**

The main motion, as amended, was put and declared CARRIED.

ADJOURNMENT

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

The meeting adjourned at 8:08 p.m.

Chairperson

Secretary