

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 7, 2018

AT A MEETING OF 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 Bob Hawkins
Councillor Barbara Young
Frank Bojkovsky
Patrick Dennie
Simon Kostic
Andre Kroeger
Adrienne Hagen Lyster
Robert Porter
Steve Tunison

Regrets: David Bale

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
A/Director, Planning, Geoff Brown
Manager, Development Engineering, Dustin McCall
A/Manager, Current Planning, Autumn Dawson
Senior City Planner, Jeremy Fenton

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.

ADOPTION OF MINUTES

Councillor Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 1, 2018 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC18-6 Discretionary Use Application (17-DU-17) Off-Site Caveated Parking Lot - 1573 McDonald Street

Recommendation

1. That the Discretionary Use application for an Off-Site Caveated Parking Lot located at 1573 McDonald Street, being Lots 22, 23, and 24, Block 43, Plan No. AS1601 be approved, and that a Development Permit be issued subject to the following conditions:
 - a. The development is conditional on a parcel tie of the subject lots being registered on the titles prior to the issuance of a discretionary use development permit.
 - b. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.1a inclusive, prepared by Brad Dayton Drafting & Design and dated October 19, 2017.
 - c. 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 26, 2018 meeting of City Council for approval.

Johnny Liao, representing 3J Holdings, addressed the Commission.

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

RPC18-9 Proposed Amendments to Westerra Neighbourhood Plan (File No. 13-OCP-10), Westerra Phase I Concept Plan (File No. 15-CP-01) and Regina Zoning Bylaw No. 9250 (File No. 17-Z-26)

Recommendation

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by replacing Part B.14 (existing Westerra Neighbourhood Plan), in its entirety, with Appendix J (revised Westerra Neighbourhood Plan) of this report.
2. That the proposed Westerra Phase I Concept Plan, attached as Appendix F and Appendix G to this report, be approved.
3. That the application to amend the *Regina Zoning Bylaw No. 9250* be approved, specifically as follows:

- a) That Part NE-21-17-20-W2M Ext. 3, being Stage 1, Phase 2A of the Westerra Neighbourhood, be rezoned from Urban Holding Zone to the zones presented in Appendix H, being the plan of proposed zoning.
 - b) That the 25 Noise Exposure Forecast contours of the Airport Noise Attenuation Overlay Zone and the Clear Zone of the Obstacle Limitation Surface Overlay Zone be added to the subject lands within the Westerra Phase 1 Concept Plan as shown in Appendix I.
 - c) That such amendments come into force and effect upon Ministerial approval of the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48*, as described in recommendation one of this report.
4. That the City Solicitor be directed to prepare the necessary bylaws to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* and *Regina Zoning Bylaw No. 9250*.
 5. That this report be forwarded to the March 26, 2018 meeting of City Council for approval.

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
- Chad Jedlic and Munir Haque, representing Westerra Development Corp.

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

(Adrienne Hagen Lyster left the meeting.)

RPC18-8 Zoning Bylaw Amendment and Discretionary Use Applications (17-Z-19/ 17-DU-16) – Rezoning from I - Institutional to MX - Mixed Business Residential Zone
2200 25th Avenue

(Andre Kroeger declared a conflict of interest on this item, citing his employer's involvement in developing a contractual relationship with the project, abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

1. That the application to rezone Parcel BB, Plan No. 102164992 located at 2200 25th Avenue from I - Institutional Zone to MX - Mixed Business Residential Zone, be approved.
2. Upon the approval of the amendment to *Regina Zoning Bylaw No. 9250*, the Discretionary Use application for proposed Dwelling Units in the MX - Mixed Business Residential Zone 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., dated August 31, 2017.
 - b. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
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 March 26, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Morgan Campbell, representing Nicor Developments, addressed the Commission.

(Patrick Dennie declared a conflict of interest on this item, citing his employment with eHealth (Ministry of Health) and its association with this project, abstained from discussion and voting, and temporarily left the meeting.)

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

(Andre Kroeger and Patrick Dennie returned to the meeting.)

RPC18-7 Amendment to Contract Zone Application (15-CZ-04) Former Weston Bakery Building – Mixed Use Marker (1377 Hamilton Street) and Off-Site Caveated Parking Lot (1350 Hamilton Street)

Recommendation

1. That the proposal to amend the *Regina Zoning Bylaw No. 9250* for the C - Contract Zone at 1377 Hamilton Street, being Lots 11-20, Block 182, Plan Old 33, and 1350 Hamilton Street, being Lots 28-30 and 41, Block 181, Plan Old 33 to include all permitted uses in the underlying IA1 - Light Industrial Zone be approved and that the contract zone agreement between the City of Regina and the owners of the subject properties be amended accordingly.
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the March 26, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

RESOLUTION FOR PRIVATE SESSION

Councillor Hawkins moved, AND IT WAS RESOLVED, that the remainder of items on the agenda be considered in private.

Chairperson

Secretary