

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 26, 2012

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor Michael Fougere, in the Chair
Councillor Mike O Donnell
David Edwards
Phil Evans
Mark McKee
Phil Selenski
Laureen Snook

Regrets: Councillor Chris Szarka
Dallard LeGault
Ron Okumura
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning & Sustainability, Diana Hawryluk
Manager of Development Review, Fred Searle
Manager, Forestry, Horticulture & Pest Control, Ray Morgan
Senior City Planner, Ben Mario
Senior Engineer, Jeffrey Holland
Policy Analyst, Liberty Brears

APPROVAL OF PUBLIC AGENDA

David Edwards moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard at the call of the Chair.

ADMINISTRATION REPORTS

RPC12-73 Heritage Alteration Permit: Proposed Alterations, Demolition and Addition to a Municipal Heritage Property at 1820 Cornwall Street (Royal Canadian Legion Memorial Hall - Branch No. 1). Application of Mitchell and Associates Properties Ltd.

Recommendation

That City Council APPROVE the issuance of a Heritage Alteration Permit for the Royal Canadian Legion Memorial Hall, a Municipal Heritage Property, located at 1820 Cornwall Street, subject to the following conditions:

- The alterations shall be in accordance with plans prepared by Kreate Architecture and Design Ltd. dated August 16, 2012 and attached to this report as Appendix 3 and 3.1.

- The alterations shall meet all requirements of *Regina Zoning Bylaw No. 9250*.
- The applicant shall further refine the cladding materials and detail for the parking facility at the rear elevation for review and approval by the Development Officer.
- The applicant shall submit final plans in accordance with the plans identified above.

Mitch Molnar, representing Mitchell Developments, and Kurt Dietrich, representing Kreate Architecture, addressed the Commission.

Mark McKee moved that the recommendation contained in the report be concurred in.

Phil Evans moved, in amendment, AND IT WAS RESOLVED, that the third bullet in recommendation #1 be removed and that a recommendation #2 be added as follows:

- 2. That the applicant further refine the cladding materials and detail for the parking facility at the rear elevation for further review and comment by the Municipal Heritage Advisory Committee, before submission to the Development Officer for approval.**

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

RPC12-74	Discretionary Use Application (12-DU-21) Proposed Planned Group of Dwellings, Hawkstone Village, Hawkstone Subdivision
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Recommendation

1. That the discretionary use application for a proposed planned group of townhouse dwellings located within the Hawkstone concept plan area, being Parcel V, NE ¼ 1-18-20 W2M, at Rochdale Boulevard and Elgaard Drive, be APPROVED subject to the following conditions:
 - a. The development shall be consistent with the attached site plan and elevations dated June 12, 2012 in Appendix 3;
 - b. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access; and
 - 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 October 9, 2012 meeting of City Council.

Tim Schaefer, representing Varsity Homes, and Leif Sauder, representing Robinson Residential Design, addressed the Commission.

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

RPC12-77 Applications for Official Community Plan Amendment and Contract Zone Approval (12-CZ-6) - Proposed Mixed-Use Building 2100 15th Avenue, and 2276, 2260, 2256 Scarth Street

Recommendation

1. That Part F-Transitional Area Development Plan of *Regina Development Plan Bylaw No. 7877* (Official Community Plan) be amended by adding the following to Section 5.0 Exceptions after e):

f)		2100 15 th Avenue, 2276, 2260, and 2256 Scarth Street	Lots 11, 12, 13 Block 429, Plan No. Old 33; Lots 21 and 22, Block 429, Plan No. 101187558	Mixed Use Building
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2. That subject to Ministerial Approval of the related Official Community Plan amendment, the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the properties described as

- (a) Lots 11, 12, 13 Block 429, Plan No. Old 33;, located at 2100 15th Avenue, and 2276, 2260 Scarth Street ; and
- (b) Lots 21 and 22, Block 429, Plan No. 101187558, located at 2256 Scarth Street.

from TAR (H15 – Transitional Area Residential (Height Overlay 15m) to C - Contract, be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.

3. That further to recommendation 2, the proposed contract zone agreement shall include the following terms:
 - (a) Development of the proposed mixed-use building on the subject property shall be consistent with the attached plans and drawings labelled Appendix A-3.1--A-3.3.2, inclusive and prepared by JMA Architecture Ltd.
 - (b) The range of permitted and discretionary uses in main floor commercial space shall be consistent with the MX zone in Table 5.2 of Regina Zoning Bylaw No. 9250 with the following exceptions:

- i) Restaurant and Licensed Restaurant, Personal Service, Confectionary Store, Retail, and Recreational Service Facility uses shall be permitted on the main level;
 - ii) Apartment Dwelling units shall be permitted in the main floor commercial space as accessory to a permitted or discretionary commercial use with the intention of accommodating live/work spaces.
- (c) A detailed landscape plan for the subject property shall be submitted for approval to the Development Officer, prior to the issuance of a building permit. Any new planting or replacement of existing street trees adjacent to the subject properties shall be undertaken in accordance with The Forestry Bylaw, 2002 (Bylaw No. 2002-48, as amended). The applicant shall attempt to retain as many existing street trees as possible and where tree retention is not possible shall install new mature trees of calipers and sizes specified by Urban Forestry.
- (d) The erection or placement of commercial signs on the property located at 1550 14th Avenue shall comply with the provisions applicable to the MX - Mixed Residential Business Zone under Chapter 16 of the Zoning Bylaw.
- (e) Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to the applicable provisions of the Zoning Bylaw.
- (f) The approval to initiate the proposed development shall be valid for a period of two years from the date of City Council's passage of the Zoning Bylaw amendment that authorizes the contract zone agreement.
- (g) The contract zone agreement shall be registered in the City's interest, against the titles to all of the subject properties and at the applicant's cost, pursuant to Section 69 of The Planning and Development Act, 2007.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the rezoning of the subject properties and the execution of the contract zone agreement, as described above.
5. That this report be forwarded to the October 9, 2012 meeting of City Council, which will allow sufficient time to advertise the required public notice for the subject Development Plan and Zoning Bylaw amendments.

The following addressed the Commission:

- Ann Klein;
- Don Sosna and Beth McHattie, representing the Centre Square Community Association; and
- Carmen Lien and John McGinn, representing Link Developments.

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

RPC12-75 Application for Discretionary Use Approval (12-DU-23) - Proposed Restaurant 1757 Halifax Street, Old 33

Recommendation

1. That the discretionary use application for a proposed restaurant located at 1757 Halifax Street, being Lot 41 in Block 290, Plan No. 101160481, be APPROVED, subject to the following conditions:
 - a. The development be consistent with the attached plan labelled “restaurant plan” in Appendix 3; 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 9, 2012 meeting of City Council.

Dave Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-76 Application for Street Closure (12-CL-6) - Portion of Rose Street Adjacent to ‘Gardens on Rose’ Building, 2055 Rose Street

Recommendation

1. That the application to permanently close the portion of Rose Street adjacent to 2055 Rose Street and described as “all that portion of Rose Street, Registered Plan No. Old 33, shown on the Plan of Proposed Subdivision by P. Shrivastava, S.L.S. and dated July 12, 2012” be APPROVED; and
2. That this report be forwarded to the October 9, 2012 meeting of City Council.

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

RPC12-78 Removal of Items from the Regina Planning Commission Referral List

Recommendation

1. That item RPC09-19 be removed from the List of Outstanding Items for Regina Planning Commission;
2. That item RPC10-5 be removed from the List of Outstanding Items for Regina Planning Commission;
3. That item RPC11-64 be removed from the List of Outstanding Items for Regina Planning Commission;
4. That item RPC12-40 be removed from the List of Outstanding Items for Regina Planning Commission; and
5. That item CM11-7 be removed from the List of Outstanding Items for Regina Planning Commission.

Councillor O'Donnell moved that the recommendation contained in the report be concurred in.

David Edwards moved, in amendment, AND IT WAS RESOLVED, that item RPC10-5 remain on the List of Outstanding Items for Regina Planning Commission with a return date in 2014.

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

ADJOURNMENT

Councillor O'Donnell moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:57 p.m.

Chairperson

Secretary