

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 6, 2016

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

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair  
Councillor Jerry Flegel  
Councillor Barbara Young  
Pam Dmytriw  
Phil Evans  
Simon Kostic  
Adrienne Hagen Lyster  
Ron Okumura  
Daryl Posehn  
Laureen Snook  
Kathleen Spatt

Also in Attendance: Council Officer, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Executive Director, City Planning and Development, Diana Hawryluk  
Director, Planning, Shauna Bzdel  
Manager, Current Planning, Fred Searle  
Manager, Development Engineering, Dustin McCall  
Manager, Infrastructure Planning, Geoff Brown  
Senior City Planner, Jeremy Fenton  
Senior City Planner, Sue Luchuck  
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

**Councillor Young 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

**Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 9, 2016 be adopted after amending item #RPC16-10 regarding Application for Contract Zoning (15-CZ-02) Proposed Two Mixed Use Buildings, 125 Hamilton Street and 120 Broad Street (Locally known as 1925 5th Avenue North), to show that Kathleen Spatt declared a conflict of interest on this item, citing a member of the architectural team being the daughter of a close personal friend.**

ADMINISTRATION REPORTS

RPC16-14      Discretionary Use Application (15-DU-32) Medical Clinic - 1230 St. John Street

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**Recommendation**

1. That the discretionary use application for a proposed medical clinic located at 1230 St. John Street, being Lot 18, Block 137, Plan No. 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-3.1 and A-3.2 inclusive, prepared by Randy Radford and dated February 3, 2016 and March 16, 2016.
  - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

Dr. Randy Radford and Cindy Radford addressed the Commission.

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

RPC16-16      Discretionary Use Application (15-DU-30) Licensed Restaurant and Office Space - 1378 Hamilton Street

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**Recommendation**

1. That the discretionary use application for a proposed licensed restaurant and office space located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, 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.
  - b) Seating within the licensed restaurant shall be limited to 55 seats to align with the number of allocated parking stalls.
  - c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

Reid Pedersen, representing Warehouse Properties, and Alton Tangedal, representing Alton Tangedal Architect Ltd., addressed the Commission.

**Pam Dmytriw moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-19      Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendments

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**Recommendation**

1. That the proposed Towns Concept Plan, attached as Appendix B.1 and Appendix B.2 of this report, be APPROVED, and that the existing Towns Concept Plan be rescinded.
2. That the subdivision of land in the Towns Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case by case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.
5. That, through the requirements of the Standard Conditions of a Servicing Agreement between the developer of the Towns and the City of Regina, the Director of Development Services be authorized to negotiate an extended warranty/maintenance period for the proposed Towns Linear Storm Water Detention Facility.
6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning the lands, as described below, from UH-Urban Holding to:
  - a) Within Eastbrook Phase 1, being Part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.1)
    - i. Proposed Block 1, Lots 1-46, Lots 95-144; Block 7, Lots 1-24; Block 8, Lots 20-43; Block 10, Lots 1-25 as R5- Medium Density Residential Zone;
    - ii. Proposed Block 1, Lots 47-94; Block 7, Lots 25-42; Block 8,

Lots 1-19; Block 9, Lots 16-30; Block 10, Lots 26-54; Block 11, Lots 1-10 as DCD12- Direct Control District;

- iii. Proposed Parcels MR1, MU1 and W2 as PS- Public Service Zone.
- b) Within Eastbrook Phase 2, being Part of SE 1/4 , Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.2)
  - i. Proposed Block A, B, C & D as R6- High Density Residential Zone;
  - ii. Proposed Block E and F as DSC- Designated Shopping Centre Zone;
  - iii. Proposed Block MU2, MU3, MU4, W4 and MR3 as Public Service Zone.
- c) Within Eastbrook Phase 3A, being part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.3)
  - i. Proposed Block 2, Lots 1-19 and Block 3, Lots 1-17 as R5- Medium Density Residential Zone.
- d) Within The Towns Phase 1, Stage 1A, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)
  - i. Proposed Block 11, Lots 11-33 as R1- Residential Detached Zone;
  - ii. Proposed Block 11, Lots 34-44; Block 21, Lots 14-42; and Block 22, Lots A-E & 1-13 as R5- Medium Density Residential Zone;
  - iii. Proposed Block 21, Lots 1-13 as DCD12- Direct Control District.
- e) Within The Towns Phase 1, Stage 1B, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)
  - i. Proposed Block 22, Lots 14-40; Block 23, Lots 1-40 as R5- Medium Density Residential Zone;
  - ii. Proposed Block 24, Lots 1-17 and Block 28, Lots 1-3 as DCD12- Direct Control District.
- f) Within The Towns Phase 1, Stage 1C, being Part of Parcel B, Plan No. 99RA08035 and part of Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.5)
  - i. Proposed Block 26, Lots 37-47 as R1- Residential Detached Zone;
  - ii. Proposed Block H as R5- Medium Density Residential Zone.

7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.
8. That this report be forwarded to the April 25, 2016 City Council meeting for approval.

The following addressed the Commission:

- Jeremy Fenton, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Bob Linner, representing City Real Estate; Jason Carlston, representing Dream Development; and Chad Bialobzyski, representing Stantec; and
- Doug Rogers, representing Terra Developments Inc.

**Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending recommendation #6. d) ii. to read:**

- ii. **Proposed Block 11, Lots 34-44; Block 21, Lots 14-32; and Block 22, Lots A-E & 1-13 as R5- Medium Density Residential Zone;**

RPC16-18	Proposed Greens on Gardiner Concept Plan (15-CP-07) and Zoning Bylaw Amendments
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(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, abstained from discussion and voting and temporarily left the meeting.)

### **Recommendation**

1. That the proposed Greens on Gardiner Concept Plan, attached as Appendix B.1 of this report, be APPROVED and that the existing Greens on Gardiner Concept Plan be rescinded.
2. That the subdivision of land in the Greens on Gardiner Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case-by-case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of

Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.

5. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning lands, as described below, from UH – Urban Holding Zone:
  - a) Within the Greens on Gardiner Concept, Plan, Phase 6 Stage 3, Part of Parcel Y Plan No. 102162484 N.E. ¼ Sec 11 Twp 17 Rge 19 W.2 Mer., as shown on the attached proposed plan of subdivision (Appendix D.1):
    - i) Proposed Block 42 Lots 1 – 14, Block 40 Lots 1-17, Block 39 Lots 1-16, Block 34 Lots 31-33 as DCD-12 Direct Control District Suburban Narrow-Lot Residential;
    - ii) Proposed Block 41 Lots 1 - 16 as R2- Residential Semi-Detached;
    - ii) Proposed Block 38 Lots 28 – 52 as R5- Residential Medium Density;
    - iii) Proposed Block 34 Lots 34 – 49 as R2 Residential Semi-Detached
  - b) Within the Greens on Gardiner Concept Plan, Phase 7, which is part of N.E. ¼ Sec.11 of Part of Parcel A, Plan No. 101880277 and Part of S.E. ¼ Sec. 11, all in Twp.17 Rge. 19 W. 2 Mer as shown on the attached proposed plan of subdivision (Appendix D.2):
    - i) Proposed Block AA, Block BB as R6 – Residential Multiple Housing;
    - ii) Proposed Block 45, Lots 1 - 22 as R2 – Residential Semi-Detached
    - iii) Proposed Block 46, Lot 1 - 10, Block 47 Lots 1 - 6, Block 47 Lots 38 – 50, Block 48 Lots 1 - 34, Block W1 as R1- Residential Detached
    - iv) Proposed Block 47, Lots 7 - 15 as DCD12 - Direct Control District Suburban Narrow-Lot Residential
    - v) Proposed Block 47, Lots 16 - 37 as R5- Residential Medium Density;
  - c) Within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, Parcel G, Plan No. 101963796, and in S.E. ¼ Sec. 11, 17 -19- W. 2 Mer. as shown on the attached proposed plan of subdivision (Appendix D.3):
    - i) Proposed Block F as DSC – Designated Shopping Centre;
    - ii) Proposed Block G as R6 – Residential Multiple Housing;
    - iii) Proposed Block MR6, W1, MU as PS – Public Service
    - iv) Proposed Block 50 Lots 1 – 59, Block 51 Lots 1 - 13, as R1 – Residential Detached
    - v) Proposed Block 52, Lots 1 - 45, Block H as R5 – Residential Medium Density;

6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning portions of proposed ER1 located within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, of Parcel G, Plan No. 101963796, of Part of Parcel D, Plan no. 98RA21686, and Part of S. ½ Sec. 11, 17 -19- W2M, as shown on the attached proposed plan of subdivision (Appendix D.3), from UH(FF) – Urban Holding (Floodway Fringe Overlay) to PS(FF) – Public Service (Floodway Fringe Overlay):
  - a) Proposed Block ER1 as PS – Public Space
7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.
8. That this report be forwarded to the April 25, 2016 City Council meeting for approval.

The following addressed the Commission:

- Jeremy Fenton, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Jim Elliott;
- Kevin Stricker, representing Long Lake Investment Inc.;
- Kevin Reese, representing Greens on Gardiner Development Corp.; Jessica Coons, representing Associated Engineering; and Blair Forster, representing Forster Projects.

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

(Laureen Snook returned to the meeting.)

RPC16-17	Discretionary Use Application (16-DU-01) Petroleum Storage Facility - 325 McDonald Street North
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### **Recommendation**

1. That the discretionary use application for a proposed storage and terminal, petroleum located at 325 McDonald Street North, being Parcel S Plan No. 72R37342, Industrial Ross Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plan attached to this report as Appendix A-3, prepared by Plains Midstream Canada and dated February 3, 2016.

- b) The applicant shall submit a building permit for approval by the Development Officer, the review of which will focus on the development of the site and its spatial arrangements.
  - c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Moderate Sensitivity Aquifer Protection Overlay Zone in Table 10.2.
  - d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
    - i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City of Regina.
    - iii. The applicant shall submit, to the satisfaction of the Development Officer, a plan to prevent trenches acting as conduits for the spread of contamination through the underground piping network and off the site.
    - iv. Provide documentation from the Saskatchewan Ministry of Environment and/or federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/or waste dangerous goods facility.
  - e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City of Regina's information as well as for the incorporation into an updated Emergency Response Plan. This information shall be submitted prior to the commencement of operations of the new facility and must be to the satisfaction of the Manager of Emergency Management and Business Control.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

Dale Schwartz, representing Plains Midstream Canada, addressed the Commission.

(Adrienne Hagen Lyster left the meeting during Mr. Schwartz's presentation.)

**Daryl Posehn moved that the recommendation contained in the report be concurred in.**

**Laureen Snook moved, in amendment, AND IT WAS RESOLVED, that the "Recommendation Implications" section of the report be amended to clarify that National Energy Board (NEB) approval is required rather than Saskatchewan Ministry of the Environment approval.**

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



RPC16-15      Discretionary Use Application (16-DU-03) Medical Clinic and Retail -  
3934 Dewdney Avenue

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**Recommendation**

1. That the discretionary use application for a proposed medical clinic and retail use (pharmacy) located at 3934 Dewdney Avenue, being Lots 6, 7, 8, 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 *The Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

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

**ADJOURNMENT**

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

The meeting adjourned at 7:00 p.m.

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Chairperson

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Secretary