

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 11, 2012

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 Michael Fougere, in the Chair  
Councillor Mike O Donnell  
David Edwards  
Mark McKee  
Ron Okumura  
Phil Selenski  
Laureen Snook

Regrets: Councillor Chris Szarka  
Dallard LeGault, Phil Evans and Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Deputy City Manager, Community Planning & Development, Jason Carlston  
Manager of Development Review, Fred Searle  
Senior Engineer, Jeffrey Holland

APPROVAL OF PUBLIC AGENDA

**David Edwards moved, AND IT WAS RESOLVED, that the open agenda be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.**

ADOPTION OF MINUTES

**Ron Okumura moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 13, 2012 be adopted.**

RPC12-44 Discretionary Use Application (12-DU-12) Proposed Religious Institution,  
3905 Princess Drive

---

Recommendation

1. That the discretionary use application for a proposed religious institution located at 3905 Princess Drive, being Block 12, Plan No. FK 4884, be APPROVED, subject to the following conditions:
  - a. The development be consistent with the attached site plan and floor plans labelled "Sikh Society Regina" and dated June 18, 2012; and

- b. The applicant shall submit a landscaping plan of the site that includes perimeter screening of the off-site parking lots along Coronation Street to be approved by the Development Officer; and
  - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250* including but not limited to Parking Standards in Chapter 14 and Landscape Standards in Chapter 15.
2. That this report be forwarded to the July 23, 2012 meeting of City Council.

The following addressed the Commission:

- Bob Hughes;
- Hem Juttla, representing Sikh Society Regina; and
- Sohan Matharu, representing Sikh Society Regina.

**David Edwards moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

RPC12-45      Proposed Discretionary Use (12-DU-16) Proposed Low Rise Apartment -  
2255 Angus Street

---

Recommendation

1. That the discretionary use application for a proposed low rise apartment located at 2255 Angus Street, being Lot 23, Block 434, Plan No. 98RA28311, Old 33 Subdivision be APPROVED, subject to the following conditions:
  - a) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
  - b) The development shall be consistent with the plans attached to this report labelled A-3.1 to A-3.3 inclusive, prepared by McGinn Architecture Limited and dated March 20, 2012 and May 31, 2012; and
2. That this report be forwarded to the July 23, 2012 meeting of City Council.

Graeme Hunter and Rick Turchet, representing TPCL Consulting, addressed the Commission.

**Mark McKee moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

RPC12-46      Application for Discretionary Use Approval (12-DU-14) Proposed Four-Plex Building, 1661 and 1667 Ottawa Street

---

Recommendation

1. That the discretionary use application for a four-plex building at 1661 and 1667 Ottawa Street, being Lots 16 and 17, Block 246, Old 33 Subdivision, be APPROVED, subject to the following conditions:
  - a) The development shall comply with plans as shown in Attachments A-3.1, and 3.2;
  - b) The development shall comply with all standards contained in *Regina Zoning Bylaw No. 9250*, including, but not limited to landscape standards in Chapter 15.
2. That this report be forwarded to the July 23, 2012 meeting of City Council.

Jason Chiu and Zhou Chun Nion, addressed the Commission.

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

RPC12-47      Discretionary Use Application (12-DU-18) Proposed Apartment Building 1927 & 1933 Halifax Street

---

Recommendation

1. That the discretionary use application for a proposed low-rise apartment located at 1927 and 1933 Halifax Street, being Lots 7/8 in Block 350, Plan No. Old 33, be APPROVED, subject to the following conditions:
  - a. The development shall be consistent with the attached site plan and elevations dated January 23, 2012 and designed by Walker Projects Inc;
  - b. The applicant shall plant two large calliper Brandon Elms at the front of the property along Halifax Street; and
  - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Stephen Onda, representing Sundog Developments Ltd., addressed the Commission.

**Mark McKee moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

RPC12-48 Discretionary Use Application (12-DU-19) Proposed Apartment Building,  
1945, 1951 & 1955 Halifax Street

---

Recommendation

1. That the discretionary use application for a proposed low-rise apartment located at 1945, 1951 and 1955 Halifax Street, being Lots 12, 13 & 14 in Block 350, Plan No. Old 33, be APPROVED, subject to the following conditions:
  - a. The development shall be consistent with the attached site plan and elevations dated January 23, 2012 and designed by Walker Projects Inc;
  - b. The applicant shall plant two large calliper Brandon Elms at the front of the property along Halifax Street;
  - 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 July 23, 2012 meeting of City Council.

Stephen Onda, representing Sundog Developments Ltd., addressed the Commission.

**Councillor O'Donnell moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

RPC12-50 Applications for Rezoning and Concept Plan Amendment (12-Z-12; 12-CP-5) Harbour Landing Phase 7 - 1B - Portion of NW ¼ Section 2-17-20 W2M

---

Recommendation

1. That the proposed amendment to the Harbour Landing Concept Plan, as depicted on Figure 2.0, detailed on Figure 3.0 and dated April, 2012 (Attachments A-3.2 and A-3.3 to this report), be APPROVED.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the proposed Lot 17, as shown on the plan of proposed subdivision prepared by Midwest Surveys and dated March 26, 2012 (Attachment A-3.4), from Direct Control District DCD-12 (Suburban Narrow-Lot Residential) to R5 - Medium Density Residential, be APPROVED.
3. 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 the current unavailability of direct public access to the subject lands.

4. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.
5. That this report be forwarded to the August 20, 2012 City Council meeting to allow sufficient time for advertising of the required public notices for the subject concept plan and Zoning Bylaw amendments.

Ned Kosteniuk, representing Dundee Developments, and John Ashton, representing A & B Consultants, addressed the Commission.

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

RPC12-51      Discretionary Use Application (12-DU-17) Planned Group of Dwellings, Skyview Phase 5

---

Recommendation

- 1) That the discretionary use application for a proposed planned group of dwellings as part of Skyview Phase 5 subdivision, being Parcel C, Part of NE ¼ sec 10-18-20 W2M, be APPROVED, subject to the following conditions:
  - a) The proposed planned group of dwellings shall be consistent with the attached site plan and exterior elevations labelled “Northern Property Real Estate Investment Trust” and dated March 21, 2012; and
  - b) The proposed development shall conform to applicable standards and regulations contained within *Regina Zoning Bylaw No. 9250*.
- 2) That this report be forwarded to the July 23, 2012 City Council meeting.

The following addressed the Commission:

- Hank Schmidt, representing Northern Property; and
- Mike Strykiwsky.

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

RPC12-49      Discretionary Use Application (12-DU-15) Horticulture Specialty Use, 2150 Courtney Street

---

Recommendation

1. That the discretionary use application for a proposed horticulture specialty business and accessory dwelling located at 2150 Courtney Street, being Block C, Plan No. 99RA18221, be APPROVED, subject to the following conditions:

- a. The development be consistent with the attached site plans and building elevations labelled "Page 2 of 4", "Page 3 of 4" and "Page 4 of 4"; 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 July 23, 2012 meeting of City Council.

**Mark McKee moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

RPC12-52      Proposed Renaming of portions of "Brock Bay" in Hawkstone Subdivision (11-SN-18)

---

Recommendation

- 1. That the request to amend the names of dedicated portions of streets in the Hawkstone Subdivision as follows be APPROVED:
  - a. The portion of "Brock Bay" extending north-south shall be renamed to "Poley Street"; and
  - b. The portion of "Brock Bay" east of the adjacent Walkway W1 shall be renamed to "Abendschan Bay" as shown on Attachment A-3.1.
- 2. That this report be forwarded to the July 23, 2012 meeting of City Council as no public notice is required.

**Councillor O'Donnell moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

ADJOURNMENT

**David Edwards moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 4:45 p.m.

---

Chairperson

---

Secretary