

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 8, 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
Phil Evans
Mark McKee
Ron Okumura
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Councillor Chris Szarka
Dallard LeGault

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Mark Yemen
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning & Sustainability, Diana Hawryluk
Manager of Development Review, Fred Searle
Manager of Real Estate, Chuck Maher
Senior City Planner, Ben Mario
Senior City Planner, Don Meikle
Senior Engineer, Jeffrey Holland

APPROVAL OF PUBLIC AGENDA AND ADDITIONAL MEETING

Councillor O'Donnell 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.**
- **An additional meeting of the Regina Planning Commission be held on August 22, 2012 at 4:00 p.m.**

ADOPTION OF MINUTES

Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 25, 2012 be adopted.

ADMINISTRATION REPORTS

RPC12-57 Application for Discretionary Use Approval (11-DU-8) - Proposed Retail Office Use over 1,000 m² in MAC zone - 3725 East Quance Street

Recommendation

1. That the discretionary use application for a retail use with a gross floor area greater than 1,000 m² in a proposed commercial building to be located at 3725 East Quance Street, being Block G, Plan 101946281, be APPROVED, and that a Development Permit be issued 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 Appendix 1 to 3.3 inclusive, prepared by Dura Construction Limited and dated July 13, 2012; and
2. That this report be forwarded to the August 20, 2012 City Council meeting.

Garth Fredrickson, representing Bison Properties, addressed the Commission.

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

RPC12-59 Applications for Rezoning and Discretionary Use Approval (12-Z-5; 12-DU-11) Proposed Planned Group of Townhouse Dwelling Units - Former Stewart Russell School Site - 1920 East 7th Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the property described as Parcel F, Plan No. 73R39339 and located at 1920 E. 7th Avenue, from I - Institutional to R5 - Medium Density Residential, be APPROVED.
2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings, prepared by North Ridge Development Corporation and contained in Appendices 3-1, 3-2 and 3-3 to this report.
 - (b) The proposed development shall otherwise comply with all

applicable standards and regulations under *Regina Zoning Bylaw No. 9250*.

- 3. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.
- 4. That this report be forwarded to the September 17, 2012 City Council meeting to allow sufficient time for advertising of the required public notice for the subject Zoning Bylaw amendment.

Patrick Mah, representing North Ridge Developments, and Monique Kealey, representing Associated Engineering, addressed the Commission.

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

RPC12-58 Application for Zoning Bylaw Amendment (12-Z-11) 10 Detached Residential Lots – Parliament Avenue and Queen Street Extensions

Recommendation

- 1. That the application to amend *Regina Zoning Bylaw No. 9250* be APPROVED as follows:
 - a) That Proposed Lots 18-24, in Block 24; and Lots 22-24, in Block T as shown in Appendix A-1 be rezoned from PS-Public Service to R1-Residential Detached.
- 2. That this report be forwarded to the September 17, 2012 meeting of City Council to allow time for public advertising.

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

ADJOURNMENT

Phil Selenski moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:02 p.m.

Chairperson

Secretary