

AT REGINA, SASKATCHEWAN, WEDNESDAY, JANUARY 30, 2013

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 Mike O'Donnell, in the Chair  
Councillor Jerry Flegel  
Councillor Shawn Fraser  
David Edwards  
Phil Evans  
Dallard LeGault  
Ron Okumura  
Phil Selenski  
Laureen Snook  
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Director of Planning, Diana Hawryluk  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Manager of Real Estate, Chuck Maher  
Senior City Planner, Sue Luchuck  
Senior City Planner, Don Meikle  
City Planner I, Mark Andrews

(The meeting commenced in the absence of Councillor Fraser and Dallard Legault.)

APPROVAL OF PUBLIC AGENDA

**Dave 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 Chairperson.**

ADOPTION OF MINUTES

**Councillor Flegel moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 16, 2013 be adopted.**

ADMINISTRATION REPORTS

RPC13-6 Applications for Zoning Bylaw Amendment, Concept Plan Amendment, and Discretionary Use (File Nos. 12-Z-22/ 12-CP-10/ 12-DU-26)- 1625 Neville Drive

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**Recommendation**

1. That the attached Kanosis Concept Plan, marked as "Proposed" be APPROVED;

2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel L in the Kanosis subdivision, from MAC- Major Arterial Commercial to R6- Residential Multiple Housing to accommodate high density housing be APPROVED;
3. That the City Solicitor be directed to prepare the associated bylaw; and
4. That the discretionary use application for a proposed planned group of dwellings located at 1625 Neville Drive, being Parcel L, 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-A-3.4.
5. That this report be forwarded to the February 25, 2013 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

**Alton Tangedal, representing Alton Tangedal Architect Ltd. and Deiana Construction, addressed the Commission.**

(Dallard Legault arrived at the meeting during Mr. Tangedal's presentation.)

**Phil Selenski moved that the recommendation contained in the report be concurred in.**

(Councillor Fraser arrived at the meeting.)

**The motion was put and declared CARRIED.**

RPC13-5      Application for Discretionary Use (12-DU-25) Proposed Vocational School in IA - Light Industrial Zone - 335 Maxwell Crescent

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**Recommendation**

1. That the discretionary use application for proposed vocational school located at 335 Maxwell Crescent, being Lots 4 and 5, Block 21, Plan No. 77R56670, Ross Industrial subdivision 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 24-7 Intouch and dated October 18, 2012; 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 February 25, 2013 meeting of City Council.

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

RPC13-7      Application for Zoning Bylaw Amendment (12-Z-26) PS to R1Part of  
Municipal Reserve R10, Plan No. 80R30750 – 281 Rink Avenue

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**Recommendation**

1. The portion of Municipal Reserve R10, Plan No. 80R30750 as shown on the attached subject property map, be authorized by City Council to be sold and that the bylaw be forwarded to the Minister for approval pursuant to *The Planning and Development Act, 2007*;
2. That subject to Recommendation 1, the application to rezone a portion of Firehall Park (281 Rink Avenue, Municipal Reserve R10, Plan No. 80R30750) as shown on the attached subject property map from PS – Public Service to R1 – Residential Detached, be APPROVED;
3. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of Municipal Reserve land; and
4. That this report be forwarded to the February 25, 2013 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaws.

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

RPC13-8      Proposed Zoning Bylaw Amendments (12-Z-24) - Text Amendments to  
Accommodate Art Galleries and Museums in Certain Commercial,  
Industrial and Special Zones

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
  - (a) That in Table 5.2 (Table of Land Uses - Commercial Zones), the land use type identified as “art gallery” be changed to “art gallery or museum” and placed under the sub-heading of “CULTURE AND RECREATION”, while retaining the same SIC (Standard Industrial Classification) Code of 841, and that this land use type be accommodated as a permitted use in the following zones:
    - i) LC1 - Local Commercial Zone, with a maximum gross floor area (GFA) of 300 m<sup>2</sup>;
    - ii) LC2 - Local Commercial Zone, with a maximum GFA of 300 m<sup>2</sup>;
    - iii) LC3 - Local Commercial Zone with a maximum GFA of 150 m<sup>2</sup>;
    - iv) MS - Mainstreet Zone;

- v) MX - Mixed Residential Commercial Zone;
- vi) MAC3 - Major Arterial Commercial Zone;
- vii) MAC - Major Arterial Commercial Zone;
- viii) DSC - Designated Shopping Centre Zone; and
- ix) D - Downtown Zone.

(b) That in Table 5.3 (Table of Land Uses - Industrial Zones), “art gallery or museum” be added as a land use type under the sub-heading of “CULTURE AND RECREATION” with the SIC Code of 841, and that this land use type be accommodated as a permitted use in the WH - Dewdney Avenue Warehouse Zone.

(c) That in Table 5.4 (Table of Land Uses - Special Zones):

- i) “art gallery or museum” be added as a land use type under the sub-heading of “CULTURE AND RECREATION” with the SIC Code of 841, and that this land use type be accommodated as a permitted use in the I - Institutional Zone and as a discretionary use in the PS - Public Service Zone, which in the latter case shall include the notation “5”, i.e., that they be accommodated only in conjunction with a municipally owned or operated recreational facility;
- ii) both “art gallery” and “museum” be deleted as separate land use types under the sub-heading of “SERVICES”.

2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced Zoning Bylaw amendments.
3. That this report be forwarded to the February 25, 2013 City Council meeting to allow sufficient time for advertising of the required public notice for the Zoning Bylaw amendments.

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

RPC13-9      Application for Zoning Bylaw Amendment (12-Z-31) Portion of Parcel Y2 (490 Angus Street North)

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**Recommendation**

1. That the application to rezone all that portion of Parcel Y2 (490 Angus Street North) Plan No. 66R00182 that is shaded on the attached Plan of Proposed Subdivision prepared by Scott Colvin dated December 19, 2012 from PS – Public Service to R1 – Residential Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the February 25, 2013 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

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

ADJOURNMENT

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

The meeting adjourned at 5:00 p.m.

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Chairperson

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Secretary