

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 8, 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  
Daryl Posehn  
Phil Selenski  
Laureen Snook

Regrets: Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Deputy City Manager, Community Planning & Development, Jason Carlston  
Director of Planning, Diana Hawryluk  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Senior City Planner, Ben Mario  
City Planner I, Mark Andrews

APPROVAL OF PUBLIC AGENDA

**Phil Selenski 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

**Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 17, 2013 be adopted.**

ADMINISTRATION REPORTS

RPC13-26 Application for Zoning Bylaw Amendment (12-Z-33) The Greens on  
Gardiner Phase 5

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(Phil Evans declared a conflict of interest on this item, abstained from discussion and voting, and temporarily left the meeting.)

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
  - a. That the Direct Control District 13 – The Greens on Gardiner Mixed Use Direct Control District be adopted as shown in Appendix B of this report, following Section 3.18 in Chapter 9.
  - b. That the following lands be rezoned from UH-Urban Holding to the following specified zone designations for the lands contained within The Greens on Gardiner Phase 5 subdivision:
    - i. To DCD-13 – The Greens on Gardiner Mixed Use Direct Control District
      - Parcel Q
      - Parcel P
      - Parcel N
      -
    - ii. To R6-Residential Multiple Housing
      - Parcel R
      - Parcel S
      -
  - c. That Parcel T be rezoned from UH-Urban Holding and FW-Floodway to R2-Residential Semi-detached and FW-Floodway, with the FW Zone boundary maintaining its existing alignment.
  - d. That Parcel L, Plan No. 102102387, being 4601E Green Apple Drive be rezoned from MX(H)- Mixed Residential Business (Holding Overlay) to DCD13-The Greens on Gardiner Mixed Use Direct Control District.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the June 10, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
4. 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.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office; and
- Lorne Yagelniski, representing Yagar Developments.

**Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred after amending Appendix “B”, as provided by the City Clerk’s Office.**

(Phil Evans returned to the meeting.)

RPC13-27      Application for Zoning Bylaw Amendment (13-Z-4) Laneway Suites Pilot Project Lots 1-11, Block 23, Plan No. 102102387, The Greens on Gardiner Subdivision

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**Recommendation**

1. That the following amendments to *Regina Zoning Bylaw No. 9250* be APPROVED:
  - a. That the Direct Control District 14 – Laneway Housing Pilot Zone be adopted as shown in Appendix B of this report, following Section 3.19 in Chapter 9
  - b. That Lots 1-11, inclusive, Block No. 23, Plan No. 102102387 in the Greens on Gardiner subdivision be rezoned from DCD-11-Suburban Neo Traditional to DCD 14 - Laneway Housing Pilot.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office;
- Jim Elliott; and
- Lorne Yagelniski, representing Yagar Developments and Denis Jones, representing Homes by Devereaux.

**David Edwards moved that the recommendation contained in the report be concurred in.**

(Councillor Flegel left the meeting.)

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

RPC13-28      Application for Discretionary Use (13-DU-04) Proposed Nightclub and Off-Site Caveated Parking Lot - 2151 Albert Street

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**Recommendation**

1. That the discretionary use application for a proposed nightclub located at 2151 Albert Street, being Lot 13, Block 404, Plan No.

OLD 33, OLD 33 Subdivision be APPROVED, subject to the applicant obtaining a Zoning Appeal for the distance requirements for Off-Site Caveated lots, 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 to A-3.4 inclusive, prepared by Derek McDonald, Usonia Homes and dated April 4, 2013;
  - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and
  - c. That there shall be a registrable agreement providing for the shared use of parking executed between the City, Lot 13, Block 404, Plan No. OLD 33 and Lot 12, Block 404, Plan No. OLD 33 and shall bind on the owner of Lot 13, Block 404, Plan No. OLD 33 and restrict the use of the Lot for the purpose of shared parking during proposed hours of operation between 8:00 pm and 2:00 am.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot, being Lot 21, Block 433, Plan No. 98RA28309 be APPROVED, subject to approval from the Development Appeals Board for relaxation of the maximum distance requirements to an Off-Site Caveated parking lot and the following condition:
- a. The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;
3. That this report be forwarded to the May 21, 2013 meeting of City Council.

The following addressed the Commission:

- Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Adam Sperling, representing Slow Pub;
- Leah Spafford, representing Spafford Books;
- J.D. Zarembo, representing Slow Pub; and
- Trevor Anderson, Jim Demeray, Colter Wood and Derek Wu.

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

(Dallard Legault, Phil Evans and David Edwards temporarily left the meeting.)

RPC13-29 Application for Discretionary Use Approval (12-DU-33) Proposed  
Expansion of Existing Shopping Centre - 302 University Park Drive

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**Recommendation**

1. That the discretionary use application for a proposed expansion of the existing Gardiner Park Shopping Centre located at 302 University Park Drive, being Parcel K, Plan No. 87R66186, Gardiner Park Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
  - a) Subject to condition b) below, the proposed development (a single-storey, 1,114 m<sup>2</sup> commercial/retail building) shall be consistent with the plans attached to this report as Appendices A-3.1 to A-3.3 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated March 20, 2013.
  - b) The applicant shall erect barrier fencing, along the full extent of the proposed building and at the adjacent property line, to prevent deliveries from being received at the rear entrances of the building via the Gardiner Park Court right-of-way and the properties to the north of the subject property. No pedestrian connections shall be made from the rear entrances to the existing sidewalks or parking areas on the adjacent properties.
  - c) No single occupancy in the proposed building shall contain a gross floor area of greater than 300 m<sup>2</sup>.
  - d) The future accommodation of a seasonal garden centre on the subject property shall be prohibited.
  - e) The proposed development shall comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the meeting of City Council.

The following addressed the Commission:

- Don Meikle, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

(Dallard Legault returned to the meeting during the presentation.)

(Phil Evans and David Edwards returned to the meeting during the presentation.)

- Holly Bardutz, representing Gardiner Park Animal Hospital;
- Jennifer Watson, representing Gardiner Park Animal Hospital;
- Shalla Reimer, representing Healthy Roots Wellness Centre; and
- Mike Griffin, representing Gardiner Joint Venture.

**Dallard Legault moved that the recommendation contained in the report be concurred in.**

(Phil Evans left the meeting.)

**David Edwards moved, AND IT WAS RESOLVED, that this matter be referred to Administration to work with the applicant, the owners of Parcel H, and the owners of the four properties on Gardiner Park Court, with respect to agreements for access to and from the parking lots, and provide a further report to the June meeting of the Regina Planning Commission meeting.**

ADJOURNMENT

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

The meeting adjourned at 8:07 p.m.

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Chairperson

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Secretary