

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 26, 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
Phil Evans
Daryl Posehn
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Dallard LeGault
David Edwards
Ron Okumura

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
Senior City Planner, Sue Luchuck

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

APPROVAL OF PUBLIC AGENDA

Councillor Flegel moved, AND IT WAS RESOLVED, that the agenda for this meeting 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 May 29, 2013 be adopted.

ADMINISTRATION REPORT

RPC13-37 Application for Discretionary Use (13-DU-08) Proposed Planned Group of Dwellings, Parcel T1, North Galloway Street – Hawkstone

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on North Galloway Street, being Parcel T1 in Hawkstone Phase 3 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 to A-3.3 inclusive, prepared by Seymour Pacific Developments Ltd. and dated April 2, 2013;
 - b) The required landscaping for the paved parking lot shall be to the satisfaction of the Development Officer; and
 - c) The development shall comply with all other applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. 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.
3. That this report be forwarded to the July 8, 2013 meeting of City Council.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;

(Councillor Fraser arrived during the presentation.)

- Kevin Reese, representing Hawks tone Developments Ltd.; and
- Kris Mailman, representing Seymour Pacific Developments.

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

COMMUNICATION

RPC13-39 Trif Holdings Ltd.: Change of Street Name

Recommendation

That the street name "Dethridge Bay" be changed to "Longmore Bay".

Micky Schmitz, representing Trif Holdings Ltd., addressed the Commission.

Phil Selenski moved that this communication be received and filed.

Phil Selenski withdrew his motion of receive and file.

Councillor Flegel moved, AND IT WAS RESOLVED, that the street name "Dethridge Bay" be changed to "Stanley Dethridge Bay".

ADMINISTRATION REPORTS

RPC13-38 Application for Zoning Bylaw Amendment (13-Z-09) - Skyview Phase 6
Stage 1

Recommendation

1. That the amended Skyview Concept Plan as shown on attached Appendix A-3.2 be APPROVED.
2. That the application to rezone proposed Lots 7 to 11 Block 6 from partially R1 -Residential Detached Zone and partially R5 - Medium Density Residential Zone to entirely R1 - Residential Detached Zone and proposed Lots 12 to 25 Block 6 from R5 - Medium Density Residential Zone to DCD 12 - Suburban Narrow Lot Residentialia within the Skyview Concept Plan area, which is part of the NE1/4 SEC 10, Twp 18, Rge 20, W2M, as shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Concept Plan and Zoning Bylaw amendments.
4. That this report be forwarded to the July 29, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. 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:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Doug Rogers, representing Terra Developments.

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

RPC13-36 Application for Discretionary Use (13-DU-10) Proposed Condominium,
1733 to 1739 Winnipeg Street

Recommendation

1. That the discretionary use application for a proposed 24 unit condominium located in the MAC zone located at 1733 to 1739 Winnipeg Street, 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 to A-3.3 inclusive, prepared by KRN Residential Design LTD / Mitchell Architect LTD and dated March 1, 2013; 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 8, 2013 meeting of City Council.

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

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

ADJOURNMENT

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

The meeting adjourned at 5:25 p.m.

Chairperson

Secretary