

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 23, 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  
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Deputy City Manager, Community Planning & Development, Jason Carlston  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Manager of Real Estate, Chuck Maher  
Senior City Planner, Jennifer Barrett  
Senior City Planner, Lauren Miller  
City Planner II, Mark Andrews  
City Planner II, Francis Wallace  
City Planner II, Blaine Yatabe

APPROVAL OF PUBLIC AGENDA

**David Edwards 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 October 2, 2013 be adopted.**

ADMINISTRATION REPORTS

RPC13-72      Application for Discretionary Use (13-DU-26) - Proposed Planned Group of Townhouses, Narcisse Drive – Hawkstone Subdivision

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**Recommendation**

1. That the discretionary use application for a proposed planned group of townhouses located on Parcel R , Hawkstone 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-3.4 inclusive, prepared by North Ridge Development Corporation and dated August 29, 2013; and
  - b) The development shall comply with all 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 November 6, 2013 meeting of City Council.

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

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

RPC13-74      Application for Contract Zoning (13-CZ-05) Proposed Parking Lot 1124 Dewdney Avenue East

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1124 Dewdney Avenue East, being Lot 2, Block 5 Plan BE636 Ext.0 from R2-Residential Semi-Detached to C – Contract be DENIED.
2. That this report be forwarded to the November 6, 2013 City Council meeting.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a presentation, a copy of which is on file in the City Clerk's Office; and
- Ryan Tappin, Local 771.

**Phil Evans moved that this report be received and filed.**

**Phil Evans withdrew his motion of receive and file.**

**Dave Edwards moved, AND IT WAS RESOLVED, that his mater be referred to Administration for a report in January 2014, that allows for further discussion between the developer and the community association.**

RPC13-73      Application for Zoning Bylaw Amendment (13-Z-23) - Harbour Landing Phase 4-4D, Parcel Q between Parliament Avenue and 25th Avenue

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**Recommendation**

1. That the application to rezone a portion of land between Parliament Avenue and 25<sup>th</sup> Avenue located in Harbour Landing, proposed Parcel Q from portion of parcel X, Plan No. 101926436) from PS - Public Service to IP - Industrial Prestige, be APPROVED.
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 November 25, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Blaine Yatabe, City Planner, made a presentation, a copy of which is on file in the City Clerk's Office; and
- Paul Moroz, representing Dundee Developments.

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

RPC13-71      Application for Discretionary Use (13-DU-24) - Proposed Planned Group of Apartment Dwellings, Chuka Boulevard and Green Apple Drive, The Greens on Gardiner

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

**Recommendation**

1. That the discretionary use application for a proposed Planned Group of Apartment Dwellings located at Chuka Boulevard and Green Apple Drive (Parcel K, being NE-11-17-19 W2) in The

Greens on Gardiner 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 to A-3.4 inclusive, prepared by Pekarbilt Homes and dated June 9, 2013; and
  - b) The development shall comply with all 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 November 6, 2013 meeting of City Council.

The following addressed the Commission:

- Blaine Yatabe, City Planner, made a presentation, a copy of which is on file in the City Clerk's Office; and
- Tim Hubbard, Ben Colclough and Dale Metcalf, representing Village North Architecture.

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

(Laureen Snook returned to the meeting.)

RPC13-77      Condominium Conversion Policy Amendment

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**Recommendation**

1. That *The City of Regina Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) be amended to:
  - a) increase the CMA Vacancy Rate and Zone Vacancy Rate thresholds that applies to the approval of conversion of properties containing five or more units to three percent or more;
  - b) clarify that a secondary suite is not eligible for conversion to condominium ownership;
  - c) clarify the language requirements for conversions of buildings with 2 to 4 units to encompass the existing number of rental units, not the number of proposed condominium units;
  - d) provide the Development Officer authority to deny condominium conversion applications that do not comply with the requirements established in Bylaw No. 2012-14;

- e) correct typographical errors through housekeeping amendment.
- 2. That *The Development Fee Bylaw, No. 2008-66* be amended in a separate report brought to Executive Committee to correct condominium conversion fees as established and approved in Council report (CR12-4) dated January 23, 2012 and that *The Condominium Application Fees Bylaw, No. 2001-100* be repealed.
- 3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendments, as described above.
- 4. That this report be forwarded to the November 25, 2013 City Council meeting, which will allow sufficient time to advertise the required public notice for the subject bylaw amendment.
- 5. That this report be forwarded to the Mayor's Housing Commission for information.

Francis Wallace, City Planner, made a presentation, a copy of which is on file in the City Clerk's Office.

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

RPC13-75      Applications for Zoning Bylaw Amendment (13-Z-07) and Lane Closure (13-CL-01) – Portion of East-West Lane, Block 204 between Lots 12 and Lot C1435 Lorne Street and 2226 Dewdney Avenue

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**Recommendation**

- 1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
  - (a) That the proposed Lot E located at 2226 Dewdney Avenue (south of existing lane) and comprised of Lots 16, 17, 18, 19, and part of east-west Lane, Block 204, Plan No. OLD33 and Lot C, Block 204, Plan No. 98RA02313, be rezoned from WH – Dewdney Avenue Warehouse and IA1 – Light Industrial to WH – Dewdney Avenue Warehouse; and
  - (b) That the proposed Lot D located at 1435 Lorne Street (north of existing Lane) and comprised of Lots 11, 12 and part of east-west Lane, Block 204, Plan No. OLD33 retain the current Zoning of IA1 – Light Industrial.
- 2. That the application for the closure and sale of a portion of the lane described as "all that portion of the east-west Lane in Block 204, Plan OLD33 lying between Lot 12, Plan Old 33 and Lot C, Plan 98RA02313 in Regina, Saskatchewan," as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated December 6, 2012", be APPROVED.

3. That the City Solicitor be directed to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane; and
4. That this report be forwarded to the November 6, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Mark Andrews, City Planner, made a presentation, a copy of which is on file in the City Clerk's Office;
- Adam Kress, representing Kress Electric;
- Mark Carroll, representing Saskbattery, and Shontell Sigda, representing Automobility Medical; and

(Phil Selenski left the meeting.)

- James Dupuis and Rick Krieger, representing 2226 Dewdney Holdings.
- (Councillor Flegel left the meeting.)

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

RPC13-76      Application for Discretionary Use (13-DU-02) - Proposed Planned Group of Low Rise Apartments, 1060 Dorothy Street

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**Recommendation**

1. That the discretionary use application for a proposed Planned Group of Low Rise Apartments located at 1060 Dorothy Street, being a portion of Parcel Q, Plan No. 101882370, Normanview West Addition 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 Casola Koppe Architects and dated September 17, 2013 and October 8, 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 November 6, 2013 meeting of City Council.

The following addressed the Commission:

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

- Bob Sax;
- Jeff Buby; and

(Laureen Snook left the meeting.)

- Tony Casola, representing Boardwalk Communities.

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

ADJOURNMENT

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

The meeting adjourned at 6:50 p.m.

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Chairperson

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Secretary