

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 12, 2014

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 Barbara Young  
Dallard Legault  
Phil Evans  
Ron Okumura  
Daryl Posehn  
Phil Selenski  
Laureen Snook

Regrets: Councillor Jerry Flegel  
David Edwards  
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  
Senior City Planner, Ben Mario

(The meeting commenced in the absence of Phil Selenski.)

APPROVAL OF PUBLIC AGENDA

**Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Ron Okumura moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 12, 2014 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC14-9 Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling Unit in Apartment Building, 1936 Cameron Street

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**Recommendation**

1. That the application to amend the contract zone approved under *Regina Zoning Bylaw No. 9250* for 1936 Cameron Street, being Lot 49, Block 336, Plan No 10217439 be DENIED.

2. That this report be forwarded to the March 24, 2014 City Council meeting.

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

(Phil Selenski arrived at the meeting during Mr. Mario's presentation.)

- Tim Probe and Wade Probe, representing PR Investments.

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

**Phil Evans withdrew his motion of concurrence.**

**Phil Selenski moved, AND IT WAS RESOLVED, that this matter be referred to Administration for a further report to a meeting in April, which includes written comments from the proponent's further consultation with the community and the Cathedral Community Association.**

(Phil Selenski temporarily left the meeting.)

(Dallard Legault temporarily left the meeting.)

RPC14-10      Application for Discretionary Use (13-DU-32) - Proposed Vocational School, 2110 E. Redbear Avenue

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**Recommendation**

1. That the discretionary use application for a proposed Vocational School located at 2110 E. Redbear Avenue, being Lot 7 in Block 47, Plan No 102110533 Ext. 3, 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 to A-3.4 inclusive, prepared by BBK Structural Engineers, dated December 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 March 24, 2014 meeting of City Council.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Chris Pass, representing Armour Safety.

(Phil Selenski and Dallard Legault returned to the meeting)

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

RPC14-11      Application for Discretionary Use (13-DU-35) Proposed House Form Commercial- 2321 Rose Street

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**Recommendation**

1. That the discretionary use application for a proposed House Form Commercial located at 2321 Rose Street, being Lot 27 in Block 463, Plan No. 101187312, OLD 33 subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plan attached to this report as Appendix A-3 inclusive, prepared by Zhao Cho Hua and dated February 12, 2014; 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 March 24, 2014 meeting of City Council.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office; and
- Wang Qiang.

**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 5:11 p.m.

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Chairperson

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Secretary