

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 2, 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 Jerry Flegel
Councillor Barbara Young
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
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

(The meeting commenced in the absence of Dallard Legault, Ron Okumura and Phil Selenski.)

APPROVAL OF PUBLIC AGENDA

David Edwards moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, with the delegations to 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 March 12, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-12 Application for Zoning Bylaw Amendment (14-Z-04) Hawkstone Phase 3,
Stage 2A

Recommendation

1. That the application to rezone:
 - a) Parcel MR3 (Municipal Reserve) from UH-Urban Holding to PS-Public Service;
 - b) Proposed Parcels U1 and U2 from UH-Urban Holding to PS-Public Service;
 - c) Proposed Parcel MU1 from DCD12-Suburban Narrow Lot Residential to PS-Public Service 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 May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.
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:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office; and
- Kevin Reese, representing Hawkstone Developments Ltd.

(Dallard Legault and Ron Okumura arrived at the meeting during Mr. Reese’s presentation.)

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

(Phil Selenski arrived at the meeting.)

The motion was put and declared CARRIED.

RPC14-14 Application for Discretionary Use (14-DU-07) Proposed Shopping Centre
- 3710 E. Eastgate Drive

Recommendation

1. That the discretionary use application for a proposed Shopping Centre located at 3710 E. Eastgate Drive, being Lot 1 in Block E, Plan No. 84R59480 and Lot 4 in Block E, Plan No. 101957081, Eastgate 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 P3A and dated August 17, 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 April 14, 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
- John Aston, representing A to B Development Consultants.

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

RPC14-13 Application for Lane Closure (13-CL-07) - 235 7th Avenue, Eastview

Recommendation

1. That the application for the closure and sale of the lane as shown on the attached plan of proposed subdivision prepared by P. Shrivastava S.L.S., dated December 13, 2012 and legally described as follows, be APPROVED:

North/south lane Plan F1625 located between Parcel 28A Plan F1625 and Parcel C Plan 102112614 between 7th Avenue and the Canadian Pacific Railway.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Sue Luchuck, City Planner, made a PowerPoint 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.

ADJOURNMENT

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

The meeting adjourned at 4:26 p.m.

Chairperson

Secretary