

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 11, 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  
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Executive Director of Community Planning & Development, Jason Carlston  
Director of Planning, Diana Hawryluk  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Manager of Real Estate, Chuck Maher  
Manager of Water & Sewer Engineering, Kurtis Doney  
Senior Planner, Ada Chan Russell

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

**Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 14, 2014 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC14-28 Application for Zoning Bylaw Amendment (13-Z-17/13-CP-05) - Harbour Landing Phase 10-2

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**Recommendation**

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-3 be APPROVED.

2. That the following lands in Phase 10 -2 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached subject property map (See Appendix A-1), be APPROVED:
  - a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
    - i. Block 77
  - b. Rezone from UH to R5 – Residential Medium Density:
    - i. All of Block 76
    - ii. All of Block 78
  - c. Rezone from UH to R6 – Residential Multiple Housing:
    - i. Parcels BB, CC, and DD
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the July 28, 2014 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:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office; and
- Evan Hunchak, representing Dream Development.

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

RPC14-26      Application for Zoning Bylaw Amendment (14-Z-05) The Greens on Gardiner

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**Recommendation**

1. That the application to rezone portions of the area along Chuka Creek in the Greens on Gardiner Concept Plan, being SE ¼ 11-17-19 W2M, as shown on the proposed zoning plan, from FW – Floodway to R2 – Residential Semi-Detached and UH – Urban Holding be APPROVED.
2. That the application to add the Floodway Fringe Overlay adjacent to the proposed FW - Floodway zone area along Chuka Creek in the Greens on Gardiner Subdivision, as shown on the proposed zoning plan, be APPROVED.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the July 28, 2014 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.

Lorne Yagelniski, representing Yagar Developments, and Daryl Brown, Associated Engineering, addressed the Commission.

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

RPC14-27      Application for Discretionary Use (14-DU-01) Proposed Planned Group of Dwellings 3960 Green Falls Drive

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**Recommendation**

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan 102144305, Greens on Gardiner 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-3.5 inclusive, prepared by Robinson Residential and dated April 4, 2014;
  - b) Zoning Bylaw Amendment (14-Z-05) application to rezone portions of the FW - Floodway Zone along Chuka Creek be approved or buildings not be developed in areas within the FW zone; and
  - c) 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 July 28, 2014 meeting of City Council.

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

RPC14-31 Application for Discretionary Use (14-DU-05) Proposed Shopping Centre - 2101 East Quance Street

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**Recommendation**

1. That the discretionary use application for a proposed shopping centre located at 2101 Quance Street, being Block F, Plan No. 101859914, Gardiner Park 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-3.4 inclusive, prepared by Dayfa Development and dated February 19, 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 June 23, 2014 meeting of City Council.

The following addressed the Commission:

- Bill Tanouye, representing Gardner Place Condo Association; and
- Atta Anwar, representing BTA Group and Dayfa Development.

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

RPC14-29 Application for Zoning Bylaw Amendment, Official Community Plan Amendment and Discretionary Use (13-Z-29/13-DU-30) Proposed Townhouse Units, 2059 Edward Street

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**Recommendation**

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:

That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2059 Edward Street	Lots 16-17 Block 37, Plan No. I5211	R4 – Residential Older Neighbourhood

2. That the application to rezone Lots 16 and 17 in Block 37, Plan No. I5211 located at 2059 Edward St. from R1A - Residential Older Neighbourhood to R4 - Residential Older Neighbourhood, be APPROVED.

3. That the discretionary use application for a proposed townhouse dwellings located at 2059 Edward Street, being Lots 16 and 17 in Block 37, Plan No. I5211, CPR Annex 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-3.5 inclusive, prepared by David W. Edwards Architect Ltd. and dated November 22, 2013; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the July 28, 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;
- Dennis Hango;
- Aimee Bryck;
- Wanda Silzer, representing West Cathedral; and
- Stan Willox, representing Gabriel Housing Corp.

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

RPC14-30      Applications for Partial Closure of Road Right-of-Way (14-CL-02) -  
Portion of 12<sup>th</sup> Avenue North Road Right-of-Way - 496 Upland Drive

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**Recommendation**

1. That the application for the closure and sale of a portion of the 12<sup>th</sup> Avenue North Road Right-of-Way described as "St/L1, Plan No. 76R25638", as shown on the attached plan of proposed subdivision prepared by Scott Assié, MCIP, RPP, and dated December 3, 2013, be APPROVED;
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way; and
3. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

**Phil Evans moved, AND IT WAS RESOLVED, that this matter be referred to the Administration for discussions with Sask Tel about the potential for moving the location of the cell tower.**

ADJOURNMENT

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

The meeting adjourned at 6:38 p.m.

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Chairperson

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Secretary