

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 9, 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  
Phil Selenski  
Laureen Snook

Regrets: Sherry Wolf  
Daryl Posehn

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Executive Director of City Planning & Development, Jason Carlston  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Manager of Long Range Planning, Shanie Leugner  
Manager of Real Estate, Chuck Maher  
Senior City Planner, Jeremy Fenton

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

APPROVAL OF PUBLIC AGENDA

**Phil Evans 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

**Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 11, 2014 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC14-32 Application for Discretionary Use (14-DU-10) Proposed Vocational School in IB Zone 235 N McDonald Street

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**Recommendation**

1. That the discretionary use application for a proposed vocational school located at 235 N McDonald Street, being Lot 4, Block 14, Plan No. 75R00624, Ross Industrial 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-1 to A-3.3a inclusive, prepared by KRN Tolentino Architecture and dated April 9, 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 July 28, 2014 meeting of City Council.

Chris Budzich, representing Proactive Consulting Services, addressed the Commission.

(Councillor Flegel arrived at the meeting.)

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

RPC14-33 Application for Zoning Bylaw Amendment (14-Z-08) - The Greens on Gardiner, Phase 6

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**Recommendation**

1. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3, be APPROVED.
2. That the following portion of lands in Phase 6 of the Greens on Gardiner, as shown on the attached subject property map (Appendix A-1, 2, & 5), be APPROVED for rezoning from UH-Urban Holding:
  - a. Rezone from UH to R2 – Residential Semi-Detached Zone
    - i. All of Blocks 36, 43, 43;
    - ii. Lots 1-16 in Block 35; and
    - iii. Lots 23-42 in Block 37.
  - b. Rezone from UH to R5 – Residential Medium Density Zone
    - i. Lots 1-22 in Block 37; and
    - ii. Lots 1-27 in Block 38.

- c. Rezone from UH to R6-Residential Multiple Housing Zone
  - i. Parcels B and C.
- d. Rezone from UH to DCD12-Suburban Narrow Lot Residential Zone
  - i. All of Blocks 33 and 34; and
  - ii. Lots 17-25 in Block 35.
- 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 to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments and Zoning Bylaw amendments.
- 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:

- Tatsuyuki Setta, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Lorne Yagelniski, representing Yagar Developments.

**Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending Recommendation 2.a.i. to read “All of Blocks 36, 43, 44”.**

RPC14-37      Applications for Zoning Bylaw Amendment (14-Z-01), Discretionary Use (14-DU-09) and Lane Closure (14-CL-03) - Proposed Planned Group of Dwellings (Townhouses) 1033 Edgar Street, Former Haultain School Site

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**Recommendation**

- 1. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Lots 1-6, 35-40, Block 2, Plan No. T4085, Lots 7-34, A and B, Block 2, Plan No. F1625 and the entire Lane within Block 2, Plan No. T4085 and Plan No. F1625, in the Eastview Subdivision, from I - Institutional to R4A - Residential Infill Housing be APPROVED;
- 2. That the application for the closure and sale of the lane described as “all the lane within Block 2, Reg’d Plan No. T4085, which is to be consolidated with the closure of all the lane within Block 2, Reg’d Plan No. F1625,” as shown on the Plan of Proposed Lane Closure and Surface Consolidation, prepared by Scott L. Colvin, S.L.S., dated February 4, 2014, and attached to this report as Appendix A-3.4, be APPROVED;

3. That the Discretionary Use application for a proposed planned group of townhouse dwellings located at 1033 Edgar Street, being Lots 1-6, 35-40, Block 2, Plan No. T4085, Lots 7-34, A and B, Block 2, Plan No. F1625 and the entire Lane within Block 2, Plan No. T4085 and Plan No. F1625, be APPROVED, subject to the following conditions:
  - a) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and
  - b) The development shall be consistent with the plans prepared by Robinson Residential, and attached to this report as Appendix A-3.1 to A-3.3;
4. 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
5. That this report be forwarded to the July 28, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

The following addressed the Commission:

- Mark Andrews, City Planner II, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Belinda Ferguson and Denis Simard, representing Queen City Eastview Community Association; and
- Kelly Holmes-Binns and Peter Bergbusch, representing Habitat for Humanity Regina.

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

RPC14-34      Fleet Street Business Park Secondary Plan and Phase I Concept Plan  
(11-CP-07)

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**Recommendation**

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be amended by replacing the existing East Regina Industrial Lands Secondary Plan (Section B.9 of Part B) with the Secondary Plan attached to this report as Appendix A-3.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
3. That this item be forwarded to the July 28, 2014 City Council meeting to allow sufficient time for advertisement.

Jeremy Fenton, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

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

**Phil Evans moved, in amendment, AND IT WAS RESOLVED, that the material referred to as “Appendix C – Design Guidelines” be excluded from the Secondary Plan attached as Appendix A-3 to this report.**

**The main motion, as amended, was put and declared CARRIED.**

RPC14-35 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;
3. 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; and
4. That RPC14-30 be removed from the List of Outstanding Items for the Regina Planning Commission.

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

(Ron Okumura left the meeting.)

RPC14-36 Application for Partial Closure of Road Right-of-Way (14-CL-01) - Portion  
of 19<sup>th</sup> Avenue Road Right-of-Way – 2777 McDonald Street

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**Recommendation**

1. That the application for the closure and sale of a portion of the 19<sup>th</sup> Avenue Road Right-of-Way described as "a portion of 19<sup>th</sup> Avenue, which is approximately 1.76 metres in width and 38.12 metres in length immediately south of and adjacent to Lot 20, Block 57, Reg'd Plan No. U2439," as shown on the attached plan of proposed subdivision prepared by Scott Colvin, SLS, and dated February 14, 2014, 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 July 28, 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 the recommendation contained in the report be concurred in.**

MUNICIPAL HERITAGE ADVISORY COMMITTEE REPORT

RPC14-38      Application for Designation as Municipal Heritage Property - Patton  
Residence at 2398 Scarth Street

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**Recommendation**

1. That the application to designate the Patton Residence, located at 2398 Scarth Street and including the lands legally described as Lot 12, Block 460, Plan Old 33, as Municipal Heritage Property be APPROVED.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
  - a. designate the subject property as Municipal Heritage Property;
  - b. identify the reasons for designation and character-defining elements, which shall apply specifically to the exterior, as stated in Appendix C to this report;
  - c. provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for Historic Places in Canada” and with the City of Regina’s “*Municipal Heritage Design Guidelines*” as set forth in Schedule A of Bylaw No. 2007-78; and
  - d. amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* to remove the property listed as Item 3.41 upon designation.
3. That this report be forwarded to the July 28, 2014 City Council meeting to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw.

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

ADJOURNMENT

**Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 6:02 p.m.

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Chairperson

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Secretary