

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 6, 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
Ron Okumura
Daryl Posehn
Laureen Snook
Sherry Wolf

Regrets: Councillor Barbara Young
Dallard LeGault
David Edwards
Phil Evans
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director of City Planning & Development, Jason Carlston
Director of Major Projects, Kelly Scherr
A/Manager of Current Planning, Lauren Miller

APPROVAL OF PUBLIC AGENDA

Sherry Wolf moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 9, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-39 Application for Zoning Bylaw Amendment (14-Z-11) - Rezoning HC to
MAC - 4401 Armour Road

Recommendation

1. That the application to rezone Parcel E, Plan No. 102019429 Ext. 1 located at 4401 Armour Road from HC - Highway Commercial to MAC - Major Arterial Commercial, be APPROVED.

2. That the following amendment to the *Regina Zoning Bylaw No. 9250*, be APPROVED:

That the following be added to subsection 7C.7 (3):

(o) East side of Armour Road, north of Diefenbaker Drive

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 August 25, 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.

Blair Forster, representing Harvard Developments, and Mitch Brody, representing Kinwest Developments, addressed the Commission.

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

RPC14-40 Application for Partial Lane Closure (14-CL-05): All portions of road right-of-ways within the lands commonly known as the “Beaudry Lands”

Recommendation

1. That the application for the closure of portions of the Assiniboine Avenue, 23rd Avenue, Lakeview Avenue, 24th Avenue, Dufferin Street, Louise Street, Preston Street, Aberdeen Street, Minto Street, Grey Street, Empress Street, McIntosh Street and Lane, Regina Saskatchewan Reg'd Plan No. AX4852, lying North of the North limit of 25th Avenue as shown on the attached plan (Appendix A-3) prepared by Scott Assié, RPP, MCIP, and dated December 27, 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 August 25, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Tatsuyuki Setta, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and

- Wil Olive, Olive, Waller Law Firm, representing Beaucorp Ventures Inc.

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

RPC14-41 Application for Discretionary Use (14-DU-06) Proposed Daycare Centre
5843 Ehrle Crescent

Recommendation

1. That the discretionary use application for a proposed daycare centre with up to 12 daycare spaces located at 5843 Ehrle Crescent, being Lot 17, Block 22, Plan No. 86R24835, Lakewood 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-3.2 inclusive;
 - b) The Day Care Centre shall accommodate no more than 12 childcare spaces;
 - c) The subject property shall be occupied as a residence; and
 - d) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 25, 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 Office of the City Clerk; and
- Shawn and Chris Taylor, Taylor's Tots Childcare.

Daryl Posehn moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC14-42 Parking Concerns on Little Pine Loop in Skyview

Recommendation

1. That this report be Received and Filed; and
2. Item 14-23 be removed from the List of Outstanding Items for the Regina Planning Commission.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Mike Strykiwsky.

Laureen Snook 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 4:55 p.m.

Chairperson

Secretary