

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 10, 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 Selenski  
Daryl Posehn

Regrets: Phil Evans  
Dallard LeGault  
Ron Okumura  
Laureen Snook  
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Senior City Planner, Lauren Miller  
Historical Information & Preservation Supervisor, Dana Turgeon

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

**Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 6, 2014 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC14-44 Application for Discretionary Use (14-DU-12) Proposed Dwelling Units  
(Mixed Use Building) in MAC Zone, 1815 7<sup>th</sup> Avenue

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**Recommendation**

1. That the discretionary use application for a proposed mixed use building located at 1815 7th Avenue, being Lots 1 to 6, Block 183, Plan No. Old 33, Regina's Old Warehouse District 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 Alton Tangedal Architect Ltd. dated August 7, 2014; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That the amendment to correct the zoning boundary between Lot 6, Block 183 and Lot 41, Block 183 so that Lot 6 is rezoned in entirety to MAC-Major Arterial Commercial and Lot 41 is rezoned in entirety to IA- Light Industrial 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 September 22, 2014 meeting of City Council.

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
- Gord Mertler, representing 101134361 Sask Ltd.

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

RPC14-43      Application for Zoning Bylaw Amendment and Discretionary Use  
(14-Z-09/14-DU-11) Proposed Low-rise Apartment Building, 1551 & 1555  
Princess Street

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**Recommendation**

1. That the application to rezone Lots 32 & 33 in Block 227, Plan No DV4404 located at 1551 & 1555 Princess Street from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That the discretionary use application for a proposed low-rise apartment building located at 1551 & 1555 Princess Street, being Lots 32 & 33, Block 227, Plan No. DV 4404, 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 Robinson Residential and dated May 12, 2014; 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 October 14, 2014 meeting of City Council.

Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

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

RPC14-45      Application for Zoning Bylaw Amendment (14-Z-13) 5302-5450  
 McClelland Drive

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**Recommendation**

- 1. That the application to rezone Lots 31-52, Block 40, Plan 102100206 located in Harbour Landing Phase 7-2 from DCD-12 - Narrow Lot Residential Zone to R2 - Residential Semi-detached Zone, 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 October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

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

RPC14-46      Proposed Amendments to Regina Zoning Bylaw No. 9250 (Home-Based Businesses)

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**Recommendation**

- 1. That the proposed amendments to Section 6D.3 of *Regina Zoning Bylaw No. 9250* be APPROVED.
- 2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the Bylaw amendments.
- 3. That this report be forwarded to the October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

CIVIC NAMING COMMITTEE REPORT

RPC14-47 Civic Naming Committee Annual Report 2013

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**Recommendation**

That this report be forwarded to City Council for information.

**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 4:50 p.m.

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Chairperson

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Secretary