

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 1, 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

Regrets: 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

(The meeting commenced in the absence of Councillor Flegel, David Edwards and Phil Selenski.)

APPROVAL OF PUBLIC AGENDA

**Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items to 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 September 10, 2014 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC14-49 Application for Zoning Bylaw Amendment (14-Z-10) - Rezoning from IP- Prestige Industrial to MAC - Major Arterial Commercial – Harbour Landing- Proposed Parcels A, Y, Z, U in Harbour Landing Phase 3 and phase 4-4D (Current Parcel X, Plan No. 101926436)

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**Recommendation**

1. That the following amendments to Regina Zoning Bylaw No. 9250 be APPROVED:

- a. Parcels Y and Z, Plan No. 102163081 and Parcel A, Plan No. TBD (as shown in Appendix A-1) be rezoned from IP-Prestige Industrial Zone to MAC-Major Arterial Commercial Zone;
  - b. Parcel U, Plan No. 102163081 be rezoned from IP-Prestige Industrial Zone to MAC3-Major Arterial Commercial Zone;
  - c. That “Parliament Avenue (within the Harbour Landing subdivision)” be added to the list of streets where the MAC Zone may apply as per 7C.7.1(3); and
  - d. That Chapter 5 (Table 5.2) of the Zoning Bylaw be amended by adding “Gas Bar” as a Discretionary Use in the MAC3 Zone where the site directly interfaces a residential property.
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 November 3, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Christy Billan addressed the Commission and made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

(Councillor Flegel arrived during Ms. Billan’s presentation.)

(Phil Selenski arrived during Ms. Billan’s presentation.)

(David Edwards arrived during Ms. Billan’s presentation.)

Megan Jones, representing Stantec, addressed the Commission.

**Dallard LeGault moved that the recommendation contained in the report be concurred in.**

**The motion was put and declared LOST.**

**David Edwards moved, AND IT WAS RESOLVED:**

1. **That the following amendments to Regina Zoning Bylaw No. 9250 be APPROVED:**
  - a. **Parcels Y and Z, Plan No. 102163081 (as shown in Appendix A-1) be rezoned from IP-Prestige Industrial Zone to MAC-Major Arterial Commercial Zone;**
  - b. **Parcel A, Plan No. TBD and Parcel U, Plan No. 102163081 remain zoned as IP-Prestige Industrial Zone;**
  - c. **That “Parliament Avenue (within the Harbour Landing subdivision)” be added to the list of streets where the MAC Zone may apply as per 7C.7.1(3); and**

- d. **That Chapter 5 (Table 5.2) of the Zoning Bylaw be amended by adding “Gas Bar” as a Discretionary Use in the MAC3 Zone where the site directly interfaces a residential property.**
- 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 November 3, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.**

RPC14-48      Application for Zoning Bylaw Amendment (14-Z-14/ 14-SN-19) - 1120 and 1148 Osler Street

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**Recommendation**

- 1. That the application to rezone Lots 14-21 in Block 124, Plan No. Old 33 and Lot 22 in Block 124, Plan No. 101157757 located at 1120 & 1148 Osler Street from IA -Light Industrial to MAC -Major Arterial Commercial, 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 November 3, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

RPC14-50      Delegation of Authority to Approve Alterations to Designated Municipal Heritage Properties

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**Recommendation**

- 1. That the City Solicitor be instructed to amend Bylaw 2009-71 being *The Appointment and Authorization of City Officials Bylaw, 2009* to authorize the following:
  - a) For the purposes of and including all powers and duties mentioned in Section 23 of *The Heritage Property Act*, the Executive Director of City Planning and Development, or his or her designate, be authorized to approve or deny applications for alterations to all current and future designated municipal heritage properties.
- 2. That this report be forwarded to the October 14, 2014 meeting of City Council.

**Phil Evans 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 5:25 p.m.

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Chairperson

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Secretary