

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 12, 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
Dallart Legault
Daryl Posehn
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Ron Okumura

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
A/Executive Director of City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
A/Manager of Current Planning, Ben Mario
Manager of Infrastructure Planning, Geoff Brown

(The meeting commenced in the absence of David Edwards and Dallard Legault.)

APPROVAL OF PUBLIC AGENDA

Sherry Wolf 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

Phil Selenski moved, AND IT WAS RESOLVED, that the minutes for the meeting held on October 22, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-54 Application for Discretionary Use (14-DU-20) Proposed House-Form
Commercial Office, 2160 Scarth Street

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2160 Scarth Street, being Lot 13,

Block 408, Plan No. Old 33, Centre Square neighbourhood 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, prepared by Warren Pletz and dated August 12, 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 November 24, 2014 meeting of City Council.

Winnie Leung addressed the Commission.

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

(David Edwards arrived at the meeting.)

RPC14-55 Application for Discretionary Use (14-DU-17) Proposed Shopping Centre
4450 Rochdale Blvd

Recommendation

1. That the discretionary use application for a proposed shopping centre located at 4450 Rochdale Boulevard, being Block W, Plan 00RA0511 Ext. 1, Lakeridge 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-1 to A-3 inclusive, prepared by Mallen Gowing Berzins Architecture Incorporated and dated October 20, 2014.
 - b) The developer shall provide visual screening in the form of a fence along the on the full extent north property line.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the November 24, 2014 meeting of City Council.

The following addressed the Commission:

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

(Dallard Legault arrived during Mr. Marahatta's presentation.)

- David Fawley and Garry Fawley, representing PCUrban, and Dallas Wingerak, representing Choice Properties.

Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending recommendation 1 b) to read as follows:

“b) The developer shall provide visual screening in the form of a fence along the north property line shared with 4425 Nicurity Drive; and”

ADJOURNMENT

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

The meeting adjourned at 5:11 p.m.

Chairperson

Secretary