

AT REGINA, SASKATCHEWAN, WEDNESDAY, JANUARY 6, 2016

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 Barbara Young  
Pam Dmytriw  
Phil Evans  
Simon Kostic  
Adrienne Hagen Lyster  
Ron Okumura  
Daryl Posehn  
Laureen Snook  
Kathleen Spatt

Regrets: Councillor Jerry Flegel

Also in Attendance: Council Officer, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Executive Director, City Planning and Development, Diana Hawryluk  
Director, Development Services, Louise Folk  
Director, Planning, Shauna Bzdel  
Manager, Current Planning, Fred Searle  
Manager, Development Engineering, Dustin McCall  
Senior City Planner, Ben Mario  
Senior City Planner, Chris Sale  
Senior Engineer, Max Zasada

APPOINTMENT OF CHAIRPERSON

The Secretary called the meeting to order and following nomination procedures for the position of Chairperson, Councillor Mike O'Donnell was declared Chairperson of the Regina Planning Commission for 2016.

(Councillor O'Donnell took the Chair.)

APPOINTMENT OF VICE-CHAIRPERSON

Following nomination procedures for the position of Vice-Chairperson, Phil Evans was declared Vice-Chairperson of the Regina Planning Commission for 2016.

APPROVAL OF PUBLIC AGENDA

**Councillor Young moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Kathleen Spatt moved, AND IT WAS RESOLVED, that the minutes for the meeting held on November 10, 2015 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC16-1      Laneway and Garden Suites Guidelines and Pilot Project

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**Recommendation**

1. That the Laneway and Garden Suites Pilot Project, as described within this report, be approved;
2. That the Laneway and Garden Suites Pilot Guidelines, attached as Appendix A, be approved; and,
3. That this report be forwarded to the January 25, 2016 City Council meeting.

The following addressed the Commission:

- Jim Elliott; and
- Wilma Staff, on her own behalf, and representing some neighbours in the Arnheim Assiniboia neighbourhood.

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

(Adrienne Hagen Lyster left the meeting.)

RPC16-2      Application for Discretionary Use (15-DU-19) Proposed Restaurant 860  
Winnipeg Street

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**Recommendation**

1. That the discretionary use application for a proposed restaurant located at 860 Winnipeg Street, being Lot 4, Block 3, Plan No. 102076792 Industrial Park 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, A-3.1a, A-3.2 and A-3.3 prepared by Alton Tangedal Architect Ltd. and dated October 21, 2015; 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 January 25, 2016 meeting of City Council for approval.

Sandy Archibald, representing Arch Transco Ltd., addressed the Commission.

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

RPC16-3      Application for Road Closure (15-CL-17) Portion of Road Adjacent to  
2210 Courtney Street

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**Recommendation**

1. That the application for the closure of a portion of Courtney Street as shown on the attached plan of proposed subdivision prepared by Scott Colvin, SLS, dated September 25, 2015 and legally described as Plan 102146385 & 102011904 SE 1/4 21-17-20 W2M be APPROVED; and the resulting land parcel be designated as a “Municipal Utility” parcel;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the January 25, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

**CHIEF LEGISLATIVE OFFICER & CITY CLERK REPORT**

RPC16-4      2015 Review of Outstanding Items

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**Recommendation**

1. That the following item be deleted from the list of outstanding items for the Regina Planning Commission:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
RPC15-3	Regina Planning Commission	Application for Discretionary Use (14-DU-21) Proposed House-Form Commercial - 2310 College Avenue

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|----------|----------------------------|---|
| RPC15-30 | Regina Planning Commission | Zoning Bylaw Amendment and Lane Closure (15-Z-06/ 15-CL-04) 3960 E. 7th Avenue and Portion of Adjacent Lane                     |
| RPC15-36 | Regina Planning Commission | Application for Zoning Bylaw Amendment and Discretionary Use (15-Z-05/ 15-DU-02) Proposed Car Wash - 3426 Saskatchewan Drive    |
| RPC15-53 | Regina Planning Commission | Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way - Between Eastgate Dive and Coleman Crescent |

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

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

ADJOURNMENT

**Phil Evans moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:47 p.m.

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Chairperson

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Secretary