

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 10, 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 Jerry Flegel  
Councillor Barbara Young  
Pam Dmytriw  
Phil Evans  
Simon Kostic  
Adrienne Hagen Lyster  
Ron Okumura  
Daryl Posehn  
Laureen Snook  
Kathleen Spatt

Also in Attendance: Council Officer, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Executive Director, City Planning and Development, Diana Hawryluk  
Director, Development Services, Louise Folk  
Manager, Current Planning, Fred Searle  
Manager, Development Engineering, Dustin McCall  
Senior City Planner, Ben Mario  
Senior City Planner, Sue Luchuck  
Senior City Planner, Autumn Dawson  
Policy Analyst, Liberty Brears

(The meeting commenced in the absence of Pam Dmytriw.)

APPROVAL OF PUBLIC AGENDA

**Daryl Posehn 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

**Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 6, 2016 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC16-5      Removal of Property from the Heritage Holding Bylaw (Bylaw No. 8912)  
13 Leopold Crescent – Watchler (2<sup>nd</sup>) Residence

---

**Recommendation**

1. That the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* be amended to remove the property listed as Item 5.8 (the Watchler (2<sup>nd</sup>) Residence located at 13 Leopold Crescent) from Schedule A;
2. That the City Solicitor be instructed to prepare the required bylaw amendment; and
3. That this report be forwarded to the February 29, 2016 City Council meeting for approval.

The following addressed the Commission:

- Jackie Schmidt, representing Heritage Regina; and

(Pam Dmytriw arrived during Ms. Schmidt’s presentation.)

- Dennis Dodds.

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

RPC16-6      Discretionary Use Application (15-DU-24) Humanitarian Services Facility  
– 160 McIntosh Street

---

**Recommendation**

1. That the discretionary use application for a proposed Humanitarian Services Facility located at 160 McIntosh Street, being Parcel X, Plan 65R11965 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 inclusive, prepared by Alton Tangedal Architect Ltd and dated October 30, 2015; and
  - b) The development shall comply with all applicable standards and regulations in *Bylaw No. 9250, A Bylaw of the City of Regina to Provide for the Zoning of the City of Regina for the Purpose of Controlling the Use of Land to Provide for the Amenity, Health,*

*Safety and General Welfare of the Inhabitants of the City of Regina*  
(commonly known as the Zoning Bylaw); and

- 2. That this report be forwarded to the February 29, 2016 meeting of City Council for approval.

Richard Jankowski, representing Isla Ventures and David Sax, representing Catholic Family Services, addressed the Commission.

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC16-7	Discretionary Use Application (15-DU-28) Restaurant – 410 Dewdney Avenue
---------	--

---

**Recommendation**

- 1. That the discretionary use application for a proposed restaurant located at 410 Dewdney Avenue, being Unit 3, Condominium Plan No. 102143630, Condominium Parcel No. 202890775, Innismore 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-3.3 inclusive, prepared by S. Rajakumar, S.L.S. of Midwest Surveys dated October 31, 2013 and Yasemin Asili and dated December 9, 2015; and
  - b) Seating capacity shall be limited to the available parking capacity within the condominium plan; and
  - c) The development shall comply with all applicable standards and regulations in *Bylaw No. 9250, A Bylaw of the City of Regina to Provide for the Zoning of the City of Regina for the Purpose of Controlling the Use of Land to Provide for the Amenity, Health, Safety and General Welfare of the Inhabitants of the City of Regina* (commonly known as the Zoning Bylaw); and
- 2. That this report be forwarded to the February 29, 2016 meeting of City Council for approval.

Deema Abu-Ghazaleh addressed the Commission.

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

RPC16-8 Closure Application (15-CL-21) Portion of Right-of-Way Adjacent to 54 Fox Glove Crescent and 200 Frontenac Drive

---

**Recommendation**

1. That the application for the closure of the lane as shown on the attached Descriptive Plan Type II between 54 Fox Glove Crescent and 200 Frontenac Drive as walkway as shown in Appendix A-3 as plan of proposed subdivision prepared by Scott L. Colvin of Midwest Surveys, dated October 15, 2015 and legally described as follows, be APPROVED:

Lane St/ L 26, Regd. Plan No. FZ 4297 NW ¼ Sec 6, TWP 17, RGE 19, W2M, Regina, Saskatchewan;

2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the February 29, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

RPC16-9 Proposed Zoning Bylaw Amendment (15-Z-02) - Response to MN 14-6: Municipal and Provincial Daycare Regulations

---

**Recommendation**

1. That the proposed amendments to *Bylaw No. 9250, A Bylaw of the City of Regina to Provide for the Zoning of the City of Regina for the Purpose of Controlling the Use of Land to Provide for the Amenity, Health, Safety and General Welfare of the Inhabitants of the City of Regina* (commonly known as the Zoning Bylaw) be APPROVED as specified in Appendix A-1;
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 February 29, 2016 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws; and
4. That MN 14-16 be removed from the List of Outstanding Items for the Regina Planning Commission.

**Kathleen Spatt 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 5:52 p.m.

---

Chairperson

---

Secretary