

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 8, 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  
Simon Kostic  
Adrienne Hagen Lyster  
Ron Okumura  
Laureen Snook

Regrets: Phil Evans  
Daryl Posehn  
Kathleen Spatt

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

APPROVAL OF PUBLIC AGENDA

**Pam Dmytriw moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items and delegations be heard in the order they are called by the Chairperson.**

ADOPTION OF MINUTES.

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 11, 2016 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC16-34      Application for Street Closure (16-CL-01) – Portion of Green Falls Drive  
Greens on Gardiner Phase 8

---

**Recommendation**

1. That the application for the closure and sale of a portion of Green Falls Drive as shown on the attached plan of proposed closure survey, prepared by Barry Clark S. L. S., dated March 14, 2016 be approved:

All that portion of Green Falls Drive, registered Plan No. 104144305, as shown on the attached plan of survey prepared by Barry Clark, Saskatchewan Land Surveyor.

2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the June 27, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Lorne Yagelniski, representing Yagar Developments, addressed the Commission:

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

RPC16-28      Discretionary Use Application (16-DU-07) - Repair Service  
– 3810 Dewdney Avenue

---

**Recommendation**

1. That the Discretionary Use Application for a proposed Repair Service at 3810 Dewdney Avenue being Lot 23, Block 220, Plan No. DV4404 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 prepared by KRN Tolentino Architecture Ltd. and dated March 2016.
  - b) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

Kelly Nadler, KRN Residential Design Ltd., representing Dale Pearson, addressed the Commission.

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

RPC16-29      Discretionary Use Application (16-DU-09) House-Form Commercial  
– 2305 Cornwall Street

---

**Recommendation**

1. That the Discretionary Use Application for a proposed House-Form Commercial Office located at 2305 Cornwall Street, being Lot 1, Block 460, 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 Appendices A-3.1, A-3.2 and A-3.3.
  - b) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

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

RPC16-30      Discretionary Use Application (16-DU-05) - Planned Group of Apartment Buildings Westerra Subdivision

---

**Recommendation**

1. That the Discretionary Use Application for a proposed Planned Group of Apartment Buildings located at NW 21-17-20-W2M, proposed Lot C in the Westerra subdivision as shown in Appendix A-1 and A-2 be approved and that a Development Permit be issued subject to the following conditions:
  - a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
  - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Seymour Pacific Developments Ltd. and dated April 26, 2016.
  - c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250* with the exception of the minimum parking requirement for which a minor variance shall be approved reducing the minimum standard to 288 stalls.

2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

The following addressed the Commission:

- Chad Jedlic, representing Westerra Development Corp.; and
- Adam Cooper, representing Seymour Pacific Developments and Broad Street Properties.

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

RPC16-31      Discretionary Use Application (16-DU-06) -Seniors Assisted High Rise  
Apartment Building - Westerra Subdivision

---

**Recommendation**

1. That the Discretionary Use Application for a proposed Seniors Assisted High Rise Apartment located at 8351 Canola Avenue, being proposed Lot B in NW 21-17-20-2 in the Westerra Subdivision as shown in Appendix A-1 and A-2 be approved and that a Development Permit be issued subject to the following conditions:
  - a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
  - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Maurice Soulodre Architect Ltd. and dated February, 2016.
  - c) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

The following addressed the Commission:

- Bob Linner, representing Sask Health Care Corp.; and
- Chad Jedlick, representing Westerra Development Corp.

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

RPC16-32 Discretionary Use Application (15-DU-29) Addition of an Apartment Building to a Planned Group Dwellings – 75 Michener Drive

---

**Recommendation**

1. That the Discretionary Use Application for a proposed Apartment, High Rise located at 75 Michener Drive, being Block V, Plan No. 77R38342, University 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 to A-3.4 inclusive, prepared by AODBT Architecture and Interior Design and dated September 11, 2015.
  - b) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No 9250*.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

Councillor Bryon Burnett, Ward 4, addressed the Commission.

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

RPC16-33 Application for Discretionary Use (16-DU-14) Apartment Building Addition – 10 Michener Drive

---

**Recommendation**

1. That the existing Contract Zone Agreement be voided and the related Bylaw 8889-ZO-B89 be repealed and the subject property, Parcel B, Plan No. 78R53179 revert to R6-Residential Multiple Housing Zone.
2. That the Discretionary Use Application for a proposed Apartment, High Rise located at 10 Michener Drive, being Parcel B, Plan No. 78R53179, University 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 to A-3.4 inclusive, prepared by AODBT Architecture and Interior Design and dated May 4, 2016.
  - b) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

Jason Hurd, aodbt architecture + design ltd., representing New Summit Developments addressed the Commission.

**Simon Kostic 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 5:40 p.m.

---

Chairperson

---

Secretary