

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 6, 2019

AT A MEETING OF 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 Barbara Young, in the Chair  
Councillor Jerry Flegel  
Councillor Bob Hawkins  
David Bale  
Frank Bojkovsky  
Biplob Das  
Andre Kroeger  
Jacob Sinclair

Regrets: Adrienne Hagen Lyster  
Steve Tunison  
Celeste York

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Community Development, Diana Hawryluk  
A/Director, Planning & Development Services, Fred Searle  
A/Manager, Current Planning, Autumn Dawson  
Manager, Development Engineering, Dustin McCall  
Senior City Planner, Liberty Brears  
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

**Councillor Flegel 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 forward by the Chairperson.**

ADOPTION OF MINUTES

**Councillor Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 9, 2019 be adopted, as circulated.**

### ADMINISTRATION REPORTS

RPC19-5 Application for Partial Street Closure (18-CL-04) Road Right-of-Way Adjacent to 702 Toronto Street

---

#### Recommendation

1. That the application for the closure and sale of a portion of Toronto Street, as shown on the attached plan of proposed subdivision prepared by Midwest Surveys Inc., dated October 25, 2018 and legally described as Part of Toronto Street, Registered Plan No. FN5273, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the March 25, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Shauna Bzdel, Director, Land & Real Estate Management, and Keith Krawcyk, Manager, Real Estate, addressed the Commission.

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

RPC19-6 Discretionary Use Application (18-DU-18) Proposed Warehousing/Processing, Hazardous Materials/Wastes – 855 Park Street

---

#### Recommendation

1. That the discretionary use application for a proposed Warehousing/Processing, Hazardous Materials/Wastes located at 855 Park Street, being Parcel A, Plan No. 102245598, in the Industrial Ross subdivision, be approved and that a development permit be issued subject to the following conditions:
  - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated November 25, 2016.
  - b) The development shall be subject to applicable provincial ministerial approvals for handling of hazardous materials.
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including Section 8D.2.
2. That this report be forwarded to the March 25, 2019 meeting of City Council for approval.

Glen Hill, representing Colliers International, Kate O'Neil, representing Hungerford Properties, and Darrel Versa, representing Univar Canada, addressed the Commission.

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

RPC19-7 Discretionary Use Application (18-DU-17) Proposed Retail Use and Addition to Shopping Centre – 803 N Argyle Street

---

**Recommendation**

1. That the discretionary use application for the proposed Retail Use and Shopping Centre addition located at 803 N Argyle Street, being Parcel A, Plan No. 75R45335, in the Argyle Park subdivision, be approved and that a development permit be issued subject to the following conditions:
  - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Alton Tangedal Architect Ltd. and dated September 7, 2018.
  - 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 March 25, 2019 meeting of City Council for approval.

Trevor Munroe and Liam Clarke, representing Alton Tangedal Architect Ltd., addressed the Commission.

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

RPC19-8 Discretionary Use Application (18-DU-16) Proposed Child Day Care Centre - 6339 Leger Bay

---

**Recommendation**

1. That the discretionary use application for a proposed Child Day Care Centre located at 6339 Leger Bay, being Lot 3, Block 216, Plan 78R44087, in the McCarthy Park subdivision be denied for the following reasons:
  - a. The development will have adverse impacts on adjacent properties, the character of the neighbourhood, traffic, parking and the public right-of-way due to the nature of the development, which will result in increased noise, vehicle traffic and parking congestion in an area not well suited to mitigate these impacts.

- b. The development is not reasonably compatible with neighbouring uses at the proposed location.
2. That this report be forwarded to the March 25, 2019 meeting of City Council for denial.

The following addressed the Commission:

- Ron Nugent;
- Edna Reynard;
- Ray Wandler; and
- Gerald Ninowski.

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

#### COMMUNICATION

RPC19-9 Policy to Administer an Inventory of Heritage Property in Regina and Repeal of Bylaw No. 8912 - A 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

---

#### Recommendation

That this communication be received and filed.

Liberty Brears, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

**Councillor Hawkins moved, AND IT WAS RESOLVED, that this communication be received and filed.**

#### ADJOURNMENT

**Frank Bojkovsky moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:45 p.m.

---

Chairperson

---

Secretary