

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 5, 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  
David Bale  
Frank Bojkovsky  
Biplob Das  
Andre Kroeger  
Adrienne Hagen Lyster  
Jacob Sinclair  
Steve Tunison

Regrets: Councillor Bob Hawkins  
Celeste York

Also in Attendance: Secretary, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Community Development, Diana Hawryluk  
Manager, East Planning, Autumn Dawson  
Manager, Development Engineering, Dustin McCall  
Manager, Urban Planning, Shanie Leugner  
Senior City Planner, Jeremy Fenton

(The meeting commenced with Adrienne Hagen Lyster in the Chair, pending the arrival of Councillor Young.)

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

**Councillor Flegel moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 8, 2019 be adopted, as circulated.**

### ADMINISTRATION REPORTS

RPC19-20 Discretionary Use Application (19-DU-01) Proposed House-Form Commercial in  
TAR – Transitional Area Residential Zone - 2157 Rose Street

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#### Recommendation

1. That the discretionary use application for a proposed House-Form Commercial use located at 2157 Rose Street, being Lot 8, Block 411, Plan No. OLD33 in the Centre Square neighbourhood 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 (prepared January 20, 2019) and A-3.2 to A-3.5 (prepared January 21, 2019).
  - 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 June 24, 2019 meeting of City Council for approval.

Tina Hong, Century 21 Real Estate, and Jisi Zhang, representing Yang Yuze, addressed the Commission.

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

RPC19-19 Park Naming – Rosewood Park

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#### Recommendation

1. That Rosewood MR2 be named Rosewood Park.
2. That this report be forward to the June 24, 2019 meeting of City Council for approval.

Rich Threlfall, representing Troika Management Corp., addressed the Commission.

(Councillor Young arrived at the meeting during Mr. Threlfall's presentation.)

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

(Adrienne Hagen Lyster stepped down and Councillor Young assumed the Chair.)

RPC19-21 Proposed Coopertown Neighbourhood Plan (13-OCP-06)

**Recommendation**

1. That *Bylaw No. 2017-16 Design Regina: The Official Community Plan Amendment Bylaw, 2017 (No. 3)* be repealed.
2. That *Design Regina: The Official Community Plan Bylaw, Bylaw No. 2013-48* be amended by adding the Coopertown Neighbourhood Plan, attached as Appendix E, as Part B.17.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw, Bylaw No. 2013-48* and to repeal *Bylaw No. 2017-16 Design Regina: The Official Community Plan Amendment Bylaw, 2017 (No. 3)*.
4. That this report be forwarded to the June 24, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

Evan Hunchak, representing Dream Development, addressed the Commission.

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

TABLED REPORT

RPC19-18 Zoning Bylaw Amendment Application (19-Z-02) The Towns Phase 2, Stage 1

**Recommendation**

1. That the application to rezone land within the Towns Concept Plan, specifically Pt. SW 14-17-19-W2M as shown in Appendix A-3, be approved as follows:
  - a. Proposed Block 34, from UH - Urban Holding Zone to DCD-12 - Direct Control District 12 Suburban Narrow-Lot Residential Zone.
  - b. Proposed Block 37, from UH - Urban Holding Zone to DCD-11 - Direct Control District 11 Suburban Neo-Traditional Zone.
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 May 27, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

**Administration indicated that the applicant did not wish to proceed with the zoning amendment at this time and requested that this report be withdrawn from the agenda.**

ADJOURNMENT

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:00 p.m.

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Chairperson

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Secretary