



REGINA PLANNING COMMISSION

**Wednesday, May 2, 2012
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

Notice of Meeting

Regina Planning Commission

Date: Wednesday, May 2, 2012
Time: 4:00 PM
Place: Henry Baker Hall, Main Floor, City Hall
RSVP: Regrets only Judy Moore at 777-7199 or Email: jmoore@regina.ca

Members

| | |
|--|-------------------|
| Councillor Michael Fougere (Chairperson) | Mr. Mark McKee |
| Councillor Mike O'Donnell | Mr. Ron Okumura |
| Councillor Chris Szarka | Mr. Phil Selenski |
| Mr. David Edwards | Ms. Laureen Snook |
| Mr. Phil Evans | Ms. Sherry Wolf |
| Mr. Dallard LeGault | |

Agenda Distribution List

Public & Private Agenda Package:

Mayor Pat Fiacco
City Manager, Glen Davies
Executive Director, Legal, Byron Werry
City Clerk, Joni Swidnicki
Deputy City Manager, Corporate Services,
Brent Sjoberg
Deputy City Manager, City operations, Dorian
Wandzura
Deputy City Manager, Community Planning
and Development, Jason Carlston
Executive Director, Governance and Strategy,
Jim Nicol
Director of Planning & Sustainability, Diana
Hawryluk
Manager of Real Estate, Chuck Maher
Manager of Infrastructure Development,
Shanie Leugner
Manager of Strategy Mangement, Dawn Martin
Senior Advisor to the Mayor, Mark Rathwell
Committee Assistant, Judy Moore



**Public Agenda
Regina Planning Commission
Wednesday, May 2, 2012**

Approval of Public Agenda

Minutes of the meeting held on April 18, 2012.

Administration Reports

RPC12-24 Street Closure Application (10-CL-2) - 351 Fines Drive, Mayfair
Subdivision

Recommendation

1. That the application to permanently close the portion of Second Street, being 351 Fines Drive, and described as:

“All of Second Street, shown on Plan No. AV4844, within the City of Regina, Saskatchewan as outlined in bold dashed line on the Plan of Proposed Subdivision, prepared by W. W. Stockton, S.L.S. and dated the 7th day of May, 2010” be APPROVED; and

2. That this report be forwarded to the May 14, 2012 meeting of City Council.

RPC12-25 Discretionary Use Application (12-DU-8) - Proposed Expansion of a
Church, 3155 Windsor Park Road, Windsor Park

Recommendation

1. That the discretionary use application for a proposed expansion of a church located at 3155 Windsor Park Road, being Block B, Plan No. 01RA13962, be APPROVED, subject to the following conditions:
 - a. The development be generally consistent with the attached site plan/landscape plan and building elevations labelled “Resurrection Church Phase 2”, and floor plan labelled “Updated Plan” and dated February 29, 2012;
 - b. Secondary access on Windsor Park Road shall be constructed as a one-way access with a maximum width of 5 m to City of Regina Construction Specification Drawing R-10B; and
 - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



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2. That this report be forwarded to the May 14, 2012 meeting of City Council.

RPC12-26 Discretionary Use Application (12-DU-3) - Proposed Dwelling Units in MAC Zone – 302 Albert Street, Coronation Park Subdivision

Recommendation

1. That the discretionary use application for four proposed dwelling units located on the second floor of 302 Albert Street, being Lots 32-40 in Block 33, Plan No. AP 5716, be APPROVED, subject to the following conditions:
 - a. The development be generally consistent with the attached site plan dated January 5, 2012 and attached floor plan dated January 2, 2012;
 - 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 May 14, 2012 meeting of City Council.

RPC12-27 Discretionary Use Application (11-DU-25) Proposed Planned Group of Dwellings in an R6 Zone, Lot E, Corner of Rochdale Blvd & Elgaard Drive

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings located on the Northwest corner of Rochdale Boulevard and Elgaard Drive, being Lot E, be APPROVED, subject to the following conditions:
 - a) The use of the property shall be consistent with the attached drawings;
 - b) The use of the property shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waives the requirement to post a public sign on the subject lands, due to their remote location and the current unavailability of direct public access.
3. That this report be forwarded to the May 14, 2012 meeting of City Council

RPC12-28 Discretionary Use Application (11-DU-26) Proposed Planned Group of Dwellings in an R6 Zone, Lot F, Corner of Rochdale Blvd & Elgaard Drive (Phase 2)

Recommendation



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1. That the discretionary use application for a proposed planned group of dwellings located on the northeast corner of Rochdale Boulevard and Elgaard Drive, being Lot F, be APPROVED, subject to the following conditions:
 - a) The use of the property shall be consistent with the attached drawings;
 - b) The use of the property shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waives the requirement to post a public sign on the subject lands, due to their remote location and the current unavailability of direct public access.
3. That this report be forwarded to the May 14, 2012 Meeting of City Council.

RPC12-29 Discretionary Use Application (12-DU-7) Proposed Planned Group of Dwellings in an R6 Zone, 5250 & 5298 Aerodrome Road

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings located at 5250 and 5298 Aerodrome Road being Parcels K and L, be APPROVED, subject to the following conditions:
 - a) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b) The development shall be consistent with the plans attached to this report labelled A-1, A-2, A-3 and A-4.
2. That pursuant to Section 18 D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.
3. That this report be forwarded to the May 14, 2012 meeting of City Council.

RPC12-30 Proposed Discretionary Use (11-DU-24): Proposed Vocational School, 1269-75 Albert (Former Office Depot)

Recommendation

1. That the discretionary use application for a proposed vocational school located at 1269 Albert Street being Lot 7-10, Block 145, Plan No. OLD 33 and 1275 Albert Street, being Lot 22, Block 145, Plan No. 94R44318 be APPROVED, subject to the following conditions:
 - a) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and



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- b) The development shall be consistent with the drawings attached to this report;
2. That this report be forwarded to the May 14, 2012 meeting of City Council.

Adjournment