

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 3, 2016

AT A MEETING OF THE REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair  
Councillor Jerry Flegel  
Councillor Barbara Young  
Pam Dmytriw  
Adrienne Hagen Lyster  
Simon Kostic  
Ron Okumura  
Daryl Posehn  
Laureen Snook  
Kathleen Spatt

Regrets: Phil Evans

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

APPROVAL OF PUBLIC AGENDA

**Councillor Flegel moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after withdrawing item RPC16-43 regarding Discretionary Use Application (15-DU-27) – Extension of Approval - Shopping Centre at 4501 Armour Road, with the items and delegations to 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 July 7, 2016 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC16-45 Discretionary Use Application (16-DU-15) Proposed Mixed-Use Building  
– 1440 11th Avenue

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**Recommendation**

1. That the Discretionary Use application for a Mixed-Use Building, three restaurants with less than 50 seats and a grocery store located at 1440 11th Avenue, being Condo Plan 102176715 Ext 0, Old 33 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-3.5 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated May 17 and June 21, 2016;
  - b) The applicant shall provide a 1.8 metre high fence or masonry wall along the north property line to ensure visual screening and buffering requirements; and
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 29, 2016 meeting of City Council for approval.

Bo Chen addressed the Commission.

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

RPC16-46 Discretionary Use Application (16-DU-08) Religious Institution – 2318  
East Assiniboine Avenue

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**Recommendation**

1. That the Discretionary Use Application for a proposed Religious Institution located at 2318 East Assiniboine Avenue, Block/Parcel B, Plan 86R27624 Ext 5, Richmond Place 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 and A-3.2 submitted along with the Discretionary Use Application form;

- b) The Religious Institution shall accommodate no more than 20 patrons (seats) at one time; and
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 29, 2016 meeting of City Council for approval.

The following addressed the Commission:

- Chris Oriet;
- Hendrik Van Der Merwe; and
- Munir Haque, Mohamed Eldarieb and Mahmoud Halfawy, representing the Islamic Association of Saskatchewan.

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

RPC16-44      Discretionary Use Application (16-DU-13) Shopping Centre – 600 East Victoria Avenue

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**Recommendation**

1. That the Discretionary Use Application for a proposed Shopping Centre located at 600 East Victoria Avenue, being Lot/Parcel L, Plan No. 102004434, Ext 1, Tuxedo Park Subdivision be approved, and that a Development Permit be issued subject to the following conditions:
- a) The development shall be consistent with the plan attached to this report as Appendix A-3.1 prepared by PDSS Inc. and dated April 2016 and last revised on June 6, 2016; and
  - 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 August 29, 2016 meeting of City Council for approval.

Kaitlyn Brown, representing PDSS Inc., addressed the Commission.

**Adrienne Hagen Lyster 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 5:36 p.m.

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Chairperson

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Secretary