

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 28, 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
A/Manager of Current Planning, Ben Mario
Manager of Development Engineering, Dustin McCall

APPROVAL OF PUBLIC AGENDA

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after withdrawing item RPC16-57 regarding Discretionary Use Application (16-DU-18) Proposed Shopping Centre and General Office - 3421 Eastgate Drive, 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 September 7, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC16-56 Discretionary Use Application (16-DU-20) Medical Clinic - 4028
Dewdney Avenue

Recommendation

1. That the Discretionary Use Application for a proposed Medical Clinic located at 4028 Dewdney, being Lot 18, Block/Parcel 222, 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–A-3.8 prepared by PMGM and dated June 30, 2016, with revisions dated September 16, 2016.
 - 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 October 17, 2016 meeting of City Council for approval.

Ward Peters, representing pmgm architecture ltd., addressed the Commission.

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

RPC16-59 Zoning Amendment Application (16-Z-12) Portion of East Victoria
Concept Plan - Aurora Phase 1

Recommendation

1. That the application to rezone a portion of SE ¼ Section 23-17-19-W2M within the East Victoria Concept Plan Area, as shown on the attached plan of proposed rezoning (Appendix A-3), from UH-Urban Holding to MAC-Major Arterial Commercial and MAC (H)-Major Arterial Commercial (Holding Overlay) Zone, be approved.
2. That Section 7C.7 (3) of the *Regina Zoning Bylaw No. 9250* be amended to allow the MAC zone to be applied to commercial lands within the East Victoria Concept Plan
 - (o) Streets within the East Victoria Concept Plan Phase 1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 17, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Chad Jedlic and Blair Forster, representing Aurora Retail Corp., addressed the Commission.

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

RPC16-58 Discretionary Use Application (16-DU-17) Planned Group of Dwellings -
3960 Green Falls Drive

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Lot 202894443. Block T, Plan No. 102144305, Greens on Gardiner 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 North Ridge Development Corporation and dated May 27, 2016.
 - 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 October 17, 2016 meeting of City Council for approval.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in after amending Recommendation #1 to read:

- 1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan No. 102144305, Greens on Gardiner be APPROVED, and that a Development Permit be issued subject to the following conditions:**

ADJOURNMENT

Laureen Snook moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:31 p.m.

Chairperson

Secretary