

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 13, 2012

AT A MEETING OF THE 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: Phil Evans, in the Chair  
Councillor Mike O'Donnell  
Councillor Chris Szarka  
Ron Okumura  
Laureen Snook  
Sherry Wolf

Regrets: Councillor Michael Fougere  
Dallard LeGault, David Edwards, Mark McKee and Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Director of Planning & Sustainability, Diana Hawryluk  
Manager of Development Review, Fred Searle  
Manager of Real Estate, Chuck Maher  
Senior Engineer, Jeffrey Holland

APPROVAL OF PUBLIC AGENDA

**Ron Okumura moved, AND IT WAS RESOLVED, that the open agenda be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.**

ADOPTION OF MINUTES

**Councillor Chris Szarka moved, AND IT WAS RESOLVED, that the minutes for the special and regular meetings held on May 23 and May 30, 2012 be adopted.**

RPC12-40      Zoning Bylaw Amendment and Discretionary Use Applications  
(12-Z-8/12-DU-13) - Proposed Townhouse, 1956 Edgar Street

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Recommendation

1. That the application to rezone 1956 Edgar Street, being Lot 11 in Block 15, Plan No. DV 270 as shown on the attached Subject Property Map, from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED;
2. That subject to approval of the proposed rezoning, the discretionary use application for a proposed three-unit townhouse building located at 1956 Edgar Street, be APPROVED, subject to the following conditions:

- a. The development be consistent with the attached site plan, floor plans and elevations, prepared by Envision Drafting and Design Ltd. and dated March 2012;
  - b. The applicant shall provide street trees at the front of the property along Edgar Street;
  - c. The applicant shall provide fencing along both sides of the subject property as shown on the attached site plan prepared by Envision Drafting and Design Ltd., including screening of the parking stalls; and
  - d. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
3. That the City Solicitor be directed to prepare the necessary amendment to Regina Zoning Bylaw 9250; and
  4. That this report be forwarded to the July 23, 2012 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

The following addressed the Commission:

- Janice Muir, representing the residents of 1956 Edgar Street;
- Franco Pierno; and
- Egware Komen, representing Egware Homes.

**Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that this report be referred to the Administration to work with the developer on a revised development of the property that takes into account concerns raised about massing and scale, and the number of units.**

RPC12-41      Discretionary Use Application (12-DU-9) - Proposed Office Addition 335 Hoffer Drive, Industrial Ross Subdivision

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Recommendation

1. That the discretionary use application for a proposed expansion of an office building located at 335 Hoffer Drive, being Lot 4A in Block 24, Plan No. 82R39512, be APPROVED, subject to the following conditions:
  - a. The development be consistent with the attached site plan / landscape plan and building elevations designed by Northwind Innovations Inc. and labelled "Drawing No. A1, A2 and A3"; and

- b. The applicant shall submit a landscaping plan of the parking lot area that provides interior landscaping equal to 10 percent of the total parking area as required for parking areas of 1,850 m2 or greater under the *Regina Zoning Bylaw* to be approved by the Development Officer; 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 June 25, 2012 meeting of City Council.

Michael Dombowsky, representing 335 Hoffer Drive Professional Centre, addressed the Commission.

**Councillor Chris Szarka moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

RPC12-42      Lane Closure Application (11-CL-6) - Lane adjacent to 506 and 526 Lorne Street, Highland Park Subdivision

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Recommendation

- 1. That the application to permanently close two lanes adjacent to 506 and 526 Lorne Street and described as:  
 “The Lane in Block 3, Reg’d Plan No. BK5297” and “the Lane in Block 3, Reg’d Plan No. 64R38532” as outlined in bold dashed line on the Plan of Proposed Subdivision, prepared by Barry Clark, S.L.S. and dated June 16, 2011, be APPROVED; and
- 2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced lanes closure; and
- 3. That this report be forwarded to the June 25, 2012 City Council meeting.

**Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

RPC12-43      Application for Lane Closure (11-CL-2) Lane in Block 23, Plan No. F1625 Eastern Annex Subdivision

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Recommendation

- 1. That the application to permanently close the east-west lane within Block 23, between Wallace and Atkinson Street and south of 7<sup>th</sup> Avenue, and described as:  
 “All that portion of East West Lane in Block 23, Reg’d Plan No. F1625 in Regina, Saskatchewan” as outlined in bold dashed line on the Plan of Proposed Subdivision, prepared by W.W. Stockton, S.L.S. and dated November 23, 2010, be APPROVED; and

2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced lane closure; and
3. That this report be forwarded to the June 25, 2012 City Council meeting.

**Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.**

ADJOURNMENT

**Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:01 p.m.

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Chairperson

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Secretary