

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 4, 2015

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
Adrienne Hagen Lyster
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Regrets: Councillor Jerry Flegel
Councillor Mike O Donnell
Councillor Barbara Young
Pam Dmytriw
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director of City Planning & Development, Diana Hawryluk
Director of Development Services, Louise Folk
Manager of Current Planning, Fred Searle
Manager of Development Engineering, Dustin McCall
Manager of Real Estate, Chuck Maher

APPROVAL OF PUBLIC AGENDA

Ron Okumura moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Laureen Snook moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 7, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-3 Application for Discretionary Use (14-DU-21) Proposed House-Form
Commercial - 2310 College Avenue

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial/Residential Building containing a Dwelling Unit and

Personal Service Establishment, located at 2310 College Avenue, being Lot 13, Block 458, Plan No. 98RA28309, Centre Square Neighbourhood 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 Residential Design Ltd, and dated December 2, 2014; and
 - b) The development shall comply with all applicable standards and regulations *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the February 23, 2015, City Council meeting.

The following addressed the Commission:

- Don Black;
- Pat Pierce; and
- Kelly Nadler, representing KRN Residential Design Ltd.

Adrienne Hagen Lyster moved that the recommendation contained in the report be concurred in.

Adrienne Hagen Lyster withdrew her motion of concurrence.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that this matter be referred to the Administration to work with the proponent to resolve questions raised at the meeting and prepare a report to the March 4, 2015 meeting of Regina Planning Commission that includes clarification and more information with respect to:

- **The number and location of parking stalls;**
- **Street front elevations that include the existing building;**
- **Existing and proposed landscaping; and**
- **Illustrations or a 3D rendering, if possible, showing the new development and adjacent houses on either side, in the context of the streetscape.**

RPC15-4 Demolition of Potential Heritage Property - 2119 Halifax Street – The Tremaine Residence

Recommendation

1. That *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* be amended to remove the property listed as Item 7.12 (the Tremaine Residence located at 2119 Halifax Street) from Schedule A.

2. That the City Solicitor be instructed to prepare the required bylaw amendment.
3. That this report be forwarded to the February 23, 2015 City Council meeting.

The following addressed the Commission:

- Sue Luchuck, City Planner, provided a brief overview; and
- Shawn Farrow, representing Westland Ventures.

Daryl Posehn moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC14-5 Application for Zoning Bylaw Amendment (14-Z-20) - 2011 Van Egmond Place

Recommendation

1. That the application to rezone Lots 1C in Block 1, Plan No. 82R42545 located at 2011 Van Egmond Place from R6- Residential Multiple Housing Zone to PS- Public Service Zone, be APPROVED.
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 February 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Laureen Snook moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Daryl Posehn moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:07 p.m.

Chairperson

Secretary