

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 25, 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: Councillor Mike O'Donnell, in the Chair  
Councillor Barbara Young  
Pam Dmytriw  
Phil Evans  
Adrienne Hagen Lyster  
Ron Okumura  
Daryl Posehn  
Laureen Snook  
Kathleen Spatt

Regrets: Councillor Jerry Flegel  
Phil Selenski

Also in Attendance: Council Officer, 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

(The meeting commenced in the absence of Daryl Posehn.)

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

**Kathleen Spatt moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 4, 2015 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC15-16 Discretionary Use Application (14-DU-24) Planned Group of Apartment Buildings - 5501 & 5601 Parliament Avenue – Harbour Landing Subdivision

---

**Recommendation**

1. That the Discretionary Use Application for a planned group of two, four storey Apartment Buildings, located at 5501 and 5601 Parliament Avenue, being Lot DD, Plan 101926436, Harbour Landing 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-3.3 inclusive, prepared by Northern Property REIT, Calgary, Alberta and dated January 27, 2015; 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 April 27, 2015 City Council meeting.

The following addressed the Commission:

- Louise Mohr, representing Beaucorp Ventures;
- Evan Hunchak, representing Dream Development; and
- Paul Dick and Ryan Stannard, representing Northern Property.

(Daryl Posehn arrived during Mr. Dick’s presentation.)

**Phil Evans moved that the recommendation contained in the report be concurred in.**

**Laureen Snook moved, in amendment, AND IT WAS RESOLVED, that the landscape plan that was provided to members of the Commission be revised to show the removal of the parallel portion that appears as 25<sup>th</sup> Avenue, and that it be provided to City Council together with a stated assurance that 25<sup>th</sup> Avenue is not affected by this development.**

**The main motion, as amended, was put and declared CARRIED.**

RPC15-17 Application for Partial Road Closure (15-CL-01) - Portion of 5th Ave (adjacent to 1175 5th Avenue and 1120 Osler Street)

---

**Recommendation**

1. That the application for the closure and sale of a portion of 5<sup>th</sup> Avenue right-of-way as shown on the attached plan of proposed subdivision

prepared by Scott L Colvin, S.L.S. , dated December 17, 2014 and legally described as follows, be APPROVED:

- a) "Part of Fifth Avenue, Registered Plan No. Old 33"
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the April 27, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

**Councillor Young moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in after the removal of Appendix A-4.**

RPC15-18      Application for Zoning Bylaw Amendment (15-Z-01) - Rezoning HC to MAC - 3217 Eastgate Drive

---

**Recommendation**

1. That the application to rezone Lot 1C, Block A, Plan No. 01RA20975 located at 3217 Eastgate Drive from HC-Highway Commercial Zone to MAC-Major Arterial Commercial 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 April 27, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

Alton Tangedal, representing Alton Tangedal Architect Ltd., addressed the Commission.

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

ADJOURNMENT

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 4:58 p.m.

---

Chairperson

---

Secretary