



Regina Planning Commission

**Tuesday, October 31, 2023
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Tuesday, October 31, 2023**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held October 3, 2023

Administration Reports

RPC23-28 Zoning Bylaw Amendment – 500 Prince of Wales Drive - PL202300134

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the rezoning of the subject properties, as shown in Appendix A-1, from UH - Urban Holding Zone to IH – Industrial Heavy Zone (AP – Aquifer Protection Overlay Zone) consisting of:
 - a. Parcel B, Plan 101888556, Ext 0
 - b. Parcel B, Plan 101136574, Ext 58
 - c. NE Section 3, Township 18, Range 19, W2M
 - d. SE Section 3, Township 18, Range 19, W2M
2. Approve amendments to *Design Regina: The Official Community Plan, Bylaw No. 2013-48*, and *The Regina Zoning Bylaw, 2019, Bylaw No. 2019-19*, as outlined in Appendix B and amend Zoning Maps 3092(B), 3093(B), 3094(B), 3292(B), 3293(B), 3292(A), and 3293(A) accordingly.
3. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
4. Approve these recommendations at its meeting on November 8, 2023.

RPC23-29 Zoning Bylaw Amendments – Backyard Suite

Recommendation

The Regina Planning Commission recommends that City Council:



OFFICE OF THE CITY CLERK

1. Approve amendments to *The Regina Zoning Bylaw, 2019, Bylaw No. 2019-19* (Zoning Bylaw), relating to the Backyard Suite regulations as described in Appendix A.
2. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
3. Approve these recommendations at its meeting on November 8, 2023.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, OCTOBER 3, 2023

AT A MEETING OF 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: John Aston, in the Chair
Councillor Shanon Zachidniak
Frank Bojkovsky
Biplob Das
Brent Kobes
Jesse Hopkins
Kathleen Wilson
Celeste York

Regrets: Councillor John Findura
Councillor Terina Nelson
Maynard Sonntag

Also in Attendance: Council Officer, Martha Neovard
Legal Counsel, Cheryl Willoughby (Videoconference)
Executive Director, City Planning & Community Development,
Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
Manager, City Planning, Ben Mario
Senior City Planner, Larrah Olynyk

(The meeting commenced in the absence of Kathleen Wilson.)

ACKNOWLEDGEMENTS

Chairperson John Aston made formal remarks acknowledging the passing of Donald Barr, former Director of Assessment, Tax & Real Estate at the City of Regina and offered condolences to his friends and family on behalf of the Regina Planning Commission.

APPROVAL OF PUBLIC AGENDA

Brent Kobes moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved at the call of the Chair with the following adjustment:

ADD The List of Delegations

ADOPTION OF MINUTES

Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held

on September 5, 2023 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC23-25 Zoning Bylaw Amendment & Official Community Plan Amendment –
Provincial Capital Commission PL202300131

Recommendation

The Regina Planning Commission recommends that City Council:

1. Amend the Design Regina: Official Community Plan Bylaw 2013-48 Map 1 Growth Map from Future Long-Term Growth to New Employment Lands, as indicated on Appendix B-1.
2. Approve the application to rezone the above-mentioned lands to UH – Urban Holding and I – Institutional as indicated on Appendix A-1 and amend Zoning Maps 2882(A), 2882(B), 2883(A), 2883(B), 3082(A), 3082(B), 3083(A) and 3083(B) accordingly.
3. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
4. Approve these recommendations at its meeting on October 11, 2023.

The following addressed the Commission:

- Jenna Schroeder, representing the Provincial Capital Commission, Regina, SK

(Kathleen Wilson joined the meeting.)

- Diana Hawryluk, representing Veracity Planning Solutions, and Leah Lopez, representing Health Infrastructure, SaskBuilds and Procurement, Regina, SK

Jesse Hopkins moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED/LOST.

RESULT:	CARRIED [Unanimous]
MOVER:	Member Hopkins
IN FAVOUR:	Members: Bojkovsky, Das, Hopkins, Kobes, Wilson, York, and Aston
AGAINST:	Councillor Zachidniak

RPC23-26 Concept Plan Amendment; Zoning Bylaw Amendment; Discretionary Use –
1501 West Market Street – PL202300102, PL202300103, PL202300104

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the proposed amended Westerra Phase 1 Concept Plan, as shown on Appendix E.
2. Approve the application to rezone Parcels 1 and 3, as shown on Appendix F, and legally described as, respectively, Blk/Par 1 – Plan 102412033 Ext 0 and Blk/Par 3 – Plan 102412033 Ext 0 from MH - Mixed High-Rise Zone to RL - Residential Low-Rise Zone.
3. Approve the discretionary use to allow planned group of dwellings on Parcels 1 and 3, as shown on Appendix F, and legally described as, respectively, Blk/Par 1 – Plan 102412033 Ext 0 and Blk/Par 3 – Plan 102412033 Ext 0, subject to compliance with the following development standards and conditions:
 - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3.1, prepared by New Rock Developments, dated May 19, 2023.
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
4. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
5. Approve these recommendations at its meeting on October 11, 2023.

The following addressed the Commission:

- Brian Lunde, Regina, SK
- Leanne Golding-Guest, Regina, SK
- Cam Ens, New Rock Developments Inc., Regina, SK
- Blair Forster and Paul Gregory, Forster Harvard Development Corp., Regina, SK

RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's *Procedure Bylaw, Bylaw No. 9004*, John Aston called for a 30 minute recess.

The Commission recessed at 5:30 p.m.

The Commission reconvened at 6:01 p.m.

Frank Bojkovsky moved, **AND IT WAS RESOLVED**, that communication RPC23-27 from Trevor and Fallon Hack, Regina, SK, be received and filed.

Frank Bojkovsky moved that the recommendations contained in the report be concurred in with the following amendment:

That the September 20, 2023 response letter from the applicant Forster-Harvard to Westerra residents be attached to the report as Appendix G.

The motion was put and declared **CARRIED**.

RESULT:	CARRIED [Unanimous]
MOVER:	Member Bojkovsky
IN FAVOUR:	Members: Bojkovsky, Das, Hopkins, Kobes, Wilson, and Aston Councillor Zachidniak
AGAINST:	Member York

ADJOURNMENT

Kathleen Wilson moved, **AND IT WAS RESOLVED**, that the meeting adjourn.

The meeting adjourned at 6:21 p.m.

Chairperson

Secretary



Zoning Bylaw Amendment – 500 Prince of Wales Drive - PL202300134

Date	October 31, 2023
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC23-28

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the rezoning of the subject properties, as shown in Appendix A-1, from UH - Urban Holding Zone to IH – Industrial Heavy Zone (AP – Aquifer Protection Overlay Zone) consisting of:
 - a. Parcel B, Plan 101888556, Ext 0
 - b. Parcel B, Plan 101136574, Ext 58
 - c. NE Section 3, Township 18, Range 19, W2M
 - d. SE Section 3, Township 18, Range 19, W2M
2. Approve amendments to *Design Regina: The Official Community Plan, Bylaw No. 2013-48*, and *The Regina Zoning Bylaw, 2019, Bylaw No. 2019-19*, as outlined in Appendix B and amend Zoning Maps 3092(B), 3093(B), 3094(B), 3292(B), 3293(B), 3292(A), and 3293(A) accordingly.
3. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
4. Approve these recommendations at its meeting on November 8, 2023.

ISSUE

As part of a boundary alteration decision on March 22, 2023, City Council directed Administration to bring forward a bylaw rezoning the subject lands (identified in Appendix A-1) from UH – Urban Holding Zone to IH – Heavy Industrial Zone (CM23-27). This report provides the specific recommendations that are necessary to implement that direction, and also recommends rezoning of the existing landfill site for consistency and continuity.

IMPACTS

Policy/Strategic Impact

The recommendations align with the City of Regina's (City) strategic priority of Economic Prosperity, by advancing economic growth opportunities for Regina and region.

These strategic priorities recognize the relationship we all share with the land. This recognition is an acknowledgement to the community we serve and ourselves that we, the City, have a collective responsibility to ensure the land's use and viability for future generations is looked after.

Environmental impacts

The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

Future developments on the subject lands will be required to adhere to zoning regulations of the IH – Industrial Heavy Zone, the AP - Aquifer Protection Overlay Zone, and all other applicable Zoning Bylaw requirements.

There are no accessibility, financial, labour, legal/risk or other impacts.

OTHER OPTIONS

Council may decide not to approve the proposed rezoning. In this case, the existing landfill lands and annexed lands would remain as UH - Urban Holding Zone. This is not recommended as it is best to have the zoning reflect land use and there may be limitations on future uses if the subject lands are left in the UH – Urban Holding Zone.

COMMUNICATIONS

Public engagement included a public notice letter submitted to landowners within 75 metres of the Subject Property, posting on the City's website, signage posted on-site. No comments were received.

Interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered.

Public notice of the public hearing required to be conducted when City Council considers the proposed bylaws will also be given in accordance with *The Public Notice Policy Bylaw, 2020*.

DISCUSSION

The City of Regina applied to alter its municipal boundaries to incorporate certain lands situated in the northeast sector of the city, lying east of the landfill.

The annexation of these lands received Ministerial approval June 15, 2023. The proposed amendments in this report support additional land requirements for public services, including a Fleet Training Yard (currently being built), a Waste Management Facility (currently in operation) as well as potential storage of industrial equipment, reclaimed asphalt, concrete to be crushed, etc. and crushing activities.

OCP Amendments

The proposed amendments to the OCP (Appendix B) will recognize the annexed lands as a 'New Employment Area' on Map 1 – Growth Plan and Map 5 – Transportation. All other relevant maps will be updated to reflect the new City boundaries. These changes help support the OCP's goals and policies regarding economic growth and development and the community priority to foster economic prosperity.

Zoning Bylaw Amendments

The proposed amendments to the Zoning Bylaw include rezoning the recently annexed lands as well as the current landfill site, shown on Appendix A-1, from UH - Urban Holding Zone to IH – Industrial Heavy Zone in the Zoning Bylaw. This zoning change will accommodate a wide range of existing and other industrial activities anticipated for the area, but as City-owned lands, land uses would ultimately be limited to the City's public service needs. The AP – Aquifer Protection Overlay Zone will also be applied to the lands representing a high sensitivity zone. This overlay zone is intended to protect the Regina aquifer system and ground water resources from contamination. The zoning regulations associated with the overlay include provisions such as requiring aquifer protection plans to be prepared in support of industrial developments.

DECISION HISTORY

At its meeting held March 22, 2023, City Council considered report CM23-7 - City Boundary Alterations and adopted a resolution to: Direct Administration to give public notice of Council's intention to consider a bylaw rezoning the annexed lands to IH - Industrial Heavy Zone and develop an annexation implementation plan that includes any consequential bylaw amendments required to enable the imposition and collection of development charges and the continuation of other applicable operational practices within the annexed area for consideration at a future meeting of City

Council.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



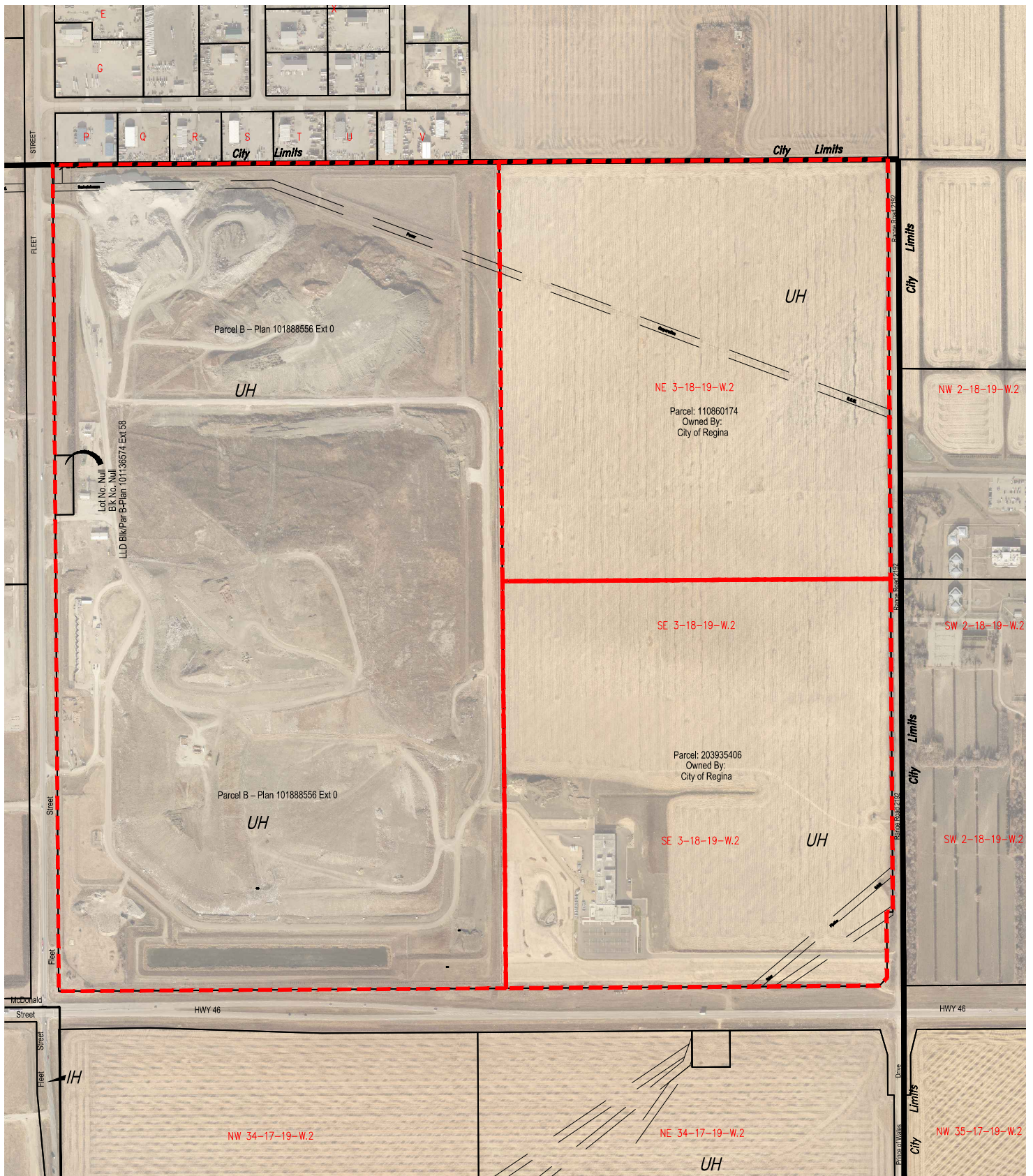
Deborah Bryden, Executive Director
City Planning & Community Development

Prepared by: Larrah Olynyk, Senior City Planner

ATTACHMENTS

Appendix A-1 - Subject Property

Appendix B - Proposed OCP and Zoning Bylaw Amendments Report



Date of Photography : 2020

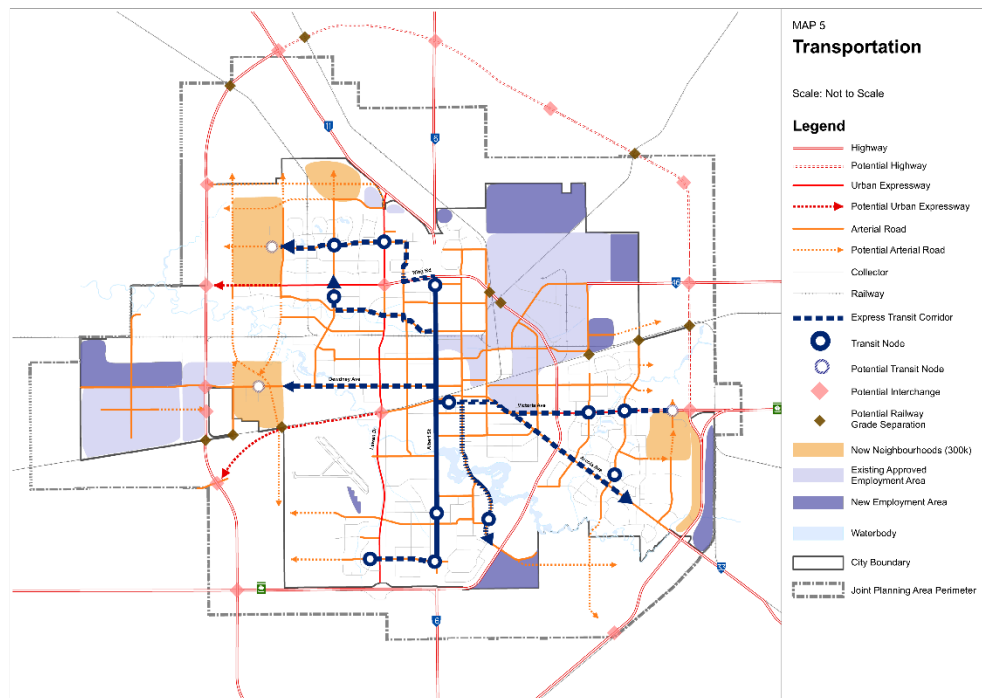
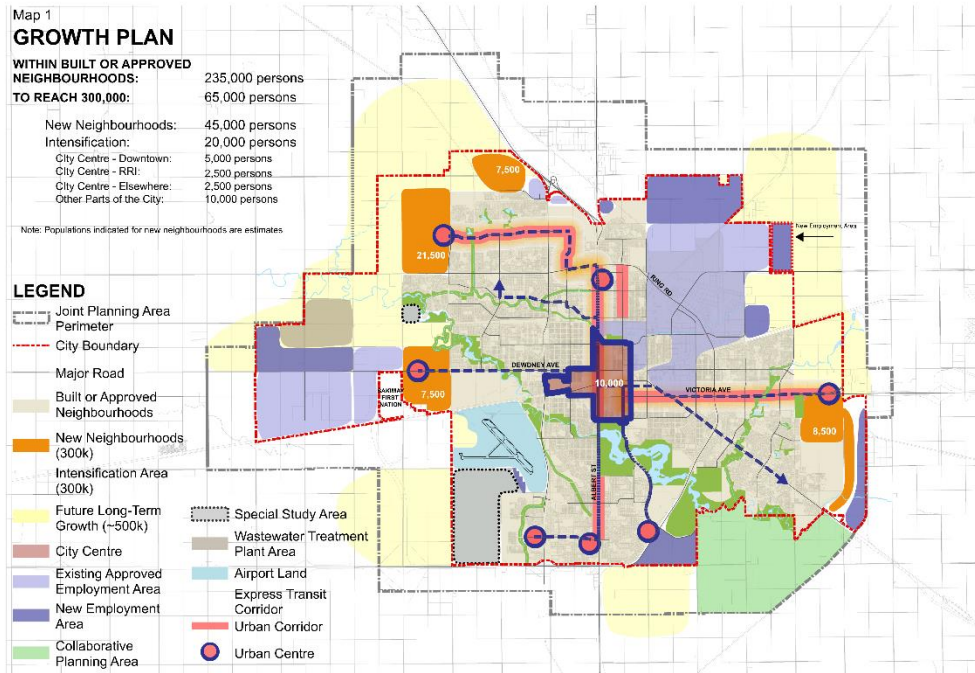


Subject Property



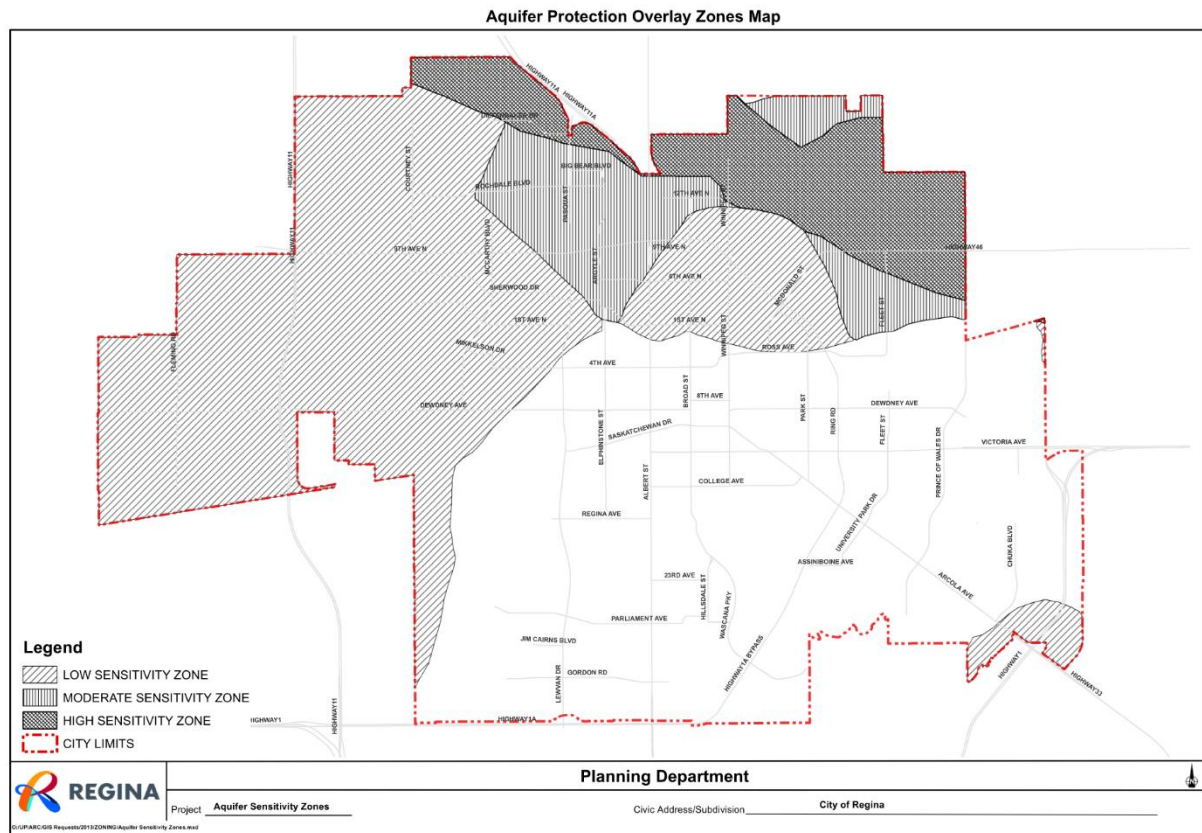
Proposed Official Community Plan Amendments

1. Amend all maps, excluding Map 1a, to update municipal boundaries to reflect the alteration of municipal boundaries on June 15, 2023.
2. Amend Maps 1 – Growth Plan and Map 5 – Transportation to identify the subject lands as ‘New Employment Areas’



Proposed Zoning Bylaw Amendments

1. Amend Figure 8B.F1 – Aquifer Protection Overlay Zone to include the annexed lands and amend zoning maps 3092(B), 3093(B), 3094(B), 3292(B), 3293(B), 3292(A), and 3293(A) in Chapter 9 to apply the aquifer protection overlay zone:





Zoning Bylaw Amendments – Backyard Suite

Date	October 31, 2023
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC23-29

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019, Bylaw No. 2019-19* (Zoning Bylaw), relating to the Backyard Suite regulations as described in Appendix A.
2. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
3. Approve these recommendations at its meeting on November 8, 2023.

ISSUE

Backyard suites have been permitted in residential zones since June 2022. Administration has worked with applicants or persons interested in development of backyard suites and is proposing minor amendments to help facilitate the development of this building form. These amendments aim to provide additional flexibility in development standards, clarity in interpretation and eliminate typographical errors in the current zoning regulations.

IMPACTS

Financial Impact

Backyard Suites are eligible under the City of Regina's (City) *Housing Incentive Policy*. The amendments are intended to encourage more development of this housing form and may result in more applications under this program.

Policy/Strategic Impact

The proposed zoning amendments support the goals of the City's *Community Safety & Well-being* strategic priority by facilitating additional housing options and strengthening community level economic prosperity citywide. In alignment with the *Comprehensive Housing Strategy*, the zoning amendment will remove a barrier and support a diverse community by delivering immediate housing solutions within various building forms to the people of all stages of life, income and abilities.

These strategic priorities recognize the relationship we all share with the land. This recognition is an acknowledgement to the community we serve and ourselves that we, the City, have a collective responsibility to ensure the land's use and viability for future generations is looked after.

Environmental Impact

Backyard Suites contribute to the gentle densification of the neighbourhood this is in alignment with the Energy & Sustainability Framework.

There are no accessibility, labour, legal/risk or other impacts.

OTHER OPTIONS

1. Refer the amendments back to Administration. If City Council has specific concerns with the proposal, it may refer the amendments back to Administration to address or make additional recommendations and direct that the report be reconsidered by Regina Planning Commission or brought directly back to Council following such further review.
2. Deny the proposed amendments. This would prohibit the development of Backyard Suites in additional residential lots within the city and also maintain the status quo in current Backyard Suite Design Development Standards.

COMMUNICATIONS

Public notice of the public hearing required to be conducted when City Council considers the proposed bylaw amendments will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

DISCUSSION

Background

Backyard Suites are a type of secondary dwelling unit on a residential lot. These suites add diversity, options, and affordability to the housing mix within the city for people in all stages of life. They can serve as housing for multi-generational families within the same property boundary or

provide extra income to the property owners. Backyard Suites also contribute to the gentle densification of the neighbourhood.

Backyard suites were introduced as pilot projects in 2013, 2014, and 2016 in Greens on Gardiner, Harbour Landing and in infill neighbourhoods, respectively. Public consultations were conducted between 2019 and 2022 to gather feedback on the pilot projects and interest in general. As a result, in June 2022, the Zoning Bylaw was amended to allow Backyard Suites as a permitted land use in residential zones with necessary regulations.

Proposal

After Backyard Suites were allowed as a permitted land use, feedback has been received from applicants and designers. While generally accepted, some key concerns were identified, which present barriers to development. The general concerns are the degree of restrictions, and complexity in applying and interpreting the development standards. The concerns led to these adjustments being brought forward to provide flexibility in design and eliminate identified barriers. While balancing potential impact on neighbouring property, this proposal intends to address the following issues:

1. Allowing Backyard Suites in more residential zones

The current Zoning Bylaw allows Backyard Suites on the same lot as a single detached dwelling. Backyard Suites are also allowed on lots with row houses but only in the Residential Low-Rise (RL) and Residential High-Rise (RH) zones. The recommended amendment proposes to allow Backyard Suites on lots with row houses in the Residential Neighbourhood (RN) and Residential Urban (RU) zones. This will create an opportunity to accommodate a Backyard Suite on lots that currently do not allow for typical secondary suites.

2. Floor Area

Intending to align with secondary suite requirements, the Zoning Bylaw currently uses a complex calculation to determine the maximum size of a Backyard Suite. More specifically, the gross floor area is limited to the lesser of 40 per cent of the combined gross floor area of the principal unit and proposed backyard suite, or 80 square metres. Applicants have expressed concerns about the calculation and that it also restricts potential development situations that should be of no concern.

To address this issue, this proposal recommends that the maximum size of a backyard suite would be limited to the lesser of 80 square meters or the floor area of the principal dwelling. This simplifies the regulation and allows for slightly larger backyard suites on lots that contain smaller principal dwelling. Previously, a principal dwelling would need to be 120 square meters to allow for a backyard suite at 80 square meters, whereas under the proposed bylaw a principal dwelling would need to be 80 square meters to allow a backyard suite of the same size.

3. Building Height

The current maximum building height of a Backyard Suite is 5.8 metres, which is the same height allowed in the infill pilot projects. Maximum height for the pilot projects in Harbour Landing and Greens on Gardiner was set to 7.5 metres. The intent for limiting the height to 5.8 meters was limit

impact on neighbouring properties to the extent possible, while allowing for livable dwelling spaces. However, as per the feedback from stakeholders, the height requirement is difficult to achieve without limiting functionality and liveability of the dwelling unit and deterring development of Backyard Suites.

The amendment proposes a maximum building height of 6.5 metres to balance the functional needs of the dwelling units while still limiting impacts to neighbouring properties.

4. Housekeeping Items

A few typographical errors listed in Appendix A have been discovered in the current Zoning Bylaw related to the Backyard Suite throughout the use of the bylaw. The proposed amendment will correct those errors and provide consistency and clarity in the regulations.

DECISION HISTORY

At its meeting held June 15, 2022, City Council considered report CR22-71 and adopted a resolution to approve amendments to *The Regina Zoning Bylaw, 2019* to allow Backyard Suites as a permitted land use in residential zones.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Executive Director
City Planning & Community Development

Prepared by: Larrah Olynyk, Senior City Planner

ATTACHMENTS

Appendix A - Proposed Zoning Amendments

Amendment No.	Affected Zones, Sections (A)	Existing Regulation (B)	Proposed Regulation (C)	Rationale (D)	Category (E)
Chapter 2 – Interpretation, Land Use Specific Regulations & Site Design Standards					
1.	Table 2C.T2, Section T2.1	Currently, Building, Detached with only one principal Dwelling Unit, allows a Backyard Suite.	Remove restriction to allow for backyard suite to be constructed on lot with more than one principal dwelling.	This allows the opportunity for the lots with more than one principal dwelling unit to develop a backyard suite where the site has the capacity to develop.	Flexibility
2.	Table 2C.T2, Section T2.2	Currently, Building, Row with only one principal Dwelling Unit on a lot, allows a Backyard Suite.	Remove restriction to allow for backyard suite to be constructed on lot with more than one principal dwelling. Add RN – Residential Neighborhood Zone and RU – Residential Urban Zone to the current permitted zone list.	This allows row buildings with any number of units on one lot to develop a backyard suite. This unlocks the opportunity for more residential lots zoned RN and RU to develop a backyard suite where the subject site has a capacity.	Flexibility
3.	Subsection 2C.3.2 (1)	(1) A Dwelling, Backyard Suite shall not have a Gross Floor Area more than the lesser of : (a) 40% of the gross floor area of the principal dwelling; or (b) 80 square metres, where the calculation of gross floor area shall exclude the portions of the Accessory Building used as a garage.	(1) A Dwelling, Backyard Suite shall not have a floor area more than the lesser of : (a) Floor area of the principal dwelling; or (b) 80 square metres, where the calculation of gross floor area shall exclude the portions of the Accessory Building used as a garage.	This change simplifies the regulation and allows for a slightly larger backyard suite on a lot that contains a smaller principal unit.	Flexibility
Chapter 3 – Residential Zones					
4.	Residential Neighbourhood Zone (Table 3A.T2) Residential Urban Zone (Table 3B.T2) Residential Low-Rise Zone (Table 3C.T2) Residential High-Rise Zone (Table 3D.T2)	The current land use table does not include “Dwelling, Backyard Suite” under Land Use Group as a Permitted Land Use.	Add a new Section T2.9. Include Dwelling, Backyard Suite” under the Land Use Group. Indicate Dwelling, Backyard Suite as Permitted Use. Add the following texts under Land Use Specific Regulations:	This change is required for consistency and clarity in interpretation.	Clarity

Amendment No.	Affected Zones, Sections (A)	Existing Regulation (B)	Proposed Regulation (C)	Rationale (D)	Category (E)
	Residential Detached Zone (Table 3F.T2)		"Refer to Subpart 2C.3 in Chapter 2 of the Zoning Bylaw for land use specific regulations."		
5.	Residential Urban Zone (Table 3B.T5) Residential Low-Rise Zone (Table 3C.T5) Residential High-Rise Zone (Table 3D.T5) Residential Detached Zone (Table 3F.T5)	Paragraph T5.3(1)(a)(ii)(B) states that in a scenario where the lot does not adjoin a public lane, the minimum rear yard setback is 4.0 metres for RU zone, 5.0 metres for RL zone, 6.0 metres for RH zone and 7.0 metres for R1 zone respectively.	Amend the noted rear yard setback to 3.0 metres in RU, RL, RH and R1 zones and make it consistent with standards in the RN zone.	This amendment corrects typographical errors.	Typo
6.	Residential Neighbourhood Zone (Table 3A.T5) Residential Urban Zone (Table 3B.T5) Residential Low-Rise Zone (Table 3C.T5) Residential High-Rise Zone (Table 3D.T5) Residential Detached Zone (Table 3F.T5)	Subsection T5.5(2) states the maximum building height for a Dwelling, Backyard Suite is 5.8 metres.	Amend the maximum building height for a Dwelling, Backyard Suite to 6.5 metres.	The current height limits the functionality of the unit on top of the garage. This change will provide flexibility in suite design while balancing impacts on the adjoining properties.	Flexibility