

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 5, 2018

AT A MEETING OF REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair  
Councillor Bob Hawkins  
Councillor Barbara Young  
David Bale  
Frank Bojkovsky  
Simon Kostic  
Andre Kroeger  
Robert Porter  
Steve Tunison  
Celeste York

Regrets: Adrienne Hagen Lyster

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
City Clerk, Jim Nicol  
Executive Director, City Planning & Development, Diana Hawryluk  
Director, Assessment & Taxation, Deborah Bryden  
Director, Fire and Protective Services, Layne Jackson  
Fire Marshal, Randy Ryba  
Manager, Bylaw Enforcement, Chris Warren  
Manager, Development Engineering, Dustin McCall  
Senior City Planner, Ben Mario  
Historical Information & Preservation Supervisor, Dana Turgeon

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

**Steve Tunison moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 2, 2018 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC18-40 Discretionary Use Application (17-DU-25) – Residential Homestay at 3300 Albert Street

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**Recommendation**

1. That the discretionary use application for a proposed Residential Homestay located at 3300 Albert Street, being Lot 33, Block 694, Plan No. 10117829, in the Lakeview Subdivision be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall generally be consistent with the plans attached to this report as Appendix A-3.1, prepared by Midwest Surveys Inc. and dated January 9, 2018.
  - b) That one on-site parking space be provided inside the attached garage accessed from 22<sup>nd</sup> Avenue and that two on-site hard surfaced parking spaces be provided at the rear of the property accessed from the lane.
  - c) That a maximum of three guest rooms be available for short term accommodation at any one time.
  - d) The guest rooms shall not contain cooking facilities and that all cooking facilities are exclusively in the kitchen area.
  - e) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the September 24, 2018 meeting of City Council for approval.

The following addressed the Commission:

- Tracy Fahlman, representing the Regina Hotel Association; and
- Dr. Jamsheed Desai.

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

RPC18-41 Contract Zone Application (18-CZ-02) Proposed Religious Institution 320 Maxwell Crescent

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250*, to rezone 320 Maxwell Crescent, being Lot 1, Block 23, Plan R56670, from IA - Light Industrial Zone to C - Contract Zone, be denied.

2. That this report be forwarded to the September 24, 2018, meeting of City Council for denial.

The following addressed the Commission:

- D'Arcy Schenk, representing the Austrian Canadian Edelweiss Club of Regina; and
- Terry Murphy, representing the Regina Victory Church.

**Councillor Hawkins moved that the recommendation contained in the report be concurred in.**

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

**Councillor Hawkins moved, AND IT WAS RESOLVED:**

1. That the application to amend *Regina Zoning Bylaw No. 9250*, to rezone 320 Maxwell Crescent, being Lot 1, Block 23, Plan R56670, from IA - Light Industrial Zone to C - Contract Zone, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the September 24, 2018, meeting of City Council for approval.

#### TABLED AND SUPPLEMENTAL REPORTS

RPC18-39 Supplemental Report for Civic Naming Committee Guidelines Review

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##### **Recommendation**

That this report be received and filed.

Dana Turgeon, Historical Information & Preservation Supervisor, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

Stu Niebergall, representing Regina & Region Home Builders' Association, addressed the Commission.

**Councillor Hawkins moved, AND IT WAS RESOLVED, that this report be received and filed.**

RPC18-23 Civic Naming Committee Guideline Review

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##### **Recommendation**

1. That Regina Planning Commission approve the new Civic Naming Committee Guideline as in Appendix A;

2. That the Terms of Reference for the Civic Naming Committee be amended as in Appendix B to include a representative from Roadways and Transportation to address matters pertaining to signage, road planning and construction;
3. That the City Clerk be granted delegated authority to approve a street or park name change if:
  - a. The name poses a threat to health and safety and/or wayfinding; or
  - b. The commemorative name honouring a person has been misspelled.
4. That City Council be informed of street and park name changes approved by the City Clerk under delegated authority once per year via the Civic Naming Committee annual report;
5. That the Administration prepare a report on criteria to apply when writing a report addressing the historical legacy of the namesake by December 31, 2018 and submit the report for consideration to City Council.

**Councillor Hawkins moved that the recommendation contained in the report be concurred in.**

**Councillor Hawkins moved, in amendment, AND IT WAS RESOLVED, that the Regina Planning Commission review and make recommendations to City Council regarding the recommendation contained in RPC18-23, being the ‘Civic Naming Committee Guideline Review’, including Appendices A through F attached thereto, placed before the Regina Planning Commission by the City Administration.**

**Councillor Hawkins moved, in amendment, with respect to Appendix B, Proposed Terms of Reference - Civic Naming Committee, Composition, that the Committee membership be increased from 7 to 8 as follows:**

- **2 Representatives from the Office of the City Clerk be reduced to one representative;**
- **1 Representative Developer from the Development community be added; and,**
- **1 Representative being an elected member of Regina City Council be added.**

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

**Councillor Hawkins moved, in amendment, AND IT WAS RESOLVED, with respect to 5.1.6 of Appendix A of the Civic Naming Committee Guideline Review which reads “Developers will be allowed to name all *local roads* within a concept plan in accordance with these guidelines”, that the words, “Developers” be replaced with the words, “The Civic Naming Committee”.**

**Councillor Hawkins moved, in amendment, with respect to 4.9.1 of Appendix A of the Civic Naming Committee Guideline Review which reads, “Naming Quota**

**Requirements: Developers must ensure that 25% of street and 50% of park names within a concept plan bear a name with an indigenous connection":**

- That the word “Developers” be replaced with the words, “Civic Naming Committee”; and
- That the words “25% of street and 50% of park names” be replaced with the words, “significant number of street and park names.”

**Councillor Hawkins moved, AND IT WAS RESOLVED, that his amending motion be tabled for further consideration at the November 7, 2018 Regina Planning Commission meeting.**

**Councillor Young moved, AND IT WAS RESOLVED, that a supplemental report that includes further information based on the discussion at this meeting, be prepared for the November 7, 2018 Regina Planning Commission meeting.**

**Councillor Hawkins moved, AND IT WAS RESOLVED, that this report be tabled to the November 7, 2018 Regina Planning Commission meeting.**

#### ADMINISTRATION REPORT

RPC18-42 Applications for Zoning Bylaw Amendment and Sale of Dedicated Land (18-Z-07/18-SD-01) - 580 Quebec Street

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#### **Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone Block MB3, Plan No. 101909404 located at 580 Quebec Street from PS - Public Service to IA1 - Light Industrial Zone, be approved.
2. The application to sell dedicated land MB3, Plan No. 101909404 be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment and sale of dedicated land.
4. That this report be forwarded to the September 24, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

ADJOURNMENT

**Steve Tunison moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 7:22 p.m.

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Chairperson

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Secretary