

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 3, 2019

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: Councillor Barbara Young, in the Chair  
Councillor Jerry Flegel  
David Bale  
Frank Bojkovsky  
Biplob Das  
Adrienne Hagen Lyster  
Jacob Sinclair  
Steve Tunison  
Celeste York

Regrets: Councillor Bob Hawkins  
Andre Kroeger

Also in Attendance: Councillor Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
A/Executive Director, City Planning & Community Development, Fred Searle  
Senior Engineer, Max Zasada  
Senior Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Biplob Das moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 5, 2019 be adopted, as circulated.**

### ADMINISTRATION REPORTS

RPC19-22 Contract Zoning Amendment Application (19-CZ-04) Proposed Assisted Living Low-Rise Apartment 1512, 1516, 1520 & 1524 Victoria Avenue

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#### Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1512, 1516, 1520 and 1524 Victoria Avenue, being Lots 19 - 22, Block 350, Plan No. Old33 from R4A – Residential Infill Housing Zone to C – Contract Zone be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall generally conform to the attached plans labelled Appendix A-3.1 to A-3.4, prepared by Century West Construction, and dated February 15, 2019.
  - b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
  - c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
  - d. The development is conditional on consolidation of the subject lots.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

Stephen Onda, representing Sundog Developments Ltd., Alton Tangedal, representing Alton Tangedal Architect Ltd., and Paul Gregory, representing Century West Construction, addressed the Commission.

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC19-23 Concept Plan Amendment and Zoning Bylaw Amendment Applications  
(19-CP-01) & (19-Z-03) - The Towns, Phase 1E

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**Recommendation**

1. That the application to amend the Towns Concept Plan, as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
  - a. Proposed Lots 45 to 53 in Block 28 from DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone to R5-Medium Density Residential Zone; and
  - b. Proposed Lots 40-44 in Block 28 from DCD-12 – Direct Control District 12 to Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

Cathy Lawrence, representing Terra Developments Inc., and George Tsougrianis, representing Stantec, addressed the Commission.

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

**ADJOURNMENT**

**Biplob Das moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:03 p.m.

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Chairperson

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Secretary