

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 8, 2020

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  
Councillor Andrew Stevens (Videoconference)  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Jacob Sinclair (Videoconference)  
Celeste York (Videoconference)  
Tak Pham (Videoconference)  
Steve Tunison (Videoconference)

Regrets: Cheri Moreau

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby (Videoconference)  
Executive Director, City Planning & Community Development,  
Diana Hawryluk  
Director, Planning & Development Services, Fred Searle  
Manager, East Planning, Munir Haque (Videoconference)  
Manager, West Planning, Yves Richard (Videoconference)  
Senior City Planner, Michael Cotcher (Videoconference)  
Senior City Planner, Jeremy Fenton (Videoconference)

(The meeting commenced in the absence of Councillor Flegel.)

APPROVAL OF PUBLIC AGENDA

**Steve Tunison 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 forward by the Chairperson.**

ADOPTION OF MINUTES

**Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 3, 2020 be adopted, as circulated.**

(Councillor Flegel arrived at the meeting.)

## ADMINISTRATION REPORTS

RPC20-22 1378 Hamilton Street - Discretionary Use - PL202000049 -

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### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the following proposed uses located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, in Warehouse District: Food and Beverage, Restaurant; Retail, Trade; Institution, Training; Wholesale Trade, Indoor; Food & Beverage, Lounge; Service Trade, Clinic; Service Trade, Light; Service Trade, Personal.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Alton Tangedal Architect Ltd., dated January 27, 2017.
  - b. Future development must comply with City of Regina's Design Standards Manual and Standard for Drainage from Building Site and Parking Lot Development in order to obtain a building permit."
  - c. Installation or removal of any concrete and/or asphalt works on City of Regina rights of way required for the development may only be undertaken pursuant to a 3-Way Surface Works Agreement to be entered into between the owner/developer and the City.
  - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its July 29, 2020 meeting.

**Biplob Das moved that the recommendation contained in the report be concurred in.**

(Tak Pham arrived at the meeting.)

<b>Biplob Das</b>	<b>Yes</b>
<b>Frank Bojkovsky</b>	<b>Yes</b>
<b>Adrienne Hagen Lyster</b>	<b>Yes</b>
<b>Tak Pham</b>	<b>Yes</b>
<b>Jacob Sinclair</b>	<b>Yes</b>
<b>Steve Tunison</b>	<b>Yes</b>
<b>Celeste York</b>	<b>Yes</b>

**Councillor Jerry Flegel**      **Yes**  
**Councillor Andrew Stevens**      **Yes**  
**Councillor Barbara Young**      **Yes**

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

RPC20-23 1700 Elphinstone Street - Discretionary Use - PL201900075

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for Restaurant, Food and Beverage located at 1700 Elphinstone Street, being Block FF, Plan No. 84R29489 Ext 1, in Evraz Place.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by IBI Group and dated September 12, 2019 (A-3.1) and Reprise Architecture (A-3.2; A-3.3).
  - b. The Applicant shall enter into a Development Levy Agreement.
  - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve amendments to the *Regina Zoning Bylaw No. 2019-19*, in relation to signage, such that signs within Evraz Place shall comply with the sign regulations applicable to the MLM – Mixed Large Market Zone.
4. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its July 29, 2020 meeting, following the required public notice.

The following addressed the Commission:

- Tim Reid, representing Regina Exhibition Association Limited; and
- Ryan Babey, Colliers International, representing McDonald's Restaurants of Canada.

**Frank Bojkovsky moved that the recommendation contained in the report be concurred in.**

**Frank Bojkovsky**      **Yes**  
**Biplob Das**      **Yes**

<b>Adrienne Hagen Lyster</b>	<b>No</b>
<b>Tak Pham</b>	<b>Yes</b>
<b>Jacob Sinclair</b>	<b>Yes</b>
<b>Steve Tunison</b>	<b>Yes</b>
<b>Celeste York</b>	<b>Yes</b>
<b>Councillor Jerry Flegel</b>	<b>Yes</b>
<b>Councillor Andrew Stevens</b>	<b>Yes</b>
<b>Councillor Barbara Young</b>	<b>Yes</b>

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

RPC20-24 Cannabis Retailers - Zoning Amendments

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the amendments to *The Regina Zoning Bylaw, 2019 (No. 2019-19)* as specified in Appendix A.
2. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its July 29, 2020 meeting, following the required public notice.

The following addressed the Commission:

- Jill Anderson, representing Tweed Regina;
- Jason Drummond, representing Farmer Jane Cannabis Co.; and
- Landyn and Lori Uhersky, representing Wiid Boutique Inc.

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

**Councillor Andrew Stevens moved, in amendment, that the cannabis report that is due in 2021 include an economic impact of legalization of cannabis.**

<b>Councillor Jerry Flegel</b>	<b>Yes</b>
<b>Biplob Das</b>	<b>Yes</b>
<b>Adrienne Hagen Lyster</b>	<b>Yes</b>
<b>Tak Pham</b>	<b>Yes</b>
<b>Jacob Sinclair</b>	<b>Yes</b>
<b>Steve Tunison</b>	<b>Yes</b>
<b>Celeste York</b>	<b>Yes</b>
<b>Councillor Jerry Flegel</b>	<b>Yes</b>
<b>Councillor Andrew Stevens</b>	<b>Yes</b>
<b>Councillor Barbara Young</b>	<b>Yes</b>

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

The vote was called on the main motion, as amended.

<b>Councillor Jerry Flegel</b>	<b>Yes</b>
<b>Biplob Das</b>	<b>Yes</b>
<b>Adrienne Hagen Lyster</b>	<b>Yes</b>
<b>Tak Pham</b>	<b>Yes</b>
<b>Jacob Sinclair</b>	<b>Yes</b>
<b>Steve Tunison</b>	<b>Yes</b>
<b>Celeste York</b>	<b>Yes</b>
<b>Councillor Jerry Flegel</b>	<b>Yes</b>
<b>Councillor Andrew Stevens</b>	<b>Yes</b>
<b>Councillor Barbara Young</b>	<b>Yes</b>

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

#### ADJOURNMENT

**Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:53 p.m.

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Chairperson

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Secretary