

AT REGINA, SASKATCHEWAN, THURSDAY, AUGUST 13, 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  
Councillor Jerry Flegel (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Jacob Sinclair (Videoconference)  
Celeste York (Videoconference)  
Tak Pham (Videoconference)  
Steve Tunison (Videoconference)

Regrets: Councillor Andrew Stevens  
Frank Bojkovsky  
Biplob Das  
Cheri Moreau

Also in Attendance: Council Officer, Elaine Gohlke  
City Clerk, Jim Nicol  
Legal Counsel, Cheryl Willoughby (Videoconference)  
A/Executive Director, City Planning & Community Development,  
Karen Gasmol  
Director, Planning & Development Services, Fred Searle  
Manager, East Planning, Munir Haque (Videoconference)  
Manager, Social & Cultural Development, Emmaline Hill  
Senior City Planner, Femi Adegeye  
Historical Information & Preservation Supervisor, Dana Turgeon

APPROVAL OF PUBLIC AGENDA

**Steve Tunison 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 forwarded by the Chairperson.**

ADOPTION OF MINUTES

**Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 8, 2020 be adopted, as circulated.**

## ADMINISTRATION REPORTS

RPC20-28 2017 2018 2019 Annual Report

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### Recommendation

Regina Planning Commission recommends that City Council receive and file this report.

**Adrienne Hagen Lyster moved that this report be forwarded to City Council for information.**

<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 Barbara Young</b>	<b>Yes</b>

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

RPC20-26 Heritage Designation - 1938 Dewdney Avenue

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### Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application for designation of the Cameron & Heap Wholesale Grocery building located at 1938 Dewdney Avenue (as shown in Appendix A-1 and A-2), being Lots 16 – 20, Block 201L, Plan OLD33, as a Municipal Heritage Property.
2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate the Cameron & Heap Wholesale Grocery building as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
  - a. designate the subject property as Municipal Heritage Property;
  - b. identify the reasons for designation and character-defining elements as stated in Appendix C, Statement of Significance, to this report;
  - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
4. Upon adoption of a bylaw designating the subject property as Municipal

Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.

5. Approve these recommendations at its meeting on August 26, 2020.

Leasa Gibbons, representing Regina's Warehouse Business Improvement District, addressed the Commission.

**Jacob Sinclair moved that the recommendation contained in the report be concurred in.**

<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>Adrienne Hagen Lyster</b>	<b>Yes</b>
<b>Tak Pham</b>	<b>Yes</b>
<b>Councillor Barbara Young</b>	<b>Yes</b>

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

(Celeste York declared a conflict of interest on:

RPC20-25, Discretionary Use - 1915 & 1955 Retallack Street - PL202000087, citing her daughter's partnership in 1080 Architecture Planning + Interiors, and

RPC20-27, Heritage Inventory Removal – 56 Angus Crescent, citing an employee of her daughter being hired by the developer to write a statement of significance for the property,

abstained from discussion and voting, and left the meeting.)

RPC20-25 Discretionary Use - 1915 & 1955 Retallack Street - PL202000087

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of Dwelling, Group Care, Dwelling, Unit and Assembly, Community land uses located at 1915 and 1955 Retallack Street, being Lot A and B, Block 339, Plan No. 101887623 in the Cathedral neighbourhood.
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 1080 Architecture Planning + Interiors, dated April 23,

2020;

- b. The applicant shall enter into a Development Levy Agreement; and
- c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.

3. Approve these recommendations at its August 26, 2020 meeting.

Melissa Coomber-Bendtsen, representing YWCA Regina, addressed the Commission.

**Adrienne Hagen Lyster moved that the recommendation contained in the report be concurred in.**

<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>Councillor Jerry Flegel</b>	<b>Yes</b>
<b>Councillor Barbara Young</b>	<b>Yes</b>

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

RPC20-27 Heritage Inventory Removal – 56 Angus Crescent

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Remove the property known as the Bagshaw Residence, located at 56 Angus Crescent (as shown in Appendix A-1 and A-2), from the City's Heritage Inventory.
2. Approve this recommendation at its meeting on August 26, 2020.

The following addressed the Commission:

- Trish Elliott, representing the Cathedral Area Community Association;
- Jackie Schmidt, representing Heritage Regina; and
- Al Bashutski and Kaitlin Bashutski, representing Crawford Homes.

**Steve Tunison moved that the recommendation contained in the report be concurred in.**

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

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

ADJOURNMENT

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

The meeting adjourned at 5:26 p.m.

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Chairperson

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Secretary