

AT REGINA, SASKATCHEWAN, WEDNESDAY, JANUARY 6, 2021

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 John Findura, in the Chair  
Councillor Terina Shaw  
Councillor Shanon Zachidniak (Videoconference)  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Cheri Moreau (Videoconference)  
Tak Pham (Videoconference)  
Jacob Sinclair (Videoconference)  
Celeste York (Videoconference)

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, Licensing & Parking Services, Dawn Schikowski  
(Videoconference)  
Senior City Planner, Ben Mario (Videoconference)

APPOINTMENT OF VICE-CHAIRPERSON

The Chairperson called the meeting to order and following nomination procedures for the position of Vice-Chairperson, Adrienne Hagen Lyster was declared Vice-Chairperson of Regina Planning Commission for 2021.

APPROVAL OF PUBLIC AGENDA

**Councillor Terina Shaw moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Cheri Moreau moved, AND IT WAS RESOLVED, that the minutes for the meeting held on December 9, 2020 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC21-1 409 Maxwell Crescent- Discretionary Use Application (PL202000203)

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed "Storage, Outdoor" land use located at 409 Maxwell Crescent, being Lot 11, Block 21, Plan No. 77R56670.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3, dated Oct 2, 2020.
  - b. The development shall comply with the City of Regina's Standard for Drainage from Building Sites and Development Standard Manual.
  - c. The proposed development is located within the low aquifer sensitivity zone; no excavation in relation to the development shall exceed a depth of 6.0 m in accordance with *The Regina Zoning Bylaw, 2019*.
  - d. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
3. Approve these recommendations at its January 13, 2021 meeting, following the required public notice.

Glen Hill, Colliers International, representing Maxcom Properties Ltd. and Apex Distribution Inc., addressed the Commission.

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

	In Favour	Against
<b>Frank Bojkovsky</b>	✓	
<b>Biplob Das</b>	✓	
<b>Adrienne Hagen Lyster</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Jacob Sinclair</b>	✓	
<b>Celeste York</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>10</b>	<b>0</b>

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

RPC21-2 Heritage Designation - 1770 Halifax Street

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(Celeste York declared a conflict of interest, citing her daughter's employment with 1080 Architecture Planning + Interiors, abstained from discussion and voting, and temporarily left the meeting.)

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the designation of the original 1930 Municipal Justice Building located at 1770 Halifax Street (as shown in Appendix A), being Lot A, Block 289, Plan 90R36844, Ext 0, as a Municipal Heritage Property.
2. Instruct the City Clerk to issue and serve notice of Council's intention to consider a bylaw to designate the Municipal Justice 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 B, REG Evaluation Form attached 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 February 10, 2021.

**Biplob Das moved that City Council:**

- 1. Approve the designation of the original 1930 Municipal Justice Building located at 1770 Halifax Street (as shown in Appendix A), being Lot A, Block 289, Plan 90R36844, Ext 0, as a Municipal Heritage Property.**
- 2. Instruct the City Clerk to issue and serve notice of Council's intention to consider a bylaw to designate the Municipal Justice 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 B, REG Evaluation Form** attached 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 **January 13, 2021.**

	In Favour	Against
<b>Biplob Das</b>	✓	
<b>Adrienne Hagen Lyster</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Jacob Sinclair</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>9</b>	<b>0</b>

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

#### RPC21-3 Temporary Downtown Surface Parking Lots

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##### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Direct Administration to prepare amendments to *Design Regina: the Official Community Plan Bylaw No. 2013-48, Part B.4, the Regina Downtown Neighbourhood Plan* to accommodate temporary surface parking lots in Q2 of 2021.
2. Remove item MN20-14 from the Outstanding Items list.
3. Approve these recommendations at its meeting on January 13, 2021.

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

(Celeste York returned to the meeting.)

	In Favour	Against
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Celeste York	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak		✓
Councillor John Findura	✓	
	<b>9</b>	<b>1</b>

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

RPC21-4 Zoning Bylaw Amendments, Housekeeping and Administrative

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the amendments to *The Regina Zoning Bylaw, 2019-19* as directed by Appendix A of this report.
2. Direct the City Solicitor to prepare the necessary bylaws to amend *The Regina Zoning Bylaw, 2019*, to be brought forward to the meeting of City Council following approval of the recommendations by Council.
3. Approve these recommendations at its January 13, 2021 meeting.

**Cheri Moreau moved that the recommendation contained in the report be concurred in.**

	In Favour	Against
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Celeste York	✓	
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	<b>10</b>	<b>0</b>

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

ADJOURNMENT

**Councillor Terina Shaw moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:15 p.m.

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Chairperson

\_\_\_\_\_  
Secretary