

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 7, 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 (Videoconference)
Frank Bojkovsky (Videoconference)
Adrienne Hagen Lyster (Videoconference)
Cheri Moreau (Videoconference)
Tak Pham (Videoconference)
Jacob Sinclair (Videoconference)
Kathleen Wilson (Videoconference)
Celeste York (Videoconference)

Regrets: Councillor Shanon Zachidniak
Biplob Das

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby (Videoconference)
Executive Director, City Planning & Community Dev., Diana Hawryluk
A/Director, Planning & Development Services, Jen Stevenson
(Videoconference)
Manager, West Planning, Yves Richard
Manager, Planning & Partnerships, Janine Daradich (Videoconference)
Senior City Planner, Michael Cotcher (Videoconference)
Senior Engineer, Max Zasada (Videoconference)
City Planner II, Amarpreet Guliani (Videoconference)

APPROVAL OF PUBLIC AGENDA

Councillor Terina Shaw 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.

MINUTES APPROVAL

Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 3, 2021 be adopted, as circulated, after amending the vote on report RPC21-28 to remove Adrienne Hagen Lyster from the list and add Councillor Shanon Zachidniak as a vote in favour.

ADMINISTRATION REPORTS

RPC21-29 Dewdney Park Renaming

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the renaming of Dewdney Park to Buffalo Meadows Park.
2. Approve this recommendation at its meeting on April 14, 2021.

Joely BigEagle-Kequahtoway, representing Buffalo People Arts Institute, addressed the Commission.

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

The Clerk called the vote on the motion.

	In Favour	Against
Adrienne Hagen Lyster	✓	
Frank Bojkovsky	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw		✓
Councillor John Findura	✓	
	8	1

The motion was put and declared CARRIED.

RPC21-30 Discretionary Use - 4700 Parliament Avenue - PL202000200

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed "Service Trade, Wash- Light" (car wash) located at 4700 Parliament Avenue, being legally described as Blk/Par Y1, Plan 102350269 subject to the following standards and conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendices A3.1 - A3.2 inclusive, prepared by AECOM and dated October 16, 2020; and

- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw, 2019*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on April 14, 2021, following the required public notice.

Patricia Pan Davila, representing CTM Design Services, addressed the Commission.

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

The Clerk called the vote on the motion.

	In Favour	Against
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Frank Bojkovsky	✓	
Adrienne Hagen Lyster	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	9	0

The motion was put and declared CARRIED.

RPC21-31 Utility Easement in City Environmental Reserve Parcel - 4500 Parliament Avenue

Recommendation

Regina Planning Commission recommends that City Council:

1. Authorize the granting of an easement allowing for the construction, installation and maintenance of a private storm sewer line under the dedicated environmental reserve lands legally described as Surface Parcel #202988582, Blk/Par ER11 Plan 1021633081, for the benefit of those lands legally described as Surface Parcel #203368484, Blk/Par Z3 Plan 102256185, pursuant to section 202 of *The Planning and Development Act, 2007*.

2. Authorize the registration of an interest against the title with respect to the dedicated lands, based on the said easement.
3. Approve these recommendations at its meeting on April 14, 2021.

Evan Hunchak, representing Dream Development, addressed the Commission.

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

The Clerk called the vote on the motion.

	In Favour	Against
Frank Bojkovsky	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	9	0

The motion was put and declared CARRIED.

RPC21-32 Zoning Bylaw Amendment & Discretionary Use - 3215 & 3310 Lakeview Avenue - PL202000181 & PL20200018

(Celeste York declared a conflict of interest, citing her daughter's employment with 1080 Architecture Planning + Interiors, and Frank Bojkovsky declared a conflict of interest, citing a third party working relationship with the project earlier this year. Both Commission members abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

Regina Planning Commission recommends that City Council:

1. Authorize the exchange of the municipal reserve lands located at 3215 Lakeview Avenue, being Parcel R6, Plan No. 60R07552, in the Lakeview Subdivision in return for the City receiving the lands legally described as Block 83, Plan JF4373 located at 3301 Garnet Street in accordance with the terms of a formal agreement to be entered into pursuant to CR20-14.
2. Designate Block 83, Plan FJ4373 located at 3301 Garnet Street as municipal reserve upon the City obtaining title to said lands, as required by section 199 (3) of *The Planning and Development Act, 2007*.

3. Approve the application to rezone the lands located at 3215 Lakeview Avenue, being Parcel R6, Plan No. 60R07552 and a portion of the lands located at the southeast corner of 3310 Lakeview Avenue, being proposed Parcel E (currently Part of Parcel D, Plan No. 60R07552), in the Lakeview Subdivision, from PS - Public Service Zone to I - Institutional Zone.
4. Approve the proposed text amendment to the I - Institutional Zone within *The Regina Zoning Bylaw, 2019-19* to allow for a Transportation, Parking Lot as a discretionary use in specific circumstances, as detailed in Appendix A-3 to this report.
5. Approve the discretionary use application for the proposed development of "Transportation, Parking Lot" located at the southeast corner of 3310 Lakeview Avenue, being proposed Parcel E (currently Part of Parcel D, Plan No. 60R07552), in the Lakeview Subdivision, subject to compliance with the following development standards and conditions:
 - a. the development shall be generally consistent with the plans attached to this report as Appendix A-4, prepared by number TEN architecture group, dated March 15, 2021;
 - b. the applicant shall enter into a three-way agreement in accordance with the City's standard terms and conditions for any work related to the development that is required within the road right-of-way, including but not limited to sidewalks and access; and
 - c. the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
6. Authorize the Development Officer to issue a development permit concerning the discretionary use application upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
7. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
8. Approve these recommendations at its meeting on April 14, 2021.

The following addressed the Commission:

- Lisa McDonald, representing Lakeview Community Association; and
- James Holtom, representing JPH Consulting Ltd., Kevin Filteau, representing Ministry of Education, and Delaine Clyne, representing Regina Public Schools.

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

The Clerk called the vote on the motion.

	In Favour	Against
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	7	0

The motion was put and declared CARRIED.

(Celeste York and Frank Bojkovsky returned to the meeting.)

RPC21-33 YQR Runway Expansion - Official Community Plan Amendment

Recommendation

Regina Planning Commission recommends that City Council:

1. Amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* by including the recommendations of this report to:
 - (a) include reference to Map 9: Health and Safety in Policy 11.13 of Part A, Section D9, Goal 3;
 - (b) add the following new policy statements to Part A, Section D9, Goal 3, after Policy 11.14:
 - (i) "Policy 11.14A: Consult the Regina International Airport for any development in proximity to the airport.";
 - (ii) "Policy 11.14B: Consider long-term expansion plans of the Regina International Airport in planning and development decisions on lands in the vicinity of the airport, in consultation with the Regina International Airport.";
 - (c) replace the existing Map 9: Health and Safety with the Map 9: Health and Safety that is attached to this report as Appendix A-2; and
 - (d) replace the existing Map 10: Airport Vicinity with the Map 10: Airport Vicinity that is attached to this report as Appendix A-4.

2. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.
3. Approve these recommendations at its meeting on April 14, 2021.

James Bogusz and John Aston, representing Regina Airport Authority, addressed the Commission.

Celeste York moved that the recommendation contained in the report be concurred in.

The Clerk called the vote on the motion.

	In Favour	Against
Celeste York	✓	
Frank Bojkovsky	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	9	0

The motion was put and declared CARRIED.

RPC21-34 Zoning Bylaw Update - Industrial and Mixed-Use Zones

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the amendments to *The Regina Zoning Bylaw, 2019* as directed by Appendix A of this report.
2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.
3. Approve these recommendations at its meeting on April 14, 2021.

The following addressed the Commission:

- James Archibald, representing Arch Transco Ltd.; and
- Andrew Gottselig, representing HoopLife Basketball Inc.

Celeste York moved that the recommendation contained in the report be concurred in after replacing Appendix A with a revised Appendix A provided by the Clerk.

The Clerk called the vote on the motion.

	In Favour	Against
Celeste York	✓	
Frank Bojkovsky	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	9	0

The motion was put and declared CARRIED.

ADJOURNMENT

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

The meeting adjourned at 6:04 p.m.

Chairperson

Secretary