

AT REGINA, SASKATCHEWAN, TUESDAY, JUNE 7, 2022

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)  
Councillor Shanon Zachidniak  
John Aston  
Frank Bojkovsky  
Tak Pham (Videoconference)  
Maynard Sonntag  
Celeste York

Regrets: Biplob Das  
Cheri Moreau  
Kathleen Wilson

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
A/Executive Director, City Planning & Community Development,  
Deborah Bryden  
Director, Planning & Development Services, Autumn Dawson  
Manager, City Planning, Ben Mario  
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

**Councillor Shanon Zachidniak 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 May 10, 2022 be adopted, as circulated.**

### ADMINISTRATION REPORTS

RPC22-17 Proposed Concept Plan and Zoning Bylaw Amendment - 8701 Dewdney Avenue - PL202100226 and PL202100227

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#### Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Westerra Phase 1 Concept Plan (Land-Use Plan and Circulation Plan) by redesignating part of the Large Format Retail land use to low and medium-density residential land use and adopt the amended Concept Plan as set out in Appendix A-4.1 and A-4.2.
2. Approve the application to rezone portions of lands from the Westerra Phase 1, as shown in Appendix A-1; being part of Blk/Par A-Plan 102224393 Ext 1, located within the Westerra Concept Plan from MLM - Mixed Large Market Zone to:
  - a. RU – Residential Urban Zone;
  - b. RL - Residential Low-Rise Zone
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of the City Council following approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on June 15, 2022, following the required public notice.

The following addressed the Commission:

- Blair Forster and Paul Gregory, representing Westerra Development Corp., Regina; and
- Grant Mihalcheon, representing B & A Planning Group, Calgary, Alberta.

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

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Commission member: Bojkovsky
<b>IN FAVOUR:</b>	Councillors: Shaw, Zachidniak and Findura Commission members: Aston, Bojkovsky, Pham, Sonntag and York
<b>ABSENT:</b>	Das, Moreau and Wilson

RPC22-18 Discretionary Use Application - 2820 Narcisse Drive - PL202200027

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the Discretionary Use application for the proposed development of 106 units as seven “Building, Stacked” and nine “Building, Row” located at 2820 Narcisse Drive, being Parcel S, Plan 102136845 in the Hawkstone 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-3.1 and A-3.3, prepared by Robinson Residential Design Inc., dated March 9, and April 19, 2022.
  - b) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
2. Authorize the Development Officer to issue a notice of approval with respect to the application, upon 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 June 15, 2022.

Evan Lascue, representing Avana Developments Inc., Regina, addressed the Commission.

(Councillor Shanon Zachidniak left the meeting.)

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

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Commission member: York
<b>IN FAVOUR:</b>	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Pham, Sonntag and York
<b>ABSENT:</b>	Das, Moreau, Wilson and Zachidniak

## RPC22-19 Closure of Utility Parcels - 9501 9th Avenue N. - PL202200047

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve a resolution pursuant to section 172.1 of *The Planning and Development Act, 2007* with respect to Municipal Utility Parcels MU1 and MU2, Plan No. 102373321, as shown in Appendix A-3 to:
  - a. Declare that the municipal utility parcels are no longer required as municipal utility parcels; and
  - b. Direct Administration to cause the municipal utility parcel designations to be removed from title of the parcels.
2. Approve these recommendations at its June 15, 2022, meeting.

Evan Hunchak, representing Dream Development, Regina, addressed the Commission.

**John Aston moved that the recommendation contained in the report be concurred in.**

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Commission member: Aston
<b>IN FAVOUR:</b>	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Pham, Sonntag and York
<b>ABSENT:</b>	Das, Moreau, Wilson and Zachidniak

## RPC22-20 Zoning Bylaw Amendment - Backyard Suites Amendment

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* to allow for Backyard Suites as a permitted use as described in this report and in accordance with the regulations set out in detail in Appendix A.
2. Approve amendments to *The Housing Incentives Policy* to expand a five year, 25 per cent tax exemption to applicable Backyard Suites as described in this report and in accordance with amendments set out in detail in Appendix B.
3. Exempt the sign posting requirements, as allowed by *The Public Notice Policy Bylaw, 2020*, for the properties as noted in Appendix B that are being rezoned.
4. 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.

5. Approve these recommendations at its meeting on June 15, 2022.

Stu Niebergall, representing Regina & Region Homebuilders' Association, Regina, addressed the Commission.

**Maynard Sonntag moved that the recommendation contained in the report be concurred in.**

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Commission member: Sonntag
<b>IN FAVOUR:</b>	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Pham, Sonntag and York
<b>ABSENT:</b>	Wilson, Moreau, Das and Zachidniak

#### ADJOURNMENT

**John Aston moved, AND IT WAS RESOLVED, that the meeting adjourn.**

**The meeting adjourned at 5:39 p.m.**

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Chairperson

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Secretary