

AT REGINA, SASKATCHEWAN, TUESDAY, APRIL 11, 2023

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 Nelson (Videoconference)  
John Aston  
Frank Bojkovsky  
Biplob Das  
Brent Kobes  
Jesse Hopkins  
Maynard Sonntag (Videoconference)  
Kathleen Wilson  
Celeste York

Regrets: Councillor Shanon Zachidniak

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Community Development,  
Deborah Bryden  
Director, Planning & Development Services, Autumn Dawson  
Manager, City Planning, Ben Mario  
Senior City Planner, Jeremy Fenton  
Senior City Planner, Larrah Olynyk  
Senior Engineer, Justin Gibney  
City Planner II, Kimberly Hemm

Councillor Findura called the meeting to order.

RECESS

**Celeste York moved, AND IT WAS RESOLVED, that the meeting recess for 15 minutes, due to technical issues.**

The meeting recessed at 4:14 p.m.

The meeting reconvened at 4:24 p.m. with all members present except Councillor Shanon Zachidniak who had sent regrets.

APPROVAL OF PUBLIC AGENDA

**Celeste York 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

**John Aston moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 14, 2023 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC23-9 Contract Zone - 1720 12th Avenue - PL202200207

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 1720 12<sup>th</sup> Avenue, legally described as Lots 21-25 Block 303 Plan OLD33, from DCD-D – Downtown Direct Control District Zone to C - Contract Zone and to amend Zoning Map 2888 (A) accordingly.
2. Approve execution of a Contract Zone agreement between the City of Regina and the Applicant and the owner of the Subject Property, which shall include the following terms:
  - a. The Agreement shall allow for the carrying out a specific proposal described as: “Transportation, Parking Lot”.
  - b. The proposed development shall generally conform to the attached plan labelled “Appendix A-3”.
  - c. Any zoning-related detail not explicitly addressed in the Agreement shall be subject to the applicable provisions of *The Regina Zoning Bylaw 2019*, generally, and DCD-D – Downtown Direct Control District Zone, specifically.
  - d. If this Agreement is declared void or otherwise terminated or expires, the zoning of the subject properties shall revert to the DCD-D – Downtown Direct Control District Zone.
  - e. An interest based on the Agreement shall be registered in the land registry against the title to the subject lands at the Applicant’s cost pursuant to Section 69 of *The Planning and Development Act, 2007*.

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 April 26, 2023.

**Biplob Das 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 Das
<b>IN FAVOUR:</b>	Councillors: Nelson and Findura Commission members: Aston, Bojkovsky, Das, Kobes, Hopkins, Wilson, York
<b>ABSENT:</b>	Councillor Zachidniak and Commission member Sonntag

RPC23-10 Official Community Plan Amendment, Zoning Bylaw Amendment,  
Discretionary Use 1222 15th Avenue – PL202200275; PL202300049

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

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Amend Section 9.0 of Part B.8 (*Core Area Neighbourhood Plan*) of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by allowing a Building, Stacked, residential land use to be developed at the property located at 1222 15<sup>th</sup> Avenue, legally described as Lots 9 and 10, Block 421, Plan Old 33 (the Subject Property) as a policy exception, as described in this report.
2. Approve the application to rezone the Subject Property, legally described as Lots 9 and 10, Block 421, Plan Old 33, from RU – Residential Urban Zone to RL – Residential Low-Rise Zone and amend Zoning Map 2887(A) accordingly.
3. Approve an amendment to the Zoning Bylaw by repealing sections 3C.4.4(2)(a) and 3D.4.4(2)(a), allowing height exceptions for elevator or staircase enclosures, or mechanical penthouses in the RL and RH Zones.

4. Approve the discretionary use application for the proposed “Building, Stacked” residential development at 1222 15<sup>th</sup> Avenue, legally described as Lots 9-10 -Blk/Par 421-Plan OLD33 Ext 0, 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 Appendices A-3.1 - A-3.3; A-3.3a.
  - b) Lot 9-Blk/Par 421-Plan OLD33 Ext 0 and Lot 10-Blk/Par 421-Plan OLD33 Ext 0 shall be consolidated.
  - c) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
5. Subject to recommendations 1 through 3, authorize the Development Officer to issue a notice of approval with respect to the application.
6. 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.
7. Approve these recommendations at its meeting on April 26, 2023.

The following addressed the Commission:

- Tanya Dahms, Regina; and
- Edward Archibald, representing Archibald Building Group, Regina, and Jaden Janzen and LeeAnn Croft, representing 1080 Architecture, Regina.

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

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

<b>RESULT:</b>	CARRIED [8 to 1]
<b>MOVER:</b>	Commission member Das
<b>IN FAVOUR:</b>	Councillors: Nelson and Findura Commission members: Aston, Das, Kobes, Hopkins, Sonntag, Wilson
<b>AGAINST:</b>	Commission member Bojkovsky
<b>ABSENT:</b>	Councillor Zachidniak and Commission member York

(Celeste York returned to the meeting.)

RPC23-11 Discretionary Use Application – 4600 E Green Apple Drive - PL202200272

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed residential development “Building, Planned Group” of “Building, Stacked” at 4600 E Green Apple Drive, legally described as Blk/Par K Plan No. 102102387 Extension 0, subject to compliance with the following development standards and conditions:
  - a. The development shall be generally consistent with the plan attached to this report as Appendix B, prepared by North Ridge Development Corporation and dated December 22, 2022.
  - b. Except 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 development notice of approval with respect to the application.
3. Approve these recommendations at its meeting on April 26, 2023.

The following addressed the Commission:

- Andrew Howden, Regina; and
- Freya Marchuk, representing North Ridge Development Corporation, Regina.

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

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

<b>RESULT:</b>	CARRIED [7 to 3]
<b>MOVER:</b>	Commission member Celeste York
<b>IN FAVOUR:</b>	Councillor Findura Commission members: Aston, Bojkovsky, Kobes, Hopkins, Sonntag, Wilson
<b>AGAINST:</b>	Councillor Nelson Commission members: Das and York
<b>ABSENT:</b>	Councillor Zachidniak

RPC23-12 Zoning Amendment, Discretionary Use - 2340 Windsor Park Road - PL202200266; PL202200267

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 2340 Windsor Park Road, legally described as Blk/Par J Plan 101946281, from MH - Mixed High-Rise to RL - Residential Low-Rise Zone, by removing the H - Holding Overlay Zone and amending Zoning Maps 3287(A) and 3287(B) accordingly.
2. Approve the discretionary use application for the proposed residential development "Building, Planned Group" at 2340 Windsor Park Road, legally described as Blk/Par J-Plan 101946281, 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 Appendices A-3, prepared by Robinson Residential Design Inc. and dated March 1, 2023.
  - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
3. Subject to recommendations 1 and 2, authorize the Development Officer to issue a notice of approval with respect to the application.
4. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of the City Council following approval of these recommendations and the required public notice.
5. Approve these recommendations at its meeting on April 26, 2023

The following addressed the Commission:

- Archie Ledgerwood, Regina
- Rose Dunitz and Jim Friesen, representing The Willows Condo Corp., Regina
- Jose Lebioda, representing 2341 Windsor Park Condos; and
- Evan Lascue and Brent Sjoberg, representing Avana Developments Inc., Regina.

**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 Nelson and Findura Commission members: Aston, Bojkovsky, Das, Kobes, Hopkins, Sonntag, Wilson, York
<b>ABSENT:</b>	Councillor Zachidniak

ADJOURNMENT

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

The meeting adjourned at 6:45 p.m.

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Chairperson

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Secretary