

AT REGINA, SASKATCHEWAN, TUESDAY, MAY 2, 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
Councillor Shanon Zachidniak
John Aston
Frank Bojkovsky
Biplob Das (Videoconference)
Jesse Hopkins
Brent Kobes
Maynard Sonntag
Kathleen Wilson
Celeste York

Also in Attendance: Council Officer, Martha Neovard
Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development,
Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
Manager, Assessment Research & Appeals, Colinda Johnson
Manager, City Planning, Ben Mario
Manager, Planning & Partnerships, Janine Daradich
Senior City Planner, Larrah Olynyk
Senior City Planner, Jeremy Fenton

APPROVAL OF PUBLIC AGENDA

Frank Bojkovsky moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Jesse Hopkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 11, 2023 be adopted, with an adjustment to reflect that Maynard Sonntag experienced technical difficulties before the Commission's vote on item *RPC23-9* and did not register a vote on the item due to this but returned to the meeting immediately following the vote.

ADMINISTRATION REPORTS

RPC23-13 Park Naming - Eastbrook MR2 & MR3 Naming

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the naming of Eastbrook MR2 to Maka Park.
2. Approve the naming of Eastbrook MR3 to Kiswehap Park.
3. Approve these recommendations at its meeting on May 10, 2023.

Trevor Williamson, representing Dream Developments, Regina, SK, addressed the Commission.

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commission member Sonntag
IN FAVOUR:	Councillors: Nelson, Zachidniak and Findura Commission members: Aston, Bojkovsky, Das, Hopkins, Kobes, Sonntag, Wilson, York

RPC23-14 Zoning Bylaw Amendments – 1700 Norman Mackenzie Road – PL202300004

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 1700 Norman MacKenzie Road, being Parcel C, Plan No. 101902610, in the Kensington Greens subdivision, from RL- Residential Low Rise Zone to UH- Urban Holding Zone and amending Underlying Zoning Maps 2694(A) and 2894(A) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to these recommendations, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.
3. Approve these recommendations at its meeting on May 10, 2023.

Kevin Reese, representing Karina Developments Ltd., Regina, SK, addressed the Commission.

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

in.

RECESS

Councillor Terina Nelson moved, AND IT WAS RESOLVED, that the Commission recess for five minutes.

Regina Planning Commission recessed at 4:50 p.m.

The meeting reconvened at 4:55 p.m.

The motion was put and declared CARRIED.

RESULT:	CARRIED [10 to 1]
MOVER:	Commission member York
IN FAVOUR:	Councillors: Zachidniak and Findura Commission members: Aston, Bojkovsky, Das, Hopkins, Kobes, Sonntag, Wilson, York
AGAINST	Councillor Nelson

(Celeste York declared a conflict of interest on item *RPC23-15*, citing her daughter's partnership in 1080 Architecture Planning + Interiors, abstained from discussion and voting, and temporarily left the meeting.)

RPC23-15 Zoning Bylaw Amendment – 1066/1076 Angus Street – PL202300025

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone properties located at 1066 and 1076 Angus Street, legally described as Lot 46 Blk/Par 87 Plan No 102263239 Extension 0 and Lot 12 Blk/Par 87 Plan No OLD33 Extension 0, respectively, to C - Contract Zone and to amend Zoning Map 2689(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 proposed development shall generally conform to the appended plans labelled A-3.1; A-3.1a; A-3.2; A-3.3.
 - b. Land-use shall be limited to "Dwelling, Unit" within the second to fifth floors of the building and any combination of "Dwelling, Unit"; "Assembly, Community", or other uses otherwise permitted within the MH - Mixed High-Rise Zone, on the main/ ground level.
 - c. The development shall include ten long-term bicycle parking stalls either within the building or within an enclosed, secured area on the Subject Property, outside.

- d. 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 the MH - Mixed High-Rise Zone, specifically.
 - e. Lot 46 Blk/Par 87 Plan No 102263239 Extension 0 and Lot 12 Blk/Par 87 Plan No OLD33 Extension 0 shall be consolidated.
 - f. If this Agreement is declared void or otherwise terminated or expires, the zoning of the subject properties shall revert to the previous zoning designations.
 - g. 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 May 10, 2023.

Edward Archibald, representing Arwel Living, Regina, SK, and Kim Wegner, representing North Central Family Centre, Regina, SK, addressed the Commission.

Brent Kobes moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [10 to 0]
MOVER:	Commission member Kobes
IN FAVOUR:	Councillors: Nelson, Zachidniak and Findura Commission members: Aston, Bojkovsky, Das, Hopkins, Kobes, Sonntag, Wilson
AWAY:	Commission member York

RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, Councillor Findura called for a 15 minute recess.

Regina Planning Commission recessed at 5:30 p.m.

The meeting reconvened at 5:47 p.m.

(Celeste York returned to the meeting.)

RPC23-16 Contract Zone Application - 1840 Lorne Street - PL202300010

Recommendation

Regina Planning Commission recommends that City Council:

1. Deny the application to extend the term of the Contract Zone Agreement, dated May 12, 2021, entered into between the City of Regina and Namerind Development Corporation and authorized by Bylaw 2021-36, for the property located at 1840 Lorne Street (the Subject Property);
2. Instruct the City Solicitor to prepare any necessary bylaw(s) to revert the zoning of the Subject Property to which it was subject before expiry of the Contract Zone Agreement, including amending Zoning Map 2688(A); and
3. Approve these recommendations at its meeting on May 10, 2023.

The following addressed the Commission:

- Nick Sackville, representing Big Block Construction, Saskatoon, SK
- Robert Byers, representing Namerind Housing Corporation, Regina, SK

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

Motion #1 Concur in Recommendation and Deny the Application to Renew the Contract Zone Agreement

The motion was put and declared LOST.

RESULT:	LOST [5 to 6]
MOVER:	Commission member Bojkovsky
IN FAVOUR:	Councillors: Nelson and Zachidniak Commission members: Bojkovsky, Kobes, York
AGAINST	Councillor Findura Commission members: Aston, Das, Hopkins, Sonntag, Wilson

Motion #2 Move Option 1 – Approve the Application to Renew the Contract Zone Agreement

Kathleen Wilson moved that the Regina Planning Commission recommend that City Council:

1. **Approve the application to renew the contract zone agreement as proposed until the end of 2024 and in accordance with the previous terms and conditions that applied.**

2. **Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendation, to be brought forward to the meeting of the City Council following approval of these recommendations and the required public notice;**
3. **Approve these recommendations at its meeting scheduled to be held May 10, 2023.**

The motion was put and declared CARRIED.

RESULT:	CARRIED [7 to 4]
MOVER:	Commission member Wilson
IN FAVOUR:	Councillor Findura Commission members: Aston, Das, Hopkins, Sonntag, Wilson, York
AGAINST	Councillors: Nelson and Zachidniak Commission members: Bojkovsky, Kobes,

ADJOURNMENT

Maynard Sonntag moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:58 p.m.

Chairperson

Secretary