

AT REGINA, SASKATCHEWAN, TUESDAY, JUNE 13, 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  
John Aston  
Frank Bojkovsky  
Biplob Das (Videoconference)  
Jesse Hopkins (Videoconference)  
Brent Kobes  
Maynard Sonntag  
Celeste York

Regrets: Councillor Terina Nelson  
Councillor Shanon Zachidniak  
Kathleen Wilson

Also in Attendance: Council Officer, Martha Neovard  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Community Development,  
Deborah Bryden  
Director, Planning & Development Services, Autumn Dawson  
Manager, City Planning, Ben Mario  
Manager, City Revitalization, Emmaline Hill  
Senior City Planner, Femi Adegeye  
City Planner I, Zoey Drimmie

#### APPROVAL OF PUBLIC AGENDA

**Celeste York moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the following adjustment:**

**ADD: Delegation Ronald Allan Tolentino and Kelly Nadler, representing KRN Tolentino Architecture Ltd. and Ivan Zheng, applicant, to item *RPC23-18 – Official Community Plan Amendment & Zoning Bylaw Amendment – 2925 Saskatchewan Drive – PL202300047***

#### ADOPTION OF MINUTES

**Frank Bojkovsky moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 2, 2023 be adopted, as circulated.**

### ADMINISTRATION REPORTS

(Brent Kobes declared a conflict of interest on item *RPC23-17*, citing ownership of a property adjacent to the subject property, abstained from discussion and voting and temporarily left the meeting.)

RPC23-17 Zoning Bylaw Amendment – 4500 Campbell Street – PL202300059

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#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 4500 Campbell Street shown on Appendix A-1, being Part of NE-3-17-20-2, from UH – Urban Holding Zone to I – Institutional Zone by amending Zoning Map 2283(A) in Chapter 9.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendation, 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 June 21, 2023.

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

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

<b>RESULT:</b>	CARRIED [7 to 0]
<b>MOVER:</b>	Commission member Sonntag
<b>IN FAVOUR:</b>	Councillor Findura
<b>AWAY:</b>	Commission members: Aston, Bojkovsky, Das, Hopkins, Sonntag, York Commission member Kobes

(Brent Kobes returned to the meeting.)

RPC23-18 Official Community Plan Amendment & Zoning Bylaw Amendment – 2925 Saskatchewan Drive – PL202300047

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#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding an exemption to Policy 17 in the OCP Part B.6 *Cathedral Area Neighbourhood Plan* to allow for mixed-use development at 2925 Saskatchewan Drive.

2. Approve the application to rezone the subject property located at 2925 Saskatchewan Drive shown on Appendix A-1, being Lots 3-4, Block 315, Plan Old 33 & Lots 31-32, Block 315, Plan 99RA11005, from IL - Industrial Light Zone to MH – Mixed High-Rise Zone by amending Zoning Map 2688(A) in Chapter 9.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendation, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on June 21, 2023.

Delegation Ronald Allan Tolentino and Kelly Nadler, representing KRN Tolentino Architecture Ltd., and Ivan Zheng of Regina, SK addressed the Commission.

**Celeste York moved, AND IT WAS RESOLVED, that communication RPC23-21 from Ian Cantello and Aurora Marinari of Regina, SK, be received and filed.**

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

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

<b>RESULT:</b>	CARRIED [8 to 0]
<b>MOVER:</b>	Commission member Sonntag
<b>IN FAVOUR:</b>	Councillor Findura Commission members: Aston, Bojkovsky, Das, Hopkins, Kobes, Sonntag, York

RPC23-19 Zoning Amendment – 1899 Pasqua - PL202300057

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone a portion of the property located at 1899 Pasqua Street, legally described as NW 24 17 20 2 PLAN 16074 EXT 1, as shown in Appendix A-3 (proposed Parcel X), from RW - Railway to DCD – REXG - Regina Exhibition Grounds Direct Control District and to amend Zoning Map 2688 (A) accordingly.
2. 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.
3. Approve these recommendations at its meeting on June 21, 2023.

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

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

<b>RESULT:</b>	CARRIED [8 to 0]
<b>MOVER:</b>	Commission member Aston
<b>IN FAVOUR:</b>	Councillor Findura Commission members: Aston, Bojkovsky, Das, Hopkins, Kobes, Sonntag, York

#### RPC23-20 Heritage Designations

#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application for designation of each of the following addresses as a Municipal Heritage Property:

<b>Historic Place Name</b>	<b>Address</b>	<b>Parcel</b>	<b>Thematic Framework</b>	<b>Appendix</b>
1. Sharon Residence	2635 Regina Avenue	Plan: 102208485 Block: 510 Lot: D	Architecture and Design	A
2. Tremaine Cartage & Storage Building	1233 Halifax Street	Plan: OLD 33 Block: 137 Lot: 4-8	Early Economies	B
3. Canadian Fairbanks Morse Building	1202 Osler Street	Plan: OLD33 Block: 139 Lot: 16-20	Early Economies and Architecture and Design	C
4. Parsons Residence	2301 15 <sup>th</sup> Avenue	Plan: 98RA28309 Block: 458 Lot: 35	Capital City Development	D
5. Williamson Apartments	2275 Lorne Street	Plan: 98RA28309 Block: 430 Lot: 29	Capital City Development	E

2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate each of the properties at the following addresses as Municipal Heritage Properties in accordance with *The Heritage Property Act*: 2635 Regina Avenue, 1233 Halifax Street, 1202 Osler Street, 2301 15<sup>th</sup> Avenue, 2275 Lorne Street.

3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaws to be considered by Council at its first meeting following the statutory notice period to:
  - a. Designate each of the subject properties as a Municipal Heritage Property;
  - b. Identify the reasons for the designation and character-defining elements as stated in Appendix F, and attached to this report, for 2635 Regina Avenue, 1233 Halifax Street, 1202 Osler Street, 2301 15<sup>th</sup> Avenue, 2275 Lorne Street, respectively;
  - c. Provide that any subsequent alterations to the property be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*;
  - d. Upon adoption of a bylaw designating each of the subject properties as Municipal Heritage properties, instruct the Office of the City Clerk to remove the properties from the Heritage Inventory and add them to the Heritage Registry.
4. Approve these recommendations at its meeting on June 21, 2023.

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

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

<b>RESULT:</b>	CARRIED [8 to 0]
<b>MOVER:</b>	Commission member York
<b>IN FAVOUR:</b>	Councillor Findura Commission members: Aston, Bojkovsky, Das, Hopkins, Kobes, Sonntag, York

#### ADJOURNMENT

**Brent Kobes moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 4:41 p.m.

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Chairperson

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Secretary