

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 8, 2020

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 Barbara Young
Councillor Jerry Flegel
Councillor Andrew Stevens
Frank Bojkovsky
Biplob Das
Adrienne Hagen Lyster
Jacob Sinclair
Celeste York
Tak Pham
Steve Tunison

Regrets: Cheri Moreau

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Dev., Diana Hawryluk
Director, Planning & Development Services, Fred Searle
Manager, East Planning, Munir Haque
Manager, West Planning, Yves Richard
Senior City Planner, Michael Cotcher
Senior City Planner, Jeremy Fenton

APPROVAL OF PUBLIC AGENDA

Agenda Approval

(The meeting commenced in the absence of Councillor Flegel.)

Steve Tunison 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

Regina Planning Commission - Public - Jun 3, 2020 4:00 PM

Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 3, 2020 be adopted, as circulated.

(Councillor Flegel arrived at the meeting.)

ADMINISTRATION REPORTS

RPC20-22 1378 Hamilton Street - Discretionary Use - PL202000049 -

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the following proposed uses located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, in Warehouse District: Food and Beverage, Restaurant; Retail, Trade; Institution, Training; Wholesale Trade, Indoor; Food & Beverage, Lounge; Service Trade, Clinic; Service Trade, Light; Service Trade, Personal.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Alton Tangedal Architect Ltd., dated January 27, 2017.
 - b. Future development must comply with City of Regina's Design Standards Manual and Standard for Drainage from Building Site and Parking Lot Development in order to obtain a building permit."
 - c. Installation or removal of any concrete and/or asphalt works on City of Regina rights of way required for the development may only be undertaken pursuant to a 3-Way Surface Works Agreement to be entered into between the owner/developer and the City.
 - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its July 29, 2020 meeting.

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

(Tak Pham joined the meeting.)

Biplob Das Yes
Frank Bojkovsky Yes
Adrienne Hagen Lyster Yes
Tak Pham Yes
Jacob Sinclair Yes
Steve Tunison Yes
Celeste York Yes
Councillor Jerry Flegel Yes
Councillor Andrew Stevens Yes
Councillor Barbara Young Yes
The motion was put and declared CARRIED.

RPC20-23 1700 Elphinstone Street - Discretionary Use - PL201900075

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for Restaurant, Food and Beverage located at 1700 Elphinstone Street, being Block FF, Plan No. 84R29489 Ext 1, in Evraz Place.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by IBI Group and dated September 12, 2019 (A-3.1) and Reprise Architecture (A-3.2; A-3.3).
 - b. The Applicant shall enter into a Development Levy Agreement.
 - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve amendments to the *Regina Zoning Bylaw No. 2019-19*, in relation to signage, such that signs within Evraz Place shall comply with the sign regulations applicable to the MLM – Mixed Large Market Zone.
4. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its July 29, 2020 meeting, following the required public notice.

The following addressed the Commission:

- Tim Reid, representing Regina Exhibition Association Limited: and
- Ryan Babey, Colliers International, representing McDonald's Restaurants of Canada.

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

Frank Bojkovsky	Yes	
Biplob Das		Yes
Adrienne Hagen Lyster	No	
Tak Pham	Yes	
Jacob Sinclair	Yes	
Steve Tunison	Yes	
Celeste York		Yes
Councillor Jerry Flegel	Yes	
Councillor Andrew Stevens	Yes	
Councillor Barbara Young		Yes

The motion was put and declared CARRIED.

RPC20-24 Cannabis Retailers - Zoning Amendments

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the amendments *to The Regina Zoning Bylaw, 2019 (No. 2019-19)* as specified in Appendix A.
2. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its July 29, 2020 meeting, following the required public notice.

The following addressed the Commission:

- Jill Anderson, representing Tweed Regina;
- Jason Drummond, representing Farmer Jane Cannabis Co.; and
- Landyn and Lori Uhersky, representing Wiid Boutique Inc.

Councillor Jerry Flegel moved that the recommendation contained in the report be concurred in.

Councillor Andrew Stevens moved, in amendment, that **the cannabis report that is due in 2021 includes an economic impact of legalization of cannabis.**

Councillor Jerry Flegel	Yes	
Biplob Das		Yes
Adrienne Hagen Lyster	Yes	
Tak Pham	Yes	
Jacob Sinclair	Yes	
Steve Tunison	Yes	

Celeste York Yes
 Councillor Jerry Flegel Yes
 Councillor Andrew Stevens Yes
 Councillor Barbara Young Yes
 The motion was put and declared **CARRIED**.
 The vote was called on the main motion, as amended.
 Councillor Jerry Flegel Yes
 Biplob Das Yes
 Adrienne Hagen Lyster Yes
 Tak Pham Yes
 Jacob Sinclair Yes
 Steve Tunison Yes
 Celeste York Yes
 Councillor Jerry Flegel Yes
 Councillor Andrew Stevens Yes
 Councillor Barbara Young Yes
 The motion was put and declared **CARRIED**.

ADJOURNMENT

Adjourn

Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:53 p.m.

Chairperson

Secretary