

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 5, 2021

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 Shanon Zachidniak (Videoconference)
Frank Bojkovsky (Videoconference)
Biplob Das (Videoconference)
Adrienne Hagen Lyster (Videoconference)
Cheri Moreau (Videoconference)
Tak Pham (Videoconference)
Jacob Sinclair (Videoconference)
Kathleen Wilson (Videoconference)
Celeste York (Videoconference)

Regrets: Councillor Terina Shaw

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development,
Diana Hawryluk
Director, Planning & Development Services, Fred Searle

(The meeting commenced in the absence of Frank Bojkovsky.)

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 items and delegations be heard in the order they are called forward by the Chairperson.

MINUTES APPROVAL

Cheri Moreau moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 7, 2021 be adopted, as circulated.

(Frank Bojkovsky joined the meeting.)

ADMINISTRATION REPORTS

RPC21-35 Concept Plan and Zoning Amendment - The Towns, Stage 1H, Blk 32 & 33 -
PL202100013 and PL202100014

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified in Appendix A-4 as from Medium Density to Low Density, Single Family Dwelling.
2. Approve the associated application to rezone Block 32 and 33 within the Towns Concept Plan, Stage 1H, as shown in Appendix A-1 from RL – Residential Low Rise Zone to RU – Residential Urban 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 City Council following approval of the recommendations and the required public notice.
4. Approve these recommendations at its meeting on May 12, 2021, following the required public notice.

Cathy Lawrence, representing Terra Developments Inc., addressed the Commission.

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

The Clerk called the vote on the motion.

	In Favour	Against
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Shanon Zachidniak		✓
Councillor John Findura	✓	
	9	1

The motion was put and declared CARRIED.

RPC21-36 Discretionary Use Application - 4701 Parliament Avenue (PL202000236)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed “Office, Professional Use” located on Parcel U4, Plan No. 102316014, civically known as 4701 Parliament Avenue in the Harbour Landing Subdivision, 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 A-3, provided by Dream Asset Management Corporation; and
 - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit concerning the discretionary use 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 May 12, 2021, following the required public notice.

Evan Hunchak, representing Dream Development, addressed the Commission.

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

The Clerk called the vote on the motion.

	In Favour	Against
Celeste York	✓	
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Kathleen Wilson	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	10	0

The motion was put and declared CARRIED.

RPC21-37 Zoning Bylaw Amendment- 3300 Anaquod Road (PL202000245)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of lands located at 3300 Anaquod Road, part of SE 14-17-19-2 Ext 11, located within the Towns Concept Plan, as shown in Appendix A-1 as follows:
 - a. Parts of Block 3 and 5 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.
 - b. Parts of Block 2, 3 and 5; and Blocks 4 and 6 from UH – Urban Holding Zone to RU – Residential Urban Zone.
 - c. Apply LA - Lane Access Overlay Zone to the identified portions of the proposed RU – Residential Urban Zone within Block 2 and Block 6.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on May 12, 2021, following the required public notice.

Evan Hunchak, representing Dream Development, addressed the Commission.

Adrienne Hagen Lyster moved that the recommendation contained in the report be concurred in.

The Clerk called the vote on the motion.

	In Favour	Against
Adrienne Hagen Lyster	✓	
Frank Bojkovsky	✓	
Biplob Das	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Jacob Sinclair	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	10	0

The motion was put and declared CARRIED.

ADJOURNMENT

Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:42 p.m.

Chairperson

Secretary