

AT REGINA, SASKATCHEWAN, TUESDAY, MAY 10, 2022

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 Shaw (Videoconference)
Councillor Shanon Zachidniak (Videoconference)
Frank Bojkovsky (Videoconference)
Biplob Das (Videoconference)
Cheri Moreau (Videoconference)
Tak Pham (Videoconference)
Celeste York (Videoconference)

Regrets: John Aston
Kathleen Wilson

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby (Videoconference)
Director, Planning & Development Services, Autumn Dawson

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 12, 2022 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC22-16 Proposed Contract Zone Application - 8351 Canola Avenue - PL202200032

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 8351 Canola Avenue, Plan: 102224393 Block: D from RH - Residential High-Rise Zone to Contract Zone.

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:
 - i. The agreement shall allow for the carrying out of a specific development proposal and temporary land use on the subject property described as a temporary “Office, Professional” for the limited period of five years from the date of execution of the agreement and otherwise as generally set out in this report.
 - ii. Upon expiration of the Contract Zone agreement, the Office, Professional use shall cease, and the subject property shall revert to the RH - Residential High-Rise Zone.
 - iii. The agreement shall allow for the continuation of current land use, “Dwelling, Assisted Living,” within the remainder of the building.
 - iv. The development shall generally conform to the attached plans labelled Appendix A-3 of this report, prepared by Maurice Soulodre Architects Ltd. and dated June 2018.
 - v. Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw 2019*.
3. 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*.
4. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.
5. Approve these recommendations at its meeting May 18, 2022.

Celeste York moved, AND IT WAS RESOLVED, that this report be withdrawn from the agenda.

ADJOURNMENT

Councillor Terina Shaw moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:16 p.m.

Chairperson

Secretary