

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 3, 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, in the Chair  
Councillor Jerry Flegel (Videoconference)  
Councillor Andrew Stevens (Videoconference)  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Jacob Sinclair (Videoconference)  
Celeste York (Videoconference)  
Cheri Moreau (Videoconference)  
Tak Pham (Videoconference)  
Steve Tunison (Videoconference)

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby (Videoconference)  
Executive Director, City Planning & Community Development,  
Diana Hawryluk  
Manager, East Planning, Munir Haque (Videoconference)  
Manager, West Planning, Yves Richard  
Senior City Planner, Ben Mario  
City Planner II, Michael Sliva (Videoconference)

APPROVAL OF PUBLIC AGENDA

**Biplob Das 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.**

ADOPTION OF MINUTES

**Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 6, 2020 be adopted, as circulated.**

### ADMINISTRATION REPORTS

RPC20-18PL202000044 - Discretionary Use Application - Building, Planned Group -  
Rosewood Park

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#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Planned Group located in Rosewood Park Phase 1 Stage 3, being Parcel E, in the Rosewood Park Subdivision.
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-3.5 inclusive, prepared by Big Block Construction dated January 16, 2020.
  - b. Road access is revised to City of Regina Construction Standards.
  - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
  - d. Direct the Development Officer to not issue a development permit until a Servicing Agreement has been executed and the subdivision is registered through Information Services Corporation.
3. Approve these recommendations at its June 24, 2020 meeting.

Alan Wallace, representing National Affordable Housing Corporation, addressed the Commission.

**Cheri Moreau moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

<b>Frank Bojkovsky</b>	<b>Yes</b>
<b>Biplob Das</b>	<b>Yes</b>
<b>Adrienne Hagen Lyster</b>	<b>Yes</b>
<b>Cheri Moreau</b>	<b>Yes</b>
<b>Tak Pham</b>	<b>Yes</b>
<b>Jacob Sinclair</b>	<b>Yes</b>
<b>Steve Tunison</b>	<b>Yes</b>
<b>Celeste York</b>	<b>Yes</b>
<b>Councillor Andrew Stevens</b>	<b>Yes</b>
<b>Councillor Jerry Flegel</b>	<b>Yes</b>
<b>Councillor Barbara Young</b>	<b>Yes</b>

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 RPC20-19PL202000067 - Rosewood Lane Access Overlay
 

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to re-zone the property located at SE1/4 Sec 9, Twp 18, Rge 20, W2 191, Lots 1 - 26, Block 104 & Lots 7-12, Block 103, in the Rosewood Park Subdivision to apply the LA - Lane Access Overlay zone and related amendments as outlined in this report, on the condition that the amendments respecting LA – Lane Access Overlay Zone regulations provided for in Bylaw 2020-33 are adopted by City Council at its June 24, 2020 meeting.
2. Direct the City Solicitor to prepare the necessary bylaw.
3. Approve these recommendations at its June 24, 2020 meeting, following the required public notice.

**Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

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

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 RPC20-20PL202000065 - Zoning Bylaw Amendment Application - 1700 - 1788 and 1701 - 1789 West Market Street
 

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the properties located at 1700 - 1788 and 1701 - 1789 West Market Street, legally described as Lots 1-23A, Block 1, Plan No. 102246038 and Lots 1-23A, Block 2, Plan No. 102246038, in the Westerra Subdivision, from RL – Residential Low-Rise Zone to RU – Residential Urban Zone.
2. Approve the application to amend the Westerra Concept Plan, as depicted on the attached Appendix A-3.1; A-3.2, and adopt the Westerra Concept Plan, as amended, by resolution.

3. Approve these recommendations at its June 24, 2020 meeting, following the required public notice.

Chad Jedlic and Blair Forster, representing Forster Harvard Development Corp., addressed the Commission.

**Frank Bojkovsky moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

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

RPC20-21 PL202000059 - Contract Zone Application - 221 N. Winnipeg Street

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#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 221 N. Winnipeg Street, legally described as Block T, Plan 84R22521, Block C, Plan 101221142 and Block C, Plan FA4603 from IL - Industrial Light Zone to C - Contract Zone to permit "Office, Industry" as a land use at this location.
2. Approve execution of the contract zone agreement between the City of Regina and the applicant/owner of the subject properties, which shall include the following terms:
  - i. A maximum of 4,000 square meters of "Office, Industry" shall be allowed within the development and other uses shall conform to the IL-Industrial Light zone.
  - ii. The development shall generally conform to the attached plans, labelled site plan and main floor plan comprising of south premises and south warehouse as shown in Appendices A-2 and A-3.
  - iii. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw.
  - iv. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and*

*Development Act, 2007.*

3. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. Approve these recommendations at its June 24, 2020 meeting to allow sufficient time for advertising the required public notice for the respective bylaw.

John Pearson, representing Shindico Realty Inc., addressed the Commission.

**Cheri Moreau moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

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

ADJOURNMENT

**Celeste York moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:26 p.m.

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Chairperson

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Secretary