

AT REGINA, SASKATCHEWAN, WEDNESDAY, DECEMBER 9, 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 John Findura, in the Chair
Councillor Terina Shaw
Councillor Shanon Zachidniak
Frank Bojkovsky
Biplob Das (Videoconference)
Adrienne Hagen Lyster
Cheri Moreau (Videoconference)
Tak Pham (Videoconference)
Jacob Sinclair
Steve Tunison
Celeste York (Videoconference)

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Dev., Diana Hawryluk
Manager, Social & Cultural Development, Emmaline Hill
Manager, West Planning, Yves Richard
Senior City Planner, Femi Adegeye
City Planner II, Amarpreet Guliani
City Planner II, Michael Sliva

APPOINTMENT OF CHAIRPERSON

The Secretary called the meeting to order and, following nomination procedures for the position of Chairperson, Councillor John Findura was declared Chairperson of Regina Planning Commission for the remainder of 2020 and for 2021.

(Councillor Findura took the Chair.)

APPROVAL OF PUBLIC AGENDA

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

ADMINISTRATION REPORTS

RPC20-34 3405 & 3431 Saskatchewan Drive - Zoning Bylaw & Official Community Plan Amendment - PL202000139

Recommendation

Regina Planning Commission recommends that City Council:

1. Amend Section 6 of Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by establishing the authorization for the following properties to be rezoned to the MH – Mixed High-Rise Zone: 3405 and 3431 Saskatchewan Drive, legally described as Lots 42 & 43, Block 333, Plan No. 99RA05074 & Lot 6, Block 333, Plan OLD33.
2. Approve the application to rezone the properties located at 3405 and 3431 Saskatchewan Drive, legally described as Lots 42 & 43, Block 333, Plan No. 99RA05074 & Lot 6, Block 333, Plan OLD33, from IL – Light Industrial Zone to MH – Mixed High-Rise Zone.
3. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendments to the respective bylaws.
4. Approve these recommendations and consider the proposed bylaws at its December 16, 2020 meeting, following the required public notice.

James Archibald, representing Arch Transco Ltd., addressed the Commission.

Cheri Moreau moved 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 Terina Shaw	Yes
Councillor Shanon Zachidniak	Yes
Councillor John Findura	Yes

The motion was put and declared CARRIED.

RPC20-35 3433 5th Avenue - Discretionary Use Application (PL202000192)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed

“Institution, Humanitarian Support” greater than 300 square metres but less than 1,000 square metres located at 3433 5th Avenue, being Lots A, B, & C, Block: 107, Plan No. EV4588 as shown in Appendix A-3.1.

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-3.4 inclusive, prepared by de Lint + Edwards Architects and dated August 2020.
 - b. The applicant shall enter into a Development Levy Agreement.
 - c. The applicant shall demonstrate the adequacy of existing water and sewer servicing for the proposed development.
 - d. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
3. Approve these recommendations at its December 16, 2020 meeting.

Steve Tunison moved that the recommendation contained in the report be concurred in.

Steve Tunison	Yes
Celeste York	Yes
Frank Bojkovsky	Yes
Biplob Das	Yes
Adrienne Hagen Lyster	Yes
Cheri Moreau	Yes
Tak Pham	Yes
Jacob Sinclair	Yes
Councillor Shanon Zachidniak	Yes
Councillor John Findura	Yes

The motion was put and declared CARRIED.

RPC20-36 5400 Parliament Avenue - Discretionary Use - PL202000151

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Building, Planned Group” located at 5400 Parliament Avenue, being Block B, Plan No. 102151796 Ext 3 in the Harbour Landing neighbourhood.
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 & 3.2, prepared by Robinson Residential, dated August 21, 2020; and
 - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
3. Approve these recommendations at its January 27, 2020 meeting.

Frank Bojkovsky moved 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 Terina Shaw	Yes
Councillor Shanon Zachidniak	Yes
Councillor John Findura	Yes

The motion was put and declared CARRIED.

RPC20-37 Heritage Designation - 2125 11th Avenue

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application for designation of the Darke Block located at 2125 11th Avenue (as shown in Appendix A-1 and A-2), being Lot 56, Block 307, Plan 00RA12095, as a Municipal Heritage Property.
2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate the Darke Block as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements as stated in Appendix B, attached to this report;
 - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic

Places in Canada.”

4. Upon adoption of a bylaw designating the subject property as Municipal Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.
5. Approve these recommendations at its meeting on December 16, 2020.

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

Celeste York	Yes
Frank Bojkovsky	Yes
Biplob Das	Yes
Adrienne Hagen Lyster	Yes
Cheri Moreau	Yes
Tak Pham	Yes
Jacob Sinclair	Yes
Steve Tunison	Yes
Councillor Terina Shaw	Yes
Councillor Shanon Zachidniak	Yes
Councillor John Findura	Yes

The motion was put and declared CARRIED.

ADOPTION OF MINUTES

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the minutes for the meeting held on October 7, 2020 be adopted, as circulated.

ADJOURNMENT

Steve Tunison moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:56 p.m.

Chairperson

Secretary