

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 3, 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 Terina Shaw  
Councillor Shanon Zachidniak  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Cheri Moreau (Videoconference)  
Tak Pham (Videoconference)  
Kathleen Wilson  
Celeste York (Videoconference)

Regrets: Jacob Sinclair

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Community Development,  
Diana Hawryluk  
Manager, City Planning, Yves Richard  
Director, Land, Real Estate & Facilities, Shauna Bzdel  
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

**Councillor Terina Shaw 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.**

MINUTES APPROVAL

**Biplob Das moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 6, 2021 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC21-5 Zoning Bylaw Amendment (PL202000194) The Towns, Stage 1H

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone a portion of lands within the Towns Concept Plan, specifically a portion of SW ¼ SEC 14, TP 17, RG 19 shown in Appendix A-3 as follows:
  - a. Proposed Block 31 from UH – Urban Holding Zone to RU – Residential Urban Zone.
  - b. Proposed Block 32 and Block 33 from UH – Urban Holding Zone to RL – Residential Low-Rise Zone.
  - c. Proposed Block MR4 from UH - Urban Holding Zone to PS – Public Service Zone.
2. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
3. Approve these recommendations at its meeting on February 10, 2021.

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

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

	In Favour	Against
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	<b>10</b>	<b>0</b>

**The motion was put and declared CARRIED.**

RPC21-6 1654 11th Avenue - Discretionary Use Application (PL202000217)

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed "Assembly, Community" land use located at 1654 11th Avenue, being Lot A, Block 289, Plan No. 90R36844m as shown in Appendix A-3-6.

2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3 to A-6, prepared by SPRA and dated November 9, 2020.
  - b. A Heritage Alteration Permit shall be required for any alterations, such as repairs, demolitions or additions to the Municipal Justice Building.
  - c. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
3. Approve these recommendations at its meeting on February 10, 2021.

Shayna Stock, representing Heritage Community Association, addressed the Commission.

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

	In Favour	Against
<b>Adrienne Hagen Lyster</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Celeste York</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Biplob Das</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>10</b>	<b>0</b>

**The motion was put and declared CARRIED.**

RPC21-7 1840 Lorne Street - Contract Zone Application (PL202000209)

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to extend the existing contract zone for the property located at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, which allows continuance use of the property as a

temporary surface parking lot until December 31, 2022.

2. Approve execution of an amendment to the existing contract zone agreement entered into between the City of Regina and owner of the subject property, providing for the extension of the term of such agreement to December 31, 2022 and affirming all other terms and conditions of the original agreement.
3. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
4. Approve these recommendations at its meeting on February 10, 2021.

Robert Byers, representing Namerind Housing Corporation, addressed the Commission.

**Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in.**

	In Favour	Against
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw		✓
Councillor John Findura	✓	
Councillor Shannon Zachidniak		✓
	8	2

The motion was put and declared **CARRIED**.

#### ADJOURNMENT

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

The meeting adjourned at 5:07 p.m.

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Chairperson

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Secretary