

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 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 (Videoconference)  
Councillor Shanon Zachidniak  
Frank Bojkovsky (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Cheri Moreau (Videoconference)  
Tak Pham (Videoconference)  
Kathleen Wilson (Videoconference)  
Celeste York (Videoconference)

Regrets: Biplob Das  
Jacob Sinclair

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby (Videoconference)  
Executive Director, City Planning & Community Development,  
Diana Hawryluk  
Director, Planning & Development Services, Fred Searle  
Director, Innovation, Energy & Technology, Carole Tink  
(Videoconference)  
Manager, Environmental Services, Greg Kuntz (Videoconference)  
Manager, Servicing & Infrastructure Approval, Jen Stevenson  
(Videoconference)  
Senior City Planner, Ben Mario (Videoconference)  
City Planner II, Linda Huynh (Videoconference)  
City Planner II, Amarpreet Guliani (Videoconference)  
City Planner II, Michael Sliva (Videoconference)  
Senior Engineer, Max Zasada (Videoconference)

APPROVAL OF PUBLIC AGENDA

**Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after adding the following:**

**RPC21-29 - Communication from Samantha Magnus and Cody Dumonceaux regarding item RPC21-22 - 3700 Green Diamond Road - Discretionary Use; and**

**RPC21-30 - Communication from Heritage Regina regarding item RPC21-28 - Options for Regulating Heritage and Architectural Design**

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

MINUTES APPROVAL

**Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the minutes for the regular and special meetings held on February 3 and February 20, 2021 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC21-20 1565 Winnipeg Street - Discretionary Use Application - PL202000170

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Drive-Through, Accessory located on a portion of 1565 Winnipeg Street, being Plan AG4178, Block 16, Lots 40 - 43 and Plan DM5186, Block 16, Lots 1- 5, in the Dewdney Place Subdivision, subject to the following development standards and conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 dated September 26, 2020, A-3.2 dated November 26, 2020 and A-3.3 dated December 22, 2020 inclusive, prepared by Paula Bannerman Designs;
  - b. The subject lots shall be parcel tied or consolidated; and
  - c. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one if required.
3. Approve these recommendations at its March 10, 2020 meeting.

Ken MacMurchy, representing ABA Coffee Holdings Ltd. addressed the Commission.

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

	<b>In Favour</b>	<b>Against</b>
<b>Councillor Shanon Zachidniak</b>		✓
<b>Frank Bojkovsky</b>	✓	
<b>Adrienne Hagen Lyster</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Celeste York</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>8</b>	<b>1</b>

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

RPC21-21 1905 E. Redbear Avenue - Discretionary Use - PL202000227

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation use, located at 1905 E. Redbear Avenue, being Plan 73R077003 Block 45 Lot K, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 dated November 2020 inclusive, prepared by Jason Gilchuk of Gilchuk Design and Drafting; and
  - b. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to 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 March 10, 2020 meeting.

Thomas King, representing Regina Squash Centre, addressed the Commission.

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

	In Favour	Against
Adrienne Hagen Lyster	✓	
Frank Bojkovsky	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	9	0

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

RPC21-23 1802 E. Stock Road - Discretionary Use - PL202000241

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation, located at 1802 E. Stock Road, being Plan 101955427 Ext 2 Block 41A, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
  - a. the development shall generally be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2; and
  - b. except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
2. Authorize the Development Officer to issue a development permit subject to 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 March 10, 2020 meeting.

Rick Stewart, representing Colliers International, and Kathy Peters, representing Queen City Volley Ball, addressed the Commission.

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

	In Favour	Against
Councillor Shanon Zachidniak	✓	
Frank Bojkovsky	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	<b>9</b>	<b>0</b>

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

RPC21-24 1768 Quebec Street - Zoning Bylaw Amendment - PL202000185

#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the subject property located at 1768 Quebec Street, being Lot 23-Blk/Par 294-Plan OLD33 Ext 0 and Lot 43-Blk/Par 294-Plan 101299440 Ext 28 from RL – Residential Low-Rise Zone to ML - Mixed Low-Rise 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 March 10, 2021 meeting.

William Neher, representing Neher & Associates, addressed the Commission.

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

	In Favour	Against
Celeste York	✓	
Frank Bojkovsky	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	<b>9</b>	<b>0</b>

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

RPC21-25 1609 Halifax Street - Official Community Plan & Zoning Bylaw Amendment -  
PL202000229

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Amend Section 9 of Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by establishing the authorization for the following property to be rezoned to the MH - Mixed High-Rise Zone: 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33.
2. Approve the application to rezone the properties located at 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. 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 bylaws, 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 March 10, 2021 meeting.

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

**Cheri Moreau moved that the recommendation contained in the report be concurred in.**

	In Favour	Against
<b>Cheri Moreau</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Adrienne Hagen Lyster</b>	✓	
<b>Tak Pham</b>	✓	
<b>Celeste York</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>9</b>	<b>0</b>

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

RPC21-265100 E. - 5180 E. Green Jewel Boulevard - Zoning Bylaw Amendment -  
PL202000243

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw amendment application to rezone Lots 29 - 49, Block 52, Plan 102293951 located at 5100 E. – 5180 E. Green Jewel Boulevard in the Greens on Gardiner Subdivision to apply the LA - Lane Access Overlay Zone.
2. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendment to the bylaw, 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 March 10, 2021 meeting.

Kevin Reese, representing Karina Developments and Chuka Creek Developers Ltd., addressed the Commission.

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

	In Favour	Against
Frank Bojkovsky	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	<b>9</b>	<b>0</b>

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

RPC21-272950 Chuka Boulevard - Proposed Concept Plan and Zoning Bylaw  
Amendment - PL202000224 and PL202000223

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**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 follows:

- a. From Flex-Use to a combination of Low-Density Residential, Medium Density Residential and Municipal Reserve.
  - b. From Mixed-Use or High Density Residential to Low Density Residential.
  - c. Adopt, by resolution, the proposed amended Towns Concept Plan attached as Appendix A-3 and circulation plan as Appendix A-6.
2. Approve associated Zoning Bylaw amendment to rezone portions of lands located at 2950 Chuka Boulevard, Blk/Par E, Plan 102289945, Ext 0 within the Towns Concept Plan, as shown in Appendix A-1 as follows:
- a. From MLM – Mixed Large Market Zone to RU – Residential Urban Zone;
  - b. From MLM – Mixed Large Market Zone to RL - Residential Low Rise Zone;
  - c. From MLM – Mixed Large Market Zone to PS – Public Service Zone; and
  - d. Apply LA - Lane Access Overlay Zone to a portion of proposed 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 March 10, 2021 meeting.

Evan Hunchak, representing Dream Development, addressed the Commission.

#### RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, Councillor Findura called for a 30 minute recess.

Regina Planning Commission recessed at 6:17 p.m.

Regina Planning Commission reconvened at 6:47 p.m.



**Cheri Moreau moved that the recommendation contained in the report be concurred in.**

	<b>In Favour</b>	<b>Against</b>
<b>Cheri Moreau</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Adrienne Hagen Lyster</b>	✓	
<b>Tak Pham</b>	✓	
<b>Celeste York</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>9</b>	<b>0</b>

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

RPC21-223700 Green Diamond Road - Discretionary Use - PL202000226

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of "Building, Stacked" located at 3700 Green Diamond Road, being Parcel H, Plan No. 102253889 in the Greens on Gardiner neighbourhood, subject to compliance with the following development standards and conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 & A-3.2, prepared by Abele Architecture, dated November 18, 2020; 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 with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
2. Approve these recommendations at its March 10, 2020 meeting.

The following addressed the Commission:

- Thomas Froh
- Hayley Lucas
- Matthew Carleton

- Councillor Lori Bresciani, representing citizens in Ward 4
- Kevin Reese, representing Karena Development and Greens on Gardiner Corporation

(Adrienne Hagen Lyster left the meeting.)

- Rachel Ricard, Kris Mailman and Hemant Chauhan, representing Broadstreet Properties Ltd.

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

**Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that mandatory adjournment pursuant to the provisions of Section 34 (13.2) of City Council's Procedure Bylaw No. 9004 be waived and the meeting continue.**

The Council Officer called the vote on Councillor Zachidniak’s motion to concur in the recommendation contained in the report.

	In Favour	Against
<b>Councillor Shanon Zachidniak</b>		✓
<b>Frank Bojkovsky</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>		✓
<b>Celeste York</b>		✓
<b>Kathleen Wilson</b>	✓	
<b>Councillor Terina Shaw</b>		✓
<b>Councillor John Findura</b>		✓
	<b>3</b>	<b>5</b>

The motion was put and declared LOST.

**Councillor Terina Shaw moved that City Council:**

1. **Deny the discretionary use application for the proposed development of “Building, Stacked” located at 3700 Green Diamond Road, being Parcel H, Plan No. 102253889 in the Greens on Gardiner neighbourhood, subject to compliance with the following development standards and conditions:**
  - a. **The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 & A-3.2, prepared by Abele Architecture, dated November 18, 2020; and**

- b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
- 2. Not authorize the Development Officer to issue a development permit with respect to the 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 March 10, 2020 meeting.

	In Favour	Against
Councillor Terina Shaw	✓	
Frank Bojkovsky		✓
Cheri Moreau	✓	
Tak Pham		✓
Celeste York	✓	
Kathleen Wilson		✓
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	<b>5</b>	<b>3</b>

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

RPC21-28 Options for Regulating Heritage and Architectural Design

**Recommendation**

Regina Planning Commission recommends that City Council:

- 1. Remove CR20-94 from the List of Outstanding Items for City Council.
- 2. Receive and file this report.

The following addressed the Commission:

Bruce Dawson; and  
Jackie Schmidt, representing Heritage Regina.

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

	In Favour	Against
Frank Bojkovsky	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	

<b>Celeste York</b>	✓
<b>Kathleen Wilson</b>	✓
<b>Councillor Terina Shaw</b>	✓
<b>Councillor John Findura</b>	✓

<b>8</b>	<b>0</b>
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**The motion was put and declared CARRIED.**

#### COMMUNICATIONS

RPC21-29 Samantha Magnus and Cody Dumonceaux - 3700 Green Diamond Road -  
Discretionary Use

RPC21-30 Heritage Regina: Options for Regulating Heritage and Architectural Design

**Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that  
Communications RPC21-29 and RPC21-30 be received and filed.**

#### ADJOURNMENT

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

The meeting adjourned at 9:32 p.m.

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Chairperson

\_\_\_\_\_  
Secretary