

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 7, 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 (Videoconference)
John Aston (Videoconference)
Frank Bojkovsky (Videoconference)
Biplob Das (Videoconference)
Adrienne Hagen Lyster (Videoconference)
Cheri Moreau (Videoconference)
Tak Pham (Videoconference)
Kathleen Wilson (Videoconference)
Celeste York (Videoconference)

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby (Videoconference)
Executive Director, City Planning & Community Development,
Diana Hawryluk
Director, Planning & Development Services, Autumn Dawson
Senior City Planner, Michael Cotcher (Videoconference)
Senior City Planner, Ben Mario (Videoconference)
City Planner II, Michael Sliva (Videoconference)

(The meeting commenced in the absence of Ms. Wilson.)

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 by the Chairperson.

ADOPTION OF MINUTES

Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 2, 2021 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC21-41 Discretionary Use - 5826 Rochdale Boulevard - PL202000248

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use for a proposed Service Trade, Wash–Light (Car Wash) land use located at 5826 Rochdale Boulevard, being Lot A, Blk/Par O, Plan 86R00275, subject to the following standards and conditions:
 - a) the development shall be generally consistent with the plans, including the installment of a solid acoustic barrier fence (1.83 metres) along the north and west property lines, attached to this report as Appendices A3.1 - A3.3 inclusive prepared by AECOM dated March 8, 2021 and June 23, 2021 and the noise impact assessment prepared by FDI Acoustics dated June 18, 2021 and appended to this report as Appendix C; and
 - b) the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw, 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 meeting on July 14, 2021, following the required public notice.

(Ms. Wilson joined the meeting.)

The following addressed the Commission:

- Debb Buhnai;
- Pat Probyn; and
- Gabrielle Donoff, representing WSP Canada Inc.; Jonathan Paul, representing ctm Design Services Ltd; Joseph Scholtz, representing AECOM; James Farquharson, representing FDI acoustics and Jolene Rempel, representing Shell Canada.

Councillor Terina Shaw moved that the recommendation contained in the report be concurred in.

Biplob Das moved that this report be tabled to allow Administration to provide the following additional information to Regina Planning Commission:

- 1. Combine Table 7 and Table 8 in the FDI acoustics Noise Impact Assessment to create a new Table 9 that shows the cumulative sound levels;**
- 2. An additional noise contour map for the cumulative sound levels; and**
- 3. The Assessment include an increase from one vehicle to seven vehicles idling while waiting to enter the automatic car wash.**

The Clerk called the vote on the motion.

	In Favour	Against
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Kathleen Wilson		✓
Celeste York	✓	
John Aston	✓	
Councillor Terina Shaw		✓
Councillor Shanon Zachidniak		✓
Councillor John Findura	✓	
	8	3

The motion was put and declared CARRIED.

(Ms. Moreau left the meeting.)

RPC21-42 Discretionary Use - 1730 Cowan Crescent - PL202100040

(Celeste York declared a conflict of interest, citing her daughter's employment with 1080 Architecture Planning + Interiors, and her grandchildren attending Gard'Amis Daycare abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of "Institution, Day Care" located at 1730 Cowan Crescent, being Lot 40, Block 33, Plan GE191 in the Hillsdale Neighbourhood, subject to compliance with the following development standards and conditions:

- a. 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.
- 3. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

Julie Pedneault, representing Gard'Amis Daycare, and LeeAnn Croft, representing 1080 Architecture and Gard'Amis Daycare, addressed the Commission.

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

(Mr. Bojkovsky left the meeting.)

The Clerk called the vote on the motion.

	In Favour	Against
John Aston	✓	
Biplob Das	✓	
Adrienne Hagen Lyster		✓
Tak Pham	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	7	1

The motion was put and declared CARRIED.

RPC21-43 Discretionary Use - 1205 15th Avenue - PL202100056

Recommendation

Regina Planning Commission recommends that City Council:

- 1. Approve the discretionary use application for the proposed development of “Food and Beverage, Restaurant” located at 1205 15th Avenue, being Lot 19, Block 469, Plan OLD33, Ext 124 in the Heritage 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 and A-3.2, prepared by

Eggtopia;

- b. Except as otherwise specified in this approval, 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.
- 3. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

Mark Bologna, representing Eggtopia, addressed the Commission.

(Ms. York returned to the meeting.)

Biplob Das moved that the recommendation contained in the report be concurred in.

The Clerk called the vote on the motion.

	In Favour	Against
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Celeste York	✓	
John Aston	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	9	0

The motion was put and declared CARRIED.

RPC21-44 Concept Plan Amendment - The Towns - PL202000238

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 as the subject property and adopt, by resolution, the amended plan as set out in Appendix A-3 and Appendix A-4.

- 2. Approve these recommendations at its meeting on July 14, 2021, after the required public notice.

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

Councillor Terina Shaw moved that the recommendation contained in the report be concurred in.

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Terina Shaw	✓	
John Aston	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Celeste York	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	9	0

The motion was put and declared CARRIED.

RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, Councillor Findura called for a 5 minute recess.

Regina Planning Commission recessed at 6:36 p.m.

(Mr. Aston left the meeting.)

Regina Planning Commission reconvened at 6:43 p.m.

RPC21-45 Zoning Bylaw Amendment - The Towns, Phase 2 Stage 2 (PL202100004)

Recommendation

Regina Planning Commission recommends that City Council:

- 1. Approve the application to rezone portions of lands located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 2 as shown in Appendix A-1 as follows:

- a. Part of Block 33, 36 and 37 from UH – Urban Holding Zone to RU - Residential Urban Zone.
- b. Parcel J2 from R1 - Residential Detached Zone to RH - Residential High-Rise Zone.
- c. Parts of Block 34 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.

All subject to approval of the Towns Concept Plan amendment (Project No. PL202000238)

- 2. 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 the required public notice.
- 3. Approve these recommendations at its meeting on July 14, 2021.

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

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

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Shanon Zachidniak	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Celeste York	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	8	0

The motion was put and declared CARRIED.

RPC21-46 Zoning Bylaw Amendment - The Towns, Phase 2 Stage 1 (PL202000256)

Recommendation

Regina Planning Commission recommends that City Council:

- 1. Approve the application to rezone portions of land located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 1, as shown in Appendix A-1, from UH – Urban Holding Zone to RL - Residential Low-Rise Zone, subject to approval of the the Towns Concept Plan Amendment (PL202000238).

2. Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RU – Residential Urban Zone, within the Block 2 and Block 6, subject to approval of the the Towns Concept Plan Amendment (Project No. PL202000238).
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 the required public notice.
4. Approve these recommendations at its meeting on July 14, 2021.

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

Adrienne Hagen Lyster moved that City Council:

1. **Approve the application to rezone portions of land located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 1, as shown in Appendix A-1, from UH – Urban Holding Zone to RL - Residential Low-Rise Zone, subject to approval of the the Towns Concept Plan Amendment (PL202000238).**
2. **Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RL - Residential Low-Rise Zone, within the proposed Block 32 and Block 33, subject to approval of the Towns Concept Plan Amendment (Project No. PL202000238).**
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 the required public notice.**
4. **Approve these recommendations at its meeting on July 14, 2021.**

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Terina Shaw	✓	
John Aston	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Celeste York	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	9	0

The motion was put and declared CARRIED.

ADJOURNMENT

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

The meeting adjourned at 6:55 p.m.

Chairperson

Secretary