

AT REGINA, SASKATCHEWAN, TUESDAY, MARCH 26, 2024

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 Andrew Stevens, in the Chair
Councillor Terina Nelson (Videoconference)
John Aston
Biplob Das (Videoconference)
Jordan Gasior
Jesse Hopkins (Videoconference)
Maynard Sonntag
Kathleen Wilson (Videoconference)

Regrets: Councillor John Findura
Brent Kobes

Also in Attendance: Council Officer, Martha Neovard
Legal Counsel, Cheryl Willoughby
Deputy City Manager, City Planning & Community Development,
Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
Director, Transit & Fleet, Nathan Luhnig
Manager, City Planning, Ben Mario
Manager, City Revitalization, Laura Pfeifer
Senior City Planner, City Revitalization, Amarpreet Guliani
City Planner I, Planning & Development Services, Tyson Selinger

APPROVAL OF PUBLIC AGENDA

Maynard Sonntag moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the following adjustments:

ADD: Communications:

- **RPC24-10 - Frank Korvemaker, Architectural Heritage Society of Saskatchewan, Regina, SK (attached) to item *RPC24-7 - Heritage Property Designations.***
- **RPC24-11 - James Bogusz, Regina Airport Authority, Regina, SK (attached) to item *RPC24-8 - Housing Accelerator Fund - Expanding Citywide Housing Options Phase 2, Part 1;***
- **Delegation Angela Ell, Al Ritchie Community Association, Regina, SK;**

and

WITHDRAW: Delegation Jolene McDonald, as they were unable to attend the meeting.

ADOPTION OF MINUTES

John Aston moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 27, 2024 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC24-6 Zoning Bylaw Amendment – 1602 Winnipeg Street – PL202300215

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by rezoning property located at 1602 Winnipeg Street, as shown on Appendix A-2, and legally described as Block 5A, Plan No. 102282263 Ext. 0, from IL – Industrial Light Zone to MLM – Mixed Large Market Zone and amend 2888(B) Zoning Maps accordingly.
2. Amend *The Regina Zoning Bylaw, 2019*, Table 4C.T2, row T2.16, by removing (b) “accessory uses and buildings” as a permitted use.
3. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendation, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on April 10, 2024.

Jordan Gasior moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commission Member Gasior
IN FAVOUR:	Councillors: Nelson, Stevens Commission Members: Aston, Das, Gasior, Hopkins, Sonntag, Wilson

RPC24-7 Heritage Property Designations

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application for designation of each of the following addresses as a

Municipal Heritage Property:

Historic Place Name	Address	Parcel	Appendix
1. Wilson Residence	2160 Angus Street	Plan: 98RA28311 Block: 402 Lot: 29	A
2. Gemmill Residence	2275 Montague Street	Plan: 99RA02447 Block: 441 Lot: 27	B
3. Tennant Residence	2724 Angus Boulevard	Plan: AZ7175 Block: 503 Lot: 26; Plan: 101190754 Block: 503 Lot: 31	C
4. Hacker Residence	2900 Rae Street	Plan: P 1652 Block: 565 Lot: 39/40	D
5. Rigby Residence	2805 McCallum Avenue	Plan: P 1652 Block: 602 Lot: 8-10	E

2. Instruct the City Solicitor to issue and serve notice of Council's intention to consider a bylaw to designate each of the properties at the following addresses as Municipal Heritage Properties in accordance with *The Heritage Property Act*: 2160 Angus Street, 2275 Montague Street, 2724 Angus Boulevard, 2900 Rae Street and 2805 McCallum Avenue.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaws to be considered by Council at its first meeting following the statutory notice period to:
 - a. Designate each of the subject properties as a Municipal Heritage Property;
 - b. Identify the reasons for the designation and character-defining elements as stated in Appendix F, and attached to this report, for 2160 Angus Street, 2275 Montague Street, 2724 Angus Boulevard, 2900 Rae Street, 2805 McCallum Avenue respectively;
 - c. Provide that any subsequent alterations to the property be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*; and
 - d. Upon adoption of a bylaw designating each subject property as Municipal Heritage properties, instruct the Office of the City Clerk to remove the properties from the Heritage Inventory and add them to the Heritage Registry.
4. Approve these recommendations at its meeting on April 10, 2024.

John Aston moved, AND IT WAS RESOLVED, that communication RPC24-10 Frank

Korvemaker, Architectural Heritage Society of Saskatchewan, Regina, SK be received and filed.

John Aston moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commission Member Aston
IN FAVOUR:	Councillors: Nelson, Stevens Commission Members: Aston, Das, Gasior, Hopkins, Sonntag, Wilson

RPC24-8 Housing Accelerator Fund - Expanding Citywide Housing Options Phase 2, Part 1

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the Primary Intensification Areas as shown in Appendix C of this report.
2. Approve amendments to the following to align with recommendation #1:
 - a. *Design Regina: The Official Community Plan, Bylaw No. 2013-48*, as described in Appendix D of this report.
 - b. *The Regina Transit Master Plan*, as shown in Appendix E of this report.
 - c. *The Zoning Bylaw, Bylaw No. 2019-19*, as described in Appendix F of this report.
3. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
4. Approve these recommendations at its meeting on April 10, 2024.

The following addressed the Commission:

- Jim Elliott, Regina, SK
- Darrell Mihial, Regina, SK
- Gordon Schwartz, Regina, SK
- Janice Lebell, Regina, SK
- Norm Hoffert, Regina, SK
- Leona Read, Regina, SK
- Sandi Robertson, Regina, SK

- Dianne Kilbach, Regina, SK
- Jenna Schroeder, Provincial Capital Commission, Regina, SK
- Angela Ell, Al Ritchie Community Association, Regina, SK

Senior City Planner Jordan Gasior moved, AND IT WAS RESOLVED, that the following communications be received and filed:

- **RPC24-9 Jenna Schroeder, Provincial Capital Commission, Regina, SK**
- **RPC24-11 James Bogusz, Regina Airport Authority, Regina, SK**

Members of Administration gave a PowerPoint presentation, a copy of which is on file with the Office of the City Clerk.

Maynard Sonntag moved, AND IT WAS RESOLVED, that the Commission take a 30 minute recess, in lieu of the provisions outlined in Section 33(2.1) of the *Procedure Bylaw No. 9004* for a 15 minute recess, and continue the meeting following the recess.

RECESS

The Commission recessed at 5:36 p.m.

The Commission reconvened at 6:13 p.m. in the absence of Biplob Das.

Jordan Gasior moved that the recommendations contained in the report be concurred in, with the following amendment:

That Appendix D of this report be replaced with a revised Appendix to correct errors identified in Nos. 1, 2, and 9.

Referral Motion - Refer Amendment Nos. 3, 4, and 5 of Appendix F

Councillor Terina Nelson moved, in amendment, that City Council refer Nos. 3, 4, and 5 of Appendix F back to Administration to bring forward a report containing additional information on the outcome of discussions with, or studies provided by, the Provincial Capital Commission respecting height restrictions within the existing Wascana height overlay.

The referral motion was put and declared LOST.

RESULT:	LOST [3 to 4]
MOVER:	Councillor Nelson
IN FAVOUR:	Councillor Nelson
	Commission Members: Aston, Hopkins
AGAINST:	Councillor Stevens
	Commission Members: Gasior, Sonntag, Wilson
AWAY:	Commission Member Das

Main Motion as Amended

The main motion, as amended, was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commission Member Gasior
IN FAVOUR:	Councillors: Nelson, Stevens Commission Members: Aston, Gasior, Hopkins, Sonntag, Wilson
AWAY:	Commission Member Das

ADJOURNMENT

Maynard Sonntag moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:55 p.m.

Chairperson

Secretary