

AT REGINA, SASKATCHEWAN, TUESDAY, APRIL 30, 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
Christopher Adams
John Aston
Jesse Hopkins
Brent Kobes
Kathleen Wilson
Maynard Sonntag

Regrets: Councillor John Findura
Jordan Gasior
Biplob Das

Also in Attendance: Council Officer, Martha Neovard
Legal Counsel, Chrystal Atchison
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Director, Economic & Business Development, Chad Jedlic
Director, Planning & Development Services, Autumn Dawson
Manager, City Planning, Ben Mario
Manager, City Revitalization, Laura Pfeifer
Manager, Land Development, Dustin McCall
Senior City Planner, Femi Adegeye
Senior City Planner, Jeremy Fenton
City Planner II, Zoey Drimmie

APPROVAL OF PUBLIC AGENDA

Councillor Terina Nelson moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

John Aston moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 26, 2024, be adopted, with the following amendment:

“That the words ‘Senior City Planner’ be removed from the receive and file motion

pertaining to item *RPC24-8 Housing Accelerator Fund – Expanding Citywide Housing Options Phase 2, Part 1* from the March 26, 2024 minutes.”

ADMINISTRATION REPORTS

RPC24-12 Heritage Designation Removal Request – 2301 15th Avenue

Recommendation

The Regina Planning Commission recommends that City Council:

1. Deny the application to remove the Municipal Heritage Property designation status for the property at 2301 15th Avenue and refer the matter to the Provincial Review Board for a hearing and a report pursuant to sections 14 and 15 of the *Heritage Property Act*.
2. Authorize Administration to reallocate the \$25,000 in Heritage Incentive grant funding initially allocated for this property to other heritage properties, should the owner opt not to use the funds or if the property's heritage designation is removed.
3. Approve these recommendations at its meeting on May 8, 2024.

Sherry Knight, Regina, SK, addressed the Commission.

Maynard Sonntag moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Sonntag
IN FAVOUR:	Councillors: Nelson, Stevens Commissioners: Adams, Aston, Hopkins, Kobes, Wilson, Sonntag

RPC24-13 Concept Plan Amendment; Zoning Bylaw Amendment – 1500 N Winnipeg Street (Somerset) – PL202200146; PL202300097

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the proposed *Somerset Concept Plan*, included as Appendix C-1 and C-2.
2. Amend *The Regina Zoning Bylaw, 2019* by rezoning property legally described as:
 - Blk/Par G-Plan 102398452 Ext 0

- SE Sec.07 - Twp.18 - Rge.19 - W2M - Ext.5
- SW Sec.07 - Twp.18 - Rge.19 - W2M - Ext.111
- Blk/Par A - Plan102289934 - Ext. 103

to the Railway Setback Overlay Zone, and in accordance with Appendix D.

3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.
4. Approve these recommendations at its meeting on May 8, 2024.

Nathan Petherick, representing Earth King 135 Ventures Ltd., Calgary, AB, and Jacob Froh, representing Associated Engineering (Sask.) Ltd., Regina, SK, addressed the Commission.

Christopher Adams moved that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Adams
IN FAVOUR:	Councillors: Nelson, Stevens Commissioners: Adams, Aston, Hopkins, Kobes, Wilson, Sonntag

RPC24-14 Zoning Bylaw Amendment – 1601 N Pasqua Street – PL202300232

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by rezoning 1601 N Pasqua Street, being part of SW SEC-12, TWP-18, RGE-20, W2M; Ext 7, as shown on Appendix A-2, from UH – Urban Holding Zone to MLM – Mixed Large Market Zone and amend 2494 (A) Zoning Maps accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw amendments 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.
3. Approve these recommendations at its meeting on May 8, 2024.

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Aston
IN FAVOUR:	Councillors: Stevens, Nelson, Commissioners: Adams, Aston, Hopkins, Kobes, Wilson, Sonntag

ADJOURNMENT

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

The meeting adjourned at 5:34 p.m.

Chairperson

Secretary