

AT REGINA, SASKATCHEWAN, WEDNESDAY, JANUARY 6, 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: Jacob Sinclair
Cheri Moreau
Tak Pham
Frank Bojkovsky
Biplob Das
Adrienne Hagen Lyster
Councillor John Findura
Councillor Shanon Zachidniak
Councillor Terina Shaw
Celeste York

Regrets:

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Dev., Diana Hawryluk
Director, Planning & Development Services, Fred Searle
Manager, Licensing & Parking Services, Dawn Schikowski
Senior City Planner, Ben Mario

APPOINTMENT OF VICE-CHAIRPERSON

The Chairperson called the meeting to order and following nomination procedures for the position of Vice-Chairperson, Adrienne Hagen Lyster was declared Vice-Chairperson of Regina Planning Commission for 2021.

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Regina Planning Commission - Public - Dec 9, 2020 4:00 PM

Cheri Moreau moved, AND IT WAS RESOLVED, that the minutes for the meeting held on December 9, 2020 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC21-1 409 Maxwell Crescent- Discretionary Use Application (PL202000203)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed "Storage, Outdoor" land use located at 409 Maxwell Crescent, being Lot 11, Block 21, Plan No. 77R56670.
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, dated Oct 2, 2020.
 - b. The development shall comply with the City of Regina's Standard for Drainage from Building Sites and Development Standard Manual.
 - c. The proposed development is located within the low aquifer sensitivity zone; no excavation in relation to the development shall exceed a depth of 6.0 m in accordance with *The Regina Zoning Bylaw, 2019*.
 - d. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
3. Approve these recommendations at its January 13, 2021 meeting, following the required public notice.

Glen Hill, Colliers International, representing Maxcom Properties Ltd. and Apex Distribution Inc., addressed the Commission.

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

RPC21-2 Heritage Designation - 1770 Halifax Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the designation of the original 1930 Municipal Justice Building located at 1770 Halifax Street (as shown in Appendix A), being Lot A, Block 289, Plan 90R36844, Ext 0, as a Municipal Heritage Property.

2. Instruct the City Clerk to issue and serve notice of Council's intention to consider a bylaw to designate the Municipal Justice Building as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements as stated in Appendix B, REG Evaluation Form attached to this report;
 - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
4. Upon adoption of a bylaw designating the subject property as Municipal Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.
5. Approve these recommendations at its meeting on February 10, 2021.

Biplob Das moved that:

1. Approve the designation of the original 1930 Municipal Justice Building located at 1770 Halifax Street (as shown in Appendix A), being Lot A, Block 289, Plan 90R36844, Ext 0, as a Municipal Heritage Property.
2. Instruct the City Clerk to issue and serve notice of Council's intention to consider a bylaw to designate the Municipal Justice Building as Municipal Heritage Property in accordance with *The Heritage Property Act*.
3. Instruct the City Solicitor to prepare the necessary Municipal Heritage Property bylaw to be considered by Council at its first meeting following the statutory notice period to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements as stated in Appendix B, REG Evaluation Form attached to this report;
 - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
4. Upon adoption of a bylaw designating the subject property as Municipal Heritage Property, remove the property from the Heritage Inventory and add it to the register of designated property in Regina.
5. Approve these recommendations at its meeting on January 13, 2021.

RPC21-3 Temporary Downtown Surface Parking Lots

Recommendation

Regina Planning Commission recommends that City Council:

1. Direct Administration to prepare amendments to *Design Regina: the Official Community Plan Bylaw No. 2013-48, Part B.4, the Regina Downtown Neighbourhood Plan* to accommodate temporary surface parking lots in Q2 of 2021.
2. Remove item MN20-14 from the Outstanding Items list.
3. Approve these recommendations at its meeting on January 13, 2021.

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

RPC21-4 Zoning Bylaw Amendments, Housekeeping and Administrative

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the amendments to *The Regina Zoning Bylaw, 2019-19* as directed by Appendix A of this report.
2. Direct the City Solicitor to prepare the necessary bylaws to amend *The Regina Zoning Bylaw, 2019*, to be brought forward to the meeting of City Council following approval of the recommendations by Council.
3. Approve these recommendations at its January 13, 2021 meeting.

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

ADJOURNMENT

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

The meeting adjourned at 5:15 p.m.

Chairperson

Secretary