

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 2, 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 (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  
Executive Director, City Planning & Community Development.,  
Diana Hawryluk  
Director, Planning & Development Services, Fred Searle  
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

**Celeste York moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items and delegations be heard in the order they are called forward by the Chairperson.**

ADOPTION OF MINUTES

**Biplob Das moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 5, 2021 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC21-38 Discretionary Use - 665 University Park Drive - PL202100028

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development

of "Retail Trade, Motor Vehicle - Light" located at 665 University Park Drive, being Block N, Plan No. 92R14384 in the River Bend 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 Neher & Associates, dated December 23, 2020;
  - 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 June 9, 2021, following the required public notice.

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

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

**The Clerk called the vote on the motion.**

	In Favour	Against
<b>Biplob Das</b>	✓	
<b>Adrienne Hagen Lyster</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Celeste York</b>	✓	
<b>John Aston</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>11</b>	<b>0</b>

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

RPC21-39 Contract Zone - 1450 Hamilton Street - PL202100002

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 1450 Hamilton Street, being Lots 26-40, Block 202, Plan No. OLD33 in the Warehouse District from IL – Light Industrial Zone to C - Contract Zone to permit the carrying out of the specified proposal described as an Office, Industry and Office, Professional development as set out in further detail in this report and consistent with the plans dated December 23, 2020 attached to this report as Appendix A-3.1 & A-3.2.
2. Delegate authority to the Development Officer or designate to negotiate and approve a contract zone agreement between the City of Regina and the owner of the subject property to permit the carrying out of the specified development proposal, on terms and conditions as described in this report.
3. Authorize the City Clerk to execute the contract zone agreement after review and approval by the City Solicitor.
4. Instruct the City Solicitor to prepare the necessary 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 and the required public notice.
5. Approve these recommendations at its meeting on June 9, 2021.

Alton Tangedal, representing Alton Tangedal Architect Ltd., addressed the Commission.

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

**The Clerk called the vote on the motion.**

	In Favour	Against
<b>Adrienne Hagen Lyster</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Celeste York</b>	✓	
<b>John Aston</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Biplob Das</b>	✓	
<b>Councillor Terina Shaw</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>11</b>	<b>0</b>

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

RPC21-40 Zoning Bylaw Amendments - Delegation of Discretionary Use Authority to Development Officer

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Amend *Zoning Bylaw, 2019* to delegate approving authority of Discretionary Use applications to the Development Officer.
2. Consequential to Recommendation 1, amend the *Public Notice Policy Bylaw, 2020* to reflect circumstances in which a discretionary use may be approved by the Development Officer.
3. Direct the Administration to amend *The Development Application Fee Bylaw* to reflect the reduced Administrative processing time for discretionary use applications that are approved by the Development Officer, and to bring back the rationale with a proposed bylaw amendment.
4. Approve the proposed amendments to take effect on September 1, 2021 after passage of the required bylaw amendments to allow time for internal Administrative process information to be updated and communication to development stakeholders.
5. Instruct the City Solicitor to prepare the necessary bylaws as described in Appendix A, 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.
6. Approve these recommendations at its meeting on June 9, 2021.

Jim Elliott addressed the Commission.

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

**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	✓	
	11	0

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

#### ADJOURNMENT

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

The meeting adjourned at 5:27 p.m.

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Chairperson

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Secretary