

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 4, 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  
John Aston (Videoconference)  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Cheri Moreau (Videoconference)  
Tak Pham (Videoconference)  
Kathleen Wilson (Videoconference)

Regrets: Celeste York

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
A/Executive Director, City Planning & Community Development  
Karen Gasmol  
Director, Planning & Development Services, Autumn Dawson  
Manager, West Planning, Yves Richard  
Manager, Asset Management, Geoff Brown  
Senior City Planner, Michael Cotcher

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 forward by the Chairperson.**

ADOPTION OF MINUTES

**Councillor Terina Shaw moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 7, 2021 be adopted, as circulated.**

TABLED AND ADMINISTRATION REPORTS

RPC21-47 Supplemental Report - Discretionary Use - 5826 Rochdale Boulevard - PL202000248

**Recommendation**

That Regina Planning Commission:

Attach this supplemental report, including the additional noise assessment information prepared by FDI acoustics dated July 23, 2021 (Appendix A), to report RPC21-41 Discretionary Use – 5826 Rochdale Boulevard – PL202000248, as Appendix D, for City Council’s information.

Gabrielle Donoff, representing WSP Canada Inc.; Jonathan Paul, representing ctm Design Services Ltd; Joseph Scholtz, representing AECOM; James Farquharson, representing FDI acoustics and Kelvin Wong, representing Shell Canada 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
<b>Councillor Terina Shaw</b>	✓	
<b>John Aston</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Biplob Das</b>	✓	
<b>Adrienne Hagen Lyster</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>10</b>	<b>0</b>

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

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.

Gabrielle Donoff, representing WSP Canada Inc.; Jonathan Paul, representing ctm Design Services Ltd; Joseph Scholtz, representing AECOM; James Farquharson, representing FDI acoustics and Kelvin Wong, representing Shell Canada addressed the Commission.

**Councillor Terina Shaw moved 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. Appendix C, Noise Impact Assessment, dated June 10, 2021 be replaced with the**

updated version of the Noise Impact Assessment dated June 18, 2021, as circulated by the City Clerk's Office at the July 7 meeting.

4. Approve these recommendations at its meeting on August 11, 2021, following the required public notice.

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Terina Shaw	✓	
John Aston	✓	
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster		✓
Cheri Moreau		✓
Tak Pham		✓
Kathleen Wilson	✓	
Councillor Shanon Zachidniak		✓
Councillor John Findura		✓
	5	5

The motion was put and declared LOST.

Councillor Shanon Zachidniak moved that:

1. City Council deny the discretionary use for a proposed Service Trade, Wash-Light (Car Wash) land use located at 5826 Rochdale Boulevard, being Lot A, B1k/Par O, Plan 86R00275.
2. Appendix C, Noise Impact Assessment, dated June 10, 2021 be replaced with the updated version of the Noise Impact Assessment dated June 18, 2021, as circulated by the City Clerk's Office at the July 7 meeting.
3. City Council approve these recommendations at its meeting on August 11, 2021.

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Shanon Zachidniak	✓	
John Aston		✓
Frank Bojkovsky		✓
Biplob Das		✓
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	

Tak Pham	✓	
Kathleen Wilson		✓
Councillor Terina Shaw		✓
Councillor John Findura	✓	
	5	5

The motion was put and declared LOST.

Councillor Terina Shaw moved that:

1. Appendix C, Noise Impact Assessment, dated June 10, 2021 be replaced with the updated version of the Noise Impact Assessment dated June 18, 2021, as circulated by the City Clerk's Office at the July 7 meeting.
2. This report be forwarded to the August 11, 2021 City Council meeting without recommendation.

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Terina Shaw	✓	
John Aston		✓
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	9	1

The motion was put and declared CARRIED.

RPC21-48MR4 Naming - Horizon Station Park

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**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve The Towns MR4 be named Horizon Station Park.
2. Approve this recommendation at its meeting on August 11, 2021.

**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	✓	
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster		✓
Cheri Moreau		✓
Tak Pham		✓
Kathleen Wilson	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	<b>7</b>	<b>3</b>

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

RPC21-49 Zoning Bylaw Amendment - Regina Bypass and 9th Avenue North - PL202100088

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the properties located at NE ¼ Sec 32 Twp 17 Rge 20 W2M identified as MU1 and MU2 within Appendix A-1 from UH – Urban Holding Zone to PS – Public Service Zone.
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 approval of the recommendations and the required public notice
3. Approve these recommendations at its meeting on August 11, 2021.

The following addressed the Commission:

- Mackenzie Bacsu; and
- Evan Hunchak, representing Dream Development.

**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	✓	
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	10	0

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

(Councillor Shaw temporarily left the meeting.)

RPC21-50 Discretionary Use Application - 628 Victoria Avenue - PL202100084

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of "Agriculture, Animal Support" located at 628 Victoria Avenue, being Lots 2-6, Block 216, Plan DV270 in the Arcola Subdivision, 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 JMA Architecture, dated April 30, 2021, except that said plans shall be revised to comply with the requirements of Table 4B.T.3.3 of the Zoning Bylaw, specifically:
    - i. the window glazing must be revised to meet the active wall standards prescribed in Table 4B.T.3.3 (1) b of the Zoning Bylaw; or
    - ii. the front yard setback must be increased to 3.0m in accordance with clause 4B.T.3.3 (2)(c) of the Zoning Bylaw.
  - 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*.

- c. Prior to issuance of any building permit in relation to the development, the applicant shall submit revised plans, satisfactory to the City, confirming compliance with the Zoning Bylaw in accordance with clause a of this recommendation.
- 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 August 11, 2021, following the required public notice.

Kaitlyn Brown, representing Victoria Veterinary Clinic, addressed the Commission.

(Councillor Shaw returned to the meeting during Ms. Brown's presentation.)

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

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

	<b>In Favour</b>	<b>Against</b>
<b>Councillor Terina Shaw</b>	✓	
<b>John Aston</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Biplob Das</b>	✓	
<b>Adrienne Hagen Lyster</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>10</b>	<b>0</b>

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

RPC21-51 Ring Road Grade Crossing Relocation – Preliminary Design Procurement

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**Recommendation**

Regina Planning Commission recommends that City Council:

- 1. Authorize the Executive Director of City Planning & Community Development, or their designate, to initiate a public procurement to engage consulting and professional engineering services for the design



and construction for the delivery of a preliminary design scope of project deliverables for the Ring Road Grade Crossing Relocation Initiative.

- 2. Authorize the Executive Director of City Planning & Community Development, or their designate, to negotiate, award and approve an agreement between the City of Regina and the highest ranked proponent of a public procurement process.
- 3. Authorize the City Clerk to execute the necessary agreements with the highest ranked proponent after review and approval by the City Solicitor.
- 4. Approve these recommendations at its meeting on August 11, 2021.

**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	✓	
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	<b>10</b>	<b>0</b>

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

ADJOURNMENT

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

The meeting adjourned at 5:54 p.m.

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Chairperson

\_\_\_\_\_  
Secretary