

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 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: Councillor John Findura, in the Chair
Councillor Terina Shaw (Videoconference)
Councillor Shanon Zachidniak
John Aston (Videoconference)
Frank Bojkovsky (Videoconference)
Adrienne Hagen (Videoconference)
Cheri Moreau (Videoconference)
Tak Pham (Videoconference)
Kathleen Wilson (Videoconference)
Celeste York (Videoconference)

Regrets: Biplob Das

Also in Council Officer, Elaine Gohlke
Attendance: Legal Counsel, Cheryl Willoughby (Videoconference)
Executive Director, City Planning & Community Development,
Diana Hawryluk
Director, Planning & Development Services, Autumn Dawson
Director, Water, Waste & Environment, Kurtis Doney (Videoconference)
Manager, Social & Cultural Development, Emmaline Hill (Videoconference)
Senior City Planner, Michael Cotcher (Videoconference)

(The meeting commenced in the absence of Adrienne Hagen and Cheri Moreau.)

APPROVAL OF PUBLIC AGENDA

Councillor Shanon Zachidniak 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 Shanon Zachidniak moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 8, 2021 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC21-57 Discretionary Use Application - Part of 3000 Woodland Grove Drive - PL202100123

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Building, Planned Group” and “Planned Group” located at the intersection of Buckingham Drive and Green Brooks Road, being part of SW 14-17-19-2 Ext in the Towns 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-3.5, prepared by KRN Residential Design, dated June 21, 2021.
 - b) The development permit to be issued upon the servicing agreement being executed and associated subdivision application being approved.
 - c) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
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 October 13, 2021, following the required public notice.

Reg Hamilton, Argyle Developments, Regina, and Kara Olson, KRN Residential Design, Regina, addressed the Commission.

Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in.

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Shanon Zachidniak	✓	
John Aston	✓	
Frank Bojkovsky	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Celeste York	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	8	0

The motion was put and declared CARRIED.

RPC21-58 Discretionary Use and Zoning Bylaw Amendment - 2201 1st Avenue - PL202100134 and PI202100135

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve an amendment to *The Regina Zoning Bylaw, 2019* to add “Industry, Heavy” as a discretionary land use in the IL-Industrial Light Zone, subject to the use being contained within a building (indoor).
2. Approve the discretionary use application for the proposed development of “Industry, Heavy” and “Storage, Hazardous Material” located at 2201 1st Avenue (suite location: 674 Cornwall Street), being Plan: 90R51768 Block: B in the Industrial Park Subdivision, subject to compliance with the following development standards and conditions:
 - a) The approved use (storage and processing of lithium batteries) shall be confined within a total area of 1057 square meters as shown in Appendix A-3 and shall be entirely contained indoors within the existing building;
 - b) Prior to occupancy, the applicant shall submit to the City an Emergency Response Plan, satisfactory to the City, for the handling of hazardous materials. The development shall be carried out and continue to be operated in accordance with said Plan;
 - c) Approval from the Ministry of Environment, if applicable, shall be submitted prior to issuance of development permit; and
 - d) Except as otherwise specified in this approval, the development

shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.

3. 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 the required public notice.
4. Subject to adoption of the bylaw contemplated in Recommendation 3, 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.
5. Approve these recommendations at its meeting on October 13, 2021.

Paul Hudon, representing LyteHorse Labs, Regina, addressed the Commission.

Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in.

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Shanon Zachidniak	✓	
John Aston	✓	
Frank Bojkovsky	✓	
Tak Pham	✓	
Kathleen Wilson	✓	
Celeste York	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	8	0

The motion was put and declared CARRIED.

RPC21-59 Official Community Plan Amendment - Harbour Landing West - PL201900072

Recommendation

1. Deny the applications by Dream Development, relating to their properties located at NE 3-Twp17-Rge20-W2M and a portion of SE 3-Twp17-Rge20-W2M, to:
 - a) Amend *Design Regina: The Official Community Plan Bylaw No 2013-48* by removing these properties from the Special Study Area and

redesignating them as Phase One land.

- b) Obtain concept plan and rezoning approval.
2. Approve amendments to *Design Regina: The Official Community Plan Bylaw No 2013-48*, as described in Appendix C of this report, to:
 - a) Facilitate the development of a school site.
 - b) Update the policy section respecting Special Study Area requirements.
 3. 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 the required public notice.
 4. Approve these recommendations at its meeting on October 13, 2021.

The following addressed the Commission:

- Bob Linner, representing Long Lake Investments Inc., Regina;
- Kevin Filteau, representing the Ministry of Education, and Delaine Clyne, representing Regina Public Schools, Regina;

(Cheri Moreau joined the meeting.)

- Sean Chase, Vicky Bonnell and Doug Sears, representing Regina Catholic School Division, Regina;
- Chad Jedlic and Blair Forster, representing Forster Harvard Development Corp., Regina;

(Adrienne Hagen joined the meeting during the Forster Harvard Development Corp. presentation.)

- Louise Mohr, Long Lake, and Carmelle Beaudry, Regina, representing Beaucorp Ventures Limited;
- Nathan Petherick, representing B & A Planning Group, Calgary, and Jacob Froh, representing Associated Engineering, Regina; and
- Evan Hunchak and Jason Carlston, representing Dream Development, Regina.

Celeste York moved that the recommendation contained in the report be concurred in.

The Clerk called the vote on the motion.

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

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

(Cheri Moreau left the meeting.)

RPC21-60 Cannabis Retail Zoning Amendments

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the proposed amendments to *The Regina Zoning Bylaw, 2019-19* as outlined in Appendix A of this report and which will result in reducing the restrictions applicable to cannabis retail developments within the city.
2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.
3. Remove items CR18-49 and RPC20-24 from the Outstanding Items list.
4. Approve these recommendations at its meeting on October 13, 2021.

The following addressed the Commission:

- Delaine Clyne, representing Regina Public Schools, Regina; and
- Kerri Michell, John Thomas and Jason Drummond, representing Farmer Jane Cannabis Co., Regina.

(John Aston left the meeting.)

RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, Councillor Findura called for a 20 minute recess.

Regina Planning Commission recessed at 6:15 p.m.

Regina Planning Commission reconvened at 6:40 p.m.

Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in.

Councillor Shanon Zachidniak moved that this report be tabled to the November 3 meeting to allow for Administration to consult with Regina Public Schools and provide the results of the consultation in a supplemental report to the Commission.

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Shanon Zachidniak	✓	
Frank Bojkovsky	✓	
Adrienne Hagen		✓
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson		✓
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	6	2

The motion was put and declared CARRIED.

RPC21-61 Zoning Bylaw Amendments – Various School Sites - PL202100078, PL202100079, PL202100080, PL202100081, PL202100082, PL202100083

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve and authorize the transactions necessary to complete the transfer of 4.017 hectares of land from the City of Regina to the Board of Education of the Regina School Division No. 4 to satisfy the outstanding obligations and conditions of the Central Lands Agreement between the City of Regina and the Board of Education of the Regina School Division No. 4 of Saskatchewan dated May 14, 1987

and, in particular, to authorize the transactions necessary to complete the transfer of the proposed lands as directed in accordance with City Council report CR20-56;

Dieppe School Site (0.099 hectares):

- a. authorize the transfer of a portion of the park lands located at 1010 McCarthy Boulevard, being part of Parcel XX, Plan No. 101882910 Ext 1 (in Dieppe Place), identified by the areas shaded with black dots on Appendix A-1.1, to the Board of Education of the Regina School Division No. 4 of Saskatchewan;
- b. approve the application to rezone a portion of the lands located at 1010 McCarthy Boulevard, being part of Parcel XX, Plan No. 101882910 Ext 1 (in Dieppe Place), identified by the areas shaded with black dots on Appendix A-1.1, from PS – Public Service Zone to I – Institutional Zone;
- c. approve the application to rezone a portion of the lands located at 145 Dorothy Street, being part of Parcel E, Plan No. 63R33089 (in Dieppe Place), identified by the area shaded with black cross-hatching on Appendix A-1.1, from PS – Public Service Zone to I – Institutional Zone;

Glen Elm School Site (0.53 hectares):

- d. authorize the transfer of a portion of the park lands located at 1601 Bond Street, being part of Lot 14, Block 1, Plan No. 60R01732 Ext 0 (in Glen Elm Park), identified by the area outlined in red on Appendix A-2.1, to the Board of Education of the Regina School Division No. 4 of Saskatchewan;
- e. approve the application to close a portion of the Regent Street right-of-way, identified by the area shaded with black dots on Appendix A-2.1 and transfer said lands to the Board of Education of the Regina School Division No. 4 of Saskatchewan.

Grant Road School Site (0.181 hectares):

- f. authorize the transfer of a portion of the municipal reserve lands located at 2606 Grant Road, being part of Block MR15, Plan No. 101356893 Ext 0 (in Whitmore Park), as identified by the area outlined in red on Appendix A-3.1 to the Board of Education of the Regina School Division No. 4;
- g. approve the application to rezone a portion of the lands located at 2606 Grant Road, being part of Block MR15, Plan No. 101356893 Ext 0 (in Whitmore Park), as identified by the area outlined in red on Appendix A-3.1 from PS – Public Service Zone to I – Institutional

Zone.

Jack MacKenzie School Site (1.04 hectares):

- h. authorize the transfer of a portion of the municipal reserve lands located at 3860 E Buckingham Drive, being part of Parcel MR9, Plan No. 99RA19122 Ext 2 (in Windsor Park), as identified by the area outlined in red on Appendix A-4.1 to the Board of Education of the Regina School Division No. 4;

Rosemont School Site (0.814 hectares):

- i. authorize the transfer of the park lands located at 5310 4th Avenue, being Lot 30, Block 18, Plan No. FN41 Ext 0 (in Rosemont North), as identified by the area outlined in red on Appendix A-5.1 to the Board of Education of the Regina School Division No. 4;
- j. approve the application to rezone the lands located at 5310 4th Avenue, being Lot 30, Block 18, Plan No. FN41 Ext 0 (in Rosemont North), as identified by the area outlined in red on Appendix A-5.1, from PS – Public Service Zone to I – Institutional Zone;

WF Ready School Site (1.353 hectares):

- k. authorize the transfer of a portion of the public reserve lands located at 3043 E Arens Road, being part of Parcel R2, Plan No. 84R14416 Ext 1 (in Wood Meadows), as identified by the area shaded by black dots on Appendix A-6.1, to the Board of Education of the Regina School Division No. 4; and
 - l. approve the application to rezone a portion of the lands located at 3043 E Arens Road, being Parcel R2, Plan No. 84R14416 Ext 1 (in Wood Meadows), as identified by the area shaded by black dots on Appendix A-6.1, from PS – Public Service Zone to I – Institutional Zone.
2. 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.
 3. Approve these recommendations at its meeting on October 13, 2021, following the required public notice.

Delaine Clyne, representing Regina Public Schools, Regina, addressed the Commission.

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

The Clerk called the vote on the motion.

	In Favour	Against
Adrienne Hagen	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Frank Bojkovsky	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	8	0

The motion was put and declared CARRIED.

TABLED AND SUPPLEMENTAL REPORTS

RPC21-62 Supplemental Report - RPC 21-53 Heritage Demolition- 1863 Cornwall Street

Recommendation

That Regina Planning Commission:

Attach this supplemental report, including its associated appendices, to report RPC21-53 Heritage Demolition - 1863 Cornwall Street, as Appendix K, for City Council's information.

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

The Clerk called the vote on the motion.

	In Favour	Against
Adrienne Hagen	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Frank Bojkovsky	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	8	0

The motion was put and declared CARRIED.

RPC21-53 Heritage Demolition- 1863 Cornwall Street (Tabled September 8, 2021)

Recommendation

Regina Planning Commission recommends that City Council:

1. Retain the site at 1863 Cornwall Street as a designated property within the boundaries of the Victoria Park Municipal Heritage Conservation District
2. Approve the demolition of the Burns Hanley Building subject to the property owner submitting an interim plan for the site that is safe, secure, aesthetically appropriate, and reflective of the heritage significance of the site; and that any permanent development at the site adhere to the *Guidelines for the Victoria Park Heritage Conservation District*.
3. Remove 1863 Cornwall Street from the City's Heritage Inventory.
4. Approve these recommendations at its meeting on September 15, 2021.

The following addressed the Commission:

- Kelsey Longmoore, Regina;
- Jackie Schmidt, representing Heritage Regina, Regina; and
- Rosanne Hill Blaisdell, calling from Winnipeg, and Terri Klyne, Regina, representing Harvard Development.

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

Adrienne Hagen withdrew her motion of concurrence.

Councillor Terina Shaw moved that City Council:

1. **Deny the demolition application for 1863 Cornwall Street and direct the property owner to undertake necessary repairs and other measures to stabilize the building and preserve the façade at minimum.**
2. **Approve this recommendation at the meeting of City Council following the required public notice.**

The Clerk called the vote on the motion.

	In Favour	Against
Councillor Shanon Zachidniak	✓	
Frank Bojkovsky	✓	
Adrienne Hagen	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor John Findura	✓	
	8	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 8:43 p.m.

Chairperson

Secretary