

AT REGINA, SASKATCHEWAN, TUESDAY, MARCH 8, 2022

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor John Findura, in the Chair
Councillor Terina Shaw
John Aston (Videoconference)
Frank Bojkovsky (Videoconference)
Biplob Das (Videoconference)
Adrienne Hagen (Videoconference)
Cheri Moreau (Videoconference)
Kathleen Wilson
Celeste York (Videoconference)

Regrets: Councillor Shanon Zachidniak
Tak Pham

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
A/Executive Director, City Planning & Community Development,
Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
Senior City Planner, Ben Mario
Historical Information & Preservation Supervisor, Dana Turgeon

(The meeting commenced in the absence of John Aston.)

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 by the Chairperson.

ADOPTION OF MINUTES

Kathleen Wilson moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 8, 2022 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC22-6 Zoning Bylaw Amendment - The Towns, Phase 2 - PL202100202

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of lands located at 3000 Woodland Grove Drive, Part of SW 14-17-19-2 Ext 15 and Part of NW 14-17-19-2 Ext 35, within the Towns Concept Plan, as shown in Appendix A-1 as follows:
 - a. Blocks 36, 37, and a portion of Block 38 from UH – Urban Holding Zone to RU – Residential Urban Zone
 - b. Parcel L from UH – Urban Holding Zone to RH – Residential High-Rise Zone
 - c. Parcels J4 and J5 from UH – Urban Holding Zone to ML – Mixed Low-Rise Zone
 - d. Parcels W5 and W6 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 the required public notice.
3. Approve these recommendations at its meeting on March 16, 2022.

Cathy Lawrence, representing Terra Developments, Regina, addressed the Commission:

(John Aston joined the meeting.)

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Shaw
IN FAVOUR:	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Das, Hagen, Moreau, Wilson, York
ABSENT:	Pham, Zachidniak

RPC22-7 Proposed Concept Plan & Zoning Bylaw Amendment - Part of 3000 Woodland Grove Drive - PL202100206 & PL202100204

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses (low density to medium density residential and medium density to low density residential) within the area identified as the subject property and adopt the amended Concept Plan as set out in Appendix A-3.
2. Approve the application to rezone portions of lands from the Towns Phase 2, being part of NW 14-17-19-2 Ext 35 and SW 14-17-19-2 Ext 15, located within the Towns Concept Plan from UH - Urban Holding Zone to:
 - a. RU – Residential Urban Zone – Parts of proposed block 38, 40, 41, 42 and 43;
 - b. RL - Residential Low-Rise Zone – Proposed Block 39, 44 and Parts of proposed block 40, 4, 42 and 43; and
 - c.LA - Lane Access Overlay Zone to parts of Block 40 and 43.
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 approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on March 16, 2022, following the required public notice.

Cathy Lawrence, representing Terra Developments, Regina, addressed the Commission:

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Frank Bojkovsky
IN FAVOUR:	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Das, Hagen, Moreau, Wilson, York
ABSENT:	Pham, Zachidniak

RPC22-8 Discretionary Use Application - 3810 Chuka Boulevard - PL202100166

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the Discretionary Use application for the proposed development of an "Accessory Drive-Through" land use restaurant on the property at 3810 Chuka Boulevard (Previously 4401 E Green Falls Drive), Blk/Par P-Plan 102144305 Ext 1, 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-3.3, prepared by Dillon Consulting and dated February 9, 2022.
 - b) Aesthetic screening shall be provided along the shared property line with Parcel P5 in accordance with *The Regina Zoning Bylaw, 2019* requirements. This condition may be waived by the Development Officer if a non-residential development on Parcel P5 is 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 March 16, 2022, following the required public notice.

The following addressed the Commission:

- Jeff Balon, Balon Consulting Corp., Saskatoon;
- Kevin Reese, Karina Developments and the Greens on Gardner development, Regina; and
- Mike DiStasi, applicant, and Kaitlyn Brown, consultant, Regina.

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Terina Shaw
IN FAVOUR:	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Das, Hagen, Moreau, Wilson, York
ABSENT:	Pham, Zachidniak

RPC22-9 Discretionary Use Application - 2723 Narcisse Drive - PL202100155

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the Discretionary Use application for the proposed development of “Building, Row- Planned Group” located at 2723 Narcisse Drive, being Parcel R1, Plan 102257030 in the Hawkstone 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 to A-3.8, inclusive, prepared by North Ridge Development, dated December 3, 2021.
 - b) 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 March 16, 2022.

Freya Marchuk, representing North Ridge Development, Regina, addressed the Commission.

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Celeste York
IN FAVOUR:	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Das, Hagen, Moreau, Wilson, York
ABSENT:	Pham, Zachidniak

RPC22-10 AI Ritchie Neighbourhood Land-Use Plan

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve an amendment to Part B of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding the AI Ritchie Neighbourhood Land-Use Plan as Part B.19, with such amendments to come into force the later of the date of Ministerial Approval or June 1, 2022, to allow time for consideration and approval of corresponding amendment to *The Regina Zoning Bylaw*,

2019.

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 these recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 16, 2022.

Jeremy Fenton, Senior City Planner, City Planning Department, made a PowerPoint presentation to the Commission, a copy of which is on file in the Office of the City Clerk.

(Adrienne Hagen left the meeting.)

Angela Ell, representing the Al Ritchie Community Association, addressed the Commission.

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Terina Shaw
IN FAVOUR:	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Das, Moreau, Wilson, York
ABSENT:	Pham, Zachidniak

RPC22-11 CNC22-02 2020 and 2021 Annual Report

Recommendation

Regina Planning Commission recommends that City Council:

Receive and file this report.

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Terina Shaw
IN FAVOUR:	Councillors: Shaw and Findura Commission members: Aston, Bojkovsky, Das, Moreau, Wilson, York
ABSENT:	Pham, Zachidniak

ADJOURNMENT

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

The meeting adjourned at 5:33 p.m.

Chairperson

Secretary