



Regina Planning Commission

**Tuesday, February 24, 2026
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Tuesday, February 24, 2026**

Appointment of Chairperson and Vice-Chairperson**Approval of Agenda****Adoption of Minutes**

Regina Planning Commission - Public - Nov 13, 2025 4:00 PM

Administrative Reports

RPC26-1 Zoning Bylaw Amendment – 1400 N Courtney Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 1400 N Courtney Street, and legally described as part of LSD 2 9-18-20-W2 Ext 19, to multiple zones, as shown in Appendix C – Proposed Zoning; and
 - b. Amending Zoning Maps 2094(A), 2093(A) and 2094(B) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 11, 2026.

RPC26-2 Zoning Bylaw Amendment – 2401 Woodland Grove Drive

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 2401 Woodland Grove Drive, legally described as NW 14-17-19-2, Plan 102389788 Ext 2, from UH – Urban Holding Zone to I – Institutional Zone, as



OFFICE OF THE CITY CLERK

shown on Appendix A-2 – Zoning; and
b. Amending Zoning Map 3486(A) accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 11, 2026.

RPC26-3 Park Naming - Coopertown MR1

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve Coopertown parcel MR1 to be named Thimbleberry Park.
2. Approve this recommendation at its meeting on March 11, 2026.

Adjournment

AT REGINA, SASKATCHEWAN, THURSDAY, NOVEMBER 13, 2025

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 George Tsiklis, in the Chair
Christopher Adams
John Aston (Remote)
Jordan Gasior
Nicole Kell
Maynard Sonntag
Kathleen Wilson
Councillor Shobna Radons
Councillor Dan Rashovich (Remote)

Regrets: Leah Morrigan

Also in Attendance: Council Officer, Tracey Hendriks
Deputy City Clerk, Amber Ackerman
Legal Counsel, Cheryl Willoughby
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
City Assessor, Colinda Johnson
Director, Land, Real Estate & Economic Development, Chad Jedlic
Manager, City Planning, Ben Mario
Manager, City Revitalization, Laura Pfeifer
Senior City Planner, Femi Adegeye
Senior City Planner, Larrah Olynyk
City Planner II, Zoey Drimmie

APPROVAL OF AGENDA

Jordan Gasior moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of Chair, with the following adjustments:

WITHDRAW:

- **Delegation RPC25-35 Judith Veresuk, RDBID, Regina, SK from item *RPC25-32 Heritage Demolition 2184 12th Avenue.***

and

ADD:

- **The List of Registered Delegations**
- **Communications RPC25-35 Judith Veresuk, RDBID, Regina, SK and RPC25-36 Jackie Schmidt, Heritage Regina, Regina, SK to item *RPC25-32 Heritage Demolition 2184 12th Avenue.***

ADOPTION OF MINUTES

Maynard Sonntag moved, AND IT WAS RESOLVED, that the minutes for the meeting held on October 14, 2025, be adopted, as circulated.

ADMINISTRATIVE REPORTSRPC25-31 Zoning Bylaw Amendment – 2571 Broad Street**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning the property legally described as Lot B, Block 8, Plan FU1338 from I – Institutional Zone to RH – Residential High-Rise Zone;
 - b. Amend Figure 10.F1 to designate the property as the *Primary Intensification Area*; and
 - c. Amend Zoning Maps 2687(A) and 2887(A), accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on November 19, 2025.

Dan Torrie, representing West Oak Investments, Regina, SK, addressed the Commission.

Councillor Shobna Radons moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Radons
IN FAVOUR:	Commissioners: Adams, Aston, Gasior, Kell, Sonntag and Wilson Councillors: Radons, Rashovich and Tskilis

RPC25-32 Heritage Demolition – 2184 12th Avenue

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the demolition of the building at 2184 12th Avenue subject to the property owner entering into a heritage easement and covenant agreement to be registered on the title of the property. This will include terms and conditions that provide for interim redevelopment of the property in accordance with the plans submitted by the Applicant. It will also require the façade and any significant heritage features to be carefully dismantled where feasible and stored for use in future development where practical.
2. Retain 2184 12th Avenue as a designated property within the boundaries of the Victoria Park Heritage Conservation District.
3. Delegate authority to the Director, Planning & Development Services or designate to negotiate and approve a heritage easement and covenant agreement with the property owner including salvage and documentation protocol for heritage materials and any ancillary agreements or documents required to give effect to the Agreement.
4. Approve these recommendations at its meeting on November 19, 2025.

Jackie Schmidt, Regina, SK, representing Heritage Regina, addressed the Commission.

Christopher Adams moved, AND IT WAS RESOLVED, that communication RPC25-35 Judith Schmidt RDBID, Regina, SK be received and filed.

Councillor Shobna Radons moved that the recommendations contained in the report be concurred in with an amendment to the date in #4 to read as December 3, 2025.

The motion was put and declared LOST.

RESULT:	LOST [1 to 8]
MOVER:	Councillor Radons
IN FAVOUR:	Council Tsiklis
AGAINST:	Commissioners: Adams, Aston, Gasior, Kell, Sonntag and Wilson Councillors: Radons and Rashovich

Councillor George Tskilis moved, AND IT WAS RESOLVED, that the Commission recess for 15 minutes.

The Commission recessed at 5:35 p.m.

The Commission reconvened at 5:51 p.m.

Main Motion #2

Councillor Shobna Radons moved, that City Council:

- 1. Deny the demolition application and direct the property owner to undertake necessary repairs and other measures to rehabilitate the building; and**
- 2. Consider this recommendation at its meeting on December 3, 2025.**

The motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 1]
MOVER:	Councillor Radons
IN FAVOUR:	Commissioners: Adams, Aston, Gasior, Kell, Sonntag and Wilson Councillors: Radons, Rashovich
AGAINST:	Councillor Tskilis

RPC25-33 Expanding Housing Choices – Manufactured Homes

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* to allow manufactured homes in all residential zones as described as Appendix A – Zoning Bylaw Amendments of this report.
2. Instruct the City Solicitor to prepare the necessary bylaw amendments to make the recommendations to be brought forward following approval of the recommendations by City Council and the required public notice.
3. Remove item *MN25-7 Amend The Zoning Bylaw, Bylaw No. 2019-19: Making room for Affordable Manufactured Homes City-Wide 1(a)*

from the list of outstanding items.

4. Approve these recommendations at its meeting on November 19, 2025.

The following addressed the Regina Planning Commission:

- RPC25-37 Randall Edge, representing Glen Elm Retirement Community Residents Association, Regina, SK
- RPC25-38 Jaysee Stanhope, Regina, SK

Jordan Gasior moved, AND IT WAS RESOLVED, that communication RPC25-39 Stu Niebergall, Regina Region Home Builders' Association, Regina, SK be received and filed.

Jordan Gasior moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 1]
MOVER:	Commissioner Gasior
IN FAVOUR:	Commissioners Adams, Aston, Gasior, Kell, Sonntag and Wilson, Councillors: Radons, Tskilis
AGAINST:	Councillor Rashovich

RPC25-34 Parcel Code Class Change – 5901 9th Avenue N & 190 Pinkie Road

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve a resolution, pursuant to Section 172.1 of *The Planning and Development Act, 2007*, with respect to parcels legally described as Blk/Par D, Plan 102387113 Ext 0 and Blk/Par E, Plan 102387113 Ext 0, as shown in Appendix A-2, to:
 - a. Designate the parcels as Municipal Utility Parcel; and
 - b. Direct Administration to cause the Municipal Utility Parcel designation to be registered on the title for the parcels.
2. Approve these recommendations at its November 19, 2025 meeting.

Maynard Sonntag moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Sonntag
IN FAVOUR:	Commissioners: Adams, Aston, Gasior, Kell, Sonntag and Wilson Councillors: Radons, Rashovich and Tskilis

ADJOURNMENT

Kathleen Wilson moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 7:19 p.m.

Chairperson

Secretary



Zoning Bylaw Amendment – 1400 N Courtney Street

Date	February 24, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-1

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 1400 N Courtney Street, and legally described as part of LSD 2 9-18-20-W2 Ext 19, to multiple zones, as shown in Appendix C – Proposed Zoning; and
 - b. Amending Zoning Maps 2094(A), 2093(A) and 2094(B) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning property located at 1400 N Courtney Street (Subject Property) from UH – Urban Holding Zone to multiple zones, to support residential development, as shown in Appendices A-1 – Location and Appendix C – Proposed Zoning.

IMPACTS

Policy Impact

The proposed rezoning supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48 (OCP)*, relating to “complete neighbourhoods” and housing supply and diversity.

Strategic Priority Impact

By enabling housing supply and diversity, the proposed Zoning Bylaw amendment supports the City’s Strategic Priority relating to *Livability* – specifically, the outcome: “Neighbourhoods offer more diverse housing options and balanced population density”.

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP and the *Energy & Sustainability Framework*.

The development of new neighbourhoods results in GHG production associated with construction (buildings and infrastructure), as well as motor vehicle traffic associated with eventual occupation. These impacts are partially offset through investment towards alternate modes of transportation (active and transit) and through the City’s commitment towards infill and intensification. Further measures include energy efficient construction, which is partly achieved through requirements of the National Building Code, as well as various incentive and subsidization programs.

Indigenous Impact

The proposed rezoning supports key objectives of *kâ-nâsihcikêwin* (Indigenous Framework) relating to *wihci-atoskêwin askîhk – living together on the land, in harmony* – by expanding housing opportunities and diversity.

There are no financial, legal, labour or community well-being impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – Recommended

Advantage: The proposed zoning supports a range of low to medium density residential units; therefore, supports City objectives relating to density and efficient servicing, “complete neighbourhoods”, housing supply and diversity.

Consideration: Traffic is an issue within the neighbourhood due to the current single access; however, this issue will be mitigated through the construction of a second access, which will be required as part of the corresponding subdivision phase.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct

that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not Recommended

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the Zoning Bylaw – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: An opportunity to construct a second access into the neighbourhood, which will help mitigate current traffic related challenges, will be lost.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder engagement is summarized in Appendix B – Public Feedback. The Twin Lakes Community Association was consulted; however, did not provide comments.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

Troika Management Corporation (Applicant), on behalf of 101259367 Saskatchewan Ltd. (Landowner) is requesting, through an amendment to the Zoning Bylaw, that the Subject Property be rezoned from primarily UH – Urban Holding Zone to:

- RU – Residential Urban Zone (e.g. single-detached and duplex dwellings).
- RL – Residential Low-Rise Zone (e.g. triplex, townhomes, and low-rise multi-unit buildings).
- PS – Public Service Zone to accommodate a stormwater management facility.
- LA – Lane Access Overlay Zone.

The Subject Property forms part of an undeveloped area within the Rosewood Park Neighbourhood, which is currently the subject of a subdivision application and review:

- Lands directly east are subdivided and partially developed (residential).

- Lands to the north, south and west are undeveloped, reserved for neighbourhood development, and currently used for agricultural purposes (*Agriculture, Outdoor*).

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The *Coopertown Neighbourhood Plan* (OCP – Part B.17) policy framework and the *Rosewood Park Concept Plan* land use framework apply; therefore, development must conform with these plans.

Within the *Coopertown Neighbourhood Plan*, the Subject Property forms part of a “Neighbourhood Area”, supporting a “...diversity of residential types, parks and open space, local commercial and appropriate civic, recreation and institutional uses” (Section 4.2.1). The proposed rezoning aligns with this plan as it supports a range of housing types.

Within Appendix D – Rosewood Park Concept Plan, the Subject Property forms part of an area intended for a mix of residential densities, stormwater management facility and a potential mixed-use node. The proposed rezoning aligns with this plan as it accommodates the relocation of a storm water management facility and a mix of housing types.

The proposed rezoning is also deemed to be compatible with the zoning and land use of the adjacent developed properties, which accommodate a mix of duplex and townhouse building types.

The Applicant is also requesting that the LA – Lane Access Overlay Zone (LA Zone) be applied to blocks along Walsh Avenue (Appendix C – Proposed Zoning) to pursue front (street-oriented) driveways as:

- The *Rosewood Park Concept Plan* requires that the blocks include laneways.
- Lane-oriented garages and driveways would otherwise be required per the Zoning Bylaw.
- The Applicant is seeking a building type similar to developed properties east of the Subject Property, which the Applicant is suggesting reflects a significant market demand.

Administration considers requests for the LA Zone on a case-by-case basis. As it relates to the proposed scenario, no significant implications are expected with the use of the LA Zone as the blocks are interior within the neighbourhood and the properties are on local streets where traffic is generally less intense. It is acknowledged that:

- Front driveways do result in less on-street parking.
- Front driveways diminish full capitalization of the laneway infrastructure and the 18-metre local street infrastructure, which includes a parking lane.
- The LA Zone is recommended not to apply to corner lots, which otherwise would allow for front access driveways conflicting with pedestrian ramps and sight line requirements.

Traffic circulation is currently an issue within the Rosewood Park Neighbourhood as there is, currently, only a single access into the neighbourhood due to the planned (permanent) second access forming part of a future phase to the north. Considering this situation, the Applicant was required to submit a Traffic Impact Assessment, which concluded that, until the permanent second access is constructed an interim second access is required. This second access, as shown on Appendix E – Proposed Second Access, will be:

- Located on private property; however, fully accessible to the public.
- Paved and allow for two-way motor vehicle traffic and transit service.
- Decommissioned once the permanent second access is constructed.

This interim second access will relieve current traffic issues, including access and safety concerns associated with the Plainsview – St. Nicholas Joint-Use School. Transit service can also be accommodated with the interim second access and will be introduced following further build-out and approval of the requisite budget.

Regarding water and wastewater, the City has worked with the Applicant to identify measures to increase wastewater capacity through upgrades to the Maple Ridge Lift Station. These upgrades are currently underway, at the cost of the developer, with completion expected later this year. Upon connection to the North West Regional Lift Station the Maple Ridge Lift Station will be decommissioned. There are no water servicing issues.

DECISION HISTORY & AUTHORITY

On December 18, 2017, City Council considered item *CR17-132 Proposed Rosewood Park Concept Plan* and adopted a resolution to approve the *Rosewood Park Concept Plan*.

On November 5, 2025, City Council considered item *CR25-133 Concept Plan Amendment & Zoning Bylaw Amendment 1458 & 1462 N Courtney Street*. and adopted a resolution to approve the *Rosewood Park Concept Plan*.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Zoey Drimmie, City Planner II

ATTACHMENTS

Appendix A-1 - Location

Appendix A-2 - Existing Zoning

Appendix B - Public Feedback

Appendix C - Proposed Zoning

Appendix D - Rosewood Park Concept Plan

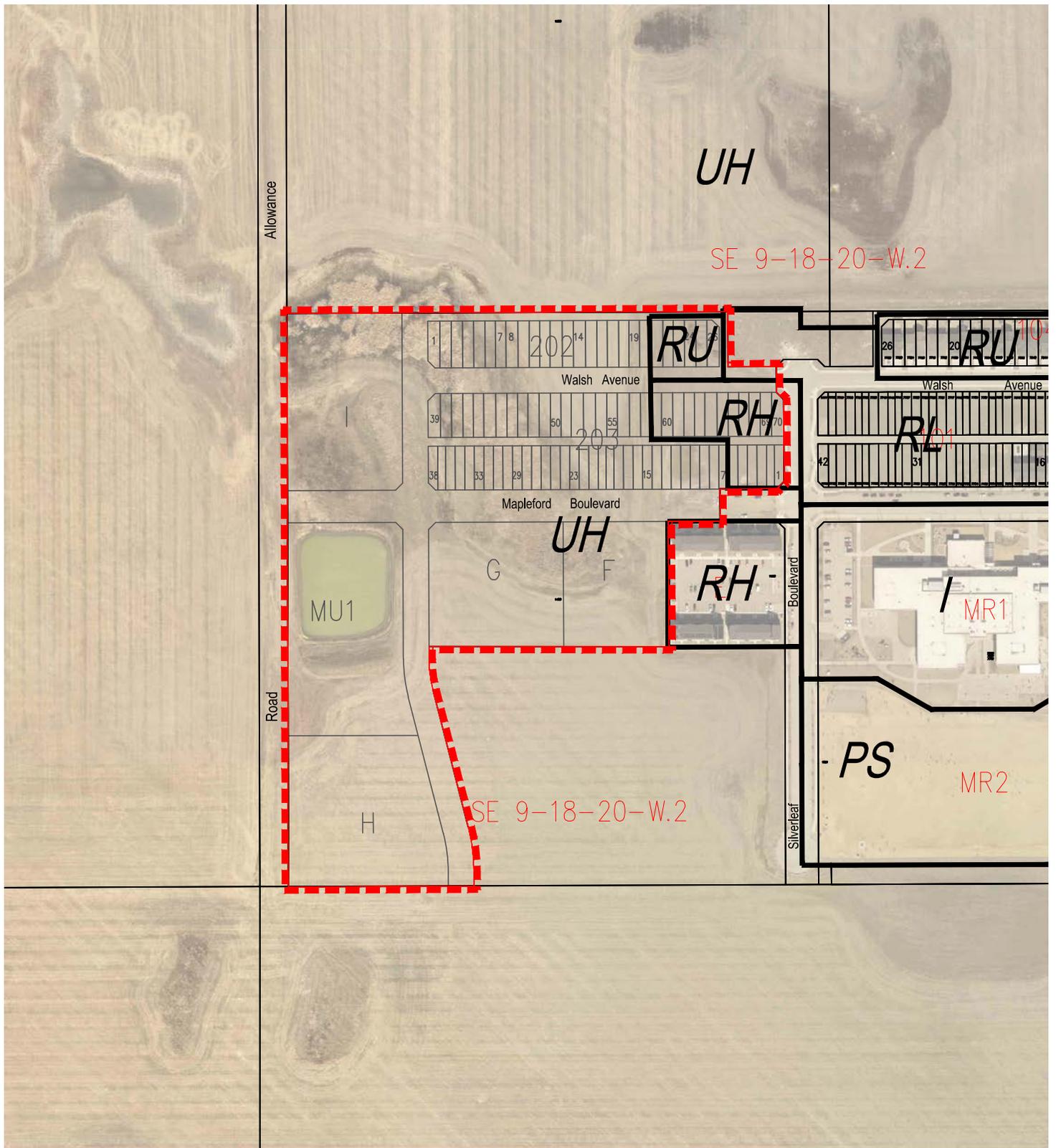
Appendix E - Proposed Second Access



Date of Photography: 2024



Subject Property (Subdivision under review)



 Subject Property (Subdivision under review)

Date of Photography : 2024

 Existing Zoning



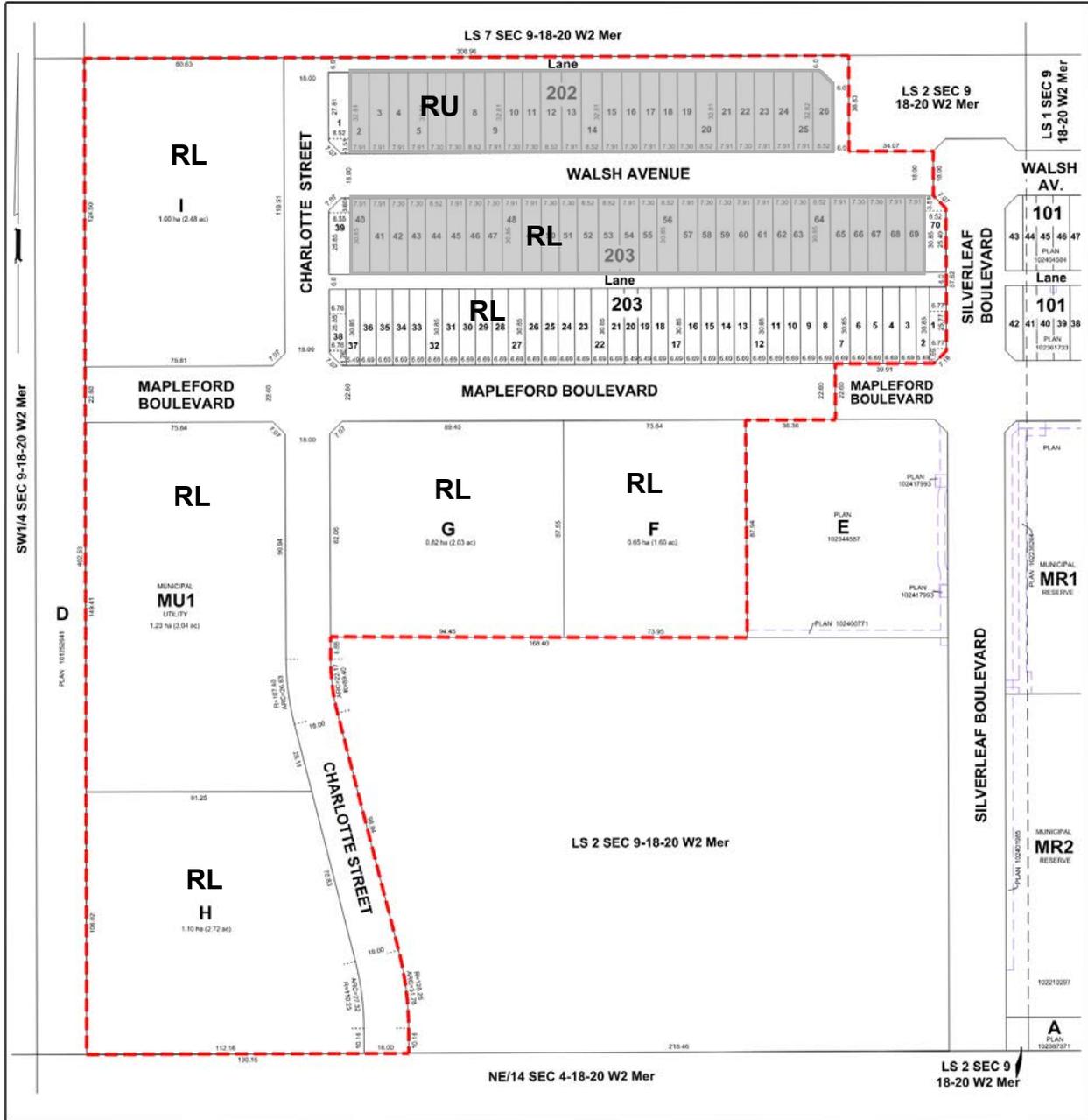
Community Contact and Feedback Summary
Communications

Public Notice Sign November 18, 2025	<ul style="list-style-type: none"> One Public Notice sign posted at Subject Property
Public Notice Letter November 5, 2025	<ul style="list-style-type: none"> Mailed (Canada Post) to 84 addresses Customized notification radius
Website Information November 5, 2025	<ul style="list-style-type: none"> Information Notice posted on the City of Regina website Online comment portal open

Comments/ Feedback

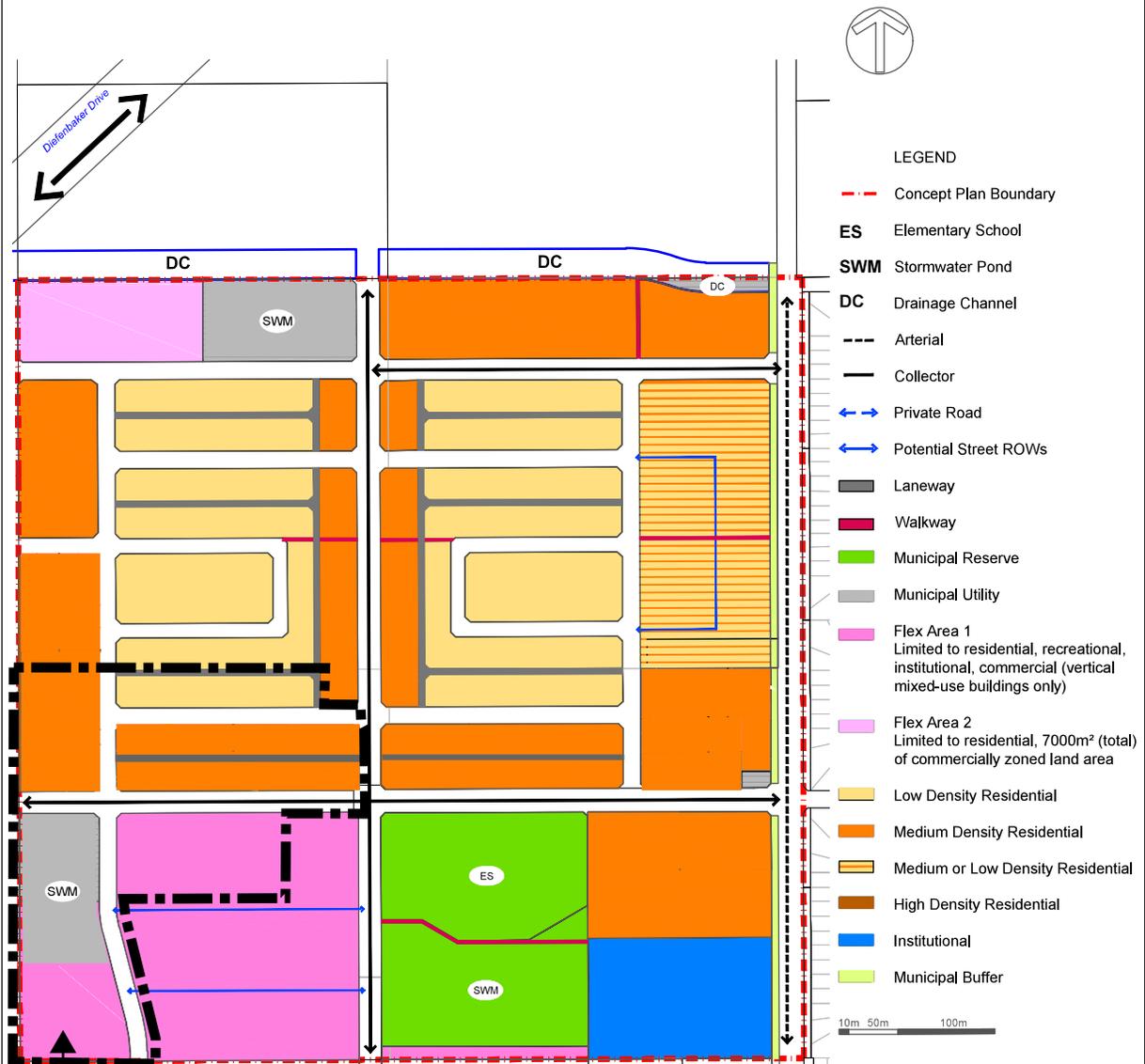
Response	#	Comments
Completely opposed		
Accept if different		
Support proposal	1	<ul style="list-style-type: none"> Rezoning as a measure to support new housing
Total	1	

Appendix C – Proposed Zoning



- Subject Property (Subdivision under review)
- RU** Residential Urban Zone
- RL** Residential Low-Rise Zone
- LA – Lane Access Overlay

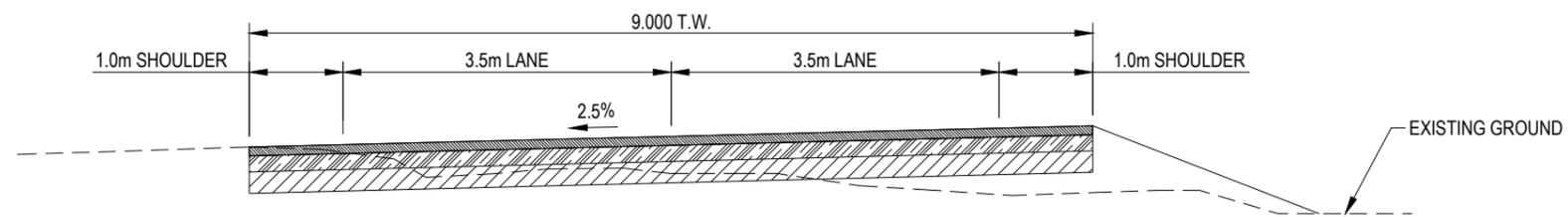
Rosewood Park Concept Plan



**Area
Subject to
Rezoning**

Interim Second Access

Appendix E



1 SK01 SECTION
SCALE: 1:75



Zoning Bylaw Amendment – 2401 Woodland Grove Drive

Date	February 24, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-2

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 2401 Woodland Grove Drive, legally described as NW 14-17-19-2, Plan 102389788 Ext 2, from UH – Urban Holding Zone to I – Institutional Zone, as shown on Appendix A-2 – Zoning; and
 - b. Amending Zoning Map 3486(A) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on March 11, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning property located at 2401 Woodland Grove Drive (Subject Property), as shown on Appendix A-1 – Location, from UH – Urban Holding Zone to I – Institutional Zone to accommodate the development of an *Institution, Education* land use (joint-use elementary school).

IMPACTS

Policy Impact

The proposed rezoning supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to “complete neighbourhoods” and the provision of strategically located school sites.

Strategic Priority Impact

By enabling the development of a key community asset (joint-use elementary school), the proposed rezoning supports the City’s Strategic Priority relating to *Vibrancy* – specifically, the outcome: “Residents have access to year-round inclusive spaces and programs that support culture, sport, recreation and well-being.”

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP, the Strategic Priorities and the *Energy & Sustainability Framework*.

The intended land use (joint-use elementary school), accommodated by the rezoning, will result in GHG production associated with construction (buildings and infrastructure), as well as motor vehicle traffic associated with everyday utilization. These impacts are partially offset through:

- Investment towards alternate modes of transportation (active and transit).
- Utilization of shared vehicles (e.g. school busses).
- The potential for energy efficient construction.

Indigenous Impact

Rezoning land can have Indigenous impacts because land use decisions intersect with history, rights, culture and community well-being. This proposed rezoning for a new school site supports key objectives of *kâ-nâsihcikêwin* (the City’s Indigenous Framework) relating to *wihci-atoskêwin askîhk* – *living together on the land, in harmony* – as schools support health and wellbeing of children and individuals who utilize the facilities and it also support community interaction and gathering spaces.

Inclusion, Diversity, Equity & Accessibility (IDEA)

By enabling the development of a key community asset, the proposed rezoning supports the City’s Strategic Priority principle relating to IDEA – “Fostering an equitable environment and removing barriers to promote inclusive participation and success for all.”

There are no financial, legal or labour impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – Recommended

Advantage: Rezoning the Subject Property advances key City policy and strategic priority objectives, as it will facilitate the development of a key community asset.

Consideration: There are capacity issues in the existing southeast elementary schools which will be addressed with the new school.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not Recommended.

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the new school.

OPTION 3 – Deny the application amend the Zoning Bylaw – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: Issues associated with existing school capacity in the southeast will continue.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder engagement is summarized in Appendix B – Public Feedback. The Arcola East Community Association was consulted; however, did not provide comments.

The Regina Public School Board, Regina Catholic School Board and Saskatchewan Ministry of Education were consulted and are supportive of this application.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

Terra Developments Inc. (Applicant), on behalf of the City of Regina (Landowner), is applying to amend the Zoning Bylaw by rezoning the Subject Property from UH – Urban Holding Zone to I – Institutional Zone to accommodate an *Institution, Education* land use (joint-use elementary school).

The Subject Property forms part of an undeveloped area within the southeast neighbourhood (Towns North):

- Lands to the west and south constitute the Windsor Park and The Towns/Eastbrook neighbourhoods.
- Lands to the north and east are undeveloped; reserved for neighbourhood development; currently used for agricultural purposes (*Agriculture, Outdoor*).

Although the City is not reviewing a development application at this time, the intent of the rezoning is to accommodate a joint-use elementary school, which can accommodate 1,400 students.

This school is required to address existing school capacity issues in the southeast; therefore, it is preceding the Towns North neighbourhood approval and development.

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The *Southeast Regina Neighbourhood Plan* (OCP – Part B.16 [“SENP”]) applies – specifically:

- The Subject Property is identified as forming part of a future neighbourhood unit (Fig.12), a future phase (Fig. 25), and is intended to accommodate an elementary school (Fig. 14).
- The “Neighbourhood Area” (Section 4.2) policies apply, which require that development contribute towards a “complete neighbourhood”, as defined by OCP Part A.

Although it is a typical prerequisite for rezoning and development applications that a concept plan be prepared and phasing compliance apply, school sites are exempt from these requirements, recognizing timing considerations. Regarding the proposed rezoning, an approved concept plan and phasing is deemed not required:

- The area subject to rezoning (school site) will not obstruct the implementation of a typical street and block layout for the Towns North neighbourhood.
- The Subject Property is contiguous to a collector roadway (Arens Road) and will connect to existing utilities within the Arens Road right-of-way.

The location aligns with the OCP – Part A school site guidelines (Policy 14.37B) – specifically, the Subject Property will:

- Front a collector roadway (Arens Road) and be flanked by two local streets, which is the optimal configuration; however, it is noted that:
 - Only Green Stone Road (west of the site) will be constructed as part of the school development and will include an interim turn-around area.
 - Timing for the construction of the other flanking street(s) will be informed by future reviews.
- Be surrounded by an appropriate mix of land uses, including:
 - Existing low to medium-density residential within the Eastbrook and Towns neighbourhoods, which is optimal.
 - Future land use to the north, east and west, which will be determined through a future neighbourhood planning (concept plan) process, considering school proximity.
- Integrate with the Eastbrook and Towns neighbourhoods through street connections along Arens Road, which will include a multi-use pathway and allow for multiple intersections.

Arens Road will be constructed to a collector standard prior to the school opening; it will include a multi-use pathway and parking lanes and will serve as the primary transportation route for school-related traffic.

The proposed rezoning fully aligns with the SENP and supports key City policy and strategic priority objectives regarding “complete”, “vibrant” and “livable” neighbourhoods.

DECISION HISTORY & AUTHORITY

City Council’s approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Tyson Selinger, City Planner I

ATTACHMENTS

Appendix A-1 – Location

Appendix A-2 – Zoning

Appendix B - Public Feedback

Appendix C - Zoning Comparison



NW 14-17-19-W.2

Arens Road



Subject Property

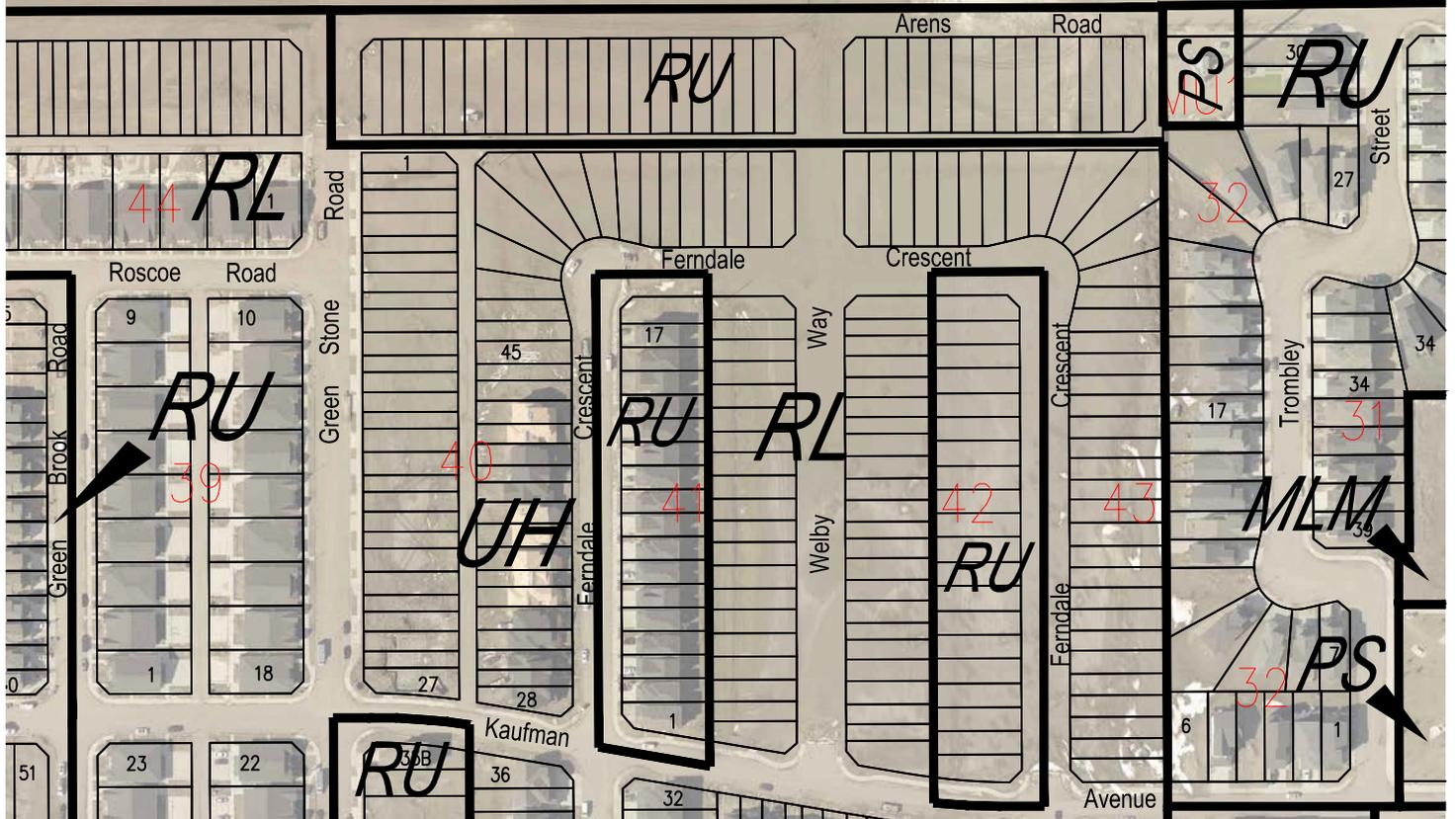
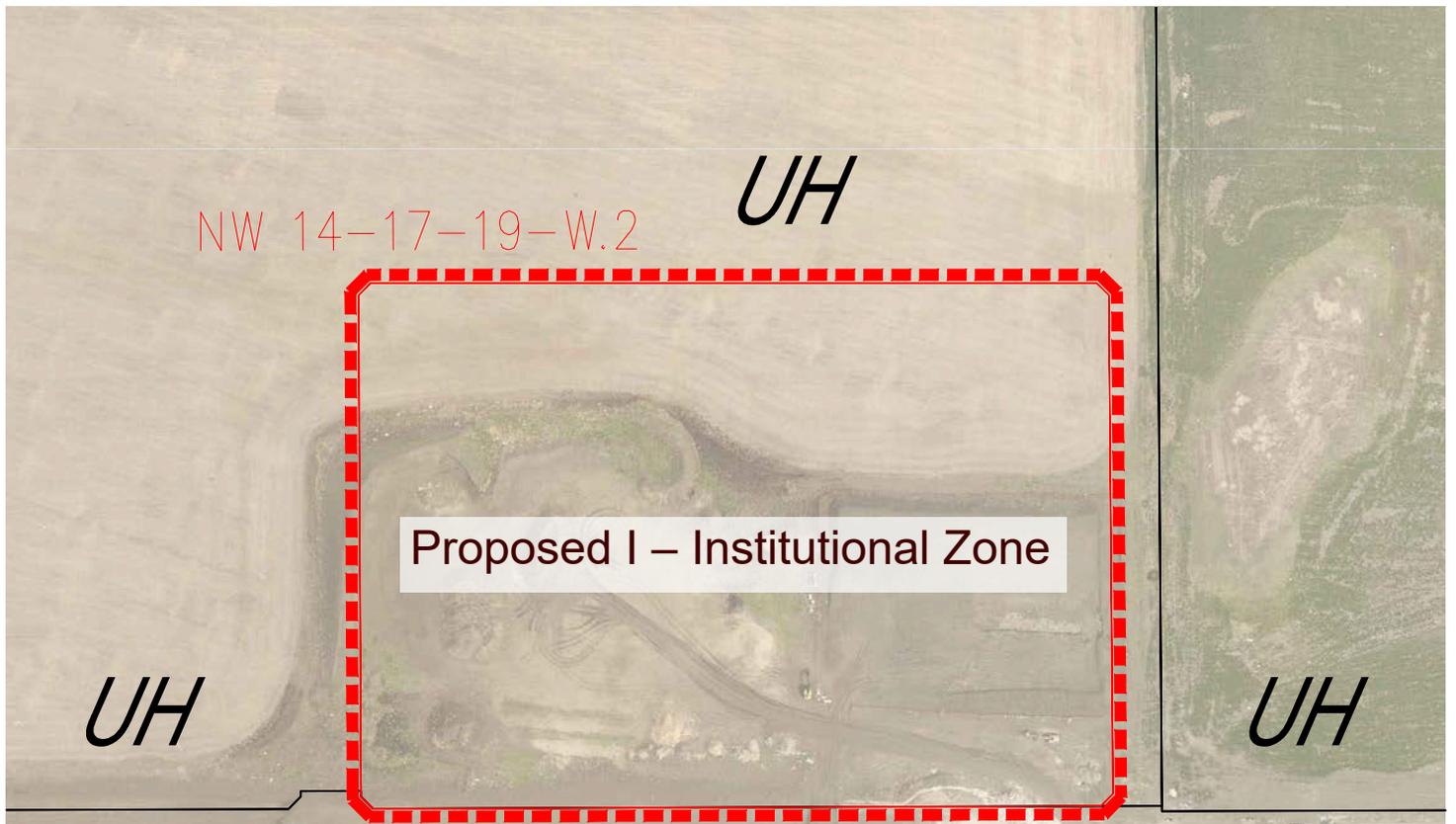
Date of Photography: 2024



Project PL202500378

Civic Address/Subdivision

2401 Woodland Grove Drive



Date of Photography : 2024



Subject Property



Community Contact and Feedback Summary
Communications

Public Notice Sign November 25, 2025	<ul style="list-style-type: none"> One Public Notice sign posted at Subject Property
Public Notice Letter November 18, 2025	<ul style="list-style-type: none"> Mailed (Canada Post) to 91 addresses Standard notification radius (75 metres)
Website Information November 17, 2025	<ul style="list-style-type: none"> Information Notice posted on City website Online comment portal open

Comments/ Feedback

Response	#	Comments
Completely opposed	0	
Accept if different	2	<ul style="list-style-type: none"> Development of access should be made from adjacent local streets and not Arens Road due to traffic. Potential for noise generated by proposed development to impact surrounding residential; can be mitigated by sound barrier along Woodland Grove Drive
Support proposal	6	
Total	8	

City Administration Response
1. Issue: Access to development from Arens Road
Administration's Response:

Design stage of the school has not been completed; however, a Traffic Impact Assessment must be completed and approved by the City of Regina before development.

1. Issue: Noise
Administration's Response:

The Subject Property is approximately 315 metres from Woodland Grove Drive with other forms of development. Noise mitigation within the Southeast Regina Neighbourhood Plan is limited to the Bypass.

Appendix C

Comparison of Existing and Proposed Zoning for 2401 Woodland Grove Dr UH – Urban Holding Zone vs. I – Institutional Zone

		UH Zone (Existing)	I Zone (Proposed)
Summary	Intent	Provide for orderly transition of agricultural land to other uses in areas planned for eventual urban development.	Accommodate facilities of an institutional, community or public service nature.
	Location	Agricultural or open spaces.	Lands intended to be used for institutional or community service purpose.

		UH Zone (Existing)	I Zone (Proposed)	
Land Use	Dwelling	Dwelling Unit Discretionary, if: • Accessory	Discretionary, if: • Accessory	
	Institution	Day Care	Not allowed	Permitted
		Education	Not allowed	Permitted
		Health Care	Not allowed	Permitted
	Assembly	Recreation	Not allowed	Discretionary
		Religious	Discretionary	Discretionary
		Community	Discretionary	Permitted, if: • Not a former school site, or • Redevelopment includes school
	Food & Beverage	Restaurant	Not allowed	Discretionary
	Retail Trade	Shop	Not allowed	Not allowed
	Service Trade	Any	Not allowed	Not allowed
Transport	Parking Lot	Not allowed	Not allowed	
Open Space	Active	Permitted	Permitted	

The intent of this land use comparison is to show how typical classes of land use may apply to the zone using examples – this list is not exhaustive and does not include all the land uses that may be allowed in the zones.

		UH Zone (Existing)	I Zone (Proposed)
Standards	Max Lot Area	3500 m ²	500 m ²
	Max Height	15 m	30 m
	Max Lot Coverage	17%	75%
	Max Floor Area Ratio	0.25	1.5



Park Naming - Coopertown MR1

Date	February 24, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Recreation & Cultural Services
Item No.	RPC26-3

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve Coopertown parcel MR1 to be named Thimbleberry Park.
2. Approve this recommendation at its meeting on March 11, 2026.

ISSUE

Dream Developments (Dream) has submitted a request to the City of Regina (City) for the name Thimbleberry Park to be assigned to Coopertown parcel MR1 (Appendix A).

IMPACTS

Financial Impact

There are no financial implications for the City related to the naming of this park. All park signage will be installed within the park at the expense of Dream.

Policy Impact

Civic Naming Committee Guideline

Thimbleberry meets the criteria in the Civic Naming Guideline for flora or fauna native to Saskatchewan, which in accordance with 4.8.5.1 of the Civic Naming Committee Guideline, can be flora or fauna names derived from a living or an extinct species.

Cultural Plan

The Civic Naming Guideline contributes to the vibrancy of Regina by providing an opportunity for Community Associations as well as other public groups to participate in public process, allowing them to be informed and engaged in what is happening within their community. Park naming also supports the objectives of the Regina Cultural Plan, to “ensure that the naming of streets, parks and other civic assets is done to celebrate Regina’s unique history and cultural diversity and that it tells the whole story of Regina.”

Strategic Priority Impact

The proposed name for Coopertown MR1 is focused on advancing the City’s Strategic Priority of Vibrancy. Vibrancy is about creating spaces and programs that enable community connection, city pride and well-being. Naming the park after a native prairie plant connects this space to the land that the neighbourhood and the city were built on. Dream also plans to use naming to help create a sense of place for residents and those that visit the neighbourhood.

Indigenous Impact

The Civic Naming Committee Guideline 4.9.1 Developers collaborate with the Civic Naming Committee to work toward achieving a target of 25 per cent of street and 50 per cent of park names within a concept plan bearing a name with an Indigenous connection. Thimbleberry is a fruiting shrub native to Saskatchewan and may have been used by Indigenous people, but this has not been substantiated by Elders in Treaty 4 Territory. Dream has indicated to Administration that the next park constructed in Coopertown will be given a name with an Indigenous connection. As such, it is not recommended that Thimbleberry be connected as Indigenous.

There are no legal, labour, environmental or community well-being concerns respecting this report.

OTHER OPTIONS

Option 1: That the name Thimbleberry be assigned to Coopertown MR1 – RECOMMENDED

This option is recommended, as the name was approved by the Civic Naming Committee and is supported by the Prairieview Community Association and West Zone Board.

Option 2: Refer the report back to Administration to bring forward another name – NOT RECOMMENDED

If the Regina Planning Commission chooses, they can deny the name and refer the report back to Administration to work with the developer and community to bring forward another name.

This option is not recommended as the name was approved by the Civic Naming Committee for use as a park name in Coopertown and it is supported by the adjacent community association and zone board.

COMMUNICATIONS & ENGAGEMENT

The name Thimbleberry was submitted to the Civic Naming Committee and approved for use. Once approved for use by the Civic Naming Committee, in accordance with park naming procedures, the name was shared with the Prairieview Community Association and West Zone Board, as representatives of their residents and recreation zone. Both were supportive of the name.

If the name is approved by Council, the park will contain a sign with a decal that explains the significance of the name for those that visit the space.

DISCUSSION

In accordance with the Civic Naming Guidelines, the name Thimbleberry was approved by the Civic Naming Committee for use as a park name on April 10, 2014. Dream reached out to the Recreation & Cultural Services Department in November 2025, formally requesting that Thimbleberry Park be assigned to parcel MR1 in Coopertown's first phase of development.

Thimbleberry, also known as red cap, is a native plant to Saskatchewan and other regions of North America. It is a shrub that produces red, cup shaped berries that resemble raspberries. Thimbleberry is known for its sweet, tart flavour and is often consumed fresh or used to make jams. The fruit is also consumed by birds and bears, while deer graze on the young leaves and stems.

Thimbleberry thrives in a variety of soil conditions and can grow in both damp and dry environments. It is self-pollinating and is known for its hardiness, making it suitable for a variety of landscapes. The plant's large, maple-like leaves and fragrant flowers make it an attractive ornamental plant.

DECISION HISTORY & AUTHORITY

On April 10, 2014, the Civic Naming Committee considered item *CNC14-6 Street Name Application – Coopertown subdivision* and adopted resolution approving the name "Thimbleberry" for use as street, subdivision or park name on the grounds that it complies with the criteria under Guideline 4, namely:

- i. Significant historic events in the history of the area covered by the present province of Saskatchewan. Terms which arise from the distinctive prairie landscape and the ecological and ethnological habitats found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan.

Respectfully Submitted,

Handwritten signature of Diana Burton in blue ink.

Diana Burton, Director
Recreation & Cultural Services

Respectfully Submitted,

Handwritten signature of Deborah Bryden in black ink.

Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Janine Daradich, Manager, Planning & Partnerships

ATTACHMENTS

Appendix A - Coopertown MR1 Map

Appendix A – Coopertown MR1 Map

