

AT REGINA, SASKATCHEWAN, TUESDAY, MAY 12, 2026

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 Shobna Radons, in the Chair  
John Aston  
Jordan Gasior  
Fred Hill  
Sharon Markesteyn  
Leah Morrigan  
Maynard Sonntag  
Kathleen Wilson  
Councillor Dan Rashovich  
Councillor George Tsiklis

Regrets: Nicole Torgerson

Also in Attendance: Council Officer, Jen Gentile  
Deputy City Manager, City Planning & Community Services, Deborah Bryden  
Senior Legal Counsel, Cheryl Willoughby  
Director, Planning & Director, Development Services, Autumn Dawson  
Director, Recreation & Cultural Services, Diana Burton  
Manager, City Planning, Ben Mario  
Manager, Traffic Engineering, Carolyn Kalim  
Senior City Planner, Jeremy Fenton  
Senior Engineer, City Planning, Chad Bosgoed  
City Planner II, Zoey Drimmie

AGENDA APPROVAL

**Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, with the addition of:**

- **the List of Registered of Delegations**
- **delegation Susan McGillivray, Regina, SK to item RPC26-7 Zoning Bylaw Amendment – 834 Broadway Avenue**

## ADOPTION OF MINUTES

Kathleen Wilson moved, **AND IT WAS RESOLVED**, that the minutes for the meeting held on April 21, 2026 be adopted, with an adjustment to the attendance record to:

**Remove:**

- **Manager, Planning & Partnerships, Janine Daradich**
- **Senior Engineer, Chad Bosgoed**

**Add:**

- **Manager, Real Estate, Keith Krawczyk**

## ADMINISTRATIVE REPORTS

RPC26-7 Zoning Bylaw Amendment – 834 Broadway Avenue

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### 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 located at 834 Broadway Avenue, as shown in Appendix A-2 – Zoning, and legally described as Lots 15 and 16 – Blk/Par 18 – Plan U2439 Ext 0, from RU – Residential Urban Zone to RL – Residential Low-Rise Zone and add the HT – Height Overlay Zone, with an 8.5 metre height limit.
  - b. Amending Zoning Map 2887(A) and 2887(B) accordingly (per 1[a]).
2. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations to be brought forward following approval of the recommendations by City Council and the required public notice.
3. Approve these recommendations at its May 20, 2026 meeting.

The following addressed the Commission:

- Wilma Staff, Regina, SK
- Susan McGillivray, Regina, SK
- Jonathan Richards, Tetra Property/Innova Developments, Craven, SK

**Councillor George Tsiklis moved that the recommendations contained in the report be concurred in.**

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Tsiklis
<b>IN FAVOUR:</b>	Commissioner: Aston, Gasior, Hill, Markesteyn, Morigan, Sonntag, Wilson Councillors: Radons, Rashovich, Tsiklis

### RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

The Committee recessed at 5:40 p.m.

The Committee reconvened at 5:55 p.m.

### RPC26-8 Concept Plan & Zoning Bylaw Amendment – 500 N Courtney Street

#### **Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the revised *Coopertown Concept Plan*, included within this report as Appendix E – Proposed Concept Plan.
2. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
  - a. Rezoning the property located at 500 N Courtney Street, as shown in Appendix A-1 – Location, and legally described as SE¼ 4-18-20-W2, to various zones, as shown in Appendix G – Zoning (Proposed).
  - b. Amending Zoning Maps 2092(A), 2292(A), 2293(A) accordingly (per 2[a]).
3. Amend *Design Regina: The Official Community Plan, Bylaw No. 2013-48* by adding, as the 4<sup>th</sup> bullet, the following guideline to Policy 7.1.9 of Appendix A:

“Within NEW NEIGHBOURHOODS, collector streets should prioritize *medium density* residential, *high density* residential, or mixed-use land uses, and should be designed to avoid single lot vehicular access.”
4. 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.
5. Approve these recommendations at its meeting on May 20, 2026.

The following addressed the Commission:

- Robert Moran, Regina, SK
- Diana Hawryluk, Dream, Regina, SK

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

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

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Commissioner Gasior
<b>IN FAVOUR:</b>	Commissioner: Aston, Gasior, Hill, Markesteyn, Morigan, Sonntag, Wilson Councillors: Radons, Rashovich, Tsiklis

#### ADJOURNMENT

**Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 6:40 p.m.

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Chairperson

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Secretary