

AT REGINA, SASKATCHEWAN, TUESDAY, FEBRUARY 24, 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
Nicole Kell
Sharon Markesteyn
Maynard Sonntag
Councillor Dan Rashovich
Councillor George Tsiklis

Regrets: Leah Morrigan
Kathleen Wilson

Also in Attendance: Council Officer, Jennifer Gentile
Senior Legal Counsel, Cheryl Willoughby
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
Director, Recreation & Cultural Services, Diana Burton
Manager, City Planning, Ben Mario
Manager, Planning & Partnerships, Janine Daradich
Senior Engineer, Chad Bosgoed
City Planner II, Zoey Drimmie
City Planner I, Tyson Selinger

APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON

The Secretary called the meeting to order and, following nomination procedures for the position of Chairperson, Councillor Shobna Radons was declared Chairperson of the Regina Planning Commission for 2026.

(Councillor Shobna Radons assumed the Chair.)

Following nomination procedures for the position of Vice-Chairperson, John Aston was declared Vice-Chairperson of the Regina Planning Commission for 2026.

APPROVAL OF AGENDA

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the addition of the List of Delegations.

ADOPTION OF MINUTES

Maynard Sonntag moved, AND IT WAS RESOLVED, that the minutes for the meeting held on November 13, 2025, be adopted, as circulated.

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.

Daniel Briscoe, representing Troika Management Corporation, Kelowna, B.C., addressed the Commission.

John Aston moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Aston
IN FAVOUR:	Commissioner: Aston, Gasior, Hill, Kell, Markesteyn, Sonntag Councillors: Radons, Rashovich, Tsiklis

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.

Cathy Lawrence, representing Terra Developments, Regina, SK, addressed the Commission.

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:	Commissioner: Aston, Gasior, Hill, Kell, Markesteyn, Sonntag Councillors: Radons, Rashovich, Tsiklis

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.

Diana Hawryluk, representing Dream, Regina, SK, addressed the Commission.

Jordan Gasior moved, AND IT WAS RESOLVED, that the Commission waive its mandatory 15 minute recess.

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

The motion was put and declared CARRIED.

RESULT:	CARRIED [9 to 0]
MOVER:	Commissioner Gasior
IN FAVOUR:	Commissioner: Aston, Gasior, Hill, Kell, Markesteyn, Sonntag Councillors: Radons, Rashovich, Tsiklis

ADJOURNMENT

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

The meeting adjourned at 5:41 p.m.

Chairperson

Secretary