

AT REGINA, SASKATCHEWAN, TUESDAY, JULY 21, 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
Maynard Sonntag
Leah Morrigan
Councillor Dan Rashovich
Councillor George Tsiklis

Regrets: Nicole Torgerson
Kathleen Wilson

Also in Attendance: Council Officer, Jennifer Gentile
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Director, Planning & Development Services, Autumn Dawson
Senior Legal Counsel, Cheryl Willoughby
Senior Engineer, Chad Bosgoed
City Planner II, Zoey Drimmie
City Planner I, Vanessa Berg

APPROVAL OF AGENDA

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Sharon Markesteyn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 16, 2026, be adopted, as circulated.

ADMINISTRATIVE REPORTS

RPC26-12 Zoning Bylaw Amendment - 2450 Harvey Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning a portion of the property located at 2450 Harvey Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot 6, Block 6, Plan FJ5368, from RU – Residential Urban Zone to RH – Residential High-Rise Zone.
 - b. Amending Zoning Map 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 July 29, 2026.

Fred Hill moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

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

RPC26-13 Zoning Bylaw Amendment - 120 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 property located at 120 Broad Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot B, Block 40, Plan No. 72R23442, from MH – Mixed High-Rise Zone to RH – Residential High-Rise Zone.
 - b. Amending Zoning Map 2691(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.
1. Approve these recommendations at its meeting on July 29, 2026.

Nick Sackville and Natoshia Bastien, representing Silver Sage Housing, Regina, SK, addressed the Commission.

Jordan Gasior moved that the recommendations contained in the report be

concurrent in.

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

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

RPC26-14 Zoning Bylaw Amendment - 1578 Elphinstone 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 1578 Elphinstone Street, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Lot 25, Block 229, Plan DV4404, from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone.
 - b. Amending Zoning Map 2688(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 July 29, 2026.

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

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

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

ADJOURNMENT

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

The meeting adjourned at 4:36 p.m.

Chairperson

Secretary