



# **REGINA PLANNING COMMISSION**

**Wednesday, September 10, 2014  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



**Public Agenda  
Regina Planning Commission  
Wednesday, September 10, 2014**

**Approval of Public Agenda**

**Minutes of the meeting held on August 6, 2014.**

**Administration Reports**

RPC14-43 Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-09/14-DU-11) - Proposed Low-rise Apartment Building, 1551 & 1555 Princess Street

**Recommendation**

1. That the application to rezone Lots 32 & 33 in Block 227, Plan No DV4404 located at 1551 & 1555 Princess Street from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That the discretionary use application for a proposed low-rise apartment building located at 1551 & 1555 Princess Street, being Lots 32 & 33, Block 227, Plan No. DV 4404, be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Robinson Residential and dated May 12, 2014; and
  - b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
4. That this report be forwarded to the October 14, 2014 meeting of City Council.

RPC14-44 Application for Discretionary Use (14-DU-12) Proposed Dwelling Units (Mixed Use Building) in MAC Zone, 1815 7<sup>th</sup> Avenue

**Recommendation**

1. That the discretionary use application for a proposed mixed use building located at 1815 7th Avenue, being Lots 1 to 6, Block 183, Plan No. Old 33, Regina's Old Warehouse District be APPROVED, and that a Development Permit be issued subject to the following conditions:



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Office of the City Clerk

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- a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. dated August 7, 2014; and
  - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That the amendment to correct the zoning boundary between Lot 6, Block 183 and Lot 41, Block 183 so that Lot 6 is rezoned in entirety to MAC-Major Arterial Commercial and Lot 41 is rezoned in entirety to IA- Light Industrial be APPROVED.
  3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
  4. That this report be forwarded to the September 22, 2014 meeting of City Council.

RPC14-45      Application for Zoning Bylaw Amendment (14-Z-13)  
5302-5450 McClelland Drive

**Recommendation**

1. That the application to rezone Lots 31-52, Block 40, Plan 102100206 located in Harbour Landing Phase 7-2 from DCD-12 - Narrow Lot Residential Zone to R2 - Residential Semi-detached Zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

RPC14-46      Proposed Amendments to Regina Zoning Bylaw No. 9250  
(Home-Based Businesses)

**Recommendation**

1. That the proposed amendments to Section 6D.3 of *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the Bylaw amendments.
3. That this report be forwarded to the October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



## **Civic Naming Committee Report**

RPC14-47 Civic Naming Committee Annual Report 2013

### **Recommendation**

That this report be forwarded to City Council for information.

## **Adjournment**