



Regina Planning Commission

**Wednesday, April 10, 2019
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, April 10, 2019**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on March 6, 2019

Administration Reports

RPC19-10 Park Naming – Biden and Tell Parks

Recommendation

1. That Capital Crossing MR2 be named Biden Park.
2. That Riverbend MR4 be named Jerry Tell Park.
3. That this report be forward to the April 29, 2019 meeting of City Council for approval.

RPC19-11 Contract Zone Amendment Application (19-CZ-01) Proposed Extension of Temporary Parking Lot Term - 1840 Lorne Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract zone at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, be approved and that an amended contract zone agreement between the City of Regina and the owner of the subject property be executed, which allows for the extension of the permitted use of the property as a temporary surface parking lot until December 31, 2020.
2. That the City Solicitor be directed to prepare the necessary bylaws and contract zone agreement to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.



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3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC19-12 Discretionary Use Application (19-DU-02) - Proposed Medical Clinic
4535 Rochdale Boulevard

Recommendation

1. That the discretionary use application for a proposed Medical Clinic located at 4535 Rochdale Boulevard, being Plan No. 101305673 in Garden Ridge neighbourhood, be approved, and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 (prepared May 2003) and A-3.2.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 29, 2019 meeting of City Council for approval.

RPC19-13 Discretionary Use Application (18-DU-20) Proposed Planned Group of Dwellings
3121 Green Bank Road

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3121 Green Bank Road, being Parcel H, Plan No. 102241707, in the Towns subdivision be approved and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by North Ridge Development Corporation and dated December 7, 2018.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 29, 2019 meeting of City Council for approval.



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RPC19-14 Applications for Sale of Dedicated Land & Zoning Bylaw Amendment
(18-SD-02/18-Z-16) 20 Sheppard Street

Recommendation

1. That the application for the sale of dedicated land (public reserve) located at 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, be approved.
2. That the application to rezone 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, from PS - Public Service Zone to I - Institutional Zone, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Sale of Dedicated Land and amendment to the *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC19-15 Application for Concept Plan Amendment and Zoning Bylaw Amendment
(15-CP-03/ 19-Z-01) The Towns Concept Plan, Stage 1FA

Recommendation

1. That the application to amend the Towns Concept Plan (Land Use Plan and Circulation Plan), as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
 - a) Proposed Lot J1 from UH - Urban Holding, R6 - Residential Multiple Housing, and DCD11 - Direct Control District to LC2 - Local Commercial Zone; and
 - b) Lots 1-11, inclusive, in Block 35 from DCD 11 - Direct Control District and UH - Urban Holding Zone to R1 - Residential Detached Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.



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4. That this report be forwarded to the April 29, 2019, meeting of City Council for approval to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments.

RPC19-16 Amendment to Design Regina: The Official Community Plan
Bylaw No. 2013-48

Recommendation

1. That an amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48*, by adding Policy 14.20E, attached as Appendix A of this report, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

Adjournment