



# **Regina Planning Commission**

**Wednesday, September 11, 2019  
4:00 PM**

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



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**OFFICE OF THE CITY CLERK**

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**Public Agenda  
Regina Planning Commission  
Wednesday, September 11, 2019**

**Approval of Public Agenda****Adoption of Minutes**

Minutes of the meeting held on August 7, 2019.

**Administration Reports**

RPC19-26 Park Naming - Wapiti Park

**Recommendation**

1. That Capital Crossing MR2 be named Wapiti Park.
2. That item CR19-39 be removed from the Regina Planning Commission Outstanding Items list.
3. That this report be forward to the September 30, 2019 meeting of City Council for approval.

RPC19-27 Civic Naming Committee Guideline and Street Name List Review

**Recommendation**

1. That the names in Appendix A be stricken from the “Street Where You Live” list;
2. That the name “Firefighters” be approved for use as a park name honouring all firefighters in Appendix B, with future firefighters’ awarded with the Fire Services Exemplary Medal to be added to future signage in a future Firefighters Park;
3. That a review of naming civic buildings and other features be explored after a Sponsorship Naming Policy has been approved;
4. That the Administration be directed to report back on a process for Mayor and Council Awards with assistance from the Civic Naming Committee (CNC) as needed;



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5. That the CNC Guideline be amended to remove temporary and supplemental street naming for reasons of health and safety;
6. That Administration report back to City Council on the status of the CNC Guideline in the 2020 annual report, with a full review of the CNC Guideline to be brought to City Council in 2021; and
7. That the name “Riel”, which is in Appendix A, be commemorated in an alternative way that honours the legacy of Louis Riel and his importance to Regina, Saskatchewan and Canada, while preserving health and safety by recommending that the question be referred to Reconciliation Regina.

RPC19-28 Discretionary Use Application (19-DU-07) Proposed Residential Homestay –  
3118 Albert Street

**Recommendation**

1. That the discretionary use application for a proposed Residential Homestay located at 3118 Albert Street, being Lots 18 & 20, Block 631, Plan No. 101227711, in the Lakeview 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-3.2 inclusive, prepared by Carefoot Holdings Ltd.
  - b) The guest rooms shall not contain cooking facilities and that all cooking facilities are located exclusively in the kitchen area.
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the September 30, 2019 meeting of City Council for approval.

RPC19-29 Discretionary Use Application (19-DU-06) Proposed Car Wash in MAC - Major Arterial Commercial Zone - 2035 Park Street

**Recommendation**

1. That the discretionary use application for a proposed Car Wash located at 2035 Park Street, being Parcel B, Plan No. 90R02904, Broders Annex subdivision be approved, and that a Development Permit be issued subject to the following conditions:




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- a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Neher & Associates and dated April 3, 2019; and
  - 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 September 30, 2019 meeting of City Council for approval.

RPC19-30 Zoning Bylaw Amendment Application (19-Z-06) - The Towns, Phase 2, Stage 1G/A

**Recommendation**

1. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3, be approved as follows:

Proposed Lots 1 to 12 in Block 34 from UH- Urban Holding to R5-Medium Density Residential Zone.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the September 30, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

RPC19-31 Concept Plan Amendment & Zoning Bylaw Amendment Applications (19-CP-02)(19-Z-07) Harbour Landing Phase 9, 5601 - 5661 Mitchinson Way

**Recommendation**

1. That the application to amend the Harbour Landing Concept Plan as shown on Appendix A-3.2, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Harbour Landing Concept Plan area, as shown in Appendix A-3.3, be approved as follows:

Proposed Lots 33-40 in Block 67 from DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Zone.



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3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendments to *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the September 30, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC19-32 Application for Zoning Bylaw Amendment (19-Z-10) Text Amendment to Allow for Private Utilities as a Public Use

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* by amending section 4C.2.1 by adding subsection (e) and consequential amendments as specified in Appendix A, 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 September 30, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

**Adjournment**