



# **Regina Planning Commission**

**Wednesday, March 4, 2020  
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, March 4, 2020**

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

Minutes of the meeting held on February 6, 2020.

**Administration Reports**

RPC20-6 Discretionary Use Application (PL201900066) - 2150 Anaquod Road

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 2150 Anaquod Road, being Block F1, Plan 10224978, in Aurora Subdivision.
2. Direct Administration to issue a development permit 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 Bicorp Design Group and dated November 7, 2019.
  - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

RPC20-7 Discretionary Use Application (PL201900060) – 631 E. Victoria Avenue

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 631 E. Victoria Avenue, being Plan DV270 Block 38B Lot 1-5; Plan DV270 Block 38 Lot 36-40 and Plan DV270 Block: X, in Broders




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Annex Subdivision.

2. Direct Administration to issue a development permit 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-3.3 inclusive, prepared by Howa Architecture and dated November 25, 2019.
  - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

RPC20-8 Zoning Bylaw Amendment Application (PL201900059) Rosewood Park Phase 1, Stage 3

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone lands within the Rosewood Park Concept Plan, specifically Pt. LSD 2 in SE-09-18-20-W2M, shown in Appendix A-3 as follows:
  - a. Proposed Parcel E from UH – Urban Holding Zone to RH – Residential High-Rise Zone.
2. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its March 25, 2020 meeting to allow sufficient time for advertising the required public notice for the respective bylaw.

RPC20-9 Zoning Bylaw Amendment & Discretionary Use Application (PL201900032) Proposed Agriculture Animal Support - 4900 Parliament Avenue

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone 4900 Parliament Avenue, being Parcel A2, Plan 102296066, from ML – Mixed Low-Rise Zone to MH – Mixed High-Rise Zone.



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2. Approve the discretionary use application for a proposed Agriculture, Animal Support located at 4900 Parliament Avenue, being Parcel A2, Plan 102296066, in the Harbour Landing Neighbourhood.
3. Direct Administration to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with plans attached to this report as Appendix A-3.1 to A-3.2, prepared by Swatt/Miers Architects and dated January 6, 2020.
  - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
4. Direct the City Solicitor to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its March 25, 2020 meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

**Adjournment**