



Regina Planning Commission

**Wednesday, May 6, 2020
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, May 6, 2020**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on March 4, 2020.

Administration Reports

RPC20-10 Closure of Utility Parcel

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application for the Closure of Utility Strip U1 Plan 84R54458 as shown in Appendix A-1, and in accordance with section 172.1 of *The Planning and Development Act, 2007*:
 - a. declare that the municipal utility strip is no longer required as municipal utility parcel; and
 - b. direct Administration to cause the utility strip designation to be removed from the title of the parcel.
2. Approve these recommendations at its May 27, 2020 meeting.

RPC20-11 PL202000030 Zoning Bylaw Amendment - The Towns - Lane Access Overlay

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment for a proposed Lane Access Overlay located at SW1/4 Sec 14, Twp 17, Rge 19, W2, Lots 1 - 18, Block 29, in The Towns Subdivision on the condition that *Regina Zoning Bylaw No. 2019-19* amendment respecting LA - Lane Access Overlay Zone regulations is passed at the May 27, 2020 City Council meeting.
2. Approve these recommendations at its May 27, 2020 meeting.



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RPC20-12 PL202000049 - Discretionary Use - 1378 Hamilton Street

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Food and Beverage, Restaurant located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, in Warehouse District Subdivision.
2. Direct the Development Officer 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 Alton Tangedal dated January 27, 2017.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its May 27, 2020 meeting.

RPC20-13 Discretionary Use Application (PL202000028) - Proposed Agriculture, Animal Support - 1832 E. Victoria Avenue

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Agriculture, Animal Support located at 1832 E. Victoria Avenue, being Plan 90R27607 Block BB, in Glen Elm Park Subdivision.
2. Direct the Development Officer 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 Arc One Associates.
 - b. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its May 27, 2020 meeting.



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RPC20-14 Application for Street Closure and Zoning Bylaw Amendment PL202000009 and PL202000010 - 1700 11th Avenue and 1734 Osler Street and Osler Street between 11th Avenue and Saskatchewan Drive

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to close the portion of Osler Street from 11th Avenue to Saskatchewan Drive as shown in Appendix A-1.
2. Approve the application to:
 - a. Rezone the property legally described as Lots 21 to 23, Block 288, Plan 288, Plan Old 33 and Lot A, Block 288, Plan 101891695 from DCD-D-Downtown Direct Control District to I – Institutional zone.
 - b. Amend the Regina Zoning Bylaw 2019-19, Part 6A, Regulation 6A.2 (1) by repealing the existing wording and substituting the following: “The Downtown Direct Control District is hereby established and may be applied to the area comprising all those lands within the boundaries of “Downtown Regina” as defined in Part B.4 of The Official Community Plan.”
3. Direct the City Solicitor to prepare the necessary Bylaws to authorize the street closure and zoning amendments.
4. Approve these recommendations at its May 27, 2020 meeting to allow sufficient time for advertising the required public notice for the respective bylaws.

RPC20-15 Zoning Bylaw 2019-19 Housekeeping Amendments Report

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the amendments to *The Regina Zoning Bylaw, 2019* (No. 2019-19) as specified in Appendix A and B.
2. Direct the City Solicitor to prepare the necessary bylaws to amend *The Regina Zoning Bylaw, 2019*.
3. Approve these recommendations and consider the related bylaws at its May 27, 2020 meeting, which allows sufficient time for advertising of the required public notice for the respective bylaws.



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RPC20-16 Zoning Bylaw Amendment - PL202000016 Removal of Holding Overlay 4400 4th Avenue and rezoning from RN- Residential Neighbourhood Zone to MLM – Mixed Large Market Zone

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to:
 - a. rezone the property located at 4400 4th Avenue, as shown in Appendix A-1, by removing the H – Holding Overlay Zone from the MLM – Mixed Large Market Zone for the property.
 - b. rezone Lots 7 and 9, Block 28, Plan 59R20949 from RN- Residential Neighbourhood Zone to MLM – Mixed Large Market Zone.
2. Direct the City Solicitor to prepare the necessary Bylaw.
3. Approve these recommendations at its May 27, 2020 meeting, following the required public notice.

RPC20-17 Discretionary Use Application PL201900067 - 2824 & 2830 13th Avenue and 2067, 2071 & 2075 Retallack Street

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Retail Trade, Shop located at 2824 and 2830 13th Avenue and 2067, 2071 and 2075 Retallack Street in the Cathedral Neighbourhood.
2. Direct the Development Officer 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-3.4 inclusive, prepared by AMR design works Ltd. and dated December 4, 2019.
 - b. The development shall be conditional on consolidation of the subject lots.



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- c. The developer shall enter into a Development Levy Agreement.
 - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw, 2019-19*.
3. Approve these recommendations at its May 27, 2020 meeting.

Adjournment