



Regina Planning Commission

**Wednesday, July 8, 2020
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, July 8, 2020**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on June 3, 2020

Administration Reports

RPC20-22 1378 Hamilton Street - Discretionary Use - PL202000049 -

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the following proposed uses located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, in Warehouse District: Food and Beverage, Restaurant; Retail, Trade; Institution, Training; Wholesale Trade, Indoor; Food & Beverage, Lounge; Service Trade, Clinic; Service Trade, Light; Service Trade, Personal.
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 Architect Ltd., dated January 27, 2017.
 - b. Future development must comply with City of Regina's Design Standards Manual and Standard for Drainage from Building Site and Parking Lot Development in order to obtain a building permit."



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- c. Installation or removal of any concrete and/or asphalt works on City of Regina rights of way required for the development may only be undertaken pursuant to a 3-Way Surface Works Agreement to be entered into between the owner/developer and the City.
 - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its July 29, 2020 meeting.

RPC20-23 1700 Elphinstone Street - Discretionary Use - PL201900075

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for Restaurant, Food and Beverage located at 1700 Elphinstone Street, being Block FF, Plan No. 84R29489 Ext 1, in Evraz Place.
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-3.3 inclusive, prepared by IBI Group and dated September 12, 2019 (A-3.1) and Reprise Architecture (A-3.2; A-3.3).
 - b. The Applicant shall enter into a Development Levy Agreement.
 - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve amendments to the *Regina Zoning Bylaw No. 2019-19*, in relation to signage, such that signs within Evraz Place shall comply with the sign regulations applicable to the MLM – Mixed Large Market Zone.
4. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its July 29, 2020 meeting, following the required public notice.



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RPC20-24 Cannabis Retailers - Zoning Amendments

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.
2. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its July 29, 2020 meeting, following the required public notice.

Adjournment