



Regina Planning Commission

**Wednesday, February 3, 2021
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, February 3, 2021**

Approval of Public Agenda**Minutes Approval**

Minutes of the meeting held on January 6, 2021.

Administration Reports

RPC21-5 Zoning Bylaw Amendment (PL202000194) The Towns, Stage 1H

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone a portion of lands within the Towns Concept Plan, specifically a portion of SW ¼ SEC 14, TP 17, RG 19 shown in Appendix A-3 as follows:
 - a. Proposed Block 31 from UH – Urban Holding Zone to RU – Residential Urban Zone.
 - b. Proposed Block 32 and Block 33 from UH – Urban Holding Zone to RL – Residential Low-Rise Zone.
 - c. Proposed Block MR4 from UH - Urban Holding Zone to PS – Public Service Zone.
2. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
3. Approve these recommendations at its meeting on February 10, 2021.

RPC21-6 1654 11th Avenue - Discretionary Use Application (PL202000217)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed "Assembly, Community" land use located at 1654 11th Avenue, being Lot A, Block



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289, Plan No. 90R36844m as shown in Appendix A-3-6.

2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3 to A-6, prepared by SPRA and dated November 9, 2020.
 - b. A Heritage Alteration Permit shall be required for any alterations, such as repairs, demolitions or additions to the Municipal Justice Building.
 - c. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
3. Approve these recommendations at its meeting on February 10, 2021.

RPC21-7 1840 Lorne Street - Contract Zone Application (PL202000209)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to extend the existing contract zone for the property located at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, which allows continuance use of the property as a temporary surface parking lot until December 31, 2022.
2. Approve execution of an amendment to the existing contract zone agreement entered into between the City of Regina and owner of the subject property, providing for the extension of the term of such agreement to December 31, 2022 and affirming all other terms and conditions of the original agreement.
3. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
4. Approve these recommendations at its meeting on February 10, 2021.

Adjournment