



Regina Planning Commission

**Tuesday, April 12, 2022
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Revised Public Agenda
Regina Planning Commission
Tuesday, April 12, 2022**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on March 8, 2022.

Administration Reports

RPC22-12 Discretionary Use Application - 3585 Evans Court (PL202100190)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed “Building, Planned Group” and “Building Stacked” land use with the proposed height of 18.67 meters at 3585 Evans Court, Blk/Par C-Plan 101931780 Ext 4, subject to compliance with the following development standards and conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.4, prepared by Allan Duddridge Architect Ltd. and dated January 21, 2022.
 - b) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on April 20, 2022, following the required public notice.



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- RPC22-16 Mark and Linda McFie: Coopertown Phase 1 RPC22-13
- RPC22-17 Paul Viala: Zoning Bylaw Amendment Application PL202100218 – Coopertown Phase 1 RPC22-13
- RPC22-18 Julie Derby and Todd Walter: Coopertown Phase 1 – RPC22-13 - Coopertown (Phase 1)
- RPC22-19 Audrey Hoeving: Coopertown Phase I
- RPC22-20 Dean Schmiedge: Noise and Traffic on 9th Avenue North
- RPC22-21 Wendy Walter: Zoning Bylaw Amendment Application (PL202100218) Coopertown Phase 1 RPC22-13
- RPC22-22 Warwick Hall Developments Ltd: 3585 Evans Court
- RPC22-23 Dream Development: Zoning Bylaw Amendment - PL202100218 – 500 N Courtney Street (Coopertown Phase 1)
- RPC22-24 Brett Hoeving: Coopertown Phase 1
- RPC22-13 Zoning Bylaw Amendment - PL202100218 – 500 N Courtney Street (Coopertown Phase 1)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of lands from Coopertown Phase 1, being part of SE 04-18-20-2 Ext 4, located within the Coopertown Concept Plan, as shown in Appendix A-1, from UH - Urban Holding Zone to as follows:
 - a. RU - Residential Urban Zone – Parts of Proposed Blocks 1, 2, 3, 4, 6, and 7;
 - b. RL - Residential Low-Rise Zone - Parts of Proposed Blocks 1, 6, 7, and A;
 - c. RH – Residential High-Rise Zone- Proposed Block B;
 - c. PS - Public Service Zone - Proposed MR1 and MB1; and
 - d. LA - Lane Access Overlay Zone – Parts of Proposed Blocks 1, 2, 3, and 4.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations and the



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required public notice.

2. Approve these recommendations at its meeting on April 20, 2022.

RPC22-14 Zoning Bylaw, 2019 – Housekeeping and Administrative Amendments

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the amendments to *The Regina Zoning Bylaw, 2019*, as directed by Appendix A-1 of this report.
2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.
3. Approve these recommendations at its meeting on April 20, 2022.

RPC22-15 Review of Minimum Parking Requirements

Recommendation

Regina Planning Commission recommends that City Council:

Remove CR21-4 - Zoning Bylaw Amendments, Housekeeping and Administrative from the List of Outstanding Items for City Council at its meeting on April 20, 2022.

Adjournment