



# **Regina Planning Commission**

**Tuesday, May 2, 2023  
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  
Tuesday, May 2, 2023**

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

Minutes of the meeting held April 11, 2023

**Administration Reports**

RPC23-13 Park Naming - Eastbrook MR2 & MR3 Naming

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the naming of Eastbrook MR2 to Maka Park.
2. Approve the naming of Eastbrook MR3 to Kiswehap Park.
3. Approve these recommendations at its meeting on May 10, 2023.

RPC23-14 Zoning Bylaw Amendments – 1700 Norman Mackenzie Road – PL202300004

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 1700 Norman MacKenzie Road, being Parcel C, Plan No. 101902610, in the Kensington Greens subdivision, from RL- Residential Low Rise Zone to UH- Urban Holding Zone and amending Underlying Zoning Maps 2694(A) and 2894(A) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to these recommendations, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.
3. Approve these recommendations at its meeting on May 10, 2023.



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RPC23-15 Zoning Bylaw Amendment – 1066/1076 Angus Street – PL202300025

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone properties located at 1066 and 1076 Angus Street, legally described as Lot 46 Blk/Par 87 Plan No 102263239 Extension 0 and Lot 12 Blk/Par 87 Plan No OLD33 Extension 0, respectively, to C - Contract Zone and to amend Zoning Map 2689(A) accordingly.
2. Approve execution of a Contract Zone agreement between the City of Regina and the Applicant and the Owner of the Subject Property, which shall include the following terms:
  - a. The proposed development shall generally conform to the appended plans labelled A-3.1; A-3.1a; A-3.2; A-3.3.
  - b. Land-use shall be limited to “Dwelling, Unit” within the second to fifth floors of the building and any combination of “Dwelling, Unit”; “Assembly, Community”, or other uses otherwise permitted within the MH - Mixed High-Rise Zone, on the main/ ground level.
  - c. The development shall include ten long-term bicycle parking stalls either within the building or within an enclosed, secured area on the Subject Property, outside.
  - d. Any zoning-related detail not explicitly addressed in the Agreement shall be subject to the applicable provisions of *The Regina Zoning Bylaw 2019*, generally, and the MH - Mixed High-Rise Zone, specifically.
  - e. Lot 46 Blk/Par 87 Plan No 102263239 Extension 0 and Lot 12 Blk/Par 87 Plan No OLD33 Extension 0 shall be consolidated.
  - f. If this Agreement is declared void or otherwise terminated or expires, the zoning of the subject properties shall revert to the previous zoning designations.
  - g. An interest based on the Agreement shall be registered in the land registry against the title to the subject lands at the Applicant’s cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of the City Council following approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on May 10, 2023.



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RPC23-16 Contract Zone Application - 1840 Lorne Street - PL202300010

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Deny the application to extend the term of the Contract Zone Agreement, dated May 12, 2021, entered into between the City of Regina and Namerind Development Corporation and authorized by Bylaw 2021-36, for the property located at 1840 Lorne Street (the Subject Property);
2. Instruct the City Solicitor to prepare any necessary bylaw(s) to revert the zoning of the Subject Property to which it was subject before expiry of the Contract Zone Agreement, including amending Zoning Map 2688(A); and
3. Approve these recommendations at its meeting on May 10, 2023.

**Adjournment**