



# **Regina Planning Commission**

**Tuesday, October 3, 2023  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



---

**OFFICE OF THE CITY CLERK**

---

**Public Agenda  
Regina Planning Commission  
Tuesday, October 3, 2023**

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

Minutes of the meeting held September 5, 2023

**Administration Reports**

RPC23-25 Zoning Bylaw Amendment & Official Community Plan Amendment –  
Provincial Capital Commission PL202300131

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Amend the Design Regina: Official Community Plan Bylaw 2013-48 Map 1 Growth Map from Future Long-Term Growth to New Employment Lands, as indicated on Appendix B-1.
2. Approve the application to rezone the above-mentioned lands to UH – Urban Holding and I – Institutional as indicated on Appendix A-1 and amend Zoning Maps 2882(A), 2882(B), 2883(A), 2883(B), 3082(A), 3082(B), 3083(A) and 3083(B) accordingly.
3. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
4. Approve these recommendations at its meeting on October 11, 2023.

RPC23-26 Concept Plan Amendment; Zoning Bylaw Amendment; Discretionary Use –  
1501 West Market Street – PL202300102, PL202300103, PL202300104

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the proposed amended Westerra Phase 1 Concept Plan, as shown on Appendix E.



---

**OFFICE OF THE CITY CLERK**

---

2. Approve the application to rezone Parcels 1 and 3, as shown on Appendix F, and legally described as, respectively, Blk/Par 1 – Plan 102412033 Ext 0 and Blk/Par 3 – Plan 102412033 Ext 0 from MH - Mixed High-Rise Zone to RL - Residential Low-Rise Zone.
3. Approve the discretionary use to allow planned group of dwellings on Parcels 1 and 3, as shown on Appendix F, and legally described as, respectively, Blk/Par 1 – Plan 102412033 Ext 0 and Blk/Par 3 – Plan 102412033 Ext 0, subject to compliance with the following development standards and conditions:
  - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3.1, prepared by New Rock Developments, dated May 19, 2023.
  - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
4. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations by City Council and the required public notice.
5. Approve these recommendations at its meeting on October 11, 2023.

**Adjournment**