



Proposed Concept Plan and Zoning Bylaw Amendment - 8701 Dewdney Avenue - PL202100226 and PL202100227

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| Date | June 15, 2022 |
| To | Mayor Masters and City Councillors |
| From | Regina Planning Commission |
| Service Area | City Planning & Community Development |
| Item # | CR22-69 |

RECOMMENDATION

That City Council:

1. Approve the application to amend the Westerra Phase 1 Concept Plan (Land-Use Plan and Circulation Plan) by redesignating part of the Large Format Retail land use to low and medium-density residential land use and adopt the amended Concept Plan as set out in Appendix A-4.1 and A-4.2.
2. Approve the application to rezone portions of lands from the Westerra Phase 1, as shown in Appendix A-1; being part of Blk/Par A-Plan 102224393 Ext 1, located within the Westerra Concept Plan from MLM - Mixed Large Market Zone to:
 - a. RU – Residential Urban Zone;
 - b. RL - Residential Low-Rise Zone
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.

HISTORY

At the June 7, 2022 meeting of Regina Planning Commission, the Commission considered the attached report RPC22-17 from the City Planning & Development Division.

The following addressed the Commission:

- Blair Forster and Paul Gregory, representing Westerra Development Corp., Regina; and
- Grant Mihalcheon, representing B & A Planning Group, Calgary, Alberta.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #4 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Council Officer 6/10/2022

ATTACHMENTS

RPC22-17 - Concept Plan and Zoning Bylaw Amendment.pdf

Appendix A-1 (Subject Property Map)

Appendix A-2 (Aerial Map)

Appendix A-3.1 (Existing Land use Plan)

Appendix A-3.2 (Existing Circulation Plan)

Appendix A-4.1 (Proposed Land Use Plan)

Appendix A-4.2 (Proposed Circulation Plan)

Appendix B (Public Comment Summary)