



# **REGINA PLANNING COMMISSION**

**Wednesday, August 8, 2012  
4:00 PM**

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



**Public Agenda  
Regina Planning Commission  
Wednesday, August 8, 2012**

**Approval of Public Agenda**

**Minutes of the meeting held on July 25, 2012.**

**Administration Reports**

RPC12-57     **RPC12-57** Application for Discretionary Use Approval (11-DU-8) - Proposed Retail Office Use over 1,000 m<sup>2</sup> in MAC zone - 3725 East Quance Street

**Recommendation**

1. That the discretionary use application for a retail use with a gross floor area greater than 1,000 m<sup>2</sup> in a proposed commercial building to be located at 3725 East Quance Street, being Block G, Plan 101946281, be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
  - b) The development shall be consistent with the plans attached to this report labelled Appendix 1 to 3.3 inclusive, prepared by Dura Construction Limited and dated July 13, 2012; and
2. That this report be forwarded to the August 20, 2012 City Council meeting.

RPC12-58     **RPC12-58** Application for Zoning Bylaw Amendment (12-Z-11) 10 Detached Residential Lots – Parliament Avenue and Queen Street Extensions

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* be APPROVED as follows:
  - a) That Proposed Lots 19-24, in Block 24; and Lots 22-24, in Block T as shown in Appendix A-1 be rezoned from PS-Public Service to R1-Residential Detached.
2. That this report be forwarded to the September 17, 2012 meeting of City Council to allow time for public advertising.



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Office of the City Clerk

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**RPC12-59**     **RPC12-59** Applications for Rezoning and Discretionary Use Approval (12-Z-5; 12-DU-11) Proposed Planned Group of Townhouse Dwelling Units - Former Stewart Russell School Site - 1920 East 7th Avenue

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the property described as Parcel F, Plan No. 73R39339 and located at 1920 E. 7<sup>th</sup> Avenue, from I - Institutional to R5 - Medium Density Residential, be APPROVED.
2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
  - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings, prepared by North Ridge Development Corporation and contained in Appendices 3-1, 3-2 and 3-3 to this report.
  - (b) The proposed development shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.
4. That this report be forwarded to the September 17, 2012 City Council meeting to allow sufficient time for advertising of the required public notice for the subject Zoning Bylaw amendment.

**Adjournment**