



Regina Planning Commission

**Wednesday, September 9, 2020
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, September 9, 2020**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on August 13, 2020,

Administration Reports

RPC20-29 4801 E. Victoria Avenue - Discretionary Use and Removal of Holding Overlay Zone Application (PL202000117)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 4801 E. Victoria Avenue, as shown in Appendix A-1, by removing the H – Holding Overlay Zone from the MLM – Mixed Large Market Zone for the property.
2. Approve the discretionary use application to allow a proposed “Retail Trade, Shop,” greater than 6,000 square meters located at 4801 E. Victoria Avenue as shown in Appendix A-2.
3. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall generally be consistent with the plans attached to this report as Appendix A-2 inclusive, prepared by P3A and dated April 8, 2020.
 - b. The applicant will be required to fully execute the servicing agreement and obtain an executed subdivision plan prior to the issuance of a development permit.
 - c. Parking shall not be allowed along the drive aisle abutting Optimist Drive.
 - d. The development shall comply with all applicable standards and



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regulations in *the Regina Zoning Bylaw 2019-19*.

4. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its September 30, 2020 meeting, following the required public notice.

RPC20-30 5601 Parliament Avenue - Concept Plan Amendment/ Zoning Bylaw Amendment/ Discretionary Use - PL202000116

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Harbour Landing Concept Plan to re-designate the property located at 5601 Parliament Avenue from High-Density Residential to Low-Density Residential, in accordance with the Concept Plan shown in Appendix A-3.1.
2. Approve the application to rezone the property located at 5601 Parliament Avenue, legally described as Block BB, Plan No. 102177503, from RH – Residential High-Rise Zone to RU – Residential Urban Zone.
3. Approve the discretionary use application for the proposed development of Building, Planned Group located at 5601 Parliament Avenue, being Block BB, Plan No. 102177503 in the Harbour Landing neighbourhood.
4. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.2, prepared by StreetSide Developments, dated June 18, 2020; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
5. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
6. Approve these recommendations at its September 30, 2020 meeting, after giving the required public notice.



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RPC20-31 1971 Albert Street Contract Zone Application (PL202000118)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 1971 Albert Street, Lot 50, Blk/Par 342, Plan 102032255 from DCD-D – Downtown Direct Control District Zone to Contract Zone.
2. Approve execution of a contract zone agreement between the City of Regina and the applicant/owner of the subject properties, which shall include the following terms:
 - i. The agreement shall allow for the carrying out of a specific proposal on the lands described as a temporary “Transportation, Parking Lot” lot a period of one year from the date of execution of the Contract Zone agreement.
 - ii. That issuance of development permits and the execution of the contract zone agreement shall be conditional on the applicant being confirmed as the registered owner of the property or the consent of the owner being obtained.
 - iii. That construction of a centre median along Albert Street shall be required to permit the optional right-in-right-out access.
 - iv. The parking lot shall meet all standards for “Transportation, Parking Lot” except that:
 - a. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Planning and Development Services;
 - b. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - v. The development shall generally conform to the attached plans as labelled Appendix A-2 of this report, prepared by Property Development Support Services Inc. and dated May 12, 2020.
 - vi. Signage on the subject property shall comply with the development standards for the DCD-D Downtown Direct Control District Zone.
 - vii. Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw 2019-19*.
 - viii. The agreement shall be registered in the City’s interest at the



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applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.

3. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. Approve these recommendations at its September 30, 2020 meeting, and consider the proposed bylaw at a succeeding meeting after giving the required public notice.

Adjournment