



Regina Planning Commission

**Wednesday, March 3, 2021
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



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**Revised Public Agenda
Regina Planning Commission
Wednesday, March 3, 2021**

Approval of Public Agenda**Minutes Approval**

Minutes of the regular and special meetings held on February 3 and February 20, 2021.

Administration Reports

RPC21-20 1565 Winnipeg Street - Discretionary Use Application - PL202000170

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Drive-Through, Accessory located on a portion of 1565 Winnipeg Street, being Plan AG4178, Block 16, Lots 40 - 43 and Plan DM5186, Block 16, Lots 1- 5, in the Dewdney Place Subdivision, subject to the following development standards and conditions:
 - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 dated September 26, 2020, A-3.2 dated November 26, 2020 and A-3.3 dated December 22, 2020 inclusive, prepared by Paula Bannerman Designs;
 - b. The subject lots shall be parcel tied or consolidated; and
 - c. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one if required.



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3. Approve these recommendations at its March 10, 2020 meeting.

RPC21-21 1905 E. Redbear Avenue - Discretionary Use - PL202000227

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation use, located at 1905 E. Redbear Avenue, being Plan 73R077003 Block 45 Lot K, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
 - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 dated November 2020 inclusive, prepared by Jason Gilchuk of Gilchuk Design and Drafting; and
 - b. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

RPC21-23 1802 E. Stock Road - Discretionary Use - PL202000241

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation, located at 1802 E. Stock Road, being Plan 101955427 Ext 2 Block 41A, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
 1. the development shall generally be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2; and
 2. except as otherwise required by this approval, the development shall



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comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.

2. Authorize the Development Officer to issue a development permit subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

RPC21-24 1768 Quebec Street - Zoning Bylaw Amendment - PL202000185

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the subject property located at 1768 Quebec Street, being Lot 23-Blk/Par 294-Plan OLD33 Ext 0 and Lot 43-Blk/Par 294-Plan 101299440 Ext 28 from RL – Residential Low-Rise Zone to ML - Mixed Low-Rise Zone.
2. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
3. Approve these recommendations at its March 10, 2021 meeting.

RPC21-25 1609 Halifax Street - Official Community Plan & Zoning Bylaw Amendment - PL202000229

Recommendation

Regina Planning Commission recommends that City Council:

1. Amend Section 9 of Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by establishing the authorization for the following property to be rezoned to the MH - Mixed High-Rise Zone: 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33.
2. Approve the application to rezone the properties located at 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33, from IL - Light Industrial Zone to MH - Mixed High-Rise Zone.
3. Direct the City Solicitor to prepare the necessary bylaws to authorize the



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amendments to the bylaws, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.

4. Approve these recommendations at its March 10, 2021 meeting.

RPC21-26 5100 E. - 5180 E. Green Jewel Boulevard - Zoning Bylaw Amendment - PL202000243

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw amendment application to rezone Lots 29 - 49, Block 52, Plan 102293951 located at 5100 E. – 5180 E. Green Jewel Boulevard in the Greens on Gardiner Subdivision to apply the LA - Lane Access Overlay Zone.
2. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendment to the bylaw, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
3. Approve these recommendations at its March 10, 2021 meeting.

RPC21-27 2950 Chuka Boulevard - Proposed Concept Plan and Zoning Bylaw Amendment - PL202000224 and PL202000223

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified in Appendix A-4 as follows:
 - a. From Flex-Use to a combination of Low-Density Residential, Medium Density Residential and Municipal Reserve.
 - b. From Mixed-Use or High Density Residential to Low Density Residential.
 - c. Adopt, by resolution, the proposed amended Towns Concept Plan attached as Appendix A-3 and circulation plan as Appendix A-6.



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2. Approve associated Zoning Bylaw amendment to rezone portions of lands located at 2950 Chuka Boulevard, Blk/Par E, Plan 102289945, Ext 0 within the Towns Concept Plan, as shown in Appendix A-1 as follows:
 - a. From MLM – Mixed Large Market Zone to RU – Residential Urban Zone;
 - b. From MLM – Mixed Large Market Zone to RL - Residential Low Rise Zone;
 - c. From MLM – Mixed Large Market Zone to PS – Public Service Zone; and
 - d. Apply LA - Lane Access Overlay Zone to a portion of proposed RU – Residential Urban 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 City Council following approval of the recommendations and the required public notice.
4. Approve these recommendations at its March 10, 2021 meeting.

RPC21-22 3700 Green Diamond Road - Discretionary Use - PL202000226

Recommendation

Regina Planning Commission recommends that City Council:

- a. Approve the discretionary use application for the proposed development of “Building, Stacked” located at 3700 Green Diamond Road, being Parcel H, Plan No. 102253889 in the Greens on Gardiner neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 & A-3.2, prepared by Abele Architecture, dated November 18, 2020; and
 - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any



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applicable fees or charges and entering into a development agreement if one is required.

3. Approve these recommendations at its March 10, 2020 meeting.

RPC21-28 Options for Regulating Heritage and Architectural Design

Recommendation

Regina Planning Commission recommends that City Council:

1. Remove CR20-94 from the List of Outstanding Items for City Council.
2. Receive and file this report.

Communications

RPC21-29 Samantha Magnus and Cody Dumonceaux - 3700 Green Diamond Road - Discretionary Use

RPC21-30 Heritage Regina: Options for Regulating Heritage and Architectural Design

Adjournment