



# **Regina Planning Commission**

**Wednesday, May 5, 2021  
4:00 PM**

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



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**OFFICE OF THE CITY CLERK**

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**Public Agenda  
Regina Planning Commission  
Wednesday, May 5, 2021**

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

Minutes of the meeting held on April 7, 2021.

**Administration Reports**

RPC21-35     Concept Plan and Zoning Amendment - The Towns, Stage 1H, Blk 32 & 33  
                  - PL202100013 and PL202100014

**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 from Medium Density to Low Density, Single Family Dwelling.
2. Approve the associated application to rezone Block 32 and 33 within the Towns Concept Plan, Stage 1H, as shown in Appendix A-1 from RL – Residential Low Rise Zone to 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 meeting on May 12, 2021, following the required public notice.

RPC21-36     Discretionary Use Application - 4701 Parliament Avenue (PL202000236)

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed “Office, Professional Use” located on Parcel U4, Plan No. 102316014, civically known as 4701 Parliament Avenue in the Harbour Landing Subdivision, subject to compliance with the following development standards and conditions:



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- a) The development shall be generally consistent with the plan attached to this report as Appendix A-3, provided by Dream Asset Management Corporation; 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 concerning the discretionary use application upon 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 meeting on May 12, 2021, following the required public notice.

RPC21-37 Zoning Bylaw Amendment- 3300 Anaquod Road (PL202000245)

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of lands located at 3300 Anaquod Road, part of SE 14-17-19-2 Ext 11, located within the Towns Concept Plan, as shown in Appendix A-1 as follows:
  - a. Parts of Block 3 and 5 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.
  - b. Parts of Block 2, 3 and 5; and Blocks 4 and 6 from UH – Urban Holding Zone to RU – Residential Urban Zone.
  - c. Apply LA - Lane Access Overlay Zone to the identified portions of the proposed RU – Residential Urban Zone within Block 2 and Block 6.
2. 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.
3. Approve these recommendations at its meeting on May 12, 2021, following the required public notice.

**Adjournment**