



Regina Planning Commission

**Wednesday, July 7, 2021
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, July 7, 2021**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on June 2, 2021.

Administration Reports

RPC21-41 Discretionary Use - 5826 Rochdale Boulevard - PL202000248

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use for a proposed Service Trade, Wash–Light (Car Wash) land use located at 5826 Rochdale Boulevard, being Lot A, Blk/Par O, Plan 86R00275, subject to the following standards and conditions:
 - a) the development shall be generally consistent with the plans, including the installment of a solid acoustic barrier fence (1.83 metres) along the north and west property lines, attached to this report as Appendices A3.1 - A3.3 inclusive prepared by AECOM dated March 8, 2021 and June 23, 2021 and the noise impact assessment prepared by FDI Acoustics dated June 18, 2021 and appended to this report as Appendix C; and
 - b) the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw, 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.



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3. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

RPC21-42 Discretionary Use - 1730 Cowan Crescent - PL202100040

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of "Institution, Day Care" located at 1730 Cowan Crescent, being Lot 40, Block 33, Plan GE191 in the Hillsdale Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. 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 applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

RPC21-43 Discretionary Use - 1205 15th Avenue - PL202100056

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of "Food and Beverage, Restaurant" located at 1205 15th Avenue, being Lot 19, Block 469, Plan OLD33, Ext 124 in the Heritage 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 and A-3.2, prepared by Eggtopia;
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in the



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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 applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

RPC21-44 Concept Plan Amendment - The Towns - PL202000238

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 as the subject property and adopt, by resolution, the amended plan as set out in Appendix A-3 and Appendix A-4.
2. Approve these recommendations at its meeting on July 14, 2021, after the required public notice.

RPC21-45 Zoning Bylaw Amendment - The Towns, Phase 2 Stage 2 (PL202100004)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of lands located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 2 as shown in Appendix A-1 as follows:
 - a. Part of Block 33, 36 and 37 from UH – Urban Holding Zone to RU - Residential Urban Zone.
 - b. Parcel J2 from R1 - Residential Detached Zone to RH - Residential High-Rise Zone.
 - c. Parts of Block 34 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.

All subject to approval of the Towns Concept Plan amendment (Project No. PL202000238)



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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 the required public notice.
3. Approve these recommendations at its meeting on July 14, 2021.

RPC21-46 Zoning Bylaw Amendment - The Towns, Phase 2 Stage 1 (PL202000256)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of land located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 1, as shown in Appendix A-1, from UH – Urban Holding Zone to RL - Residential Low-Rise Zone, subject to approval of the the Towns Concept Plan Amendment (PL202000238).
2. Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RU – Residential Urban Zone, within the Block 2 and Block 6, subject to approval of the the Towns Concept Plan Amendment (Project No. PL202000238).
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 the required public notice.
4. Approve these recommendations at its meeting on July 14, 2021.

Adjournment