



Regina Planning Commission

**Wednesday, August 4, 2021
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, August 4, 2021**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on July 7, 2021.

Tabled and Administration Reports

RPC21-47 Supplemental Report - Discretionary Use - 5826 Rochdale Boulevard - PL202000248

Recommendation

That Regina Planning Commission:

Attach this supplemental report, including the additional noise assessment information prepared by FDI acoustics dated July 23, 2021 (Appendix A), to report RPC21-41 Discretionary Use – 5826 Rochdale Boulevard – PL202000248, as Appendix D, for City Council’s information.

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



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

RPC21-48 MR4 Naming - Horizon Station Park

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve The Towns MR4 be named Horizon Station Park.
2. Approve this recommendation at its meeting on August 11, 2021.

RPC21-49 Zoning Bylaw Amendment - Regina Bypass and 9th Avenue North - PL202100088

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the properties located at NE ¼ Sec 32 Twp 17 Rge 20 W2M identified as MU1 and MU2 within Appendix A-1 from UH – Urban Holding Zone to PS – Public Service Zone.
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 August 11, 2021.



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RPC21-50 Discretionary Use Application - 628 Victoria Avenue - PL202100084

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Agriculture, Animal Support” located at 628 Victoria Avenue, being Lots 2-6, Block 216, Plan DV270 in the Arcola Subdivision, 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 JMA Architecture, dated April 30, 2021, except that said plans shall be revised to comply with the requirements of Table 4B.T.3.3 of the Zoning Bylaw, specifically:
 - i. the window glazing must be revised to meet the active wall standards prescribed in Table 4B.T.3.3 (1) b of the Zoning Bylaw; or
 - ii. the front yard setback must be increased to 3.0m in accordance with clause 4B.T.3.3 (2)(c) of the Zoning Bylaw.
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
 - c. Prior to issuance of any building permit in relation to the development, the applicant shall submit revised plans, satisfactory to the City, confirming compliance with the Zoning Bylaw in accordance with clause a of this recommendation.
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 August 11, 2021, following the required public notice.



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RPC21-51 Ring Road Grade Crossing Relocation – Preliminary Design Procurement

Recommendation

Regina Planning Commission recommends that City Council:

1. Authorize the Executive Director of City Planning & Community Development, or their designate, to initiate a public procurement to engage consulting and professional engineering services for the design and construction for the delivery of a preliminary design scope of project deliverables for the Ring Road Grade Crossing Relocation Initiative.
2. Authorize the Executive Director of City Planning & Community Development, or their designate, to negotiate, award and approve an agreement between the City of Regina and the highest ranked proponent of a public procurement process.
3. Authorize the City Clerk to execute the necessary agreements with the highest ranked proponent after review and approval by the City Solicitor.
4. Approve these recommendations at its meeting on August 11, 2021.

Adjournment