



# **Regina Planning Commission**

**Wednesday, September 8, 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, September 8, 2021**

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

Regina Planning Commission - Public - Aug 4, 2021 4:00 PM

**Administration Reports**

RPC21-52 Contract Zone - 3825 Pasqua Street - PL2020000250

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Deny the Contract Zone application for the proposed development of "Office, Industry" located at 3825 Pasqua Street, being Parcel A, Plan 78R44627 in the Parliament Place Neighbourhood at its meeting on September 15, 2021.

RPC21-53 Heritage Demolition- 1863 Cornwall Street

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Retain the site at 1863 Cornwall Street as a designated property within the boundaries of the Victoria Park Municipal Heritage Conservation District
2. Approve the demolition of the Burns Hanley Building subject to the property owner submitting an interim plan for the site that is safe, secure, aesthetically appropriate, and reflective of the heritage significance of the site; and that any permanent development at the site adhere to the *Guidelines for the Victoria Park Heritage Conservation District*.
3. Remove 1863 Cornwall Street from the City's Heritage Inventory.
4. Approve these recommendations at its meeting on September 15,



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2021.

RPC21-54 Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the proposed text amendments to the DCD-CBM Chuka Boulevard Mixed Direct Control District in *The Regina Zoning Bylaw, 2019*, as detailed in Appendix A-3, to allow for:
  - a. A “Drive-Through” as a discretionary use;
  - b. Standalone commercial development along the Chuka Boulevard interface; and
  - c. Other housekeeping amendments as described in Appendix A-3.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.
3. Approve these recommendations at its meeting on September 15, 2021.

RPC21-56 Jim Elliott: Aquifer Protection Overlay Zone

RPC21-55 Zoning Bylaw Amendments - Aquifer Protection Overlay Zone

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Amend *The Regina Zoning Bylaw, 2019-19* to allow for industrial development in the high sensitivity area of the Aquifer Protection Overlay Zone to be considered as a discretionary use in conjunction with the submission by the applicant of an Aquifer Protection Plan, where such development is otherwise prohibited.
2. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations and as further described in the report, to be brought forward to a meeting of the City Council following



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approval of the recommendations and the required public notice.

3. Approve these recommendations at its meeting on September 15, 2021, following the required public notice.

**Adjournment**