



# **Regina Planning Commission**

**Wednesday, October 6, 2021  
4:00 PM**

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



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**Public Agenda  
Regina Planning Commission  
Wednesday, October 6, 2021**

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

Minutes of the meeting held on September 8, 2021.

**Administration Reports**

RPC21-57 Discretionary Use Application - Part of 3000 Woodland Grove Drive - PL202100123

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Building, Planned Group” and “Planned Group” located at the intersection of Buckingham Drive and Green Brooks Road, being part of SW 14-17-19-2 Ext in the Towns 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-3.5, prepared by KRN Residential Design, dated June 21, 2021.
  - b) The development permit to be issued upon the servicing agreement being executed and associated subdivision application being approved.
  - c) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
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.



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3. Approve these recommendations at its meeting on October 13, 2021, following the required public notice.

RPC21-58 Discretionary Use and Zoning Bylaw Amendment - 2201 1st Avenue - PL202100134 and PI202100135

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve an amendment to *The Regina Zoning Bylaw, 2019* to add “Industry, Heavy” as a discretionary land use in the IL-Industrial Light Zone, subject to the use being contained within a building (indoor).
2. Approve the discretionary use application for the proposed development of “Industry, Heavy” and “Storage, Hazardous Material” located at 2201 1<sup>st</sup> Avenue (suite location: 674 Cornwall Street), being Plan: 90R51768 Block: B in the Industrial Park Subdivision, subject to compliance with the following development standards and conditions:
  - a) The approved use (storage and processing of lithium batteries) shall be confined within a total area of 1057 square meters as shown in Appendix A-3 and shall be entirely contained indoors within the existing building;
  - b) Prior to occupancy, the applicant shall submit to the City an Emergency Response Plan, satisfactory to the City, for the handling of hazardous materials. The development shall be carried out and continue to be operated in accordance with said Plan;
  - c) Approval from the Ministry of Environment, if applicable, shall be submitted prior to issuance of development permit; and
  - d) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
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.



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4. Subject to adoption of the bylaw contemplated in Recommendation 3, 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.
5. Approve these recommendations at its meeting on October 13, 2021.

RPC21-59 Official Community Plan Amendment - Harbour Landing West - PL201900072

**Recommendation**

1. Deny the applications by Dream Development, relating to their properties located at NE 3-Twp17-Rge20-W2M and a portion of SE 3-Twp17-Rge20-W2M, to:
  - a) Amend *Design Regina: The Official Community Plan Bylaw No 2013-48* by removing these properties from the Special Study Area and redesignating them as Phase One land.
  - b) Obtain concept plan and rezoning approval.
2. Approve amendments to *Design Regina: The Official Community Plan Bylaw No 2013-48*, as described in Appendix C of this report, to:
  - a) Facilitate the development of a school site.
  - b) Update the policy section respecting Special Study Area requirements.
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 October 13, 2021.

RPC21-60 Cannabis Retail Zoning Amendments

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the proposed amendments to *The Regina Zoning Bylaw, 2019-19* as outlined in Appendix A of this report and which will result in reducing



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the restrictions applicable to cannabis retail developments within the city.

2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.
3. Remove items CR18-49 and RPC20-24 from the Outstanding Items list.
4. Approve these recommendations at its meeting on October 13, 2021.

RPC21-61 Zoning Bylaw Amendments – Various School Sites - PL202100078, PL202100079, PL202100080, PL202100081, PL202100082, PL202100083

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve and authorize the transactions necessary to complete the transfer of 4.017 hectares of land from the City of Regina to the Board of Education of the Regina School Division No. 4 to satisfy the outstanding obligations and conditions of the Central Lands Agreement between the City of Regina and the Board of Education of the Regina School Division No. 4 of Saskatchewan dated May 14, 1987 and, in particular, to authorize the transactions necessary to complete the transfer of the proposed lands as directed in accordance with City Council report CR20-56;

**Dieppe School Site (0.099 hectares):**

- a. authorize the transfer of a portion of the park lands located at 1010 McCarthy Boulevard, being part of Parcel XX, Plan No. 101882910 Ext 1 (in Dieppe Place), identified by the areas shaded with black dots on Appendix A-1.1, to the Board of Education of the Regina School Division No. 4 of Saskatchewan;
- b. approve the application to rezone a portion of the lands located at 1010 McCarthy Boulevard, being part of Parcel XX, Plan No. 101882910 Ext 1 (in Dieppe Place), identified by the areas shaded with black dots on Appendix A-1.1, from PS – Public Service Zone to I – Institutional Zone;
- c. approve the application to rezone a portion of the lands located at



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145 Dorothy Street, being part of Parcel E, Plan No. 63R33089 (in Dieppe Place), identified by the area shaded with black cross-hatching on Appendix A-1.1, from PS – Public Service Zone to I – Institutional Zone;

**Glen Elm School Site (0.53 hectares):**

- d. authorize the transfer of a portion of the park lands located at 1601 Bond Street, being part of Lot 14, Block 1, Plan No. 60R01732 Ext 0 (in Glen Elm Park), identified by the area outlined in red on Appendix A-2.1, to the Board of Education of the Regina School Division No. 4 of Saskatchewan;
- e. approve the application to close a portion of the Regent Street right-of-way, identified by the area shaded with black dots on Appendix A-2.1 and transfer said lands to the Board of Education of the Regina School Division No. 4 of Saskatchewan.

**Grant Road School Site (0.181 hectares):**

- f. authorize the transfer of a portion of the municipal reserve lands located at 2606 Grant Road, being part of Block MR15, Plan No. 101356893 Ext 0 (in Whitmore Park), as identified by the area outlined in red on Appendix A-3.1 to the Board of Education of the Regina School Division No. 4;
- g. approve the application to rezone a portion of the lands located at 2606 Grant Road, being part of Block MR15, Plan No. 101356893 Ext 0 (in Whitmore Park), as identified by the area outlined in red on Appendix A-3.1 from PS – Public Service Zone to I – Institutional Zone.

**Jack MacKenzie School Site (1.04 hectares):**

- h. authorize the transfer of a portion of the municipal reserve lands located at 3860 E Buckingham Drive, being part of Parcel MR9, Plan No. 99RA19122 Ext 2 (in Windsor Park), as identified by the area outlined in red on Appendix A-4.1 to the Board of Education of the Regina School Division No. 4;

**Rosemont School Site (0.814 hectares):**

- i. authorize the transfer of the park lands located at 5310 4<sup>th</sup> Avenue, being Lot 30, Block 18, Plan No. FN41 Ext 0 (in Rosemont North), as



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identified by the area outlined in red on Appendix A-5.1 to the Board of Education of the Regina School Division No. 4;

- j. approve the application to rezone the lands located at 5310 4<sup>th</sup> Avenue, being Lot 30, Block 18, Plan No. FN41 Ext 0 (in Rosemont North), as identified by the area outlined in red on Appendix A-5.1, from PS – Public Service Zone to I – Institutional Zone;

**WF Ready School Site (1.353 hectares):**

- k. authorize the transfer of a portion of the public reserve lands located at 3043 E Arens Road, being part of Parcel R2, Plan No. 84R14416 Ext 1 (in Wood Meadows), as identified by the area shaded by black dots on Appendix A-6.1, to the Board of Education of the Regina School Division No. 4; and
  - l. approve the application to rezone a portion of the lands located at 3043 E Arens Road, being Parcel R2, Plan No. 84R14416 Ext 1 (in Wood Meadows), as identified by the area shaded by black dots on Appendix A-6.1, from PS – Public Service Zone to I – Institutional Zone.
2. Instruct the City Solicitor to prepare the necessary 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 and the required public notice.
  3. Approve these recommendations at its meeting on October 13, 2021, following the required public notice.

### **Tabled and Supplemental Reports**

RPC21-62 Supplemental Report - RPC 21-53 Heritage Demolition- 1863 Cornwall Street

**Recommendation**

That Regina Planning Commission:

Attach this supplemental report, including its associated appendices, to report RPC21-53 Heritage Demolition - 1863 Cornwall Street, as Appendix K, for City Council's information.



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RPC21-53 Heritage Demolition- 1863 Cornwall Street (Tabled September 8, 2021)

**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, 2021.

**Adjournment**