



Regina Planning Commission

**Wednesday, November 3, 2021
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, November 3, 2021**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on October 4, 2021.

Tabled and Supplemental Reports

RPC21-63 Supplemental Report - Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105

Recommendation

That Regina Planning Commission:

Attach this supplemental report, including the Retail Impact Study Findings Summary prepared by Kieron Hunt, Planning Studio Lead dated October 18, 2021 (Appendix A), to report RPC21-54 Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105, as Appendix C, for City Council's information.

RPC21-54 Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105 (Tabled September 8, 2021)

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.



OFFICE OF THE CITY CLERK

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.

RPC21-64 Supplemental Report - School Divisions Feedback on Cannabis Zoning

Recommendation

That Regina Planning Commission:

1. During consideration of report RPC21-60 Cannabis Retail Zoning Amendments, replace Appendix A to the report with the attached amended Appendix A that maintains the separation distance of 182.88 metres from proposed cannabis retail to existing schools and adjoining parks associated with schools.
2. Attach this supplemental report, including its associated appendices, to report RPC21-60, as Appendix D, for City Council's information.

RPC21-60 Cannabis Retail Zoning Amendments (Tabled October 5, 2021)

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 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.



OFFICE OF THE CITY CLERK

Administration Reports

RPC21-65 Discretionary Use Application - 5000 E Green Brooks Way - PL202100144

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 5000 E Green Brooks Way in the Greens on Gardiner 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-3.4, prepared by Newrock Developments Inc. and dated January 26, 2021.
 - b) 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.
3. Approve these recommendations at its meeting on November 10, 2021, following the required public notice.

RPC21-66 OCP/Concept Plan and Zoning Bylaw Amendments - 201 Fleet Street - PL202100153 & PL202100156

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve amendments to the Fleet Street Business Park Secondary Plan, being Part B.9 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, as outlined in Appendix A-2.
2. Approve the amended Fleet Street Business Park Phase 1 Concept



OFFICE OF THE CITY CLERK

Plan, as shown in Appendix A-4.

3. Approve the application to rezone the proposed parcel MU1, located at 201 Fleet Street and being a portion of existing Parcel Y, Plan AC6035, Ext 0 and of existing Parcel X, Plan AC6035, Ext 1, as shown in Appendix A-1, from UH – Urban Holding Zone to PS – Public Service Zone.
4. Direct 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 these recommendations and the required public notice.
5. Approve these recommendations at its meeting on November 10, 2021.

Adjournment