



# **Regina Planning Commission**

**Tuesday, February 8, 2022  
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  
Tuesday, February 8, 2022**

**Appointment of Chairperson and Vice-Chairperson****Approval of Public Agenda****Adoption of Minutes**

Minutes of the meeting held on January 11, 2022

**Administration Reports**

RPC22-2 Proposed Concept Plan and Zoning Bylaw Amendment - Eastbrook Phase 4 & 5 - PL202100187 & PL202100183

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses and circulation within the areas identified on Appendix A-3 and Appendix A-4 as follows:
  - a. Replace a portion of the area (Block 17) identified as Medium Density Residential with Low Density Residential;
  - b. Remove the proposed laneways on Blocks 14 and 20; and
  - c. Remove walkways from Blocks 2 and 15.
2. Approve the application to rezone portions of lands from Eastbrook Phase 4 & 5, part of Part of SE 14-17-19-2, located within the Towns Concept Plan, as shown in Appendix A-1 and A-7 from UH - Urban Holding Zone to as follows:
  - a. RU – Residential Urban Zone - Proposed Blocks 12, 16, 17 and parts of blocks 13-15 (Phase 4); and Block 21 and parts of Blocks 15, 18, 19 and 20 (Phase 5);
  - b. RL - Residential Low-Rise Zone – Parts of Proposed Blocks 13, 14 (Phase 4); and Parts of Blocks 18, 19 and 20 (Phase 5);
  - c. PS - Public Service Zone – Proposed MR2 – Phase 5; and
  - d. LA - Lane Access Overlay Zone to block 12, parts of 13, Block 17 (Phase 4); and parts of blocks 18 and 19 (Phase 5).



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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 approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on February 16, 2022, following the required public notice.

RPC22-3 Proposed Concept Plan, Zoning Bylaw and Discretionary Use Application - Part of 2900 Anaquod Road - PL202100185, PL202100180 and PL202100172

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land use identified as High Density Residential with Medium Density Residential within the area identified on Appendix A-3.
2. Approve the application to rezone proposed parcel C1 and C2, being part of Blk/Par Z2-Plan 102278213 Ext 3 and SE 14-17-19-2 Ext 10, located within the Towns Concept Plan, from RH - Residential High-Rise Zone to RL - Residential Low-Rise Zone.
3. Conditional on approval of recommendations 1 and 2 and adoption of the necessary zoning amendment bylaw, approve the discretionary use application for the proposed development of "Building, Planned Group" and "Planned Group" located at the subject property in the Towns Subdivision, subject to compliance with the following development standards and conditions:
  - a) The development shall generally be consistent with the plans attached to this report as Appendix A-6.1 to A-6.3, prepared by Northridge Development Corporation and dated September 3, 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*.
4. 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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5. 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 these recommendations and the required public notice.
6. Approve these recommendations at its meeting on February 16, 2022, following the required public notice.

RPC22-4 OCP/Concept Plan and Zoning Bylaw Amendments - Tower Crossing - PL202100219 & PL202100205

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve amendments to the Tower Crossing Secondary Plan, being Part B.15 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, as outlined in Appendix A-2.
2. Approve the Tower Crossing Phase 1 Concept Plan, as shown in Appendix A-3.
3. Approve textual amendment to the MLM – Mixed Large Market Zone within *The Regina Zoning Bylaw, 2019* as shown in Appendix A-4.1.
4. Approve map amendments to *The Regina Zoning Bylaw, 2019* by rezoning:
  - (a) Parcels within the Tower Crossing Secondary Plan Area, legally described below and as shown in Appendix A-4.2, from UH – Urban Holding Zone to MLM – Mixed Large Market Zone:
    - Blk/Par H-Plan 97R01326 Ext 2
    - Blk/Par AA-Plan 98RA11955 Ext 0
    - Blk/Par F-Plan 61R01031 Ext 0
    - Blk/Par E-Plan 61R01031 Ext 0
    - Blk/Par C-Plan FR3848 Ext 0
    - Blk/Par G-Plan FW3140 Ext 0
    - Blk/Par E-Plan FP5791 Ext 0
    - Blk/Par M-Plan 86R56188 Ext 0
    - Blk/Par N-Plan 86R56188 Ext 0
    - Blk/Par O-Plan 86R56188 Ext 0
    - Blk/Par J-Plan 73R44906 Ext 0
    - Blk/Par K-Plan 73R44906 Ext 0
    - Blk/Par L-Plan 73R44906 Ext 0



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- Blk/Par F-Plan FT3682 Ext 41
- (b) Parcels within the Tower Crossing Secondary Plan Area, legally described below and as shown in Appendix A-4.2, from UH – Urban Holding Zone to MLM – Mixed Large Market Zone and (H) Holding Overlay Zone:
  - Blk/Par B-Plan FS2354 Ext 0
  - Blk/Par D-Plan 61R01031 Ext 0
  - Blk/Par BB-Plan 101952974 Ext 0
  - Blk/Par P-Plan 102207620 Ext 0
  - Blk/Par M-Plan 88R42982 Ext 0
- 5. 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 these recommendations and the required public notice.
- 6. Approve these recommendations at its meeting on February 16, 2022.

RPC22-5 Concept Plan Amendment & Zoning Bylaw Amendment - 1462 N Courtney Street- PL202100113

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Deny the application to rezone the property located at 1462 N Courtney Street, being SE ¼ Sec 09 Twp 18 Rge 20 W2M (Proposed Parcel D), in the Rosewood Park Subdivision, from RL - Residential Low-Rise Zone to MH - Mixed High-Rise Zone and deny the application to amend the Rosewood Park Concept Plan to redesignate this subject parcel from Low or Medium Density Residential to Flex Area 2.
2. Approve this recommendation at its meeting on February 16, 2022.

### **Adjournment**