

**Regina Planning Commission: 4801 E. Victoria Avenue -
Discretionary Use and Removal of Holding Overlay Zone Application
(PL202000117)**

Date	September 30, 2020
To	His Worship the Mayor and Members of City Council
From	Regina Planning Commission
Service Area	City Planning & Community Development
Item #	CR20-82

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 4801 E. Victoria Avenue, as shown in Appendix A-1, by removing the H – Holding Overlay Zone from the MLM – Mixed Large Market Zone for the property.
2. Approve the discretionary use application to allow a proposed “Retail Trade, Shop,” greater than 6,000 square meters located at 4801 E. Victoria Avenue as shown in Appendix A-2.
3. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall generally be consistent with the plans attached to this report as Appendix A-2 inclusive, prepared by P3A and dated April 8, 2020.
 - b. The applicant will be required to fully execute the servicing agreement and obtain an executed subdivision plan prior to the issuance of a development permit.
 - c. Parking shall not be allowed along the drive aisle abutting Optimist Drive.
 - d. The development shall comply with all applicable standards and regulations in *the Regina Zoning Bylaw 2019-19*.

4. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

HISTORY

At the September 9, 2020 meeting of Regina Planning Commission, the Commission considered the attached report RPC20-29 from the City Planning & Development Division.

Chad Jedlic and Blair Forster, representing Forster Harvard Development Corp., addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #5 does not need City Council approval.

Respectfully submitted,
REGINA PLANNING COMMISSION


Elaine Gohlke, Secretary 9/25/2020

ATTACHMENTS

RPC20-29 - 4801 E VICTORIA AVENUE - Discretionary Use.pdf
Appendix A-1 (Aerial Map)
Appendix A-2 (Proposed Site Plan)
Appendix A-3 (Proposed Subdivision Plan)
Appendix A-4 (Approved Concept Plan)
Appendix A-5 (Landscape Buffer Schematic)