

## 1654 11th Avenue - Discretionary Use Application (PL202000217)

<b>Date</b>	February 10, 2021
<b>To</b>	Mayor Masters and City Councillors
<b>From</b>	Regina Planning Commission
<b>Service Area</b>	City Planning & Community Development
<b>Item #</b>	CR21-15

### RECOMMENDATION

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That City Council:

1. Approve the discretionary use application to allow a proposed "Assembly, Community" land use located at 1654 11th Avenue, being Lot A, Block 289, Plan No. 90R36844m as shown in Appendix A-3-6.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3 to A-6, prepared by SPRA and dated November 9, 2020.
  - b. A Heritage Alteration Permit shall be required for any alterations, such as repairs, demolitions or additions to the Municipal Justice Building.
  - c. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.

### HISTORY

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At the February 3, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-6 from the City Planning & Development Division.

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

Recommendation #3 does not need City Council approval.

Respectfully submitted,  
REGINA PLANNING COMMISSION

  
Elaine Gohlke, Secretary 2/4/2021

**ATTACHMENTS**

- RPC21-6 1654 11th Avenue - Discretionary Use Application (PL202000217)
- Appendix A-1 (Subject Property Map)
- Appendix A-2 (Aerial Map)
- Appendix A-3 (Site Plan)
- Appendix A-4 (Main Floor Plan)
- Appendix A-5 (Floor Plans)
- Appendix A-6 (Building Elevation)