

**2950 Chuka Boulevard - Proposed Concept Plan and Zoning Bylaw Amendment - PL202000224 and PL202000223**

<b>Date</b>	March 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>	CR21-37

**RECOMMENDATION**

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That City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified in Appendix A-4 as follows:
  - a. From Flex-Use to a combination of Low-Density Residential, Medium Density Residential and Municipal Reserve.
  - b. From Mixed-Use or High Density Residential to Low Density Residential.
  - c. Adopt, by resolution, the proposed amended Towns Concept Plan attached as Appendix A-3 and circulation plan as Appendix A-6.
  
2. Approve associated Zoning Bylaw amendment to rezone portions of lands located at 2950 Chuka Boulevard, Blk/Par E, Plan 102289945, Ext 0 within the Towns Concept Plan, as shown in Appendix A-1 as follows:
  - a. From MLM – Mixed Large Market Zone to RU – Residential Urban Zone;
  - b. From MLM – Mixed Large Market Zone to RL - Residential Low Rise Zone;
  - c. From MLM – Mixed Large Market Zone to PS – Public Service Zone; and
  - d. Apply LA - Lane Access Overlay Zone to a portion of proposed RU – Residential

Urban Zone.

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 the recommendations and the required public notice.

## HISTORY

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At the March 3, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-27 from the City Planning & Development Division.

Evan Hunchak, representing Dream Developments, addressed the Commission.

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

Recommendation #4 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION

  
Elaine Gohlke, Secretary 3/5/2021

## ATTACHMENTS

RPC21-27-2950 Chuka Boulevard - Proposed Concept Plan and Zoning Bylaw Amendment.pdf

Appendix A-1 (Subject Property Map)

Appendix A-2 (Aerial Map)

Appendix A-3 (Proposed Concept Plan)

Appendix A-4 (Towns Concept Plan)

Appendix A-5 (SENP Map - Cell Tower location)

Appendix A-6 (Circulation Plan)

Appendix B (Public Comment Summary)