

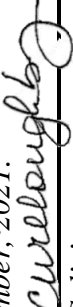
BYLAW NO. 2021-72

THE REGINA ZONING AMENDMENT, 2021 (No. 22)

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THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw 2019-19, being *The Regina Zoning Bylaw, 2019* to allow for stand alone commercial development and drive-through land uses to be considered in the Chuka Boulevard Mixed Direct Control District.
- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019*, is amended in the manner set forth in this Bylaw.
- 4 Chapter 6, Part 6G, Table 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT, section (row) T2.2 is amended by striking out “Service Trade, Light”.
- 5 Chapter 6, Part 6G, Table 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT, section (row) T2.4 is amended by adding “Service Trade, Light” in alphabetical order.
- 6 Chapter 6, Part 6G, subsection 6G.4.2(2) is repealed and the following substituted:
  - “ (2) Subject to standards within policy areas, the following site standards shall also apply to development within the Chuka Boulevard Interface Area:
    - (a) buildings intended for mixed use development with commercial on the main level and residential uses above shall front Chuka Boulevard;
    - (b) buildings fronting Chuka Boulevard shall be built as close to the street as possible while generally allowing for one row of parking, a driveway, and a 3m private sidewalk as shown on the cross section diagram on Figure 6G.F2, below;

Approved as to form this 16th day of  
November, 2021.  
  
City Solicitor

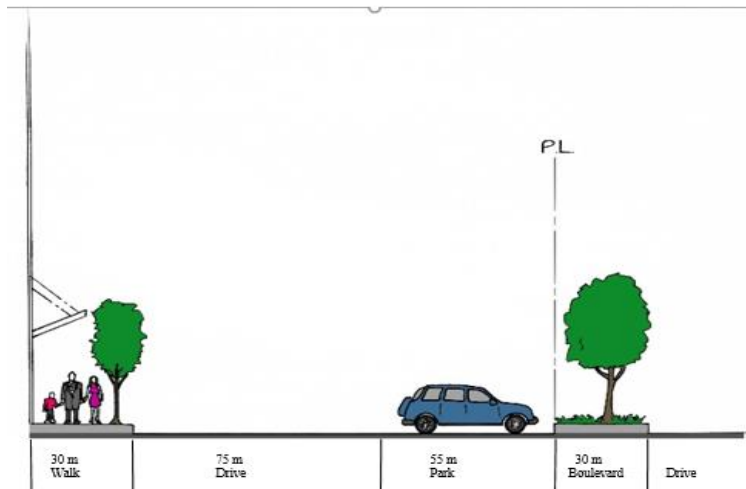


Figure 6G.F2: Chuka Boulevard Interface Cross Section

- (c) the private sidewalk required pursuant to clause (b) shall provide public access parallel to Chuka Boulevard as shown on Figure 6G.F3 directly in front of commercial fronts and shall be formalized in a development agreement as per section 6G.3.3.



Figure 6G.F3: Chuka Boulevard Interface Cross Section

- (d) the private sidewalk required pursuant to clause (c) above shall also include appropriate lighting, one tree planted at

approximately every 10 meters on centre, and be weather protected with awnings where appropriate;

- (e) linkages between building fronts should be minimized in width and should generally be spaced appropriately;
- (f) safe pedestrian access shall be demonstrated and provided to intersections and planned cross walks along Chuka Boulevard;
- (g) commercial frontages shall generally be continuous with few breaks to create a consistently active streetscape that can support retail activity;
- (h) commercial frontages shall demonstrate a fine-grain character and regular rhythm as defined in Chapter 2 of this Bylaw;
- (i) subject to provisions of this section residential uses may be accommodated on the main level of buildings within this policy area if demonstrated that space can be easily converted to commercial space should market demand change;
- (j) storefronts should be located at-grade rather than raised or sunken to encourage a high degree of interaction between the pedestrian and storefront; and
- (k) as an alternative, notwithstanding clause (a) and other requirements of this zone, uses without dwellings in the same building may be permitted subject to the following requirements:
  - i. Buildings shall front Chuka Boulevard and meet applicable built form requirements of the Chuka Boulevard Interface.
  - ii. Land uses in the “Dwelling” class or land uses in sections T2.2 or T2.9 of Table 6G.T2 permitted within Table 6G.T2 shall be developed behind the commercial buildings.
  - iii. At the discretion of the Development Officer a development agreement may be required to be registered on title to ensure restrictions are apparent to future owners of the property.”

7 Chapter 6, Part 6G, Table 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT, section (row) T2.4 is repealed and the following substituted:

<b>T2.4</b>	<ul style="list-style-type: none"> <li>• Drive Through</li> <li>• Drive-through, Accessory</li> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> </ul>	Permitted if the gross floor area is 500 square metres or lower, per unit, and provided that the development is not a Drive Through or Drive-through, Accessory use in the Food and Beverage Land Use class .	Discretionary if the gross floor area is 500 square metres per unit, or the development is Drive Through or Drive-through, Accessory use in the Food and Beverage Land Use class .	<p>The “Drive Through” and “Drive-through, Accessory “for “Food and Beverage, Restaurant” land uses are discretionary and requires that:</p> <ol style="list-style-type: none"> <li>(1) The drive-through isles access must not conflict with the required pedestrian sidewalk.</li> <li>(2) The drive-through queue space is buffered or oriented to protect existing or planned residential development on the site.</li> <li>(3) A Traffic Impact Assessment is required to demonstrate the traffic impacts do not conflict with on-site circulation, access and public infrastructure.</li> </ol>
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8 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 24<sup>th</sup> DAY OF November 2021.

READ A SECOND TIME THIS 24<sup>th</sup> DAY OF November 2021.

READ A THIRD TIME AND PASSED THIS 24<sup>th</sup> DAY OF November 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

ABSTRACT

BYLAW NO. 2021-72

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 22)

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PURPOSE:	The purpose of this Bylaw is to allow for stand alone commercial development and drive-through land used to be considered in the Chuka Boulevard Mixed Direct Control District.
ABSTRACT:	The proposed amendment will allow for stand alone commercial development and drive-through land uses to be considered in the Chuka Boulevard Mixed Direct Control District.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	A public hearing is required between first and second reading of this bylaw pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> , and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> .
REFERENCE:	Regina Planning Commission, November 3, 2021, RPC21-54, RPC21-63; City Council, November 10, 2021, CR21-153.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services