

YOUR CITY YOUR SAY

Priorities and Planning Committee
Wednesday, April 24
11:45 a.m.

Council and committee meetings are held in Henry Baker Hall unless otherwise indicated.

Agenda items and reports for the above meeting are available online at Regina.ca.

For further information on council or committee meetings, or for copies of agendas or reports, call the Office of the City Clerk at 306-777-7262.

PROPOSED CONCEPT PLAN AMENDMENT

Notice to adopt or amend a concept plan is given pursuant to section 44 of *The Planning and Development Act, 2007*. Concept plans provide a framework for future development and land-use distribution within their respective areas.

The proposed concept plan may be viewed at City Hall:

April 23 - April 26, 2019 8 a.m. - 4:45 p.m.
April 29, 2019 8 a.m. - 4:45 p.m.

Residents can speak to the proposed plan at a public hearing during the City Council meeting on **April 29, 2019** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit Regina.ca/appear-before-council or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **20th** day of **April, 2019**.

Proposed Amendment to 'The Towns' Concept Plan (City File 15-CP-03)

- The concept plan provides a framework for directing land use and servicing for a proposed development area in the southeast part of the city, between Woodland Grove Drive and Anaquod Road, south of Arens Road and north of Primerose Green Drive.
- The concept plan was approved in April, 2016 and is currently under development.
- At this time a change to the concept plan being proposed would affect a 1.63 hectare land area north east of the intersection of Woodland Grove Drive and Buckingham Drive.
- The proposed change would add a 0.85 hectare parcel for local commercial development and 11 detached lots oriented toward a proposed cul-de-sac.
- This change is being considered in conjunction with a proposed Zoning Bylaw amendment.

PROPOSED SALE OF DEDICATED LANDS & ZONING BYLAW AMENDMENT

Notice of Regina City Council's intention to consider a bylaw authorizing the sale of dedicated municipal/public lands as well as an amendment to *Regina Zoning Bylaw No. 9250* is hereby given pursuant to section 207 of *The Planning and Development Act, 2007*.

The proposed *Bylaw No. 2019-17* and *Bylaw No. 2019-18* may be viewed at City Hall:

April 23 - 26, 2019 8 a.m. - 4:45 p.m.
April 29, 2019 8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing to be held during the City Council meeting on **April 29, 2019** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

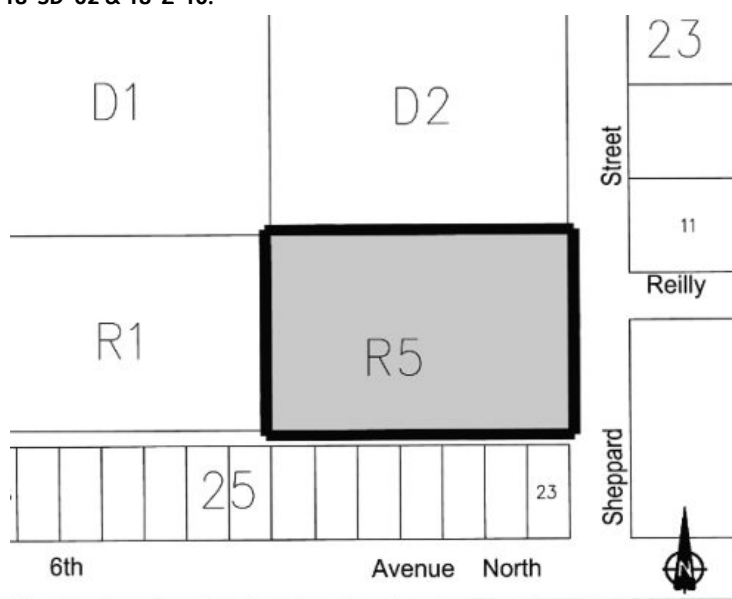
If any person wishes to appear before City Council, please visit Regina.ca/appear-before-council or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **20th** day of **April, 2019**.

Proposed Bylaw No. 2019-17, being Authorization to Sell the Dedicate Reserve Lands Located at 20 Sheppard Street and Proposed Bylaw No. 2019-18, being Amendment to Regina Zoning Bylaw No. 9250 – Chapter 19 Zoning Maps (Map No. 2691)

The dedicated lands considered for sale are identified and as shown on the map below and will be considered for rezoning as follows:

Project: 18-SD-02 & 18-Z-16:



Legal Address: Parcel R5, Plan No. 65R29321 Ext 0
Civic Address: 20 Sheppard Street
Current Zoning: PS – Public Service Zone
Proposed Zoning: I – Institutional Zone

Reason:
The Regina Huda School has approached the City of Regina to buy dedicated municipal/public reserve land from the City and rezone the land from PS – Public Service Zone to I – Institutional Zone. Specific future development plans are not proposed at this time, however, the Huda School has expressed intention to develop the land for the purpose of expansion to their educational campus.

ZONING BYLAW AMENDMENT

Notice to amend *Regina Zoning Bylaw No. 9250* is given pursuant to section 207 of *The Planning and Development Act, 2007*.

The proposed *Bylaw No. 2019-26* may be viewed at City Hall:

April 23 - 26, 2019 8 a.m. - 4:45 p.m.
April 29, 2019 8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **April 29, 2019** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit Regina.ca/appear-before-council or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

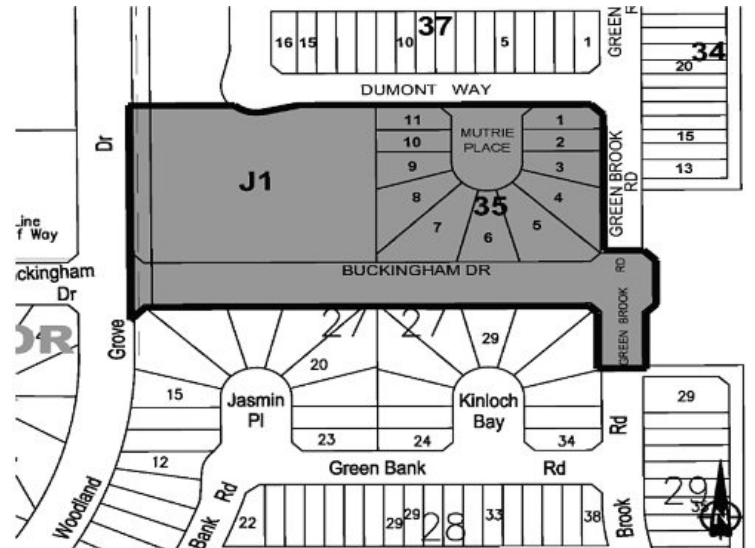
Dated at the City of Regina, in the Province of Saskatchewan, this **20th** day of **April**.

Proposed Bylaw No. 2019-26

Amendment to Regina Zoning Bylaw No. 9250 – Chapter 19-Zoning Maps (Map No. 3285 and 3486).

The properties identified and as shown on the map below will be considered for rezoning as follows:

Project: 19-Z-01 / 18-SN-10



Legal Address: Part of Parcel B, Plan No. 99RA08035 and Part of SW1/4 Sec 14-17-19 W2M

Civic Address: n/a

Current Zoning: R6-Residential Multiple Housing Zone, DCD 11 – Direct Control District Zone and UH – Urban Holding Zone

Proposed Zoning: Proposed Lot J1: LC2 – Local Commercial Zone
Proposed Lots 1-11, inclusive, in Block 35: R1-Residential Detached.

Reason:

The proposed rezoning would accommodate development of local commercial uses north east of the intersection of Buckingham Drive and Woodland Grove Drive. The proposal would also allow for development of 11 detached lots to the east of the proposed local commercial area. This proposal also requires an amendment to The Towns concept plan to accommodate commercial development in this location, which would replace high density residential development.

OFFICIAL COMMUNITY PLAN BYLAW AMENDMENTS

Notice to amend *Design Regina: The Official Community Plan Bylaw 2013-48* is given pursuant to Section 207 of *The Planning and Development Act, 2007*.

The proposed *Bylaw No. 2019-25* may be viewed at City Hall:

April 23 - 26, 2019 8 a.m. - 4:45 p.m.
April 29, 2019 8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **April 29, 2019** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit Regina.ca/appear-before-council or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **20th** day of **April 2019**.

Proposed Bylaw No. 2019-25

Amendments to Design Regina: The Official Community Plan Bylaw No. 2013-48

The purpose and effect of the amendment is described as follows:

The City is proposing an amendment to the "phasing policy" section (Section E – Goal 5) of the Official Community Plan by adding the following new policy after clause 14.20D:

- | | |
|----------|--|
| 14.20E | Notwithstanding Policy 14.20, the City may, at its discretion, waive the phasing requirements of Policy 14.20 of the OCP where it is demonstrated that the proposed development: |
| 14.20E.1 | Provides a demonstrable service or benefit, which is not already being sufficiently provided by an existing development/ use; |
| 14.20E.2 | Relates to one of the following land-use categories: public/ civic; institutional (i.e. research, education, medical); recreation (i.e. sports, athletics); |
| 14.20E.3 | Is limited to one principal use; |
| 14.20E.4 | Is contiguous to a fully developed and serviced area or an area that is in the process of being developed; and |
| 14.20E.5 | Is compatible with existing adjacent development or planned future development. |

This proposed new policy would provide authority to the City to approve developments that meet specified criteria, as noted in proposed new policy, but otherwise do not conform with the phasing policies contained in Section E – Goal 5 of the Official Community Plan; therefore, this proposed new policy allows the City to "waive the phasing policy" where specified criteria are met.