

## PROPOSED CONCEPT PLANS

The Council of the City of Regina hereby gives notice of its intention, pursuant to Section 44 of *The Planning and Development Act, 2007*, to adopt, by resolution, the following concept plans as described below. Concept plans provide a framework for future development and land-use distribution within their respective areas.

The proposed concept plans are available for public viewing, upon request, at the Planning Department, 12th Floor, City Hall during regular office hours.

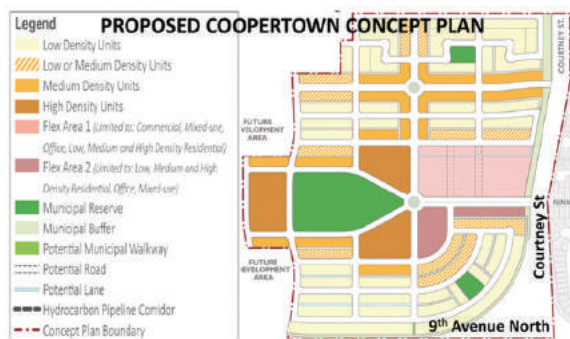
Residents can speak to the proposed concept plans at a public hearing during the City Council meeting on **July 30, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit [Regina.ca/appear-before-council](http://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 **14<sup>th</sup>** day of **July, 2018**.

### Proposed Coopertown Concept Plan (City File No. 15CP05)

The proposed Coopertown Concept Plan:

- Is 70 hectares in size and is located in the northwest part of the City – immediately west of Courtney Street and north of 9<sup>th</sup> Avenue North;
- Will accommodate a new neighbourhood, which will have the potential to provide homes for approximately 3,450 people;
- Will include a variety of residential dwelling types, as well as opportunities for local commercial, recreational and institutional uses;
- Is shown on the map included below.



### Proposed "Towns Concept Plan"

The proposed Towns Concept Plan: (City File No. 15CP03)

- Will provide a framework for directing land-use and servicing for a proposed development area located in the southeast part of the City, between Woodland Grove Drive and Tower Road, south of Arens Road (see map).
- Accommodates an area approximately 130 hectares in size that will include residential and commercial land-uses and a projected population of approximately 7,000 people (see map).
- Will replace the existing/ approved Towns Concept Plan in order to accommodate:
  - Changes to the proposed residential block, located immediately south of Buckingham Drive and east of Woodland Grove Drive, by reconfiguring the block design and by replacing the high and medium density residential lots with low density residential lots;
  - Changes to the proposed park in the southwest part of the concept plan area by reducing its size and by adding a row of low density residential lots along its west flank.



## CITY OF REGINA PROPERTY FOR LEASE LIGHT INDUSTRIAL LAND – BUSY STREET FIVE YEAR MAXIMUM LEASE TERM

The City of Regina invites offers for the lease of the three land sites located at 1540 Winnipeg Street, 1120 9th Avenue and 1140 9th Avenue.

Offers must be received on Form 2A and marked Winnipeg Street and 9th Avenue on the outside of the sealed envelope. To be considered in the initial review, please have your offer submitted to the City of Regina Real Estate Branch prior to 2 p.m., August 15, 2018. The City will accept the offer that is deemed most advantageous to the City. All offers may be rejected.

Detailed information, along with the Form 2A, can be found on [Regina.ca/lease](http://Regina.ca/lease).

## ZONING BYLAW AMENDMENTS

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

The proposed *Bylaw Nos. 2018-38, 2018-39, 2018-41* may be viewed at City Hall:

|                          |                    |
|--------------------------|--------------------|
| July 23, 2018            | 1 – 4:45 p.m.      |
| July 24 to July 27, 2018 | 8 a.m. – 4:45 p.m. |
| July 30, 2018            | 8 a.m. – 4:45 p.m. |

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **July 30, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

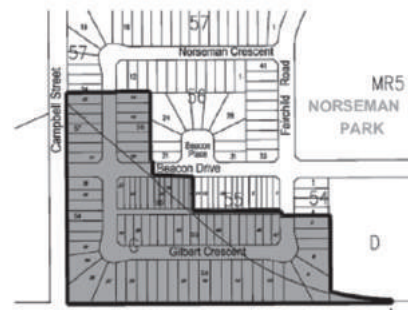
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### Proposed Bylaw No. 2018-39

**Amendment to Regina Zoning Bylaw No. 9250** – Chapter 19-Zoning Maps (Map No. 2482).

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

Project: 18-Z-05 (18-SN-07)



**Legal Address:** Lots 14-27, Block 55, Block 54, Lots 28-27 in Block 55, Lots 14-20 in Block 54

**Civic Address:** N/A

**Current Zoning:** UH 2018 Corolla IM, KARJEC AA, Payments based on 84 month finance with 0 down at 0.49%. Total cost of credit \$416.64

**Proposed Zoning:** DCD12 - Direct Control District (as to Block 54; Lots 28-47 in Block 55; Lots 14-20 in Block 56 and Lots 25-31 in Block 57) and R5 - Residential Multiple Housing Zone (as to Lots 14-27, Block 55)

**Reason:**

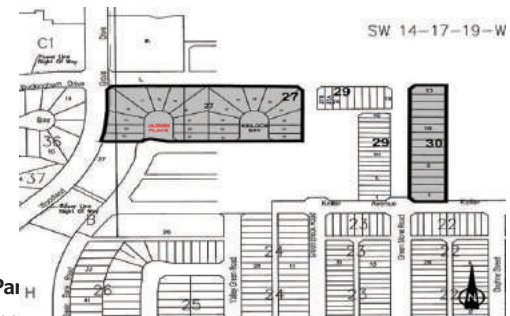
The purpose of the Zoning Amendment is rezon a parcel of land in Harbour Landing from UH - Urban Holding Zone to DCD 12 - Direct Control District and R5 - Residential Multiple Housing Zone to accommodate low and medium density residential lots in the Harbour Landing neighbourhood.

### Proposed Bylaw No. 2018-38

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

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

Project: 17-Z-25 / 17-SN-30



**Legal Address:** PA H

**Civic Address:** N/A

**Current Zoning:** R6 – High Density Residential Zone, DCD 11- Direct Control District Suburban Neo-Traditional Zone, UH- Urban Holding Zone and R1-Residential Detached Zone

**Proposed Zoning:** R1-Residential Detached Zone

**Reason:**

This rezoning is proposed to accommodate residential development within two subdivision phases of The Towns concept plan area, totaling 1.56 Ha.

### Proposed Bylaw No. 2018-41

**Amendment to Regina Zoning Bylaw No. 9250** – Chapter 2 – Interpretation, Chapter 5 – Use and Development Regulations, Chapter 7 – Commercial Zone Regulations, Chapter 14 – Parking and Loading Regulations, and Chapter 21 - Appendices

The types of properties affected by the proposed bylaw amendment include any property currently identified by land zone designation as MAC - Major Commercial, DSC - Designate Shopping Centre or D - Downtown

**Reason:**

The proposed Zoning Bylaw amendment is intended to regulate Cannabis Retail Stores, as licensed by Saskatchewan Liquor and Gaming Authority, as a defined land use with specific regulations. Cannabis Retail Stores would be permitted in two zones: MAC – Major Arterial Commercial and DSC – Designated Shopping Centre, and discretionary in D – Downtown Zone. In DSC and MAC Zones separation distances would be applied to ensure at least 182.88 metres (600 feet) between a Cannabis Retail Store and any park, school, day care centre, enclosed rink, community centre, public library, or another Cannabis Retail Store. In the Downtown Zone no separation distances would be applied other than requiring at least 182.88 metres between Cannabis Retail Stores.

Note: The July 14, 2018 advertisement of Bylaw No. 2018-39 provided an inaccurate legal description of the land to be rezoned as well as an inaccurate description of the proposed zoning, which has now been corrected. The intent of the advertisement remains unchanged.