



REGINA PLANNING COMMISSION

**Wednesday, November 30, 2016
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, November 30, 2016

Approval of Public Agenda

Minutes of the meeting held on September 28, 2016.

Administration Reports

RPC16-60 Discretionary Use Application (16-DU-21) Detached Dwelling Unit in R5 Zone
- 4378 James Hill Road

Recommendation

1. That the Discretionary Use application for a Detached Dwelling Unit located at 4378 James Hill Road, being Lot 18, Block 65, Plan No. 102153822, Harbour Landing subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.9 inclusive, prepared by Homes by Dream and dated July 7, 2016; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.

RPC16-61 Discretionary Use Application (16-DU-23) Proposed Restaurant in LC1 Zone
- 166 University Park Drive

Recommendation

1. That the Discretionary Use Application for a proposed Restaurant located at 166 University Park Drive, being Block/Par A, Plan No. 78R53179, University Park Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3. inclusive.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
 - c) No drive-through (Drive-in, as per Section 7D.2 of the *Regina Zoning Bylaw No. 9250*) shall be permitted through this approval.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.



OFFICE OF THE CITY CLERK

RPC16-62 Zoning Amendment Application (16-Z-13) 1900 & 1920 McAra Street

Recommendation

1. That the application to rezone all of Lot 3A, Block 84, Plan No. 102148051 and part of Plan No. AD2450 within NE1/4 Sec. 20 Twp. 17 Rge. 19 W2M located at 1900 and 1920 McAra Street from partially UH-Urban Holding Zone and partially IT-Industrial Tuxedo Park Zone to IT-Industrial Tuxedo Park Zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

RPC16-63 Zoning Amendment Application (16-Z-14) The Towns Phase 1, Stage 1D

Recommendation

1. That the application to rezone segments from UH - Urban Holding, be approved as follows:
 - i. Segments A, E, F and I as R1- Residential Detached Zone.
 - ii. Segment D as R5- Medium Density Residential Zone.
 - iii. Segment K as R6- Residential Multiple Housing Zone.
 - iv. Segment B, H and J as DCD11- Direct Control Districts.
 - v. Segment C and G as DCD12 - Direct Control District.All of which are located within The Towns concept plan and legally described as part of Parcel B, Plan No. 99RA08035 and part of SW 1/4, Sec. 14-17-19 W2M as shown on the proposed zoning map (Appendix A-1) and Proposed Plan of Subdivision (Appendix A-3).
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the December 19, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC16-64 Zoning Bylaw Amendment (16-Z-10 & 16-Z-11) MAC3 to MAC
- 3705 E Quance Street and 2220 Willow Road

Recommendation

1. That the application to rezone Block FF, Plan No. 101835323 Ext. 0 located at 3705 E Quance Street and Block EE, Plan No. 101852096 Ext. 0 located at 2220 Willow Road from MAC3 - Major Arterial Commercial to MAC - Major Arterial Commercial, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.



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3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC16-65 Contract Zone Application (16-CZ-09) Proposed Medical Clinic
– 2703 Victoria Avenue

Recommendation

1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 2703 Victoria Avenue, being Lot 42, Block 373, Plan No. 98RA28311 Ext. 0 be APPROVED and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to recommendation 1, the proposed Contract Zone Agreement shall include the following terms:
 - a. The development shall conform to the site plan prepared by DS Designs dated October 31, 2016 attached as Appendix A-3.1 and the plans prepared by DS Designs dated September 22, 2016, which are attached to this report as Appendices A-3.2 to A-3.5.
 - b. The permitted uses shall be limited to Medical Clinic and Personal Services and the permitted uses in the underlying R4A-Residential Infill Housing Zone.
 - c. Signage on the subject property shall comply with the development standards for R4A-Residential Infill Housing Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*.
 - d. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
 - e. The Agreement shall be registered in the City of Regina's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the December 19, 2016 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC16-66 Contract Zone Application (16-CZ-04) Humanitarian Service Facility – 1610
Angus Street

Recommendation

1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 1610 Angus Street, being Lot: 31A, Block: 252, Plan No. 102049208 be APPROVED and that the Contract Zone Agreement between the City of Regina and the owner of the subject properties be executed with the following terms:



OFFICE OF THE CITY CLERK

- a. All new development on site shall be consistent with the attached plans labelled SHRM Samaritan Project, prepared by SEPW Architecture Inc., and dated June 9, 2016, Appendix A-3.1 to A-3.4.
 - b. Permitted uses on site shall be limited to a Building, Apartment - Low Rise and a Humanitarian Service Facility and which may include residential and daycare uses all as defined under *Regina Zoning Bylaw No. 9250* (Zoning Bylaw).
 - c. Any zoning-related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the Zoning Bylaw.
 - d. The agreement shall be registered in the Saskatchewan Land Titles at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007* (Act).
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

RPC16-67 2016 Review of Outstanding Items

Recommendation

1. That the following items be deleted from the list of outstanding items for the Regina Planning Commission:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
MN14-2	Regina Planning Commission	Off Leash Dog Park
RPC15-69	Regina Planning Commission	Application for Road Closure (15-CL-15) Portion of 4 th Avenue Adjacent to 1000 Broder Street

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 28, 2016

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
Pam Dmytriw
Adrienne Hagen Lyster
Simon Kostic
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Regrets: Phil Evans

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
A/Manager of Current Planning, Ben Mario
Manager of Development Engineering, Dustin McCall

APPROVAL OF PUBLIC AGENDA

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after withdrawing item RPC16-57 regarding Discretionary Use Application (16-DU-18) Proposed Shopping Centre and General Office - 3421 Eastgate Drive, with the items and delegations to be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 7, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC16-56	Discretionary Use Application (16-DU-20) Medical Clinic - 4028 Dewdney Avenue
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Recommendation

1. That the Discretionary Use Application for a proposed Medical Clinic

located at 4028 Dewdney, being Lot 18, Block/Parcel 222, Plan No. DV4404, be approved and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1–A-3.8 prepared by PMGM and dated June 30, 2016, with revisions dated September 16, 2016.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the October 17, 2016 meeting of City Council for approval.

Ward Peters, representing pmgm architecture ltd., addressed the Commission.

Pam Dmytriw moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-59 Zoning Amendment Application (16-Z-12) Portion of East Victoria
Concept Plan - Aurora Phase 1

Recommendation

1. That the application to rezone a portion of SE ¼ Section 23-17-19-W2M within the East Victoria Concept Plan Area, as shown on the attached plan of proposed rezoning (Appendix A-3), from UH-Urban Holding to MAC-Major Arterial Commercial and MAC (H)-Major Arterial Commercial (Holding Overlay) Zone, be approved.
2. That Section 7C.7 (3) of the *Regina Zoning Bylaw No. 9250* be amended to allow the MAC zone to be applied to commercial lands within the East Victoria Concept Plan
 - (o) Streets within the East Victoria Concept Plan Phase 1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 17, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Chad Jedlic and Blair Forster, representing Aurora Retail Corp., addressed the Commission.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-58 Discretionary Use Application (16-DU-17) Planned Group of Dwellings -
3960 Green Falls Drive

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Lot 202894443. Block T, Plan No. 102144305, Greens on Gardiner be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by North Ridge Development Corporation and dated May 27, 2016.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the October 17, 2016 meeting of City Council for approval.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in after amending Recommendation #1 to read:

- 1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan No. 102144305, Greens on Gardiner be APPROVED, and that a Development Permit be issued subject to the following conditions:**

ADJOURNMENT

Laureen Snook moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:31 p.m.

Chairperson

Secretary

November 30, 2016

To: Members
Regina Planning Commission

Re: Discretionary Use Application (16-DU-21) Detached Dwelling Unit in R5 Zone - 4378 James Hill Road

RECOMMENDATION

1. That the Discretionary Use application for a Detached Dwelling Unit located at 4378 James Hill Road, being Lot 18, Block 65, Plan No. 102153822, Harbour Landing subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.9 inclusive, prepared by Homes by Dream and dated July 7, 2016; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a new Detached Dwelling Unit. The one unit dwelling will be 1201 square feet over two storeys.

The subject property is currently zoned R5 - Medium Density Residential and is located within Harbour Landing subdivision.

The proposal complies with the Harbour Landing Concept Plan which identified the subject property for Medium Density Residential development. The proposed development is also consistent with policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

An application has been received for Discretionary Use approval to accommodate a Detached Dwelling Unit located at 4378 James Hill Road. This application is being considered pursuant to the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), OCP and *The Planning and Development Act, 2007* (Act).

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The subject property is a single lot at the end of a R5 - Medium Density Residential block face which is proposed to be developed with semi-detached dwellings. The subject property is an extra lot as there are an odd number of lots on this block face and the single lot cannot accommodate a semi-detached dwelling. A detached dwelling unit is a Discretionary Use in an R5 Zone. The applicant proposes to build a detached dwelling unit with a similar features as the proposed semi-detached units on the same block face. The site is proposed to provide two off-street parking spaces in the rear of the property.

The surrounding land uses are R5 - Medium Density Residential lots to the north, south and east. To the west and southeast are DCD - 12 - Suburban Narrow-Lot Residential-Zoned lots. These lots are currently in the process of being developed.

The proposed development is consistent with the purpose and intent of the R5 - Medium Density Residential with respect to providing for flexibility in building and site design in locations where medium-density residential development is desired.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional infrastructure or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

Due to the proximity to the Regina International Airport, the Harbour Landing Concept Plan provides policy direction for airport constraints during plan implementation. The subject lands are outside of the area required for restrictions. Therefore, the Airport Noise Attenuation Overlay Zone and Obstacle Limitation Surface Overlay Zone were not applied to the subject property.

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance regulations that limit the depth of excavation (six metres) and not expose the aquifer. In addition, the proposal is required to

comply with land use restrictions for those uses that may pose a risk of contaminating the aquifer. These factors are reviewed at time of a building permit application.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Plan of the OCP with respect to:

Guidelines for Complete Neighbourhoods

- A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.

Housing Supply and Affordability

- Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.
- Support residential intensification in existing and New Neighbourhoods to create complete neighbourhoods.

The proposal is consistent with the Harbour Landing Concept Plan

The approved Harbour Landing concept plan identifies the subject property for MD - Medium Density development. The subject property is identified on the attached Harbour Landing Concept Plan in Appendix A-3.5.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted:	August 3, 2016
Letter sent to immediate property owners:	August 3, 2016
Number of public comments sheets received	One in support

Administration received one public comment in support regarding the proposal. The respondent did not leave their contact information so no Appendix B is provided with this report.

The subject property is not located within the boundaries of a community association, however applications in Harbour Landing are circulated to the Albert Park Community Association for comment. Following circulation, the Administration attempted follow-up contact with the Community Association but did not receive a response prior to the deadline for submission of this report.

The applicant and interested parties will receive a copy of the report and notification of the meeting to appear as a delegation, in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.



Respectfully
submitted,

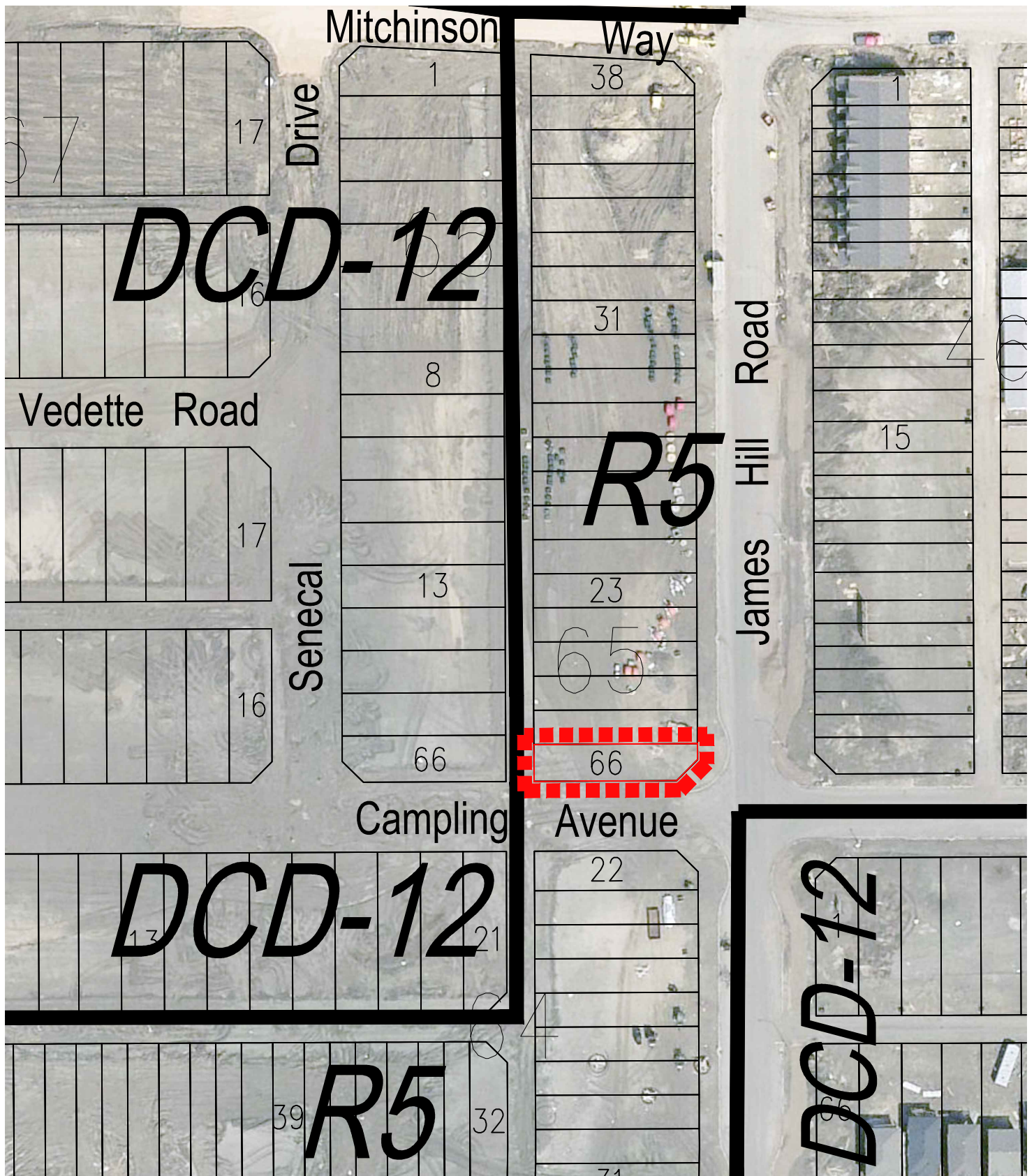
Louise Folk, Director Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director City
Planning & Development

Prepared by: Christian Tinney



Subject Property



Project 16-DU-21

Civic Address/Subdivision

4378 James Hill Road
Lot18, Blk65, Plan# 102153822



Subject Property

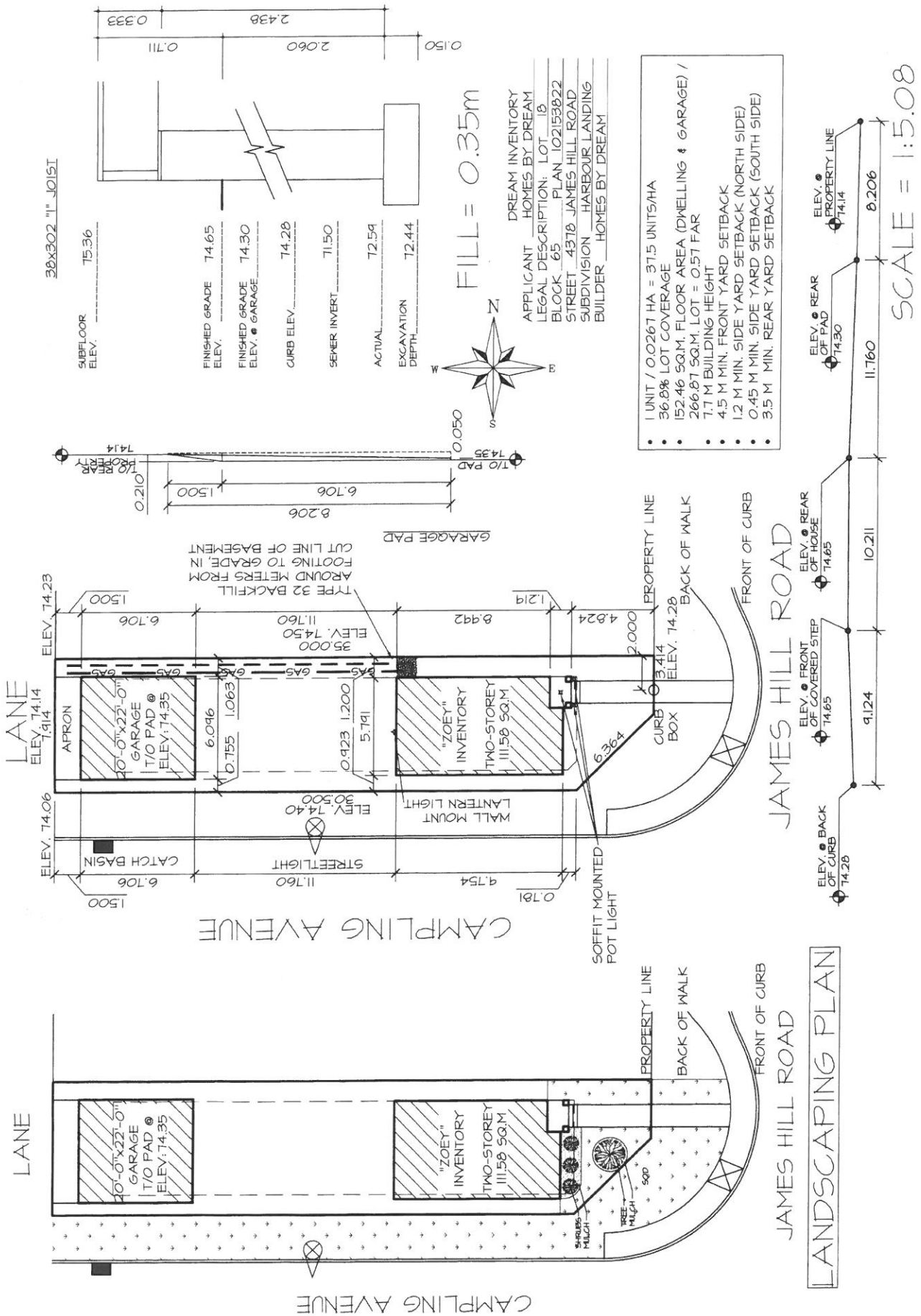
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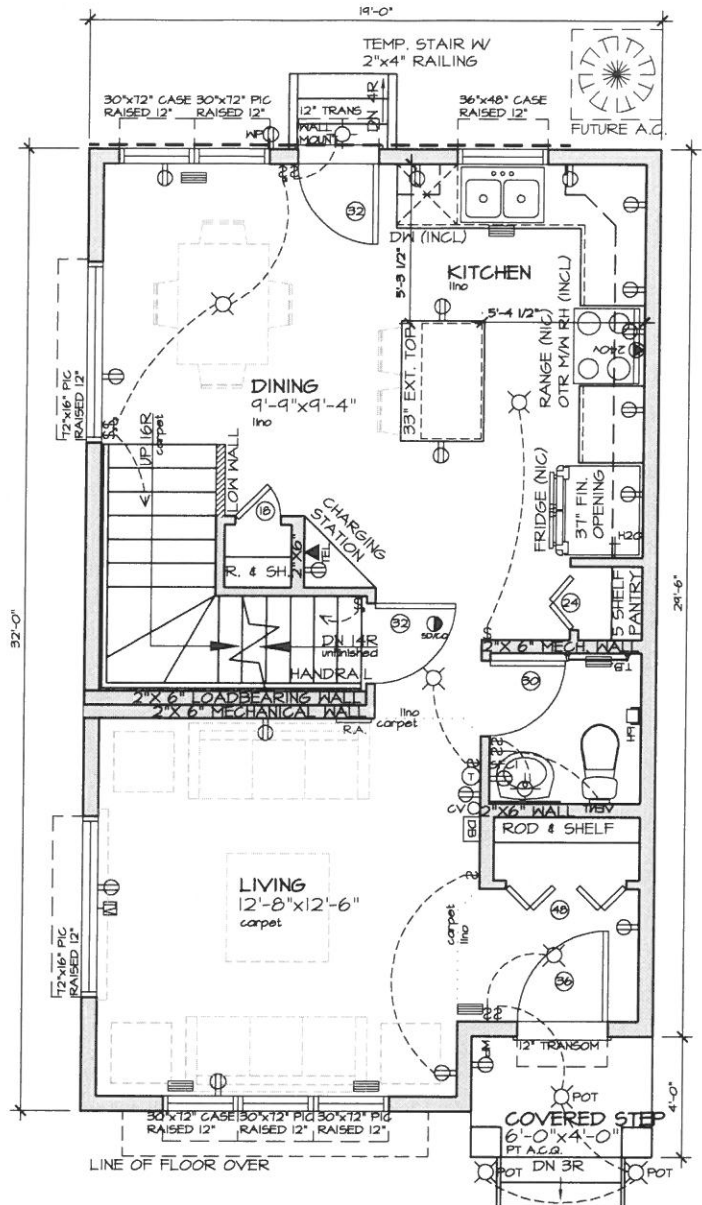
Project 16-DU-21

Civic Address/Subdivision

4378 James Hill Road
Lot18, Blk65, Plan# 102153822



MAIN FLOOR PLAN



MAIN FLOOR AREA:
593 SQ. FT.

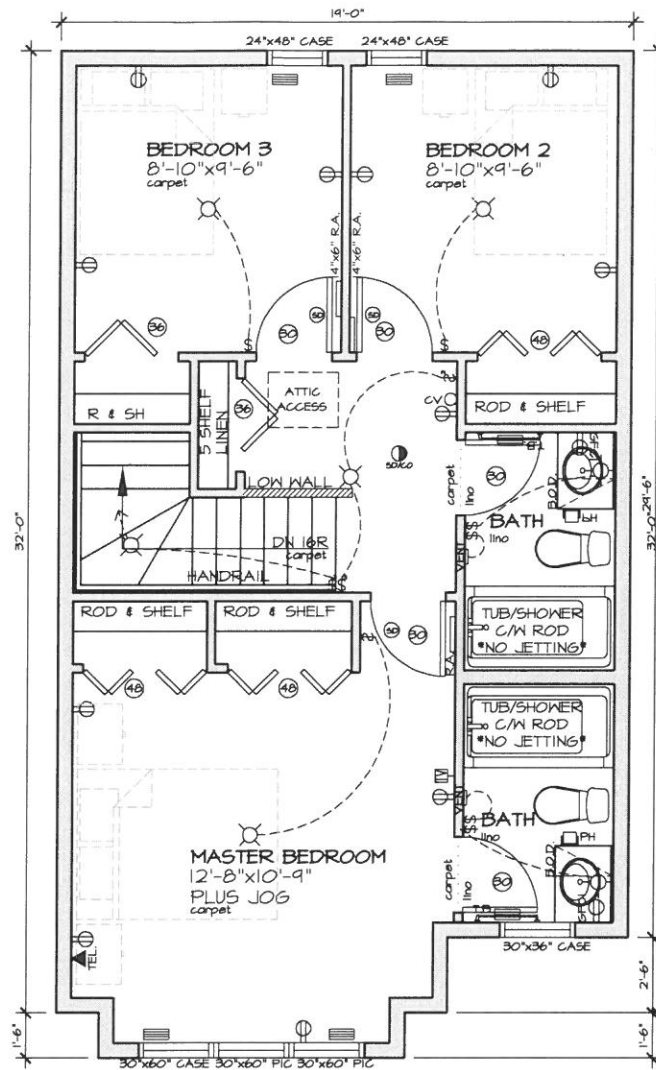
SYMBOLS LEGEND			
DB	DOOR BELL	POT	POT LIGHT
SD/CO	SMOKE & CO DETECTOR	RA	RETURN AIR
SD	SMOKE DETECTOR	T	THERMOSTAT
CV	CENTRAL VAC	BHA	BASEMENT HOT AIR
Telephone	TELEPHONE	Gas line	GAS LINE
Switch	SWITCH	ELEC	ELECTRICAL PANEL
3 way switch	3 WAY SWITCH	GAS	GAS METER
TV	TELEVISION (CAT 5 & CO-AX WIRE)	L.S.	LANN SERVICE
		Heat register	HIC TAPS

NOTE:
- ROOM DIMENSIONS ARE APPROXIMATE AND ARE MEASURED FROM INSIDE OF FRAMED WALL.
- FOR BEST HEATING AND PLUMBING EFFICIENCIES, WALL MAY HAVE TO BE FURRED-OUT FURTHER THAN ALREADY SHOWN.
- FURNITURE SHOWN FOR DESIGN PURPOSES ONLY (N.I.C.)
- WINDOW ROUGH OPENINGS AS PER WINDOW SUPPLIER

	GENERAL NOTES. THIS DRAWING IS THE SOLE PROPERTY OF HOMES BY DREAM IN FULL, AND MUST NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF HOMES BY DREAM.	PROJECT. "ZOEY" 4378 James Hill Road	MAIN FLOOR AREA. 593 SQ.FT. SECOND FLOOR AREA. 608 SQ.FT. TOTAL AREA. 1201 SQ.FT. OPEN AREA. 0 SQ.FT.	DATE. 7 July '16	REVISION #.	DRAWN BY. K. Gennutt	APPROVED BY. B. Leler
				SCALE. 1/4"=1'-0"	MODEL NAME. ZOEY 5002 ('15 SILVER SPEC)	JOB NO. 08131117	TITLE. MAIN FLOOR PLAN

SECOND FLOOR PLAN

Appendix A-3.3

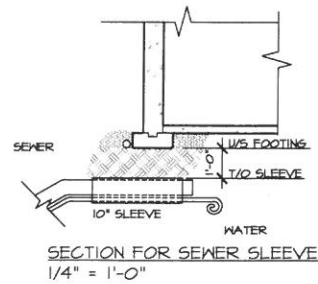


SECOND FLOOR AREA:
608 SQ. FT.

SYMBOLS LEGEND					
DB	DOOR BELL	POT	POT LIGHT	RA	RETURN AIR
SD/CO	SMOKE & CO DETECTOR	SM	SURFACE MOUNT LIGHT	T	THERMOSTAT
SD	SMOKE DETECTOR	PC	PULL CHAIN LIGHT	B.H.A.	BASEMENT HOT AIR
CV	CENTRAL VAC	W	WALL MOUNT LIGHT	EL	ELECTRICAL PANEL
TEL	TELEPHONE	R	RUCK LIGHT	ELEC	ELECTRICAL PANEL
\$	SWITCH	120	120 VOLT PLUG	GAS	GAS METER
\$3	3 WAY SWITCH	240	240 VOLT PLUG	L.S.	LAWN SERVICE
TV	TELEVISION (CAT 5 & CO-AX WIRE)	HR	HEAT REGISTER	H&C	H&C TAPS

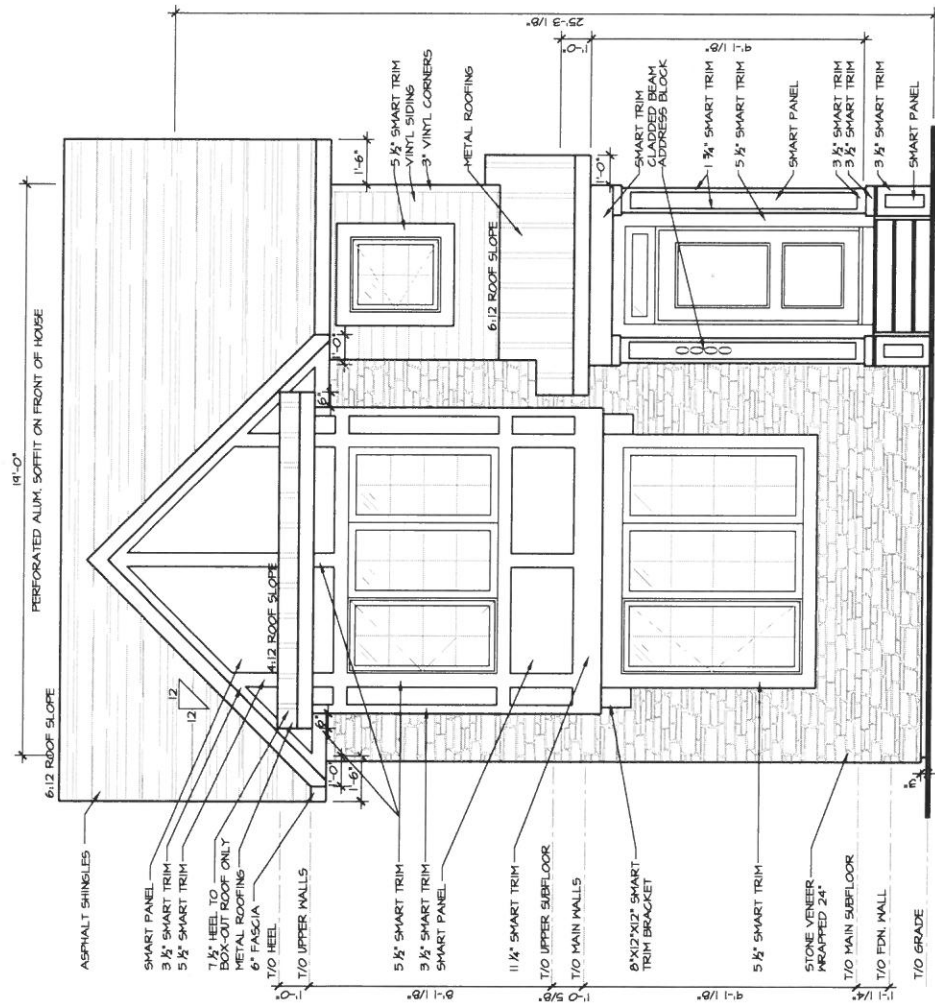
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homes by dream	GENERAL NOTES. THIS DRAWING IS THE SOLE PROPERTY OF HOMES BY DREAM IN FULL, AND MUST NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF HOMES BY DREAM.	PROJECT. "ZOEY" 4378 James Hill Road	MAIN FLOOR AREA. 593 SQ.FT. SECOND FLOOR AREA. 608 SQ.FT. TOTAL AREA. 1201 SQ.FT. OPEN AREA. 0 SQ.FT.	DATE. 7 July '16	REVISION #.	DRAWN BY. K. Gennutt	APPROVED BY. B. Leler
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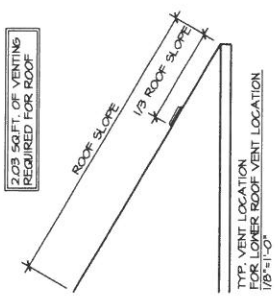
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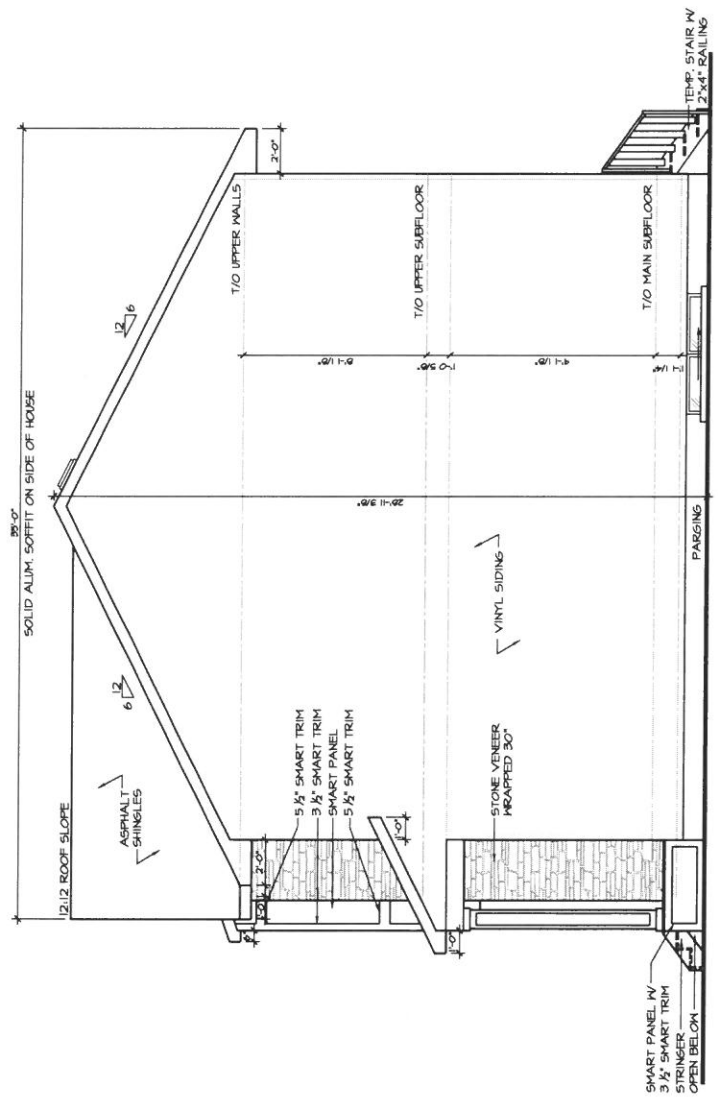


T2 FRONT ELEVATION

homes by dream	GENERAL NOTES. THIS DRAWING IS THE SOLE PROPERTY OF HOMES BY DREAM. IN FULL AND MUST NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF HOMES BY DREAM.	PROJECT. "ZOEY" 4378 James Hill Road	MAIN FLOOR AREA. 593 SQ.FT. SECOND FLOOR AREA. 608 SQ.FT. TOTAL AREA. 1201 SQ.FT. OPEN AREA. 0 SQ.FT.	DATE. 7 July '16 SCALE. 1/4"=1'-0" TITLE. FRONT ELEVATION	REVISION #. MODEL NAME. ZOEY 5002 ('15 SILVER SPEC)	DRAWN BY. K. Gennutt PAGE NO. 6 of 13	APPROVED BY. B. Leler JOB NO. 08131117

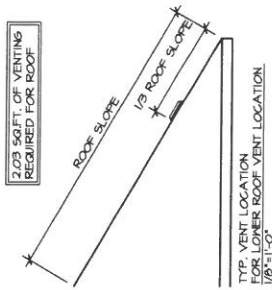



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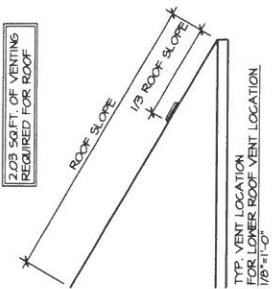


T2 RIGHT ELEVATION

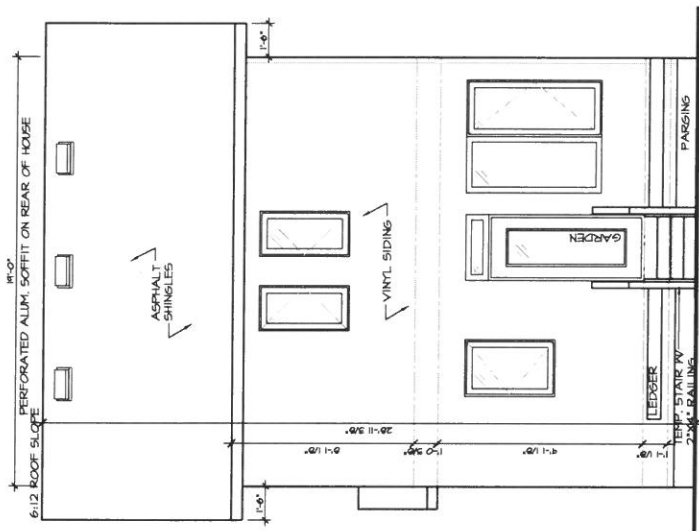
<div>homes  by dream</div>	<div>GENERAL NOTES.</div> <div>THIS DRAWING IS THE SOLE PROPERTY OF HOMES BY DREAM IN FULL AND MUST NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF HOMES BY DREAM.</div>	<div>PROJECT.</div> <div>"ZOEY"</div> <div>4378 James Hill Road</div>	<div>MAIN FLOOR AREA.</div> <div>593 SQ.FT.</div> <div>SECOND FLOOR AREA.</div> <div>608 SQ.FT.</div> <div>TOTAL AREA.</div> <div>1201 SQ.FT.</div> <div>OPEN AREA.</div> <div>0 SQ.FT.</div>	<div>DATE.</div> <div>7 July '16</div>	<div>REVISION #.</div> <div></div>	<div>DRAWN BY.</div> <div>K. Gennutt</div>	<div>APPROVED BY.</div> <div>B. Leler</div>
				<div>SCALE.</div> <div>3/16"=1'-0"</div>	<div>MODEL NAME.</div> <div>ZOEY 5002 (15 SILVER SPEC)</div>	<div>JOB NO.</div> <div>08131117</div>	
				<div>TITLE.</div> <div>RIGHT ELEVATION</div>	<div>PAGE NO.</div> <div>7</div>	<div>OF</div> <div>13</div>	




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				PAGE NO. 8 of 13			

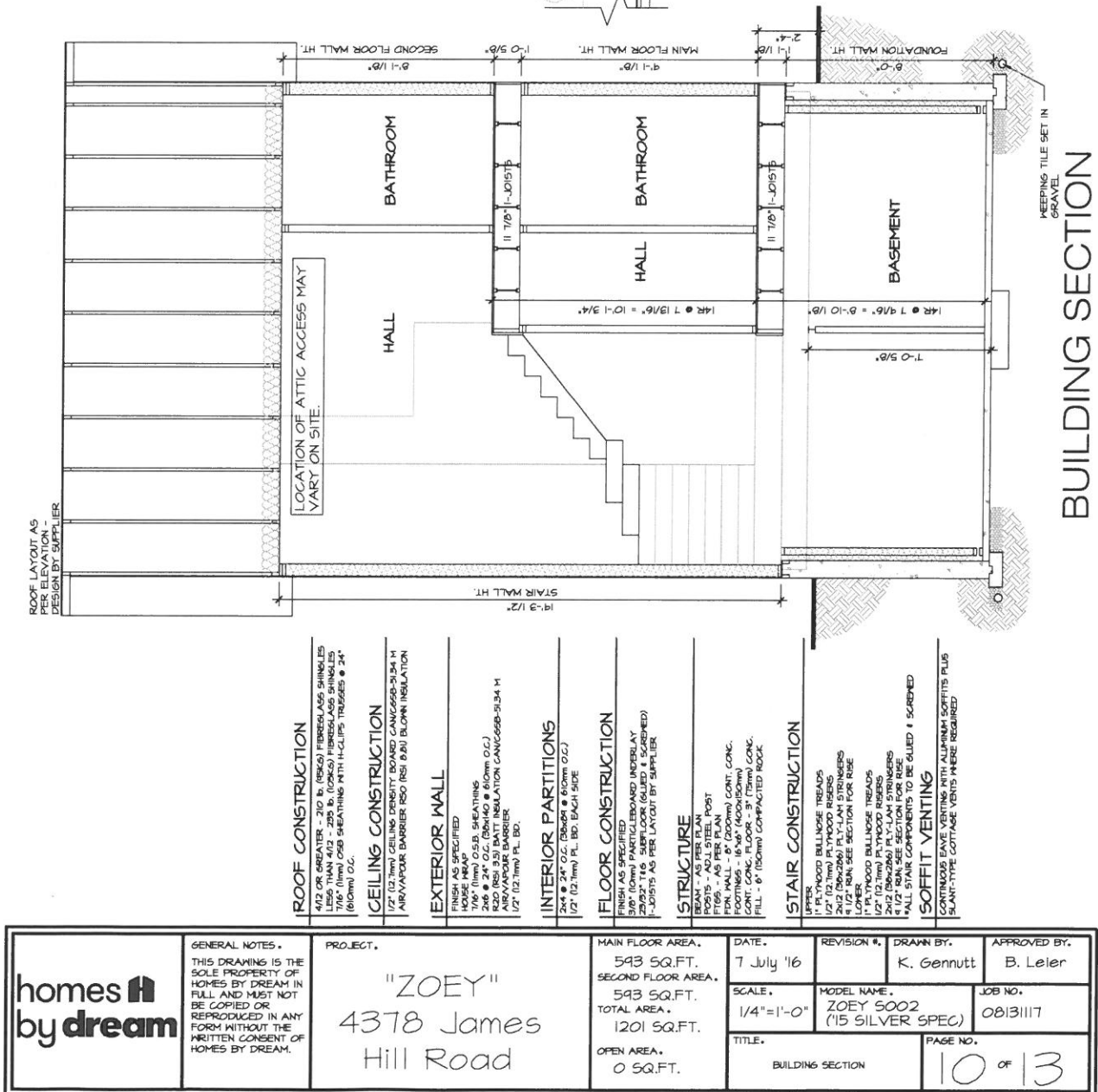


WINDOWS ARE TRIPLE GLAZED LOW E ARGON



T2 REAR ELEVATION

<div>homes  by dream</div>	<div>GENERAL NOTES.</div> <div>THIS DRAWING IS THE SOLE PROPERTY OF HOMES BY DREAM IN FULL AND MUST NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF HOMES BY DREAM.</div>	<div>PROJECT.</div> <div>"ZOEY"</div> <div>4378 James Hill Road</div>	<div>MAIN FLOOR AREA.</div> <div>593 SQ.FT.</div> <div>SECOND FLOOR AREA.</div> <div>608 SQ.FT.</div> <div>TOTAL AREA.</div> <div>1201 SQ.FT.</div> <div>OPEN AREA.</div> <div>0 SQ.FT.</div>	<div>DATE.</div> <div>7 July '16</div>	<div>REVISION #.</div>	<div>DRAWN BY.</div> <div>K. Gennutt</div>	<div>APPROVED BY.</div> <div>B. Leler</div>	
				<div>SCALE.</div> <div>3/16"=1'-0"</div>	<div>MODEL NAME.</div> <div>ZOEY 5002 (15 SILVER SPEC)</div>	<div>JOB NO.</div> <div>08131117</div>		
					<div>TITLE.</div> <div>REAR ELEVATION</div>	<div>PAGE NO.</div> <div>9 of 13</div>		



November 30, 2016

To: Members
Regina Planning Commission

Re: Discretionary Use Application (16-DU-23) Proposed Restaurant in LC1 Zone - 166
University Park Drive

RECOMMENDATION

1. That the Discretionary Use Application for a proposed Restaurant located at 166 University Park Drive, being Block/Par A, Plan No. 78R53179, University Park Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3. inclusive.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
 - c) No drive-through (Drive-in, as per Section 7D.2 of the *Regina Zoning Bylaw No. 9250*) shall be permitted through this approval.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a Restaurant within an existing shopping centre. The subject property is currently zoned LC1- Local Commercial Zone whereby a restaurant is a Discretionary Use. The subject property is located within the University Park subdivision.

The proposal complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

An application has been received for Discretionary Use approval to accommodate a Restaurant located at 166 University Park Drive. This application is being considered pursuant to the Zoning

Bylaw, OCP and *The Planning and Development Act, 2007* (the Act).

Pursuant to subsection 56(3) of the Act, City Council may establish conditions for discretionary uses to reinforce the objectives of the Zoning Bylaw related to the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The subject property at 166 University Park Drive contains a shopping centre with a number of commercial and office uses. The applicant proposes to develop a Restaurant within the existing shopping centre on the property. There is no drive-through included as part of the proposal, which is ensured through a condition of approval. The previous use of the development area was a Recreational Service Facility (fitness center).

Land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	LC1 - Local Commercial	LC1 - Local Commercial
Land Use	Shopping Centre - Recreational Service Facility	Shopping Centre - Restaurant
Building Area	4173 m ²	4173 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	1 per 5 seats	207 (existing)
Minimum Lot Area (m ²)	250 m ²	15,979 m ²
Minimum Lot Frontage (m)	6 m	115.3 m
Maximum Building Height (m)	13 m	5.4 m
Maximum Floor Area Ratio	3 m ²	.26 m ²
Maximum Coverage (%)	65%	26.5%

The leased space for the proposed development area is 432 m² and has a seating capacity of 16 people. The Zoning Bylaw requires 1 parking stall per 5 seats, therefore the parking requirement for the proposed development is four stalls. The parking requirement for the previous land use, a Recreational Service Facility, was approximately 22 stalls which was based on the floor area of the space. The parking requirement for the proposed restaurant are less than the previous land use and is accommodated within the existing stalls on site.

Surrounding land uses include residential to the north, west and south. Arcola Avenue borders the site to the east.

The proposed development is consistent with the purpose and intent of the LC1- Local Commercial Zone with respect to integrating neighbourhood shopping facilities into residential areas.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional infrastructure or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Plan of the OCP with respect to:

Guidelines for Complete Neighbourhoods

- Opportunities for daily lifestyle needs, such as services, convenience shopping and recreation.
- Convenient access to areas of employment.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required parking stalls (gross parking calculation) be provided for persons with disabilities. The proposed development provides three parking stalls for persons with disabilities which meets the minimum requirement for the overall parking area.

COMMUNICATIONS

Communications with the public is summarized as follows:

Public notification signage posted:	November 1, 2016
Letter sent to immediate property owners:	October 5, 2016

Public Open House held:	N/A
Number of Public Comments Sheets received:	6

Administration received six public comment sheets expressing concerns about the proposal. These were primarily about transportation matters. A more detailed accounting of the respondents' comments and the Administration's response to them is provided in Appendix B.

The Arcola East Community Association was notified of the proposed project. No comments were provided with respect to this application.

The applicant, Community Association and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation, in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

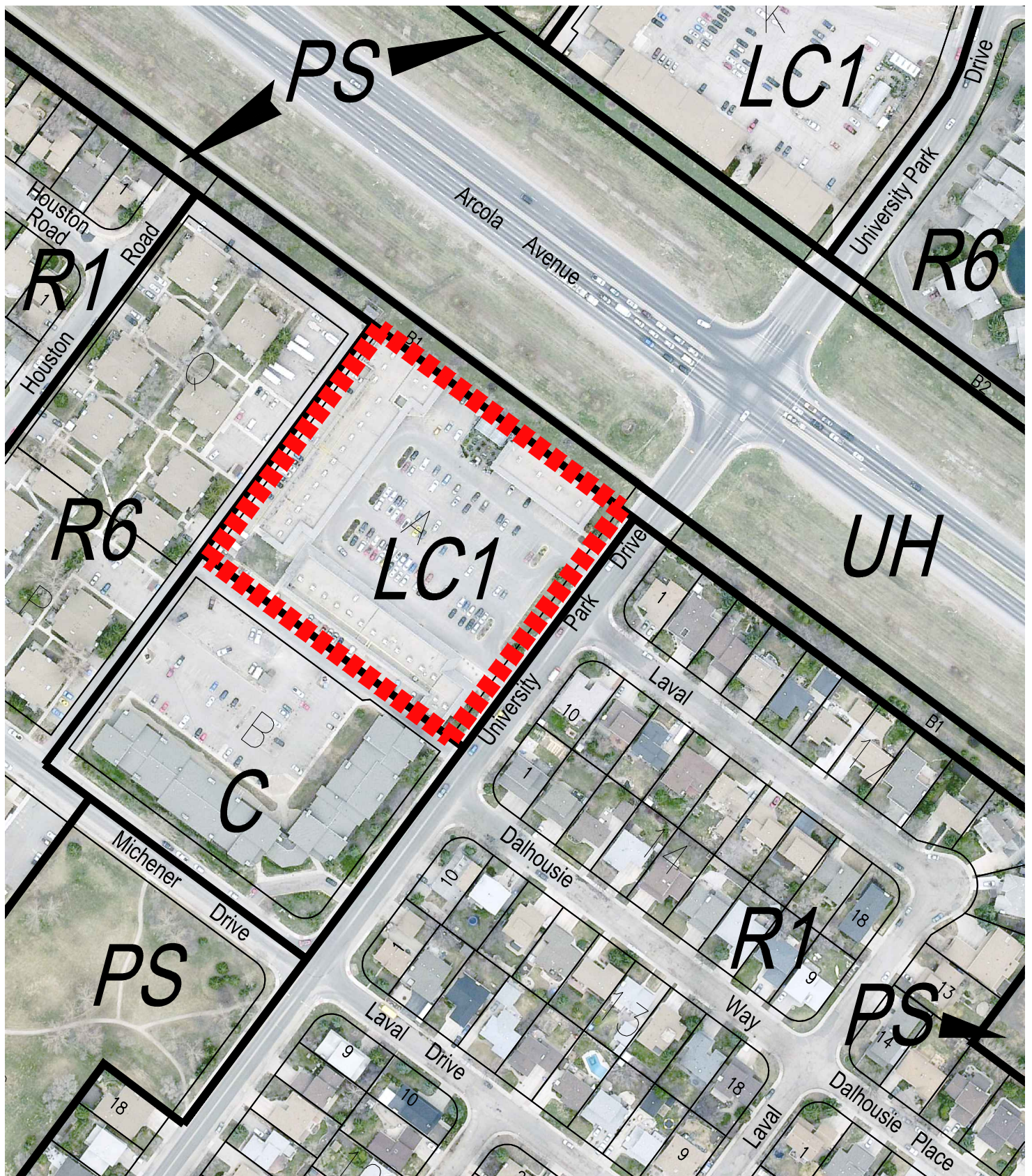


Louise Folk, Director Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director City Planning & Development



Subject Property



Project 16-DU-23

Civic Address/Subdivision

166 University Park Drive



Subject Property

Date of Photography: 2014



Project 16-DU-23

Civic Address/Subdivision 166 University Park Drive

GIS

[illegible][illegible]

Tim Hortons
AMENITY HEALTH
107587 / NS.04673
188 UNIVERSITY PARK DRIVE
REGINA, SK

REVISION

TOTAL SPACES = 207

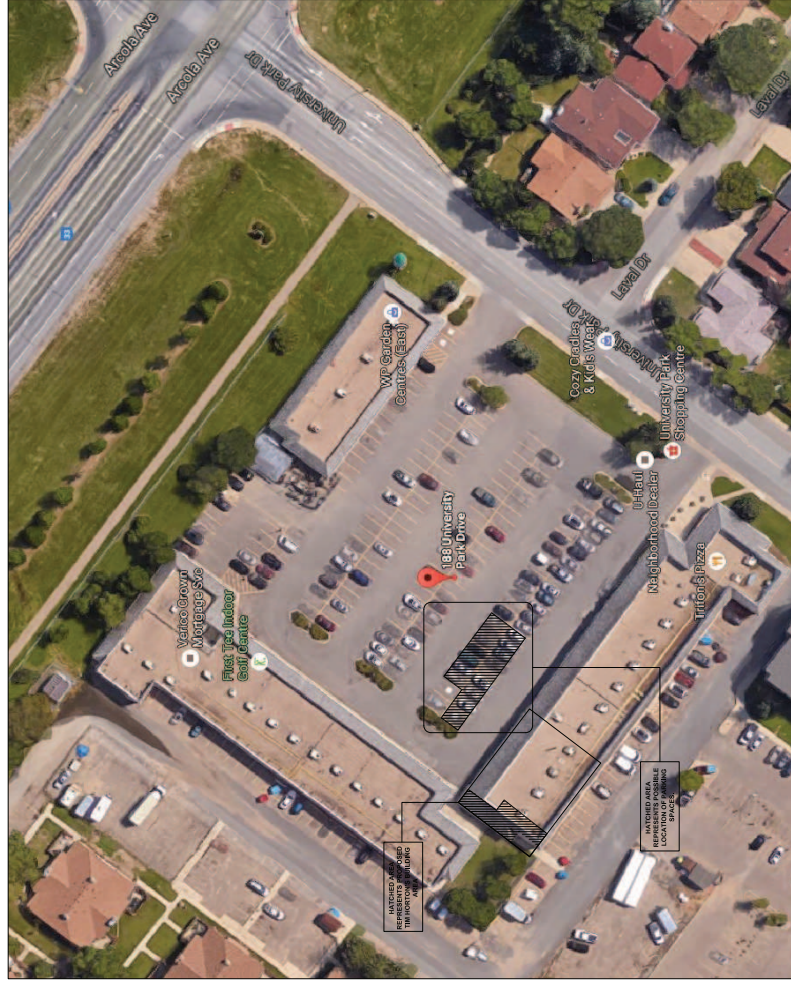
HANDICAPPED SPACES:

STAFF PARKING: 30

TOTAL SPACES NEEDED = 16

HANDICAPPED SPACES: 1

* NUMBER CALCULATED BASED OFF OF TOTAL NUMBER OF SEATS.



Public Consultation Summary – 166 University Park Drive

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	4	<ul style="list-style-type: none"> • Traffic congestion in the neighbourhood • Parking issues • Concerns about garbage • Decrease property values • Noise concerns
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	1	<ul style="list-style-type: none"> • Not Identified
<i>I support this proposal</i>	1	
<i>Other</i>	0	

1. Issue: The proposal would contribute to increased traffic.

Administration's Response: The restaurant has limited seating which will not generate excessive traffic.

2. Issue: The proposal would contribute to parking issues.

Administration's Response: There is ample parking in the lot provided. There is a reduction in parking requirements from the previous use, which required 22 parking stalls. A 16 seat restaurant will not create parking shortages, relative to the previous use.

3. Issue: The proposal would contribute to increased garbage.

Administration's Response: The restaurant is located on a large site and most litter would be contained on the mall site where it is the responsibility of the owner and tenant. Litter can be managed on site with outdoor waste and recycle bins and through regular clean-ups. The restaurant will have access to a dumpster outside.

4. Issue: The proposal would result in decreased property values.

Administration's Response: Surrounding residents are often concerned about property values when responding to a change in the neighbourhood. However, the Administration is not aware of any conclusive evidence that necessarily suggests that such changes will negatively impact surrounding property values. Property values are influenced by a wide variety of factors including the resulting actions and perceptions of current and future property owners. In this case, the restaurant is small in scale, within an existing shopping center and would not change the character of the neighbourhood.

5. **Issue: The proposal would result in additional noise.**

Administration's Response: The restaurant is not expected to generate additional noise beyond a typical commercial business in this context. The restaurant would continue to be serviced from the rear of the building. The proposed restaurant is small in scale and does not contain a drive-thru. The front of the business does not interface any surrounding property.

November 30, 2016

To: Members
Regina Planning Commission

Re: Zoning Amendment Application (16-Z-13) 1900 & 1920 McAra Street

RECOMMENDATION

1. That the application to rezone all of Lot 3A, Block 84, Plan No. 102148051 and part of Plan No. AD2450 within NE1/4 Sec. 20 Twp. 17 Rge. 19 W2M located at 1900 and 1920 McAra Street from partially UH-Urban Holding Zone and partially IT-Industrial Tuxedo Park Zone to IT-Industrial Tuxedo Park Zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

CONCLUSION

The applicant (City of Regina) proposes to rezone an unused portion of the former Tyvan railway right-of-way addressed as 1900 McAra Street. The rezoned land will be consolidated with adjacent property to the south through the subdivision process. The proposed new lot will enable the existing business at 1920 McAra Street to expand.

The subject property is located in the Tuxedo Park subdivision and is currently zoned UH-Urban Holding.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property at 1900 and 1920 McAra Street.

This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Zoning and Land Use Details

The applicant has applied to rezone a portion the former Tyvan railway right-of way from UH - Urban Holding Zone to IT - Industrial Tuxedo Park Zone. The land will be consolidated through the subdivision process into the lot directly adjacent to the south (Lot 3A, Block 84) addressed as 1920 McAra Street to provide room for future expansion of the business (Independent Brotherhood of Electrical Workers) located on the lot.

Land Use Details	Existing	Proposed
Zoning	UH and IT	IT
Land Use	Vacant and Office	Office

Surrounding land use is light industrial in all directions from the proposed new lot.

The development is consistent with the purpose and intent of the IT Zone with respect to providing for light to medium industrial uses.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional infrastructure or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within the OCP with respect to:

Land Use and Built Environment

- Ensure an adequate supply of serviced industrial land to maintain a diverse range of development opportunities.

- Within industrial areas, permit supporting services or amenities that complement industrial uses or cater to industrial employees or customers.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on:	October 11, 2016
Will be published in the Leader Post on:	December 3, 2016 December 10, 2016
Letter sent to immediate property owners	October 6, 2016
Number of Public Comments Sheets Received	1

This application was not circulated to the Community Association as one does not exist in that area. The only comment sheet received provided support for this application.

Interested parties will receive a copy of the report and notification of the meeting to appear as a delegation, in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

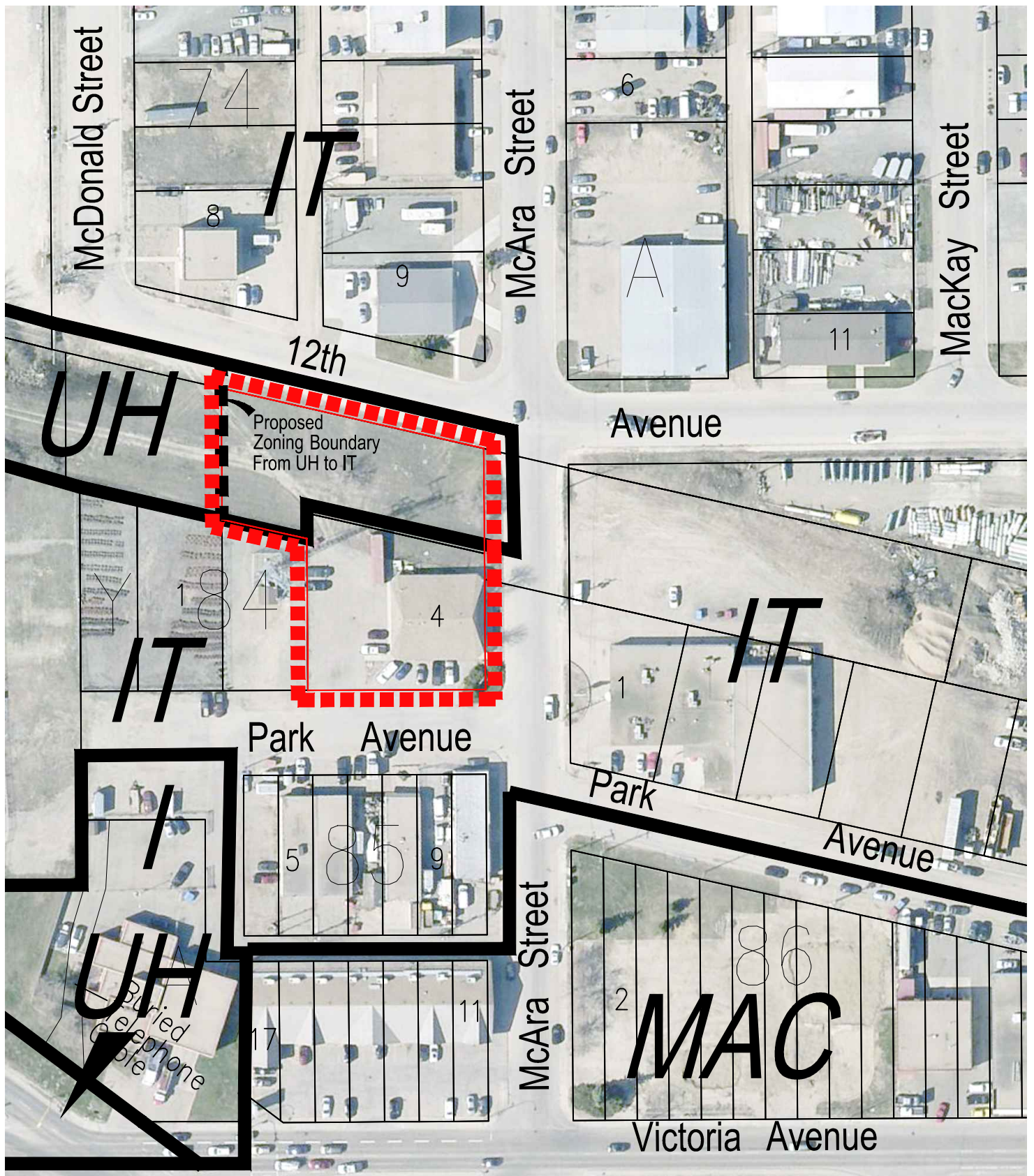


Louise Folk, Director Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director City Planning & Development



Subject Property





Subject Property

Date of Photography: 2014



Project 16-Z-13
16-SN-16 Civic Address/Subdivision 1920 McArara Street

PROPOSED SUBDIVISION
OF ALL OF
LOT 3A, BLK 84, PLAN 102148051
AND PART OF
PLAN AD2450
WITHIN
NE.1/4 SECTION 20
TWP.17 - RGE.19 - W.2M.
REGINA, SASKATCHEWAN
M.M. VANSTONE, S.L.S.
2016

CITY OF REGINA APPROVAL

The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of the City of Regina

Dated this _____ day of _____, A.D. 2016

City Clerk

NOTE:

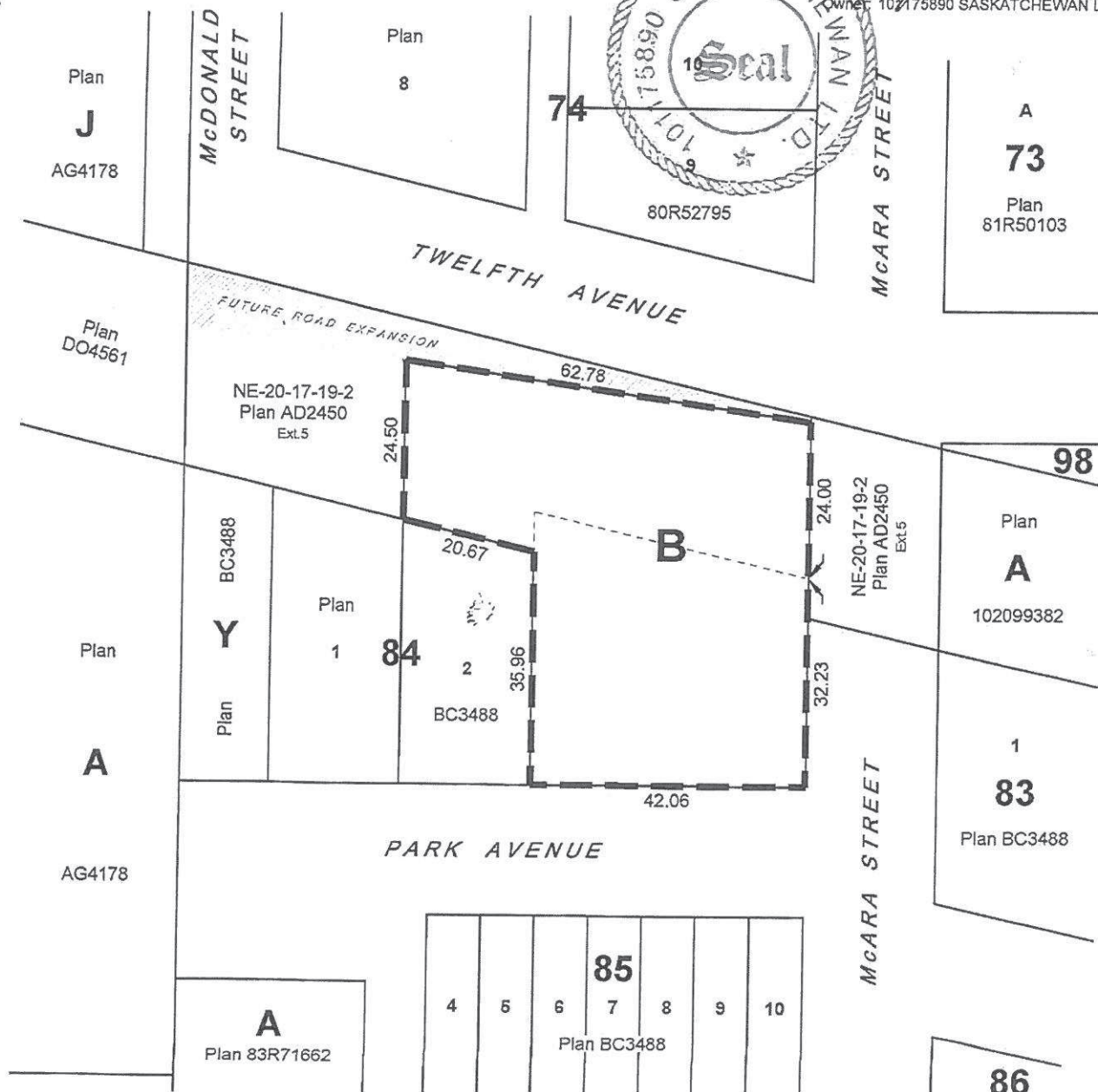
- Measurements are in metres and decimals thereof.
- Measurements shown are approximate & may vary by up to 1m subject to final survey.
- Area to be registered is outlined in bold dashed line and contains 3,001 sq.m (0.300 ha. / 0.74 acres)

Saskatchewan Land Surveyor
Date: June 29th, 2016

Owner ~~CITY OF REGINA~~

City Clerk

Owner: 102175890 SASKATCHEWAN LTD. (Lot 3A)



Phone: 306-569-2020
Fax: 306-569-2026
Regina, SK
www.2020geomatics.com

Revision:

- 1.) Expanded Proposed Parcel.
- 2.) Reduced Proposed Parcel Size.
- 3.) Consolidated Lot 3A.

July 5, 2016
Aug.23, 2016
Aug.24, 2016

Scale 1:1000

Project No.: 11320

Preliminary Survey: N/A

November 30, 2016

To: Members
Regina Planning Commission

Re: Zoning Amendment Application (16-Z-14) The Towns Phase 1, Stage 1D

RECOMMENDATION

1. That the application to rezone segments from UH - Urban Holding, be approved as follows:

- i. Segments A, E, F and I as R1- Residential Detached Zone.
- ii. Segment D as R5- Medium Density Residential Zone.
- iii. Segment K as R6- Residential Multiple Housing Zone.
- iv. Segment B, H and J as DCD11- Direct Control Districts.
- v. Segment C and G as DCD12 - Direct Control District.

All of which are located within The Towns concept plan and legally described as part of Parcel B, Plan No. 99RA08035 and part of SW 1/4, Sec. 14-17-19 W2M as shown on the proposed zoning map (Appendix A-1) and Proposed Plan of Subdivision (Appendix A-3).

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the December 19, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

This application proposes to develop Phase 1, Stage 1D of The Towns concept plan area which will accommodate 11 different segments of multiple lots for various types of residential development (e.g. detached dwellings, townhouses and apartment) and a walkway within the south west corner of the approved concept plan area.

The proposal is consistent with The Towns concept plan with an addition of a lane and complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning lands within Phase 1 of The Towns concept plan area.

The Towns concept plan was approved by City Council on April 25, 2016. Zoning amendments for Phase 1, Stage 1A, 1B and 1C of the Towns neighbourhood received approval by City Council on April 25, 2016 and the related subdivisions were approved by the Administration following the rezoning approval of City Council.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

The Administration is considering the application on The Towns Phase 1, Stage 1D subdivision in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only (Appendix A-3).

DISCUSSION

The applicant proposes to rezone Phase 1, Stage 1D of The Towns concept plan area which consists of 11 different segments of multiple lots within the approved concept plan area. The proposed development area consist of 10.35 hectares.

The portions of land proposed to be rezoned are as follows:

Land Segment (Appendix A-1)	Existing Zone	Proposed Zone	Minimum lot size for zone (m²)	Area in ha.
Segment A	UH- Urban Holding	R1- Residential Detached	325	1.43 ha
Segment B		DCD-11- Direct Control District - Suburban Neo-Traditional	250	0.82 ha
Segment C		DCD-12- Direct Control District - Suburban Narrow-Lot Residential	280 (without lane) 250 (with lane)	0.46 ha
Segment D		R5- Medium Density Residential	250	0.84 ha
Segment E		R1- Residential Detached	325	0.36 ha
Segment F		R1- Residential Detached	325	0.41 ha
Segment G		DCD -12- Direct Control District - Suburban Narrow-Lot Residential	280 (without lane) 250 (with lane)	1.3 ha

Segment H		DCD-11- Direct Control District - Suburban Neo-Traditional	250	1.04 ha
Segment I		R1 - Residential Detached	325	0.58 ha
Segment J		DCD-11- Direct Control District - Suburban Neo-Traditional	250	1.43 ha
Segment K		R6 - Residential Multiple Housing	325	1.66 ha
PS		PS - Public Service	N/A	0.02 ha
Total area in ha				10.35 ha

The applicant has proposed a north-south lane between the lots within Green Valley Way, Keller Avenue, Green Brook Road and Primrose Green Drive and is consistent with the approved concept plan otherwise. The administration is in support of this addition of lane.

The approved concept plan describes both development density and potential land uses within the development area. The purpose of a concept plan is to provide framework to zoning and subdivisions. The Towns concept plan has identified low, medium and high density residential land use for this area.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of the OCP with respect to:

Housing

- Support residential intensification in existing and new neighbourhoods to create complete neighbourhoods.

- Encourage developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted	August 23, 2016
Will be published in the <i>Leader-Post</i>	December 3 and December 10, 2016
Letter sent to immediate property owners	August 26, 2016
Public open house held	N/A
Number of public comments sheets received	3

The Administration received three public comment sheets on this application. A more detailed accounting of the respondents' comments and the Administration's response to them is provided in Appendix B.

The application was circulated to the Arcola East Community Association. Following circulation, the Administration attempted follow-up contact with the Community Association but did not receive a response prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



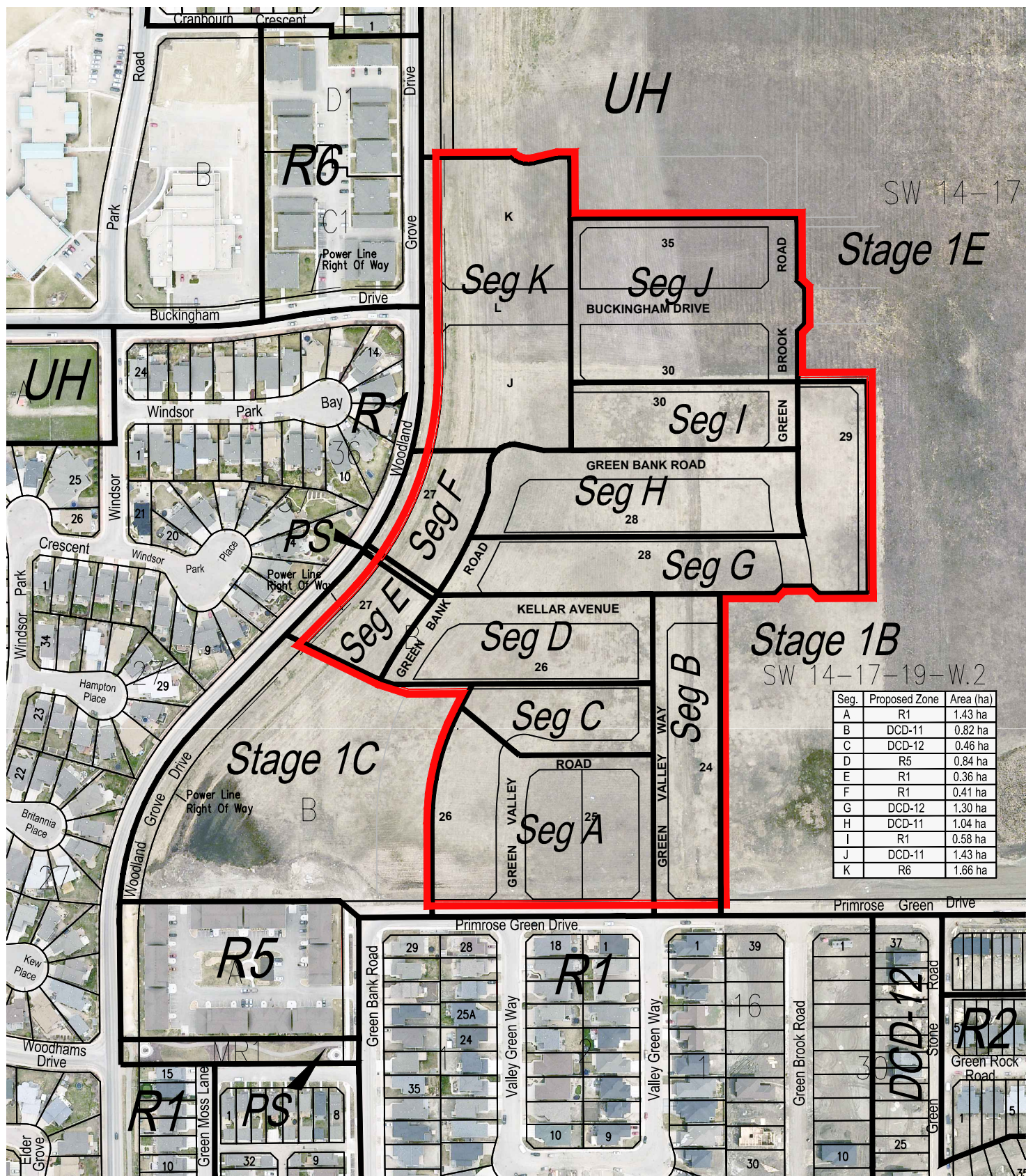
Respectfully submitted,




Louise Folk, Director Development Services

Diana Hawryluk, Executive Director City
Planning & Development

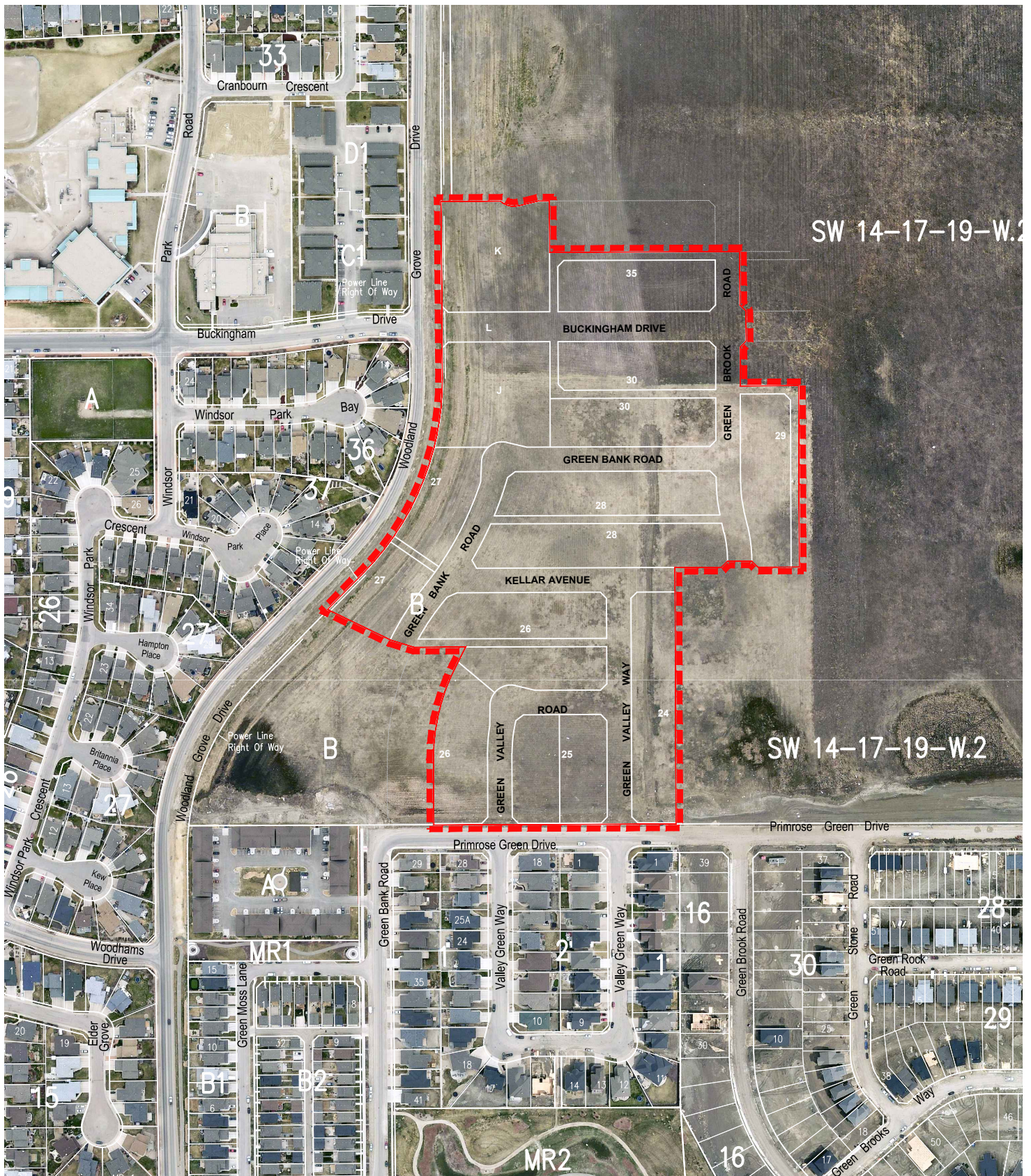
Prepared by: Punya Sagar Marahatta



 Subject Property



Project 16-SN-20
16-Z-14 Civic Address/Subdivision The Towns: Phase 1, Stage 1D



SW 14-17-19-W.2

SW 14-17-19-W.2

Primrose Green Drive

Primrose Green Drive

Green Bank Road

Valley Green Way

Valley Green Way

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Green Brook Road

Date of Photography: 2014



Subject Property

Project 16-SN-20
16-Z-14

Civic Address/Subdivision

The Towns: Phase 1, Stage 1D

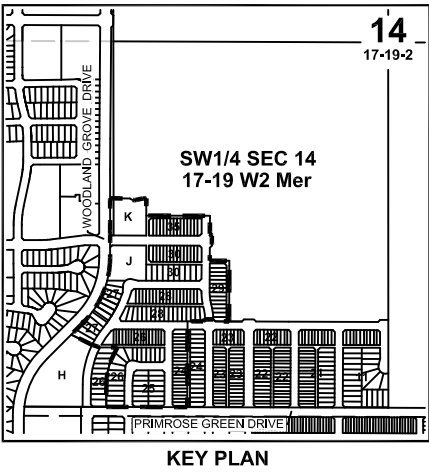
THE TOWNS - PHASE I STAGE 1D
PLAN OF PROPOSED SUBDIVISION
OF PART OF
PARCEL B, REG'D PLAN No. 99RA08035
AND PART OF
SW1/4 SEC 14, TWP 17, RGE 19, W2 Mer
REGINA, SASKATCHEWAN
2016
SCALE = 1:1000



- NOTES:
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 - SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
 - PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 9.83 ha (24.28 ac)
 - TYPICAL CORNER CUTOFFS ARE 4.5 METRES.
 - LOT WIDTHS SHOWN AS 10.97 ARE AT 6 OR 18 METRE SETBACKS.

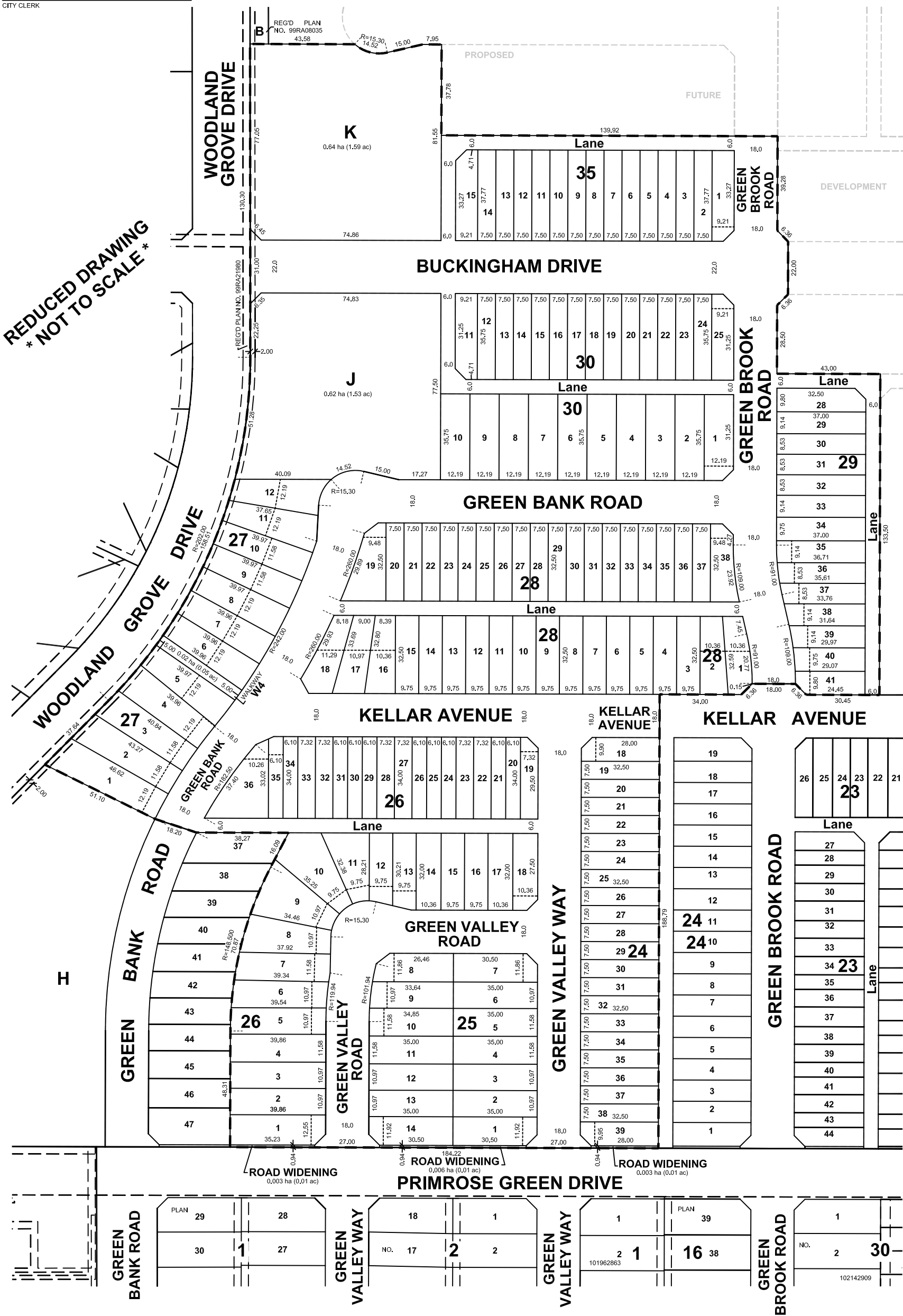
DATE _____ SURESHKUMAR RAJAKUMAR
SASKATCHEWAN LAND SURVEYOR

OWNER: _____
CITY OF REGINA



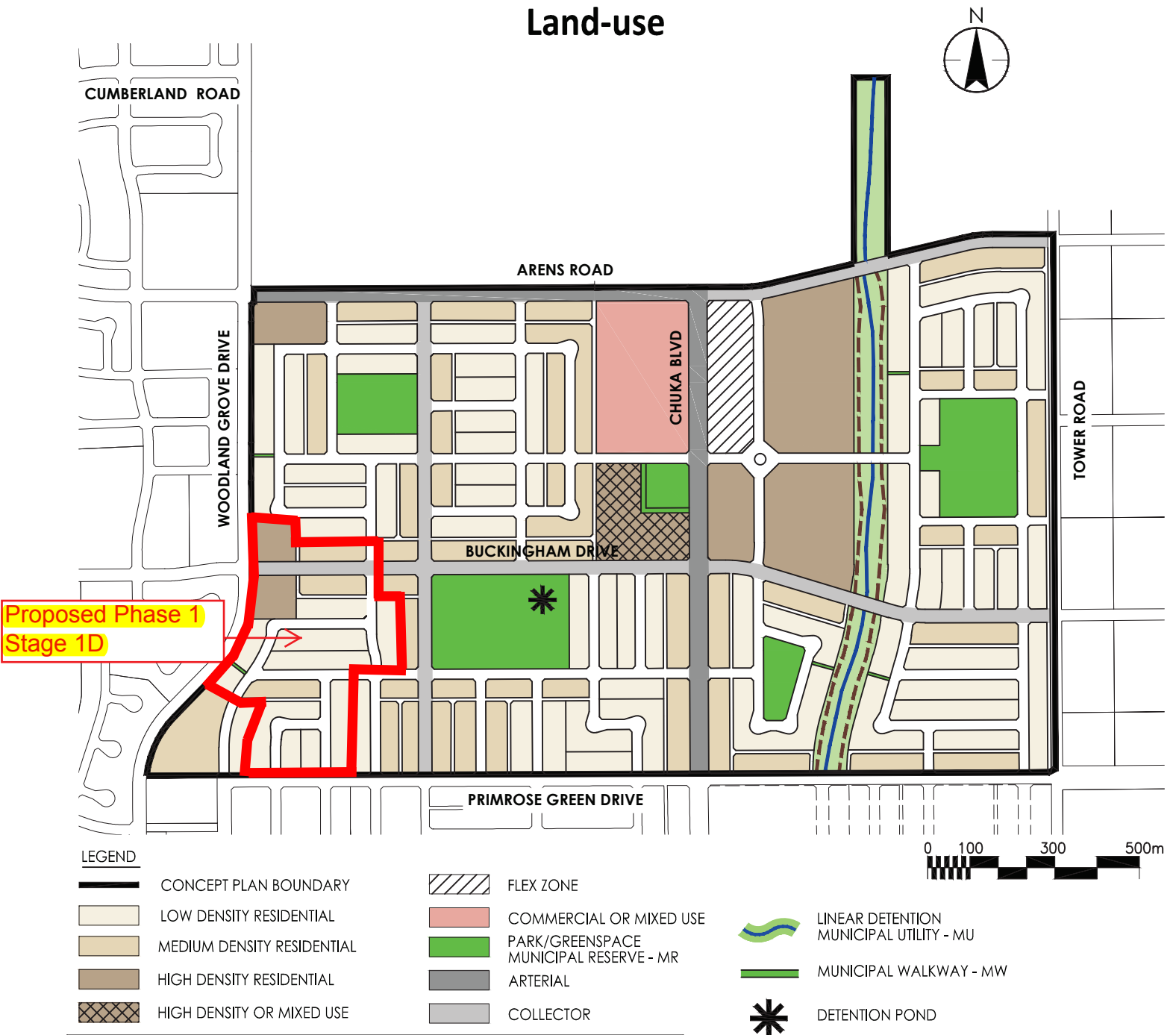
CITY OF REGINA APPROVAL
THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD
DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW
NO. 7748-LA-884 OF THE CITY OF REGINA.
DATED THIS _____ DAY OF _____ A.D. 20____.

CITY CLERK



Towns Concept Plan

Land-use



The Towns Land Use Areas (2016)

Land Use	Hectares	Acres	%
Residential			
Low Density	36.0	89.0	27.8%
Medium Density	21.4	52.9	16.4%
High Density	13.6	33.6	10.6%
Flex Zone Dwelling	2.2	5.4	1.7%
Total Residential	73.2	181.0	56.5%
Commercial or Mixed Use	4.4	10.9	3.4%
Municipal Reserve	9.6	23.7	7.4%
Linear Detention	7.0	17.3	5.4%
Municipal Walkway	0.7	1.7	0.5%
Roadways	34.7	85.7	26.8%
Total Area	129.6	320.3	100.0%

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	<ul style="list-style-type: none"> • Higher Density
<i>Accept if many features were different</i>	0	
<i>Accept if one or more features were different</i>	2	<ul style="list-style-type: none"> • Narrow lots and density in R5 • Continuation of an existing street in new neighborhood
<i>I support this proposal</i>	0	

1. Issue: Higher Density

Administration's Response: The proposed development is in compliance with the approved concept plan of the neighborhood and is consistent with OCP objectives to develop complete communities with a diversity of housing options and choice. The proposed development will allow detached dwellings, townhouses and apartment buildings in the proposed stage.

2. Issue: Narrow lots in R5

Administration's Response: The proposed development is in compliance with the *Regina Zoning Bylaw No. 9250* with respect to lot size in R5 minimum lot frontage of 4 metres for townhouses.

3. Issue: Continuation of street in new neighborhood

Administration's Response: One of the responses has identified a possibility of increase in traffic through continuation of street in the new neighborhood and suggested for its realignment. Administration assessed this concern and concluded that there is no change required in street alignments. The streets are proposed to be continued in the new neighborhood as per the approved concept plan. There was traffic impact assessment carried out while developing the concept plan.

November 30, 2016

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment (16-Z-10 & 16-Z-11) MAC3 to MAC - 3705 E Quance Street and 2220 Willow Road

RECOMMENDATION

1. That the application to rezone Block FF, Plan No. 101835323 Ext. 0 located at 3705 E Quance Street and Block EE, Plan No. 101852096 Ext. 0 located at 2220 Willow Road from MAC3 - Major Arterial Commercial to MAC - Major Arterial Commercial, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant has proposed to rezone the subject properties for consistent zoning in the immediate vicinity and provide the property owner with equitable and consistent treatment with respect to the application of development standards to other properties. The full extent of development on both sites has been previously authorized by City Council under the discretionary use process.

The proposal is consistent with the purpose and intent of the MAC zone and with the policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) with respect to supporting and strengthening Urban Corridors.

The impact of rezoning the subject properties will have a minimal impact on existing development in the immediate area and there are no immediate plans to alter existing development on site.

Accordingly, the Administration is recommending approval.

BACKGROUND

Applications for a Zoning Bylaw amendment have been submitted concerning the properties at 3705 E Quance Street and 2220 Willow Road.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), the OCP and *The Planning and Development Act, 2007*.

The *Regina Development Plan: Bylaw No. 7877* contained a policy in the Southeast Sector Plan, which provided direction to rezone all properties in the East Victoria commercial corridor to MAC to establish a consistent zone designation. The Willow Park subdivision was approved in 1995, in which the subject properties were zoned MAC3 from UH- Urban Holding. All of those properties zoned MAC3 earlier in this subdivision have been rezoned to MAC.

DISCUSSION

The applicant is proposing to rezone the subject properties from MAC3 to MAC. The MAC3 Zone is applied to a small number of properties along and in close proximity to Victoria Avenue (east to University Park Drive) including the subject properties. The properties to the east along Quance Street are zoned MAC-Major Arterial Commercial, and properties to the north and south of the subject property are also zoned MAC. Properties across Victoria Avenue to the north of the subject property are zoned MAC as well as HC-Highway Commercial Zone.

While the MAC3 and MAC zones are similar, there is one notable difference with respect to the provision of discretionary use of retail spaces. The MAC3 zone allows more than 500 m² gross floor area of retail use on a single lot basis as a discretionary use; whereas, MAC Zone allows more than 1000 m² gross floor area as a discretionary use on a single lot basis. The applicant has stated that they are requesting rezoning to accommodate commercial activities on subject properties which are either prohibited or discretionary in MAC3 but are permitted or discretionary in MAC zones. As such, the applicant has indicated that the rezoning will allow for greater long-term flexibility in use of the existing buildings on site. The uses accommodated in each of the zones is included in Appendix A-3.1.

The proposed development is consistent with the purpose and intent of the MAC - Major Arterial Commercial Zone with respect to accommodating retail, service, and office developments along controlled-access roadways where establishments can benefit from good visibility from a major arterial roadway.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional infrastructure or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Plan of the OCP with respect to:

Land Use and Built Environment

- Providing appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.
- Supporting urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted	August 2, 2016
Will be published in the Leader-Post	December 3, 2016 December 10, 2016
Letter sent to immediate property owners	August 2, 2016
Number of public comments sheets received	0

The application was circulated to the Arcola East Community Association. The Community Association responded that they had no concerns regarding the proposed rezoning

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation, in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



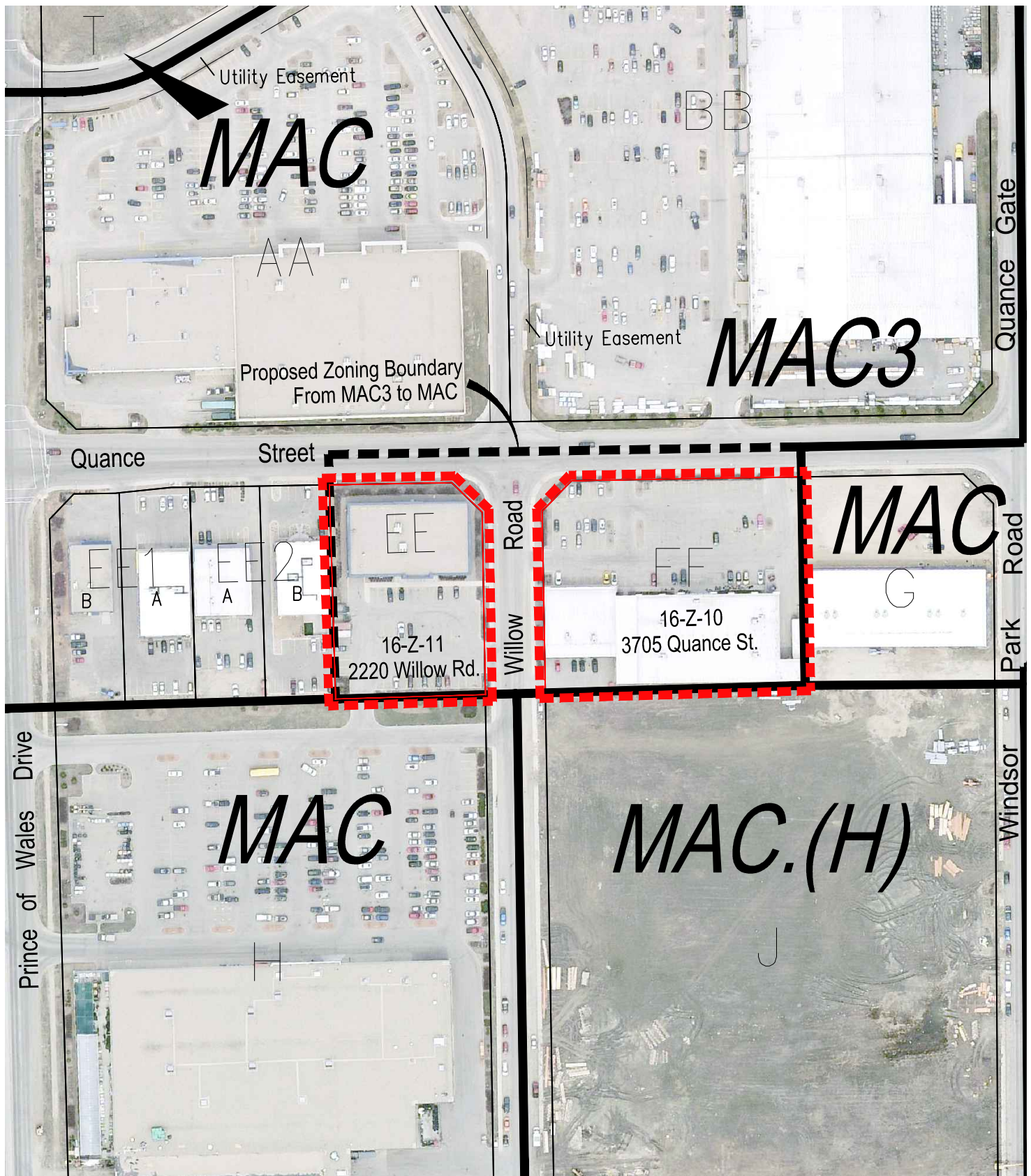
Louise Folk, Director Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director City Planning & Development

Prepared by: Punya S Marahatta



Subject Property



Project 16-Z-10
16-Z-11

Civic Address/Subdivision

3705 Quance Street
2220 Willow Road



Subject Property

Date of Photography: 2014



Project 16-Z-10
16-Z-11

Civic Address/Subdivision

3705 Quance Street
2220 Willow Road

Appendix A-3.1

Proposed Amendment in Table 5.2 of the Zoning Bylaw

Land Use Type	MAC 3	MAC
Ambulance Service	Discretionary	Permitted
Automobile Sales and Services	Discretionary	Permitted
Gas Bar	Permitted Discretionary ⁴³	Permitted
Grocery Store	Discretionary	Permitted
Licensed Beverage Room	Permitted ⁷ Discretionary ¹⁶	Permitted
Licensed Cocktail Room	Permitted ⁷ Discretionary ¹⁶	Permitted
Licensed Dining Room	Permitted ⁷ Discretionary ¹⁶	Permitted
Licensed Restaurant	Permitted ⁷ Discretionary ¹⁶	Permitted
Liquor Store	Discretionary	Permitted
Mobile Home Sale ¹⁹	Discretionary	Permitted
Recreation Vehicles ¹⁹	Discretionary	Permitted
Restaurant	Permitted ⁷ Discretionary ¹⁶	Permitted
Restaurant, Drive-in ³³	X	Permitted
Retail Use	Permitted ¹⁴ Discretionary ¹⁷	Permitted ²⁰ Discretionary ²¹
Service Station ³⁰	Permitted ¹⁰	Permitted
Snack Shop, Mobile	X	Discretionary
Farm Machinery and Equipment, Sale, Rental	Discretionary	X
Office, General	Permitted ¹⁴ Discretionary ¹⁷	Permitted ⁴⁰ Discretionary ⁴⁰
Printing, Commercial	X	Permitted
Fire Station	X	Permitted
Police Station	X	Permitted
Amusement Arcade	X	Discretionary
Amusement Arcade, Licensed	X	Discretionary
Automobile Rental and Leasing	Discretionary	Permitted
Club, Licensed	Permitted ⁷ Discretionary ¹⁶	Permitted
Hotel	Discretionary	Permitted
Medical Clinic	Permitted ¹⁴ Discretionary ¹⁷	Permitted
Motel	Discretionary	Permitted
Parking, off-site caveated	X	Discretionary
Parking Lot, paved	X	Discretionary
Public Self Storage Facility	Discretionary	X
Recreational Service Facility, Licensed	Permitted ³⁷ Discretionary ³⁹	Permitted
Supportive Living Home	X	Permitted ⁴⁴

Appendix A-3.1

- ⁷- Maximum seating capacity of 100.
- ¹⁰- Maximum of 3 service bays.
- ¹⁴- 500m² or less in gross floor area. For office uses in the MAC, MAC3 and MS zones, this limitation is on a single lot basis.
- ¹⁶- Capacity greater than 100 persons.
- ¹⁷- More than 500m² in gross floor area. For office uses in the MAC, MAC3 and MS zones, this limitation is on a single lot basis.
- ¹⁹- Includes display, sale, rental, service and parts.
- ²⁰- 1000 m2 or less in gross floor area. For retail uses in the MAC zone, this limitation is on a single lot basis.
- ²¹- More than 1000m2 in gross floor area. For retail uses in the MAC zone, this limitation is on a single lot basis.
- ³⁰- Refer to the regulations in Subpart 7D.3. [1997/9904]
- ³³- Refer to the regulations in Subpart 7D.2. [1997/9904]
- ³⁷-Maximum seating capacity of 100 persons in the licensed portion of the facility.
- ³⁹- Seating capacity of greater than 100 persons in the licensed portion of the facility.
- ⁴⁰- Permitted use where the gross floor area is 1000m², on a single lot basis, and discretionary use where there is gross floor area of greater than 1000m2. [2012-45]
- ⁴³- Only where the site directly interfaces a residential property. [2014-81]
- ⁴⁴- Permitted only if located in an existing building constructed and previously used as a detached dwelling. [2015-11]

November 30, 2016

To: Members
Regina Planning Commission

Re: Contract Zone Application (16-CZ-09) Proposed Medical Clinic – 2703 Victoria Avenue

RECOMMENDATION

1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 2703 Victoria Avenue, being Lot 42, Block 373, Plan No. 98RA28311 Ext. 0 be APPROVED and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to recommendation 1, the proposed Contract Zone Agreement shall include the following terms:
 - a. The development shall conform to the site plan prepared by DS Designs dated October 31, 2016 attached as Appendix A-3.1 and the plans prepared by DS Designs dated September 22, 2016, which are attached to this report as Appendices A-3.2 to A-3.5.
 - b. The permitted uses shall be limited to Medical Clinic and Personal Services and the permitted uses in the underlying R4A-Residential Infill Housing Zone.
 - c. Signage on the subject property shall comply with the development standards for R4A-Residential Infill Housing Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*.
 - d. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
 - e. The Agreement shall be registered in the City of Regina's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the December 19, 2016 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to operate a wellness centre within the existing building located on the lot at 2703 Victoria Avenue. The centre will provide chiropractic services, physiotherapy, naturopathic medicine, registered massage therapy and acupuncture services. The property was rezoned from R4A-Residential Infill Housing to C-Contract on October 8, 2003 to accommodate a Personal Service Establishment. Some of the uses proposed in the wellness centre would be accommodated in the Personal Service land use. However, other uses, such as the chiropractic service, are defined in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) as a Medical Clinic land use.

This application will result in a new Contract Zone for the property which would add Medical Clinic to the uses currently permitted under the existing Contract Zone. The proposed new uses are not considered to be intensive land uses and should not have significant impact on the adjacent neighbourhood.

The proposal complies with the development standards and regulations contained in the Zoning Bylaw and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

An application has been received to amend an existing Contract Zone to add Medical Clinic as a new land use for the property located at 2703 Victoria Avenue.

This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

DISCUSSION

Zoning and Land Use Details

The applicant is proposing to operate a wellness centre providing chiropractic services, physiotherapy, naturopathic medicine registered massage therapy and acupuncture services. The existing Contract Zone does not permit a Medical Clinic use which includes the chiropractic service, physiotherapy and naturopathic medicine.

Land Use Details	Existing	Proposed
Zoning	Contract	Contract
Land Use	Personal Service Uses permitted in R4A Zone	Medical Clinic Personal Service Uses permitted in R4A Zone
Building Area	293.61m ²	293.61m ²

Number of Parking Stalls	4 Stalls	4 Stalls Medical Clinic Uses = 0 (0 if less than 325m ²) Personal Service (Massage) = 1 (1 space per 20m ²)
--------------------------	----------	---

Surrounding land uses are residential to the north, commercial to the east, parking lot and residential to the south and residential (apartment) to the west.

The Contract Zone will enable the continued use of this existing house-form building for low impact commercial uses in alignment with the policy objectives of Part B.6 Cathedral Neighbourhood Plan of the OCP.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional infrastructure or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Plan of the OCP with respect to:

Land Use and Built Environment

- Opportunities for daily lifestyle needs such as services, convenience shopping and recreation.
- Encourage local commercial within residential areas.

The property is the only remaining detached residential building on this portion of the block and is adjacent to property that is zoned D-Downtown Zone. The proposed use of the building will act as a transition from the more intense commercial uses in the Downtown Zone to the predominately residential neighbourhood to the west. The proposed uses will provide a service to both the residents of the neighbourhood and employees in the adjacent commercial buildings.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on:	October 26, 2016
Will be published in the Leader-Post on:	December 3, 2016 December 10, 2016
Letter sent to immediate property owners	October 18, 2016
Number of Public Comments Sheets Received	8

The application was circulated to the Cathedral Area Community Association for their comments. The Cathedral Area Community Association indicated their support for the proposed development.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

The applicant, Community Association and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation, in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

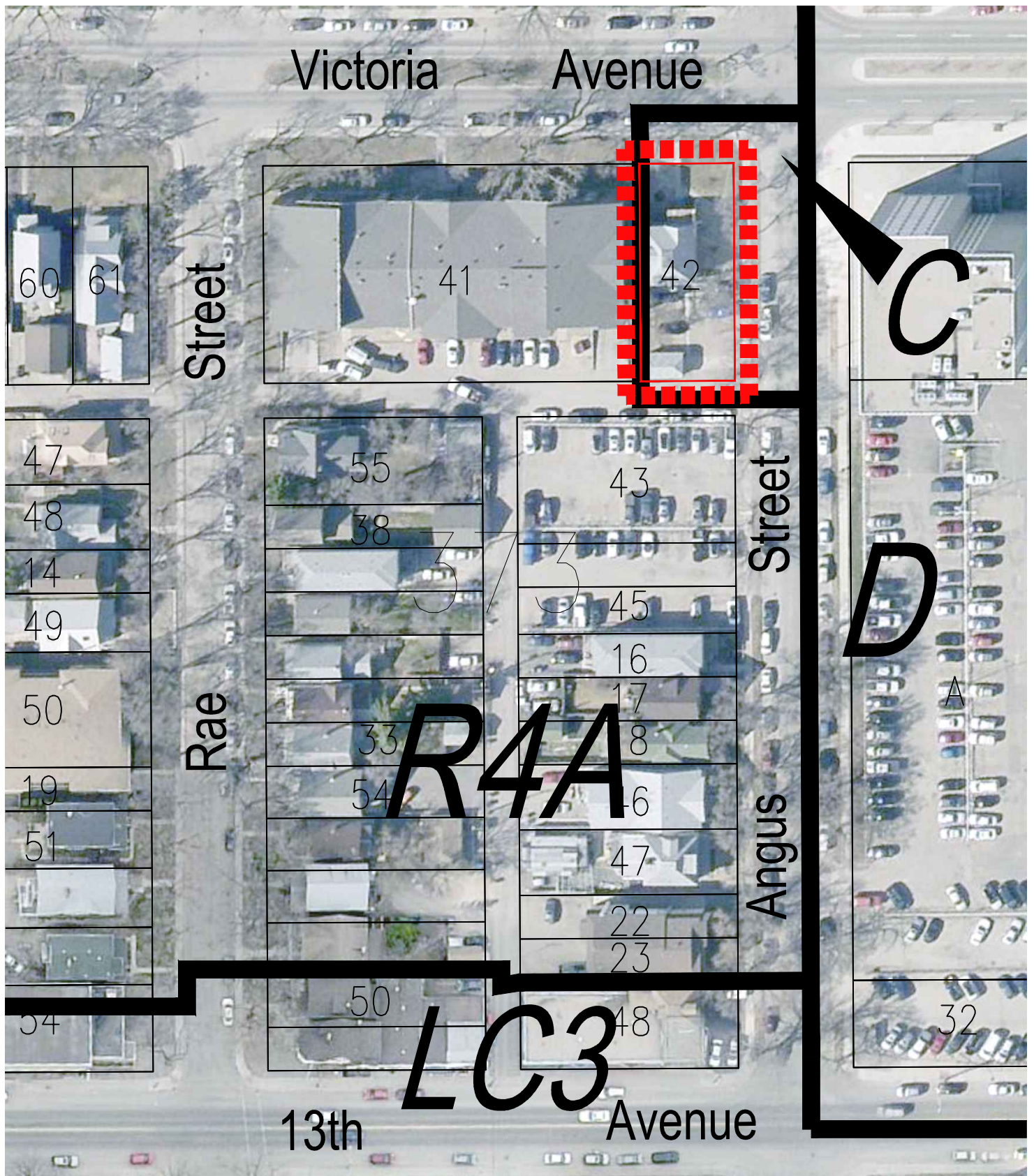


Louise Folk, Director Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director City Planning & Development



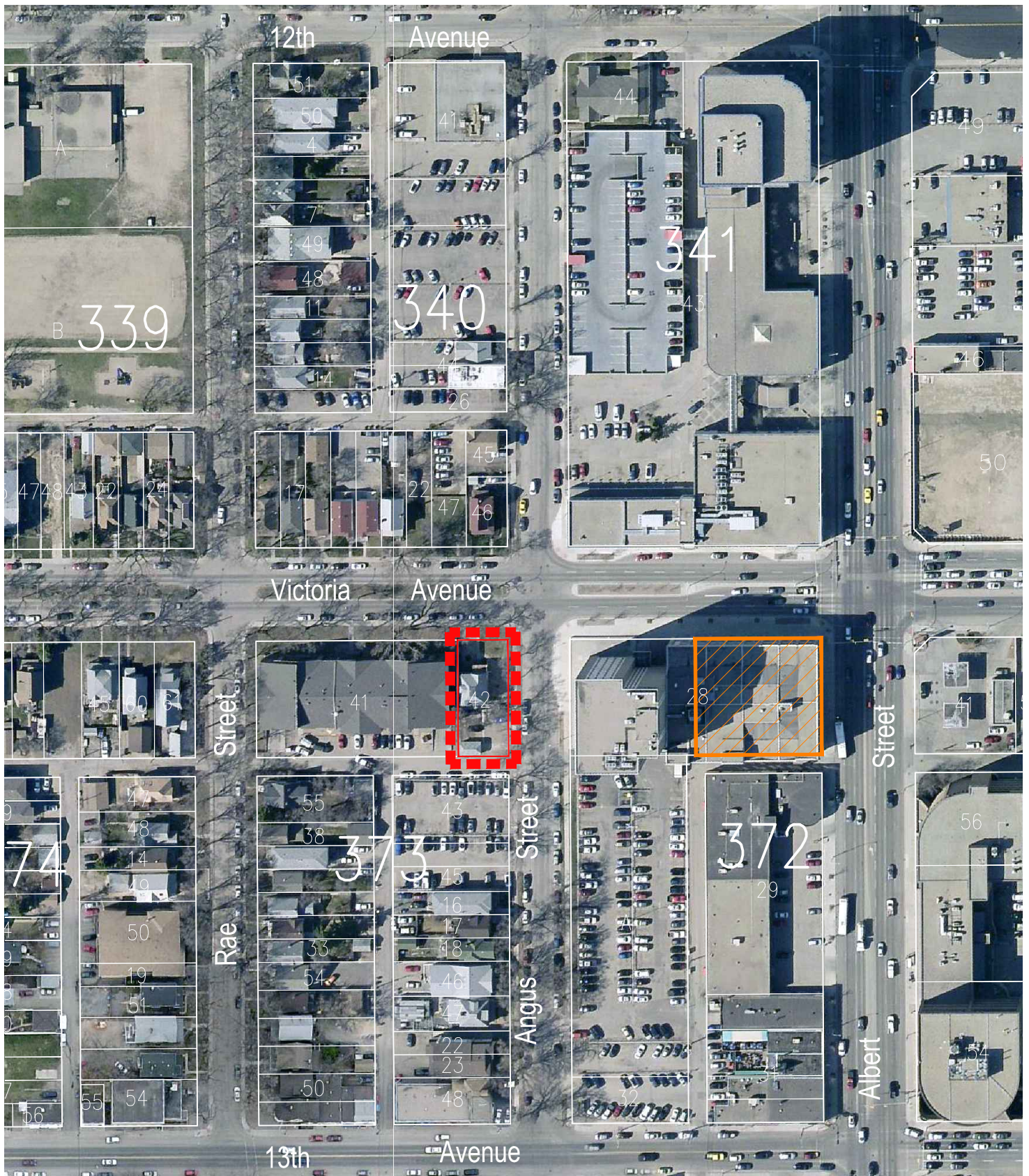
Subject Property



Project 16-CZ-09

Civic Address/Subdivision

2703 Victoria Avenue



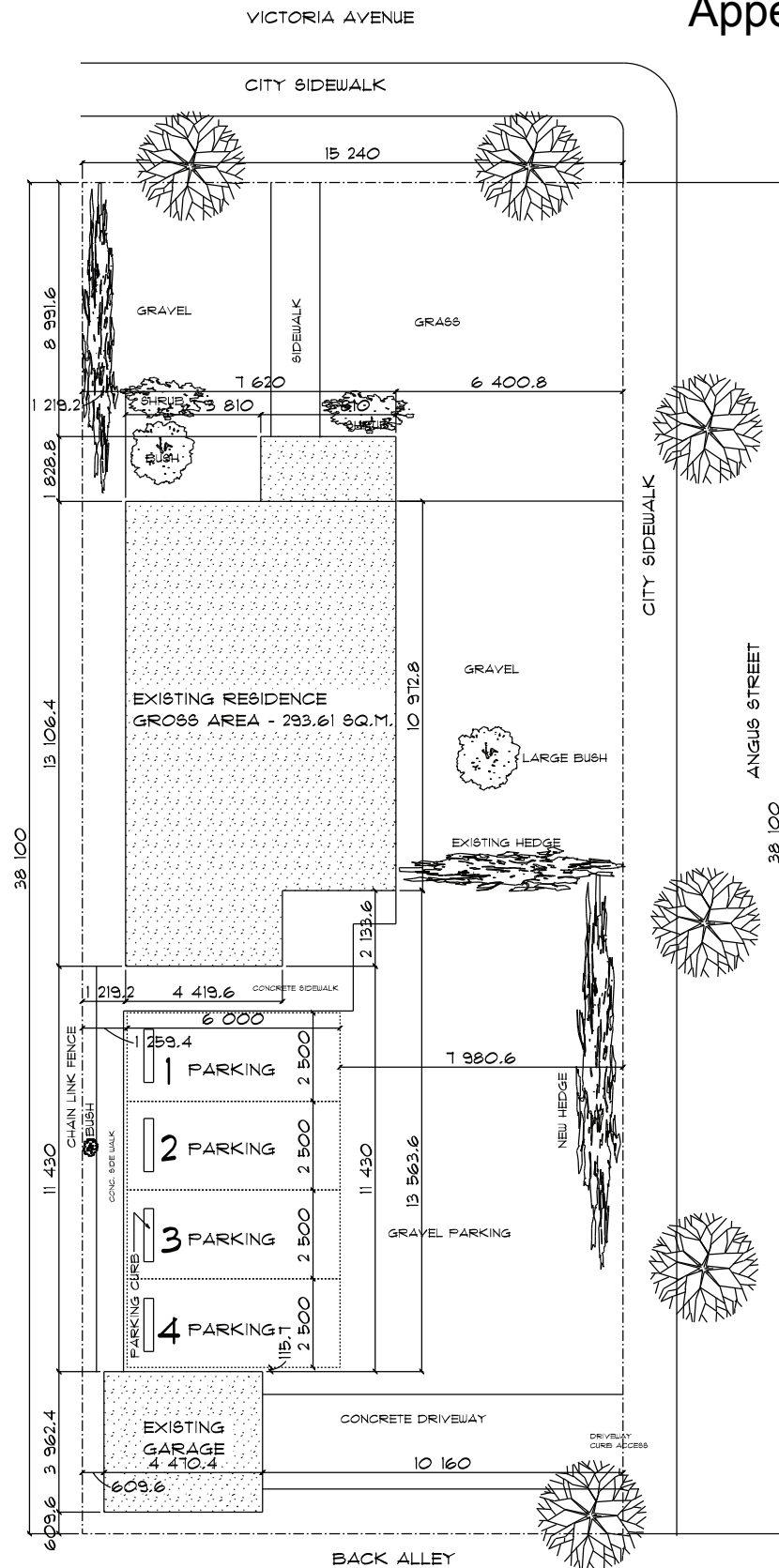
Subject Property

Date of Photography: 2014



Project 16-CZ-09

Civic Address/Subdivision 2703 Victoria Avenue



SITE PLAN

SCALE: 1: 200

LEGAL DESCRIPTION

LOT 42, BLOCK, 373
PLAN No. 98RA28311
REGINA, SASKATCHEWAN



DS DESIGNS

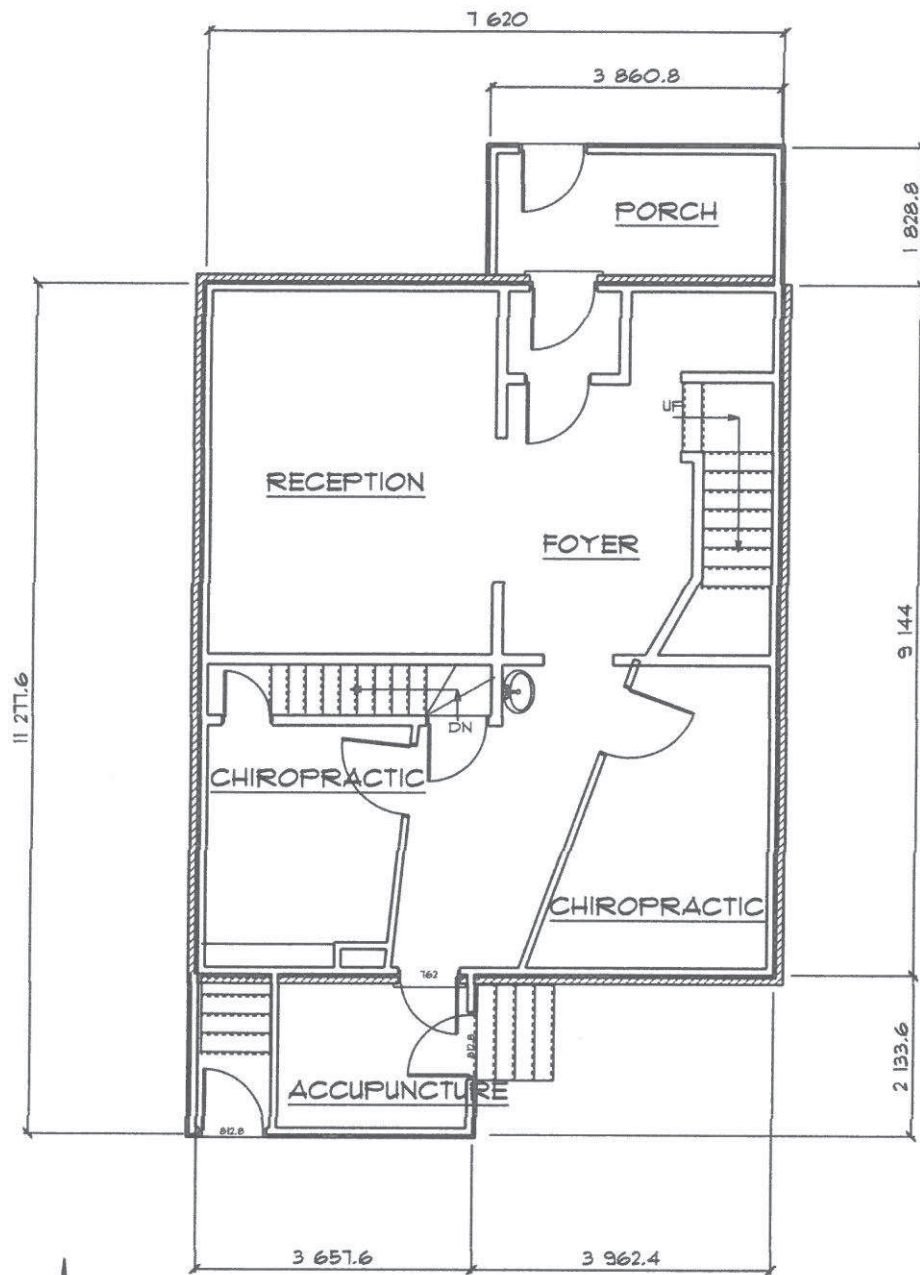
2 DAVIS PLACE
REGINA, SK. S4S 3H2
TELEPHONE: (306) 584-1598

TITLE
FLOW WELLNESS
2703 VICTORIA AVENUE
REGINA, SK.

DRAWING TITLE
SITE PLAN

FILE #: 2016-01
SCALE: 1: 200
DATE: 31 OCT. 2016

DRAWING
A-1



MAIN FLOOR PLAN

SCALE: 1 : 100



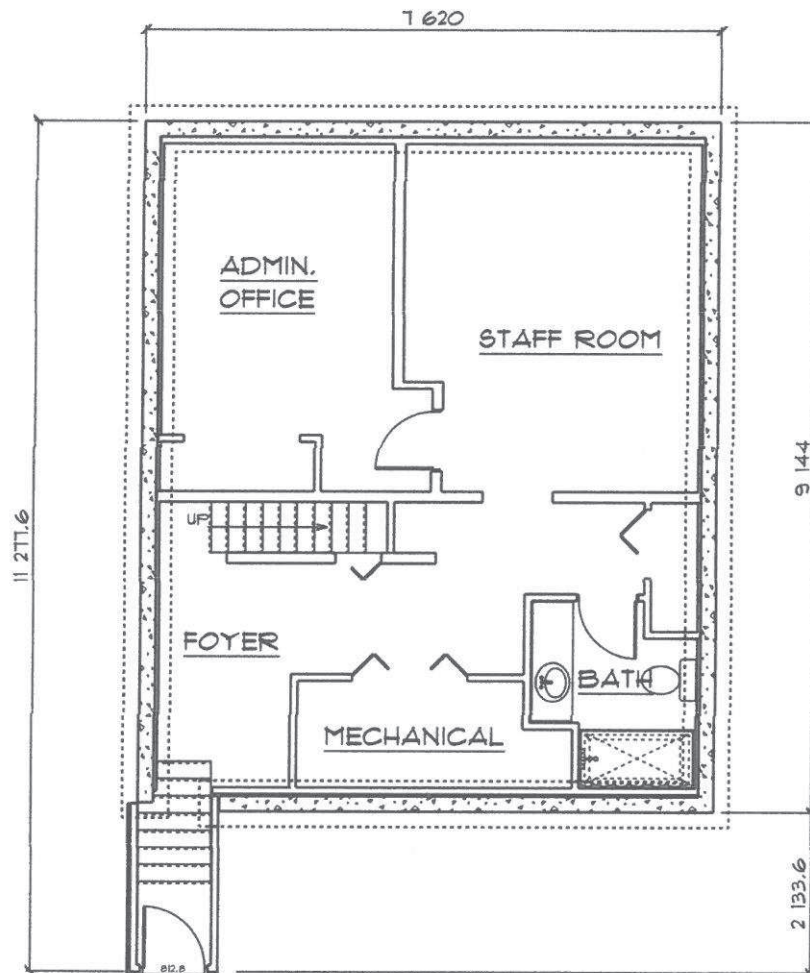
DS DESIGNS
2 DAVIS PLACE
REGINA, SK. S4S 3H2
TELEPHONE: (306) 584-1998

TITLE
FLOW WELLNESS
2703 VICTORIA AVENUE
REGINA, SK.

DRAWING TITLE
MAIN FLOOR PLAN

FILE #: 2016-01
SCALE: 1 : 100
DATE: 22 SEPT. 2016

DRAWING
A-2



BASEMENT PLAN

SCALE: 1 : 100



DS DESIGNS

2 DAVIS PLACE
REGINA, SK. S4S 3H2
TELEPHONE: (306) 594-1598

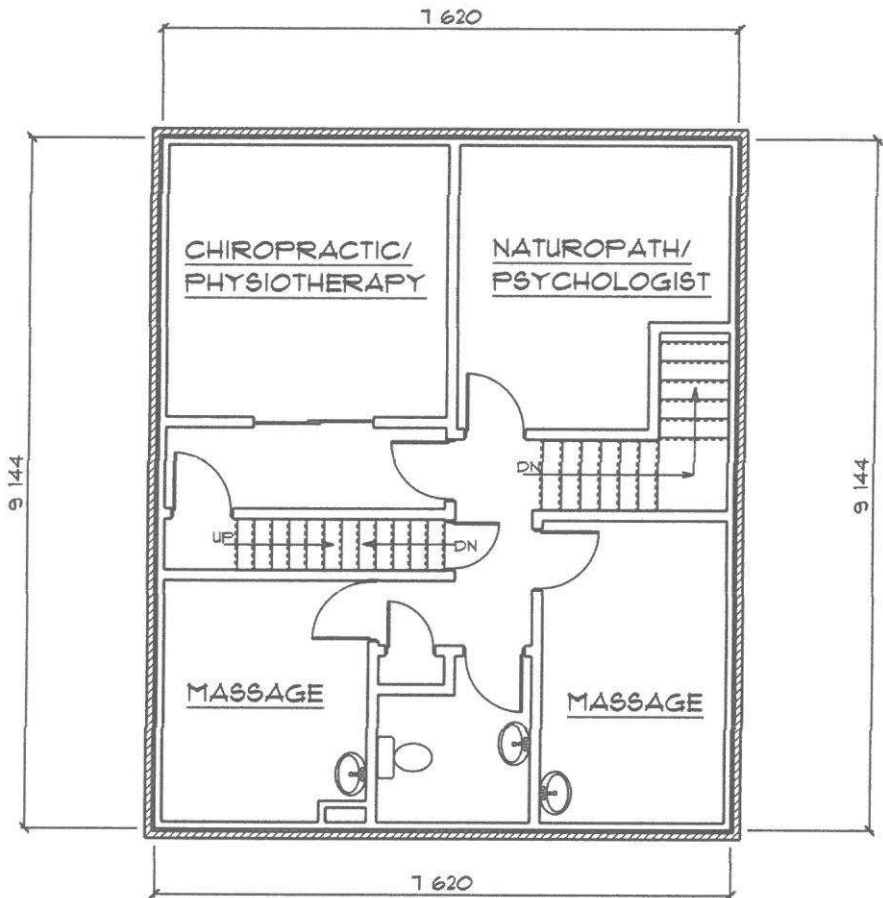
TITLE
FLOW WELLNESS
2703 VICTORIA AVENUE
REGINA, SK.

DRAWING TITLE
BASEMENT PLAN

FILE #: 2016-01
SCALE: 1 : 100
DATE: 22 SEPT, 2016

DRAWING

A-3



SECOND FLOOR PLAN

SCALE: 1 : 100



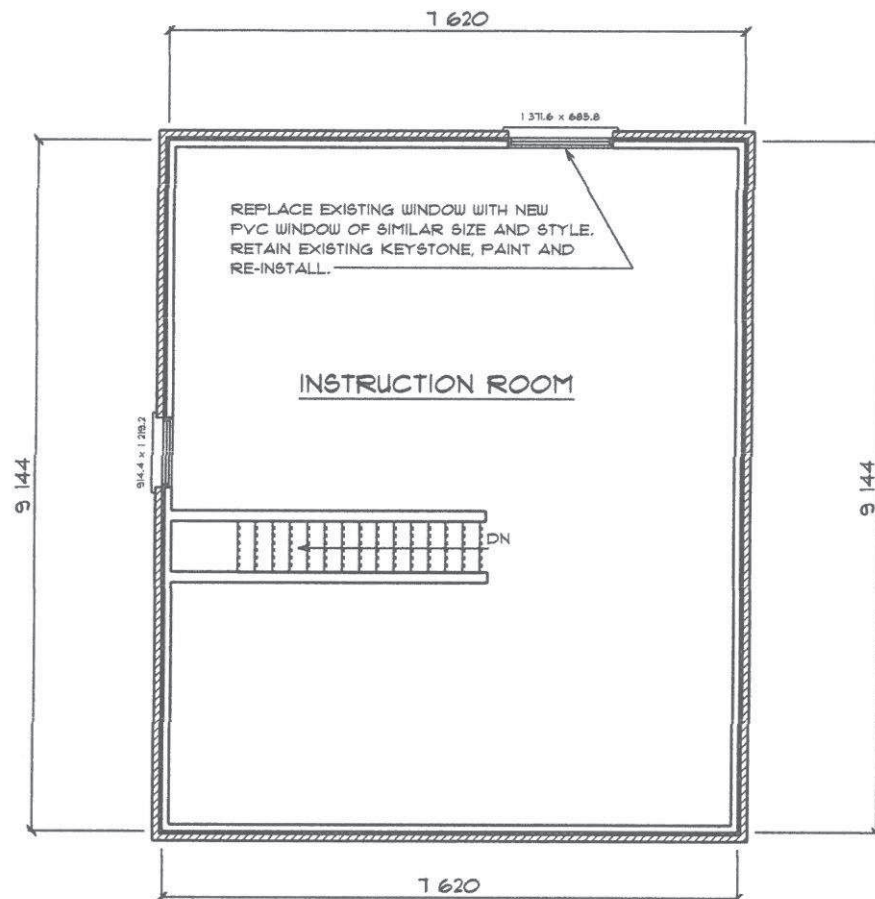
DS DESIGNS
2 DAVIS PLACE
REGINA, SK. S4S 3H2
TELEPHONE: (306) 584-1598

TITLE
FLOW WELLNESS
2703 VICTORIA AVENUE
REGINA, SK.

DRAWING TITLE
SECOND FLOOR PLAN

FILE # : 2016-01
SCALE : 1:100
DATE: 22 SEPT. 2016

DRAWING
A-4



THIRD FLOOR PLAN

SCALE: 1:100



DS DESIGNS

2 DAVIS PLACE
REGINA, SK. S4S 3H2
TELEPHONE: (306) 864-1598

TITLE
FLOW WELLNESS
2703 VICTORIA AVENUE
REGINA, SK.

DRAWING TITLE
THIRD FLOOR PLAN

FILE #: 2016-07
SCALE: 1:100
DATE: 22 SEPT. 2016

DRAWING

A-5

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	Home-based acupuncture business has restrictions which will not apply to the proposed development. All acupuncture businesses should be treated in the same manner. Employees of the proposed medical clinic will use the parking spaces provided on the site and patients will park on the street which already has limited parking spaces.
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	1	Concerned about increase in on-street parking in front of 2727 Victoria Avenue. More parking on site is required.
<i>I support this proposal</i>	5	Not identified.

1. Issue: Home-Based Business Restrictions

Administration's Response: Home-based businesses are permitted in all residential districts, subject to receiving a Residential Business Licence. There are restrictions on home-based businesses which are established to maintain the residential character of the neighbourhood and to lessen the impact of having a commercial use operating from a residence. Some of the restrictions are:

- Only the residents of the dwelling can be employed in the home-based business.
- Clients must have appointments.
- Advertisement of the address of the business is not permitted.
- No signage is permitted on the residence.

With regard to this application for a Contract Zone, the property was zoned C-Contract Zone in 2003 so the commercial use of this property has been established. The only change contemplated is the addition of new uses that do not fit under the current commercial uses contemplated for this building in the existing Contract Zone agreement. The wellness centre will receive patients on an appointment-only basis.

2. Issue: Lack of Parking

Administration's Response: Four parking spaces are being provided on the site. This exceeds the parking requirements for the development by three stalls. The Zoning Bylaw does not require the provision of parking stalls for employees. Parking requirements are based on the land use.

Parking on Victoria Avenue is limited to one hour between 8 a.m. and 6 p.m. Parking on Angus Street is limited to one hour between 8 a.m. and 6 p.m. These time limits should result in turnover of vehicles using on-street parking spaces. In addition, the property is located a block walk away from a major transit stop on Victoria Avenue.

November 30, 2016

To: Members
Regina Planning Commission

Re: Contract Zone Application (16-CZ-04) Humanitarian Service Facility – 1610 Angus Street

RECOMMENDATION

1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 1610 Angus Street, being Lot: 31A, Block: 252, Plan No. 102049208 be APPROVED and that the Contract Zone Agreement between the City of Regina and the owner of the subject properties be executed with the following terms:
 - a. All new development on site shall be consistent with the attached plans labelled SHRM Samaritan Project, prepared by SEPW Architecture Inc., and dated June 9, 2016, Appendix A-3.1 to A-3.4.
 - b. Permitted uses on site shall be limited to a Building, Apartment - Low Rise and a Humanitarian Service Facility and which may include residential and daycare uses all as defined under *Regina Zoning Bylaw No. 9250* (Zoning Bylaw).
 - c. Any zoning-related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the Zoning Bylaw.
 - d. The agreement shall be registered in the Saskatchewan Land Titles at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007* (Act).
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

CONCLUSION

The applicant, Souls Harbour Rescue Mission (SHRM), proposes to rezone and enter into a new Contract Zone Agreement to accommodate the construction of a new four-storey building to be used as a Humanitarian Service Facility. The new building is in addition to the existing two-

storey 30-unit apartment building for homeless adults and families on the subject property, which was approved as a Discretionary Use property by City Council in 2006.

The subject property is located within the North Central Community and the underlying zone is Major Arterial Commercial (MAC), where a Humanitarian Service Facility is a permitted use.

The previous contract agreement did not contemplate a Humanitarian Service Facility on the site, therefore a new contract agreement is required to accommodate the proposed development while still allowing for a reduction in parking spaces requested through the previous contract agreement.

During the application review process, the Administration engaged the community through various means including sign posting, written notice to neighbouring residents, a public open house and posting of information on the City of Regina website. The majority of the comments received through this process identified concerns related to the portion of the Humanitarian Service Facility that will be used for a soup kitchen and emergency shelter and its proposed proximity to existing residential and commercial land uses. There were no concerns raised regarding the reduction in parking.

Given the uniqueness of the development opportunity, the Administration is recommending a Contract Zone Agreement to accommodate the reduction in parking requirements and to allow for the proposed mix of uses on the site. The proposal results in the development of a vacant inner city site where existing urban services and infrastructure to service the proposed development are readily available.

The proposal is consistent with the provisions contained within Zoning Bylaw for a contract zone and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

A Zoning Bylaw amendment (contract zone) has been submitted concerning the property at 1610 Angus Street. The request is for a new contract zone which would replace the current contract zone on the site in order to accommodate a Humanitarian Service Facility. The subject property already contains a two-storey, 30-unit apartment building. The previous contract between the City of Regina and the current owner, executed in 2011, permitted an additional 20-unit apartment building which was never developed and does not form part of this application as it is no longer being proposed.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

DISCUSSION

Zoning and Land Use Details

The applicant is proposing additional site development in the form of a four-storey Humanitarian Service Facility building as follows:

- Level 1: Donation area, kitchen, free clothing store, dining room/rescue shelter and offices.
- Level 2: Five residential suites, volunteer room and offices.
- Level 3: Daycare, kitchen and office.
- Level 4: 11 residential suites.

The land use and zoning details are summarized as follows:

Land Use Details	Existing	Proposed
Zoning	C - Contract Zone (2011)	C - Contract Zone
Land Use	Dwelling Units	Humanitarian Service Facility
Number of Dwelling Units on Site	30 Units	46 Units
Number of Parking Stalls Required	30 Stalls	26 Stalls
FAR	0.75	1.35
Site Coverage	37.72%	51.88%

According to the applicant, their current Humanitarian Service Facility building (a soup kitchen and men's shelter located at 1836 Halifax Street) is rapidly coming to the end of its life cycle. The maintenance costs for the building are escalating as the building is over 100 years old and has already been renovated on a major scale once. In addition, Souls Harbour Rescue Mission has also outgrown the facility at the Halifax Street location. The building is used to serve an average of 200 meals per day and provide a safe place to stay for a minimum of 12 people in need of shelter per night. The applicants have indicated that they are challenged to continue to provide the level of service to meet the demand and many people are forced to find other places to sleep due to the facility's capacity.

The Zoning Bylaw defines a Humanitarian Service Facility as:

“the use of premises by an organization to provide social or welfare services to those in need, for no fee or compensation, or at a fee recognized as being significantly less than that charged by profit-making organizations. Services typically provided by a Humanitarian Service Facility include:

- information and referral services;

- () counselling;
- () skill development;
- () aid in the nature of food or clothing;
- () life skill and personal development programs;
- () alcohol, drug or substance abuse counselling or rehabilitation; and/or
- () drop-in or activity space,

Do not include premises used for residential accommodation. Humanitarian Service Facilities provide services directly to a client group on the premises, rather than serve only administrative functions.”

The surrounding land uses are a low-rise apartment building to the north, uses permitted in the MAC zone to the east and south and a mix of detached, semi-detached and low-rise apartment buildings to the west. The proposed residential component is compatible with surrounding land uses and provides additional housing for people with special needs in the community. If the underlying MAC zone were still in effect today, the Humanitarian Service Facility would be a permitted use, including the soup kitchen and emergency shelter. However, the reduced parking cannot be accommodated under the MAC zone and therefore a Contract Zone is being requested.

Parking

The applicant has applied for contract zoning in recognition of the uniqueness of the mix of development and due to the reduced amount of proposed on-site parking. The applicant maintains that since their current tenants of the apartment building and those utilizing the Humanitarian Service Facility are those who are homeless or at risk of homelessness, they are unlikely to own vehicles. In the seven years that the current Harbour House has been operating, only 13 of the current 15 parking stalls for 30 residential units have been used, at a maximum.

The parking for the site was assessed by Administration for the proposal using the regulations for the MAC Zone, which is the underlying zone. Through this analysis it was determined that the on-site parking requirement would be 38 parking stalls. The proposed site design is for 26 parking stalls, although it is anticipated that two staff members will utilize interior garage parking space as the design is such that it is wide enough to accommodate two vehicles parked side-by-side.

In addition, the proposed development is in close proximity to Albert Street, which is a main transit corridor and will allow residents in good proximity to transit service. Accordingly, the Administration supports a reduction in the number of parking stalls required.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

The subject property was formerly a commercial site (a battery shop) and was remediated to Saskatchewan Ministry of the Environment standards for residential use prior to the construction of the existing low-rise apartment building.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Policy Plan of the OCP with respect to:

Realizing the Plan

- Support beneficial development proposals that meet the intent of this plan, but require special regulatory treatment to address unique characteristics.

Growth Plan

- Direct at least 30 per cent of new population to existing urban areas as the City's intensification target.
- Direct future higher density intensification to the city centre, existing urban centres and corridors and adjacent intensification areas where an adequate level of service and appropriate intensity and land use can be provided.
- Require intensification in built or approved neighbourhoods to be compatible with the existing built form and servicing capacity.

Land Use and Built Environment

- Providing opportunities for daily lifestyle needs such as services, convenience shopping, and recreation.
- Providing a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.
- Providing convenient access to areas of employment.
- City Centre - Supporting the development of a mixed-use environment, with design and density emphasis adjacent to major corridors and public spaces.

Infrastructure

- Optimize use of existing infrastructure to minimize financial and environmental impacts of growth.

Housing

- Providing attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.
- Providing a greater mix of housing to accommodate households of different incomes, types, stages of life and abilities.
- Work with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs.
- Considering alternatives for parking, height or other development standards in support of specific needs housing and innovative housing within new development.
- Decrease the number of vacant, non-taxable and underutilized lots within the city that are appropriate for residential development.
- Increase access to specific needs housing for the most vulnerable populations.

Social Development

- Develop community resources to provide opportunities for social activities, events and programming for Regina residents.

- Collaborate with partners and community to identify required social programs and services to address the diverse needs of residents, including the most vulnerable populations.
- Encourage the provincial government and the community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment.
- Encourage intensification as a means to revitalize and renew neighbourhoods and existing community resources.
- Collaborate and seek partnerships to increase access to healthy, diverse and affordable food within neighbourhoods.
- Foster Regina as a caring community for residents who are vulnerable and marginalized.
- Work with others to ensure that all residents have secure access to basic needs, such as food, housing and other services.
- Ensure that Regina is socially inclusive and strives for social equality regardless of age, ethnicity, religion, income, sexual orientation, ability or family structure.

This proposal meets and aligns with OCP policy in that it supports the creation of a complete and inclusive neighbourhood and is supportive of community organizations and groups that provide vital services that address the well-being of City of Regina citizens.

The proposal is also consistent with the policies contained in Part B.7 of the OCP, the North Central Neighbourhood Plan, with respect to the following points:

Community Goals

- To develop social programs to meet the needs of the disadvantaged or unserved groups in the community.

Angus Street Mixed Use District (10th Avenue to Dewdney Avenue)

- The residential uses should be of a medium to high density to help act as an interface. Multiple unit development should consist of apartments or units in mixed use buildings.
- The uses should not be exclusively intended to accommodate neighbourhood oriented services, but should provide for a more gradual transition between higher density arterial commercial uses and medium density residential. Consideration should also be given to encouraging mixed-use buildings, with commercial limited to the main floor.

This proposal meets and aligns with the North Central Neighbourhood Plan and Angus Street Mixed Use District in that it assists to meet the needs of the disadvantaged or unserved groups in the community and the building will incorporate a mix of uses.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides one parking stall for persons with disabilities which meets the minimum requirement of one stall.

The *Uniform Building and Accessibility Standards Act and Regulations* requires five per cent of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens and balconies. For this proposal, this equates to one barrier-free unit. The proposal will include one barrier free unit and the buildings will also be equipped with elevators.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted	June 27, 2016
Will be published in the <i>Leader-Post</i>	December 3, 2016 December 10, 2016
Letter sent to immediate property owners	June 24, 2016 (75m) July 18, 2016 (150m)
Public open house	August 30, 2016
Open house summary sent to interested parties	September 14, 2016
Number of public comments sheets received	23 Sheets

The application was circulated to the North Central Community Association (NCCA) for their comments. The NCCA had indicated general support for the proposal but thought SHRM had not put enough thought into the congregation of people outside the proposed facility that may occur. The applicants have addressed this concern by designing with Crime Prevention Through Environmental Design (CPTED) in mind. The design is intended to encourage congregation on the site and discourage off site congregation. This will address any potential impacts on adjacent property and ensure that the design responds to any public health and safety concerns. The Heritage Community Association has also confirmed that congregation of people outside of the current facility in the Heritage Community has never been an issue in the past.

The Administration received 23 public comment sheets. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. Also included are the applicant's and Administration's responses.

The applicant, Community Association and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Louise Folk", with a stylized, flowing script.

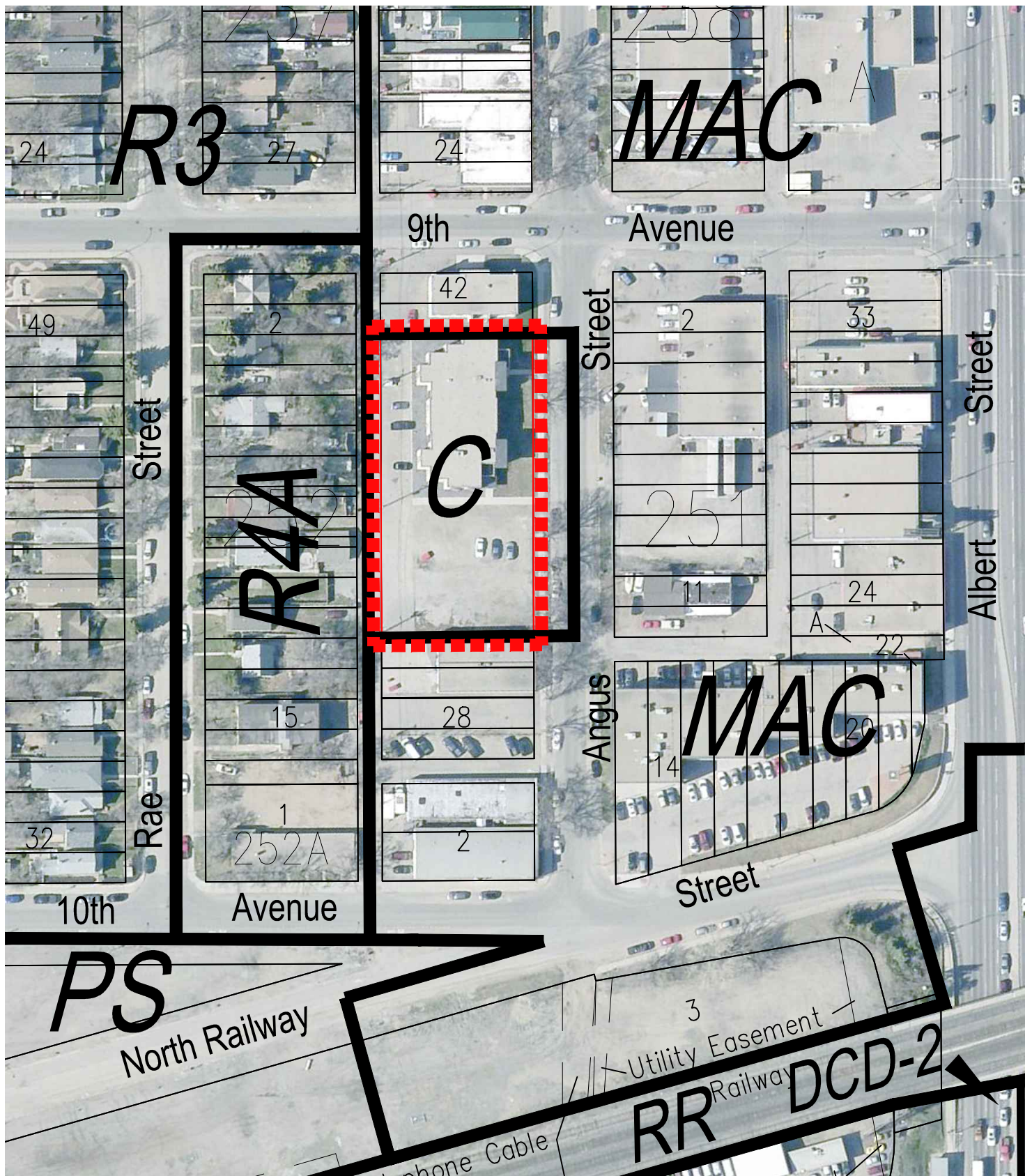
Louise Folk, Director Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk", with a stylized, flowing script.

Diana Hawryluk, Executive Director City
Planning & Development

Prepared by: Christian Tinney



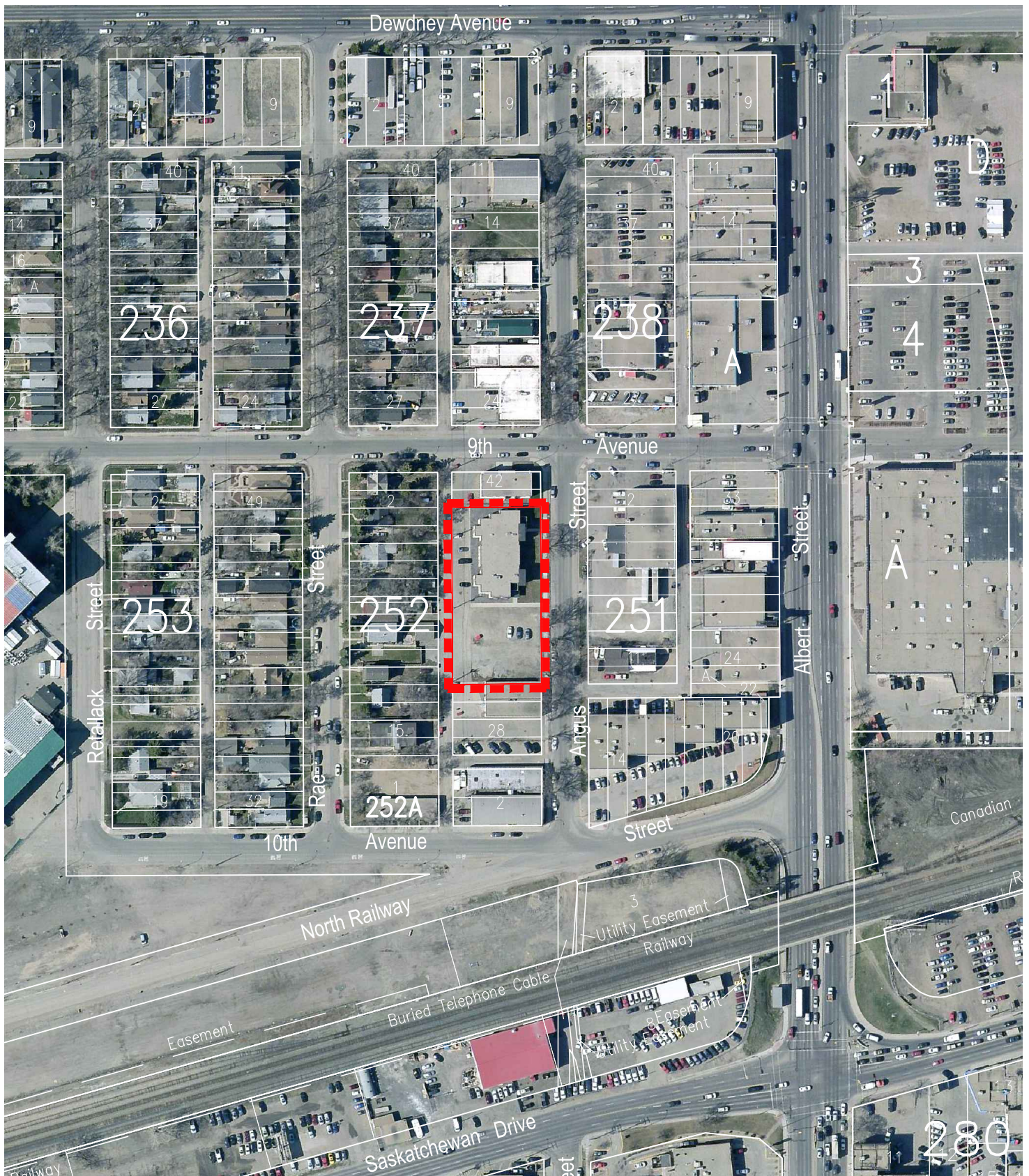
Subject Property



Project 16-CZ-04

Civic Address/Subdivision

1610 Angus Street
Lots 31-40, Block 252, Plan Old 33



Subject Property

Date of Photography: 2014

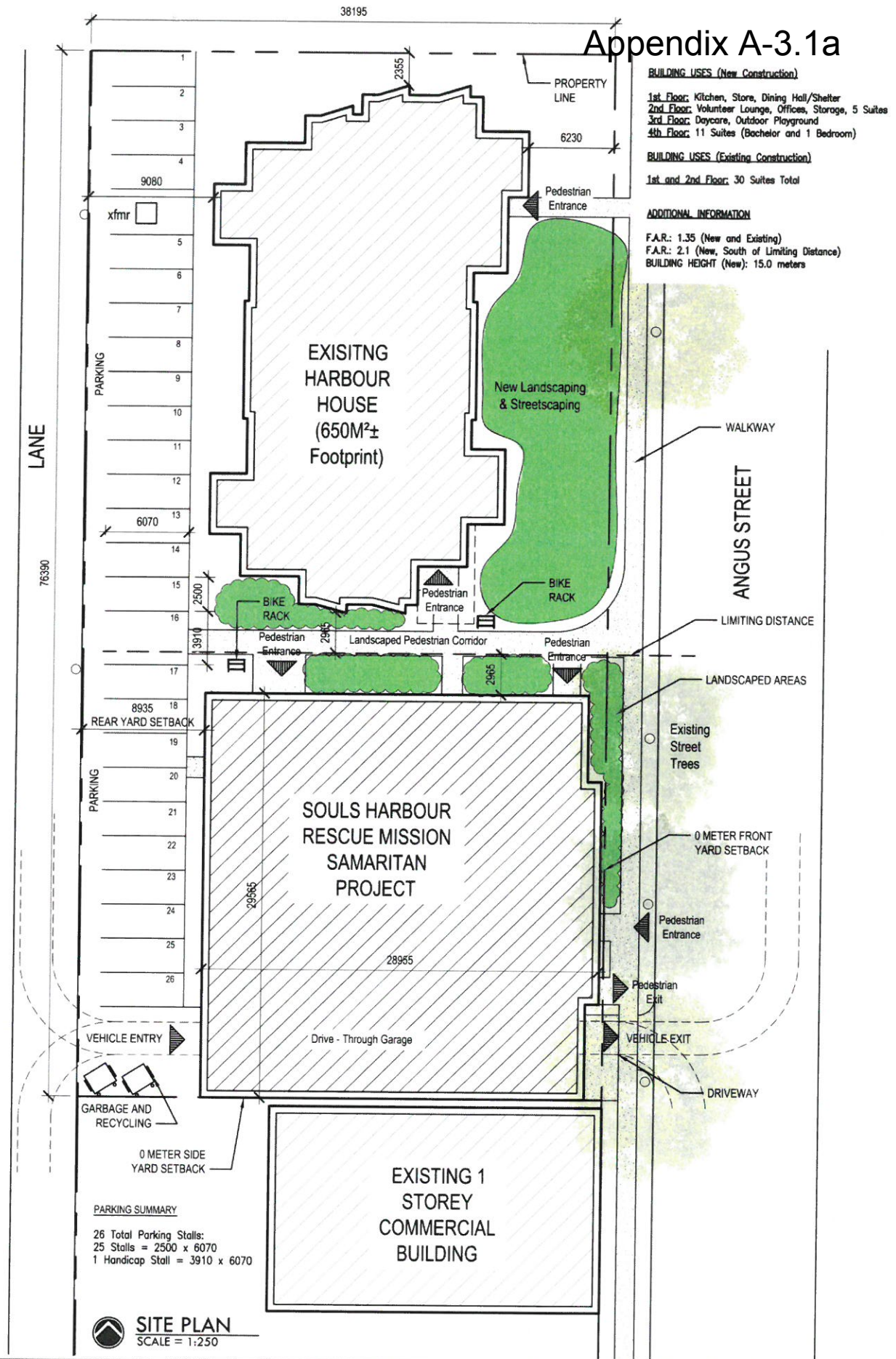


Project 16-CZ-04

Civic Address/Subdivision

1610 Angus Street
Lots 31-40, Block 252, Plan Old 33

Appendix A-3.1a

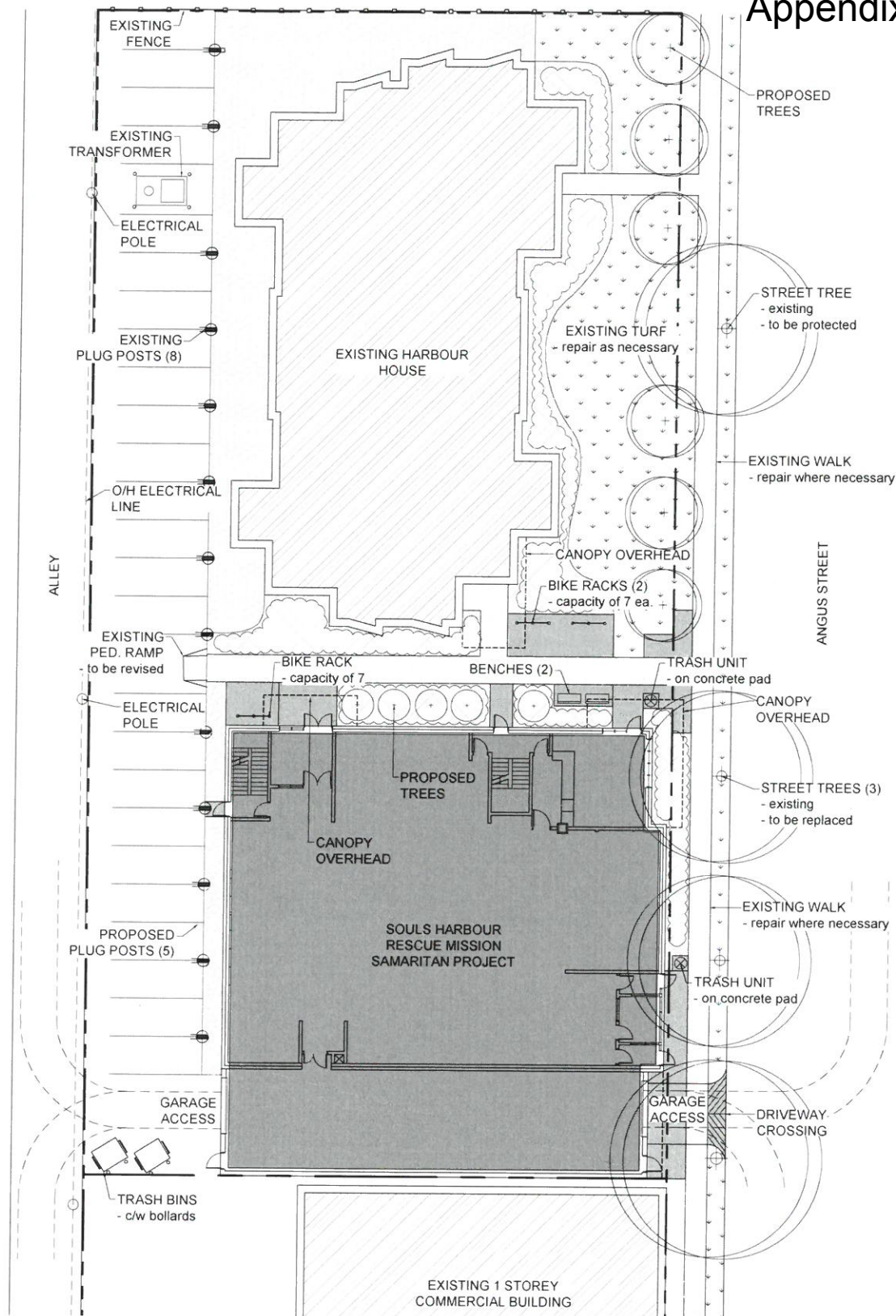


SHRM SAMARITAN PROJECT

Date: June 9, 2016 Prepared By: SEPW Architecture Inc.
 Civic Address: 1610 Angus Street

0 1 3 5 10 Meters

Appendix A-3.1b



LANDSCAPE AREA CALCULATIONS per City of Regina bylaw Chapter 15: Landscape and Buffer Regulations	
Gross Site Area:	2,918 m ²
Gross Parking Area:	532 m ²
Total Site Landscape Required (10%):	292 m ²
Total Landscape Provided:	536 m ² (18%)

Number of Trees Required: (1 tree/40m ² of required landscape)	7
Number of Trees Provided:	15
Number of Shrubs Required: (1 shrub/20m ² of required landscape)	15
Number of Shrubs Provided:	211 m ² / 253 shrubs

* Deciduous trees shall be planted at a minimum of one tree per ten linear metres along a registered road right of way.

LEGEND

TURF	CONCRETE - proposed
ROCK MULCH - existing	SHRUB PLANTING BED
CONCRETE - existing	GRANULAR MULCH

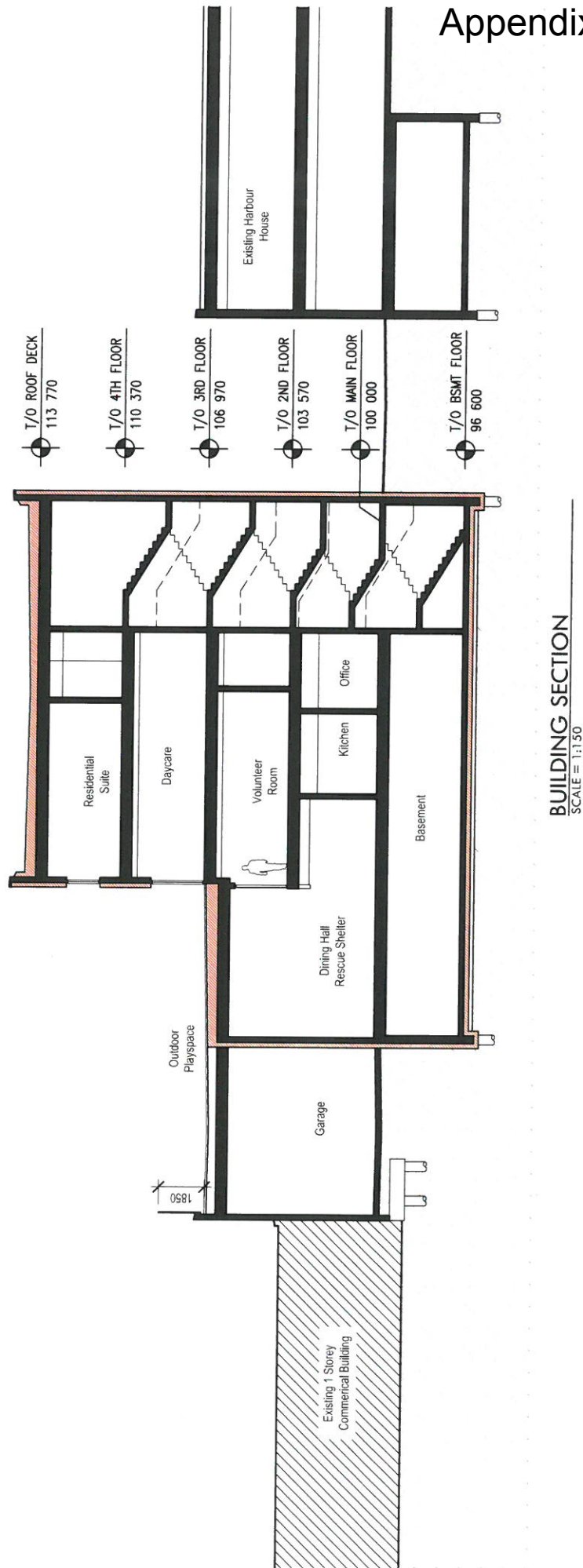
SCALE: 1:250

0m 5m 10m 15m

Contract Zone Application - SHRM Samaritan Project

Date: June 9, 2016 Prepared By: SEPW Architecture Inc.

SEPW Architecture Inc.

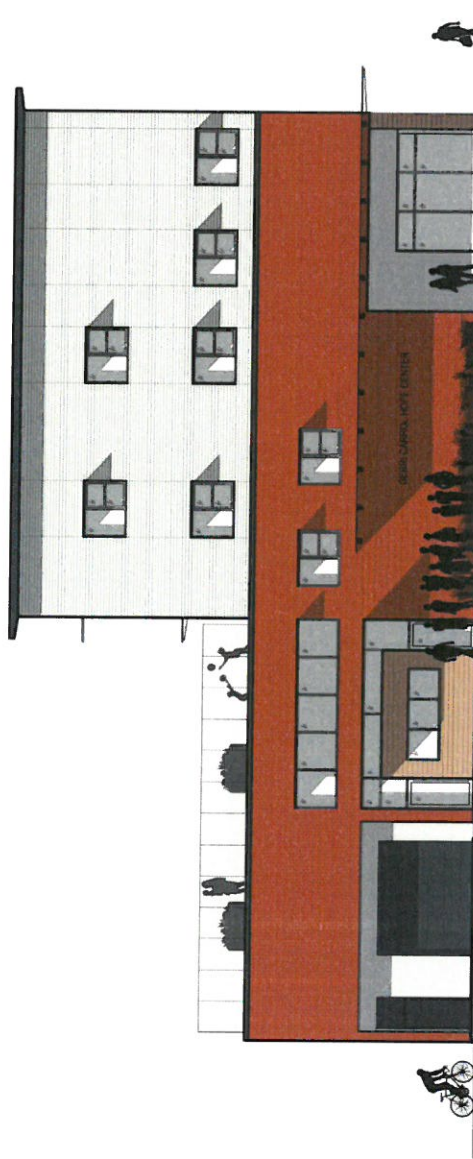




SHRM Samaritan Project

North Elevation 1:150

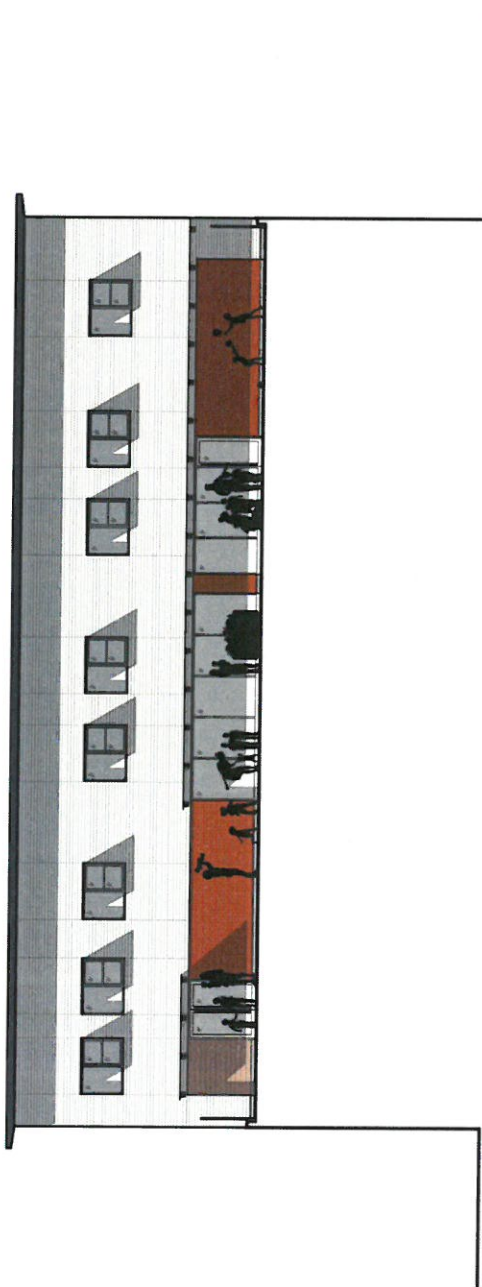
June 9, 2016



SHRM Samaritan Project

East Elevation 1:150

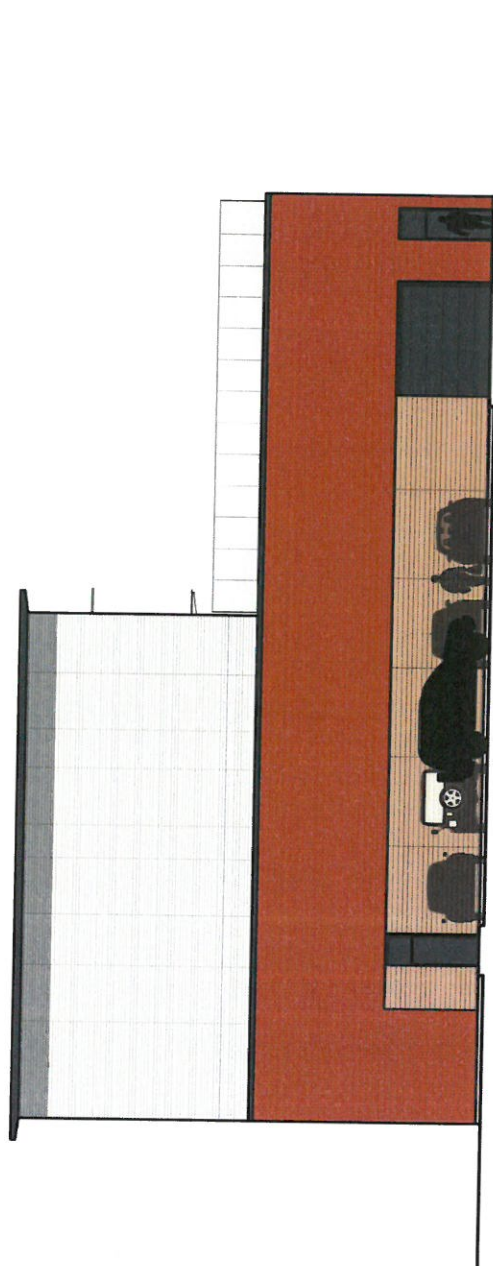
June 9, 2016



SHRM Samaritan Project

South Elevation 1:150

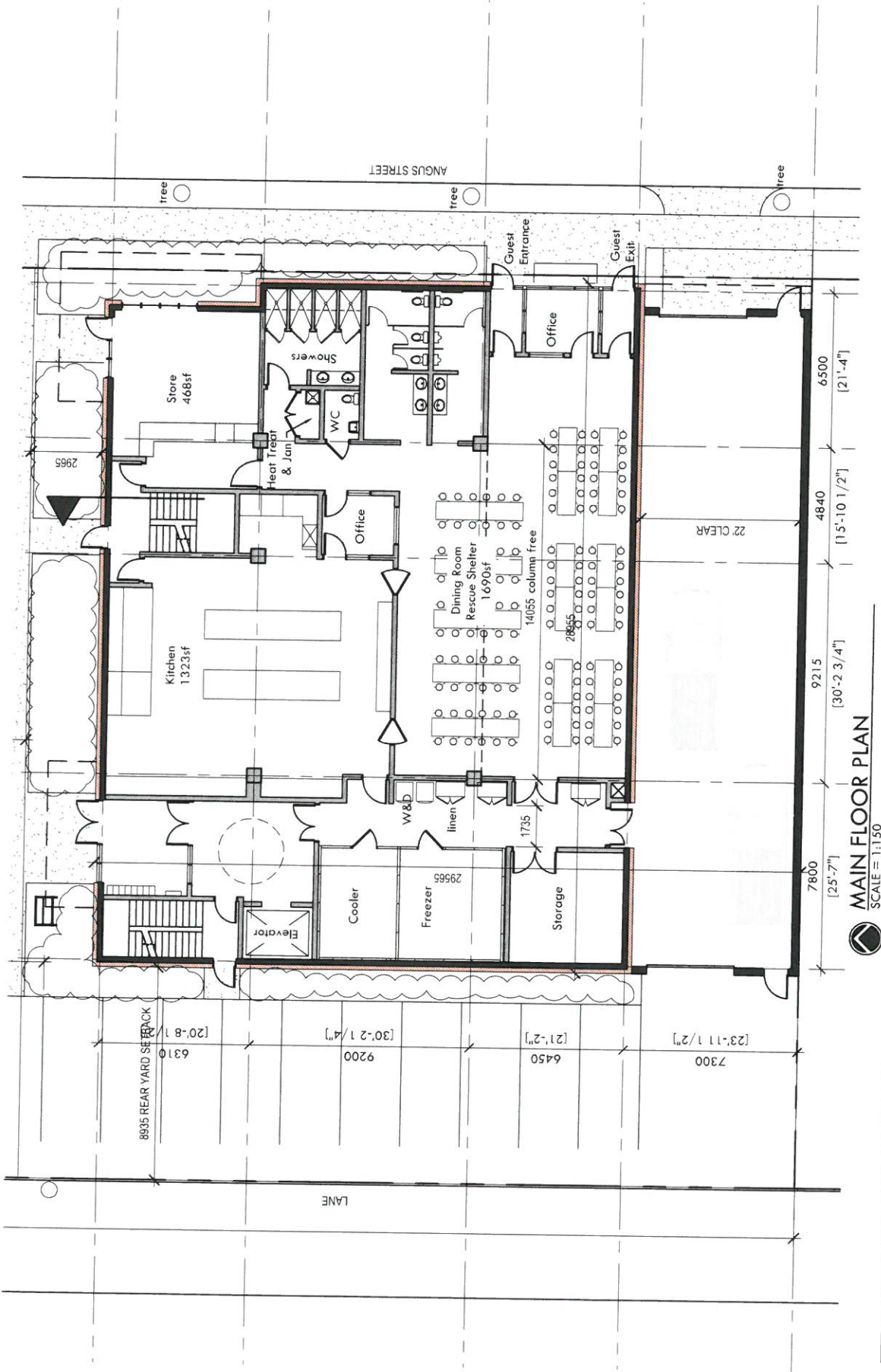
June 9, 2016

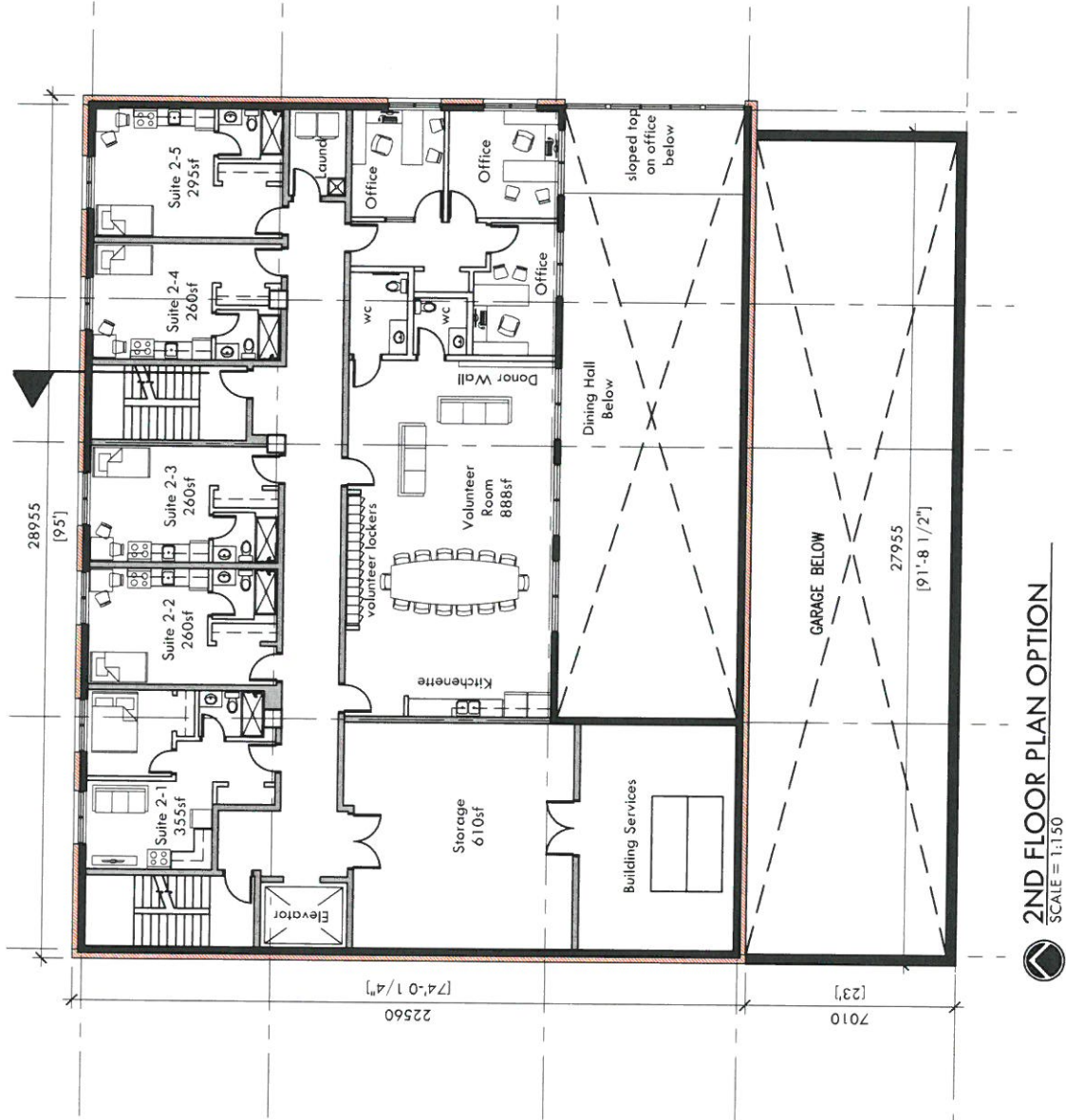


SHRM Samaritan Project

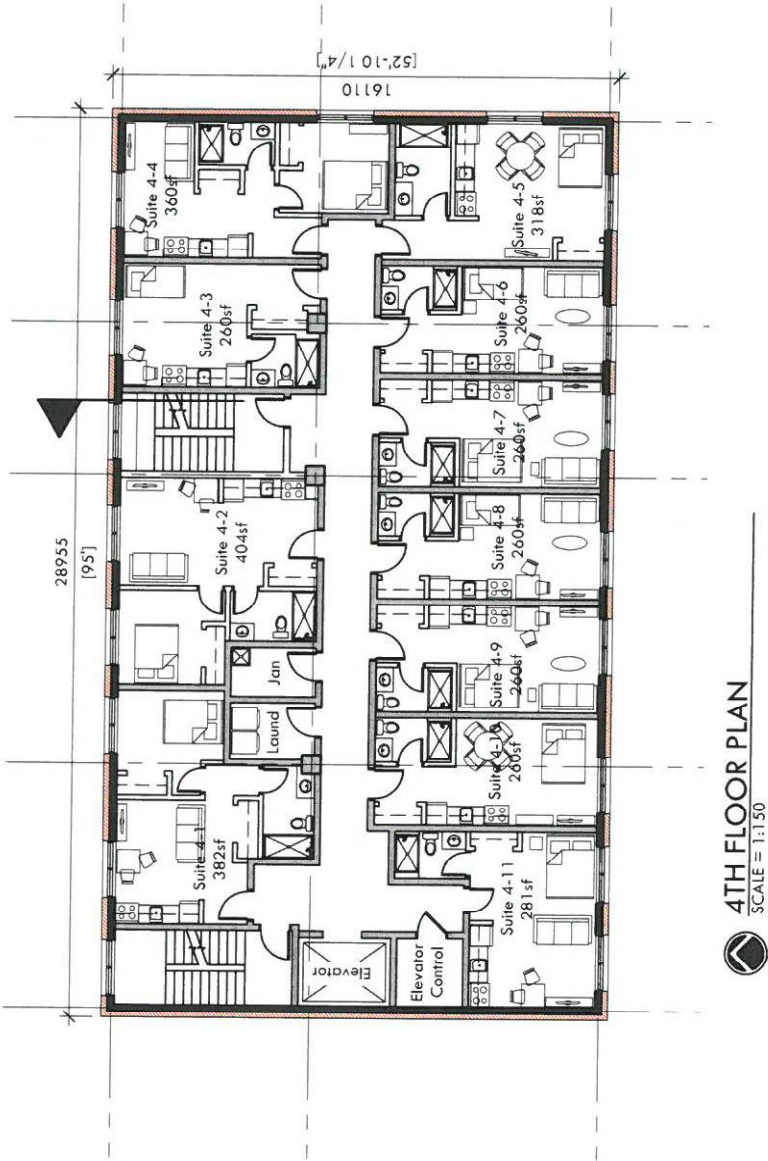
West Elevation 1:150

June 9, 2016

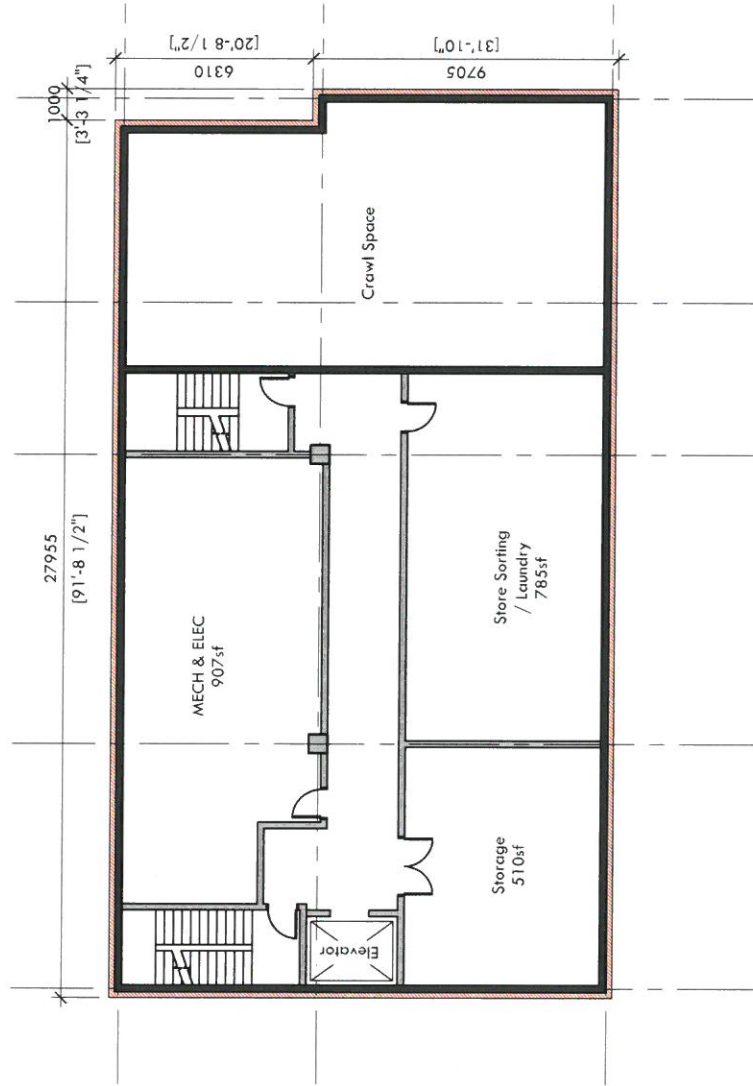








4TH FLOOR PLAN
SCALE = 1:150



BASEMENT PLAN
SCALE = 1:150

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>I support this proposal</i>	7	<ul style="list-style-type: none"> Is essential for residents in area
<i>Accept if one or two features were different</i>	2	<ul style="list-style-type: none"> Soup kitchen and emergency shelter will bring transient people Wrong location
<i>Accept if many features were different</i>	5	<ul style="list-style-type: none"> Soup kitchen and emergency shelter will bring transient people Crime and safety
<i>Completely opposed</i>	9	<ul style="list-style-type: none"> Crime and safety Wrong location Property values

A total of 21 people attended the open house and a total of 23 comment sheets were received through the circulation and open house process (eight from the circulation, 15 from the open house).

Three of the comment sheets were from people who had already commented during the regular Public Notice of the application process and generally were not in favour the proposed development as presented, and noted the same concerns as stated in the Public Notice comment sheets. Twelve new comment sheets were received as a result of the open house. Two of the comments were generally not in favour of the proposed development as presented and the other 10 were in favour of the proposed development. The 10 comments in support were from both residents and organizations.

1. Issue: The soup kitchen and emergency shelter will bring transient people.

Applicant's Response: This building may very well bring transient people but there is nothing that says that these individuals will have a negative impact on the community.

Owner's Response: The soup kitchen will provide much-needed meals to the many broken and needy families already living in North Central and the emergency shelter will provide a safe place for the homeless people that are already present in this neighborhood. Overall, our building creates a safe alternative to the already present unsafe housing options in this neighborhood. The soup kitchen and emergency shelter will no more attract transient people than Sarcan does with its recycling operations located right across the street. Please keep in mind that Labour Ready and Regina Work Skills are two helping agencies located in the same neighborhood, which will directly impact the people we are providing safe shelter to. The two services complement each other and serve as one important step toward helping someone off of the street and back into independent living.

Administration's Response: It is essential that all residents have secure access to basic needs such as food, housing and other services. The Official Community Plan provides policy direction to ensure the provision of housing, social programs and services is accessible to all residents, including the most vulnerable populations.

2. **Issue: Wrong location**

Applicant's Response: Zoning bylaws support this type of building in the proposed location. A building of this nature that serves the public needs to be somewhat centrally located in order function properly. This building is adjacent to Albert Street and public transit is ideal, making it easily accessible.

Owner's Response: This location provides a consistent meal program that is not present in North Central currently, although there is a demonstrated need for such a program to serve this neighborhood. It is located near social service offices, Labour Ready, Regina Work Skills and a host of complementary services for the same people we would serve. Our current location is on the same block as three other agencies offering almost exactly the same services, which is not helpful when so many of the people we serve come from North Central.

Administration's Response: The proposed building is close to Albert Street and public transit is easily accessible. This proposal has been assessed using the underlying MAC Zone, in which a Humanitarian Service Facility is a permitted use and based on that the use is acceptable.

3. **Issue: Crime and safety.**

Applicant's Response: The building has been designed with Crime Prevention Through Environmental Design (CPTED) in mind. Concepts of natural surveillance, natural access control and natural territorial reinforcement – which are incorporated into this design – have been shown to contribute significantly to reduced crime and improved safety.

Owner's Response: Often the police have come to us to access our high quality security camera feed for footage of other crimes not at all related to any of our buildings in North Central. This would include the existing security cameras located on the exterior of our apartment building, located at 1610 Angus Street. We can argue that since installing the external security lighting and security cameras at our apartment building that crime and vandalism has decreased in the areas accessed by the cameras. Our new building will have over 30 cameras installed inside and outside the building. In addition, our development of a park-like setting as part of our landscaping component for the entire property will come with security lighting and cameras, providing a safe and attractive environment, which studies have concluded help contribute to the lowering of pre-existent crime rates in the neighborhood. Our building is also going to be staffed 24 hours per day and will be highly secure. Our buildings are also under a strict no drugs, no alcohol policy, which we enforce constantly to make sure that everyone we serve is safe. These elements tend to drive the criminal element away from our facilities not attract them.

Administration's Response: The proposed buildings are oriented to provide good natural surveillance of both open spaces on site and onto surrounding streets, which may help decrease the opportunities for crime in the immediate area. *Design Regina: The Official Community Plan* (OCP) supports the development of diverse communities with housing opportunities for all in all communities throughout the City of Regina. The proposal is consistent with this policy objective and, as such, the Administration supports the development of this project.

Administration contacted the Heritage Community Association (HCA) on July 28, 2016 to

obtain comment and feedback regarding the current location. The HCA indicated that not many people congregate outside the shelter as opposed to some other shelters in the neighbourhood that provide longer term stays. It also indicated that the organization did not experience an increase in crime from the soup kitchen and shelter but rather from the concentration of services for homeless or at-risk of homelessness clients that are in the neighbourhood.

4. Issue: Property values.

Applicant's Response: A concern about a reduction in property values implies that this development would have a negative impact on the community, thus making the area a less desirable place to live. There has been effort to ensure that the design of this building is sensitive to all adjacent properties. There is nothing that suggests that the uses of this building will have a negative effect on property values.

Owner's Response: Since we have built our apartment building, the adjacent apartment building that was in a state of disrepair has, just this year, undergone a facelift, cleaning up its image and contributing to the attractiveness of the neighborhood, following our example. The existing homes located on the west streets from our property are all in a grave state of disrepair and we are hopeful that our attractive building, complete with beautiful landscaping, will inspire the property owners to clean up their own properties, which will then begin to add to the neighborhood's property values. Keep in mind that our building will house a daycare, which will make the neighborhood a more attractive place to live because we are bringing a valuable service to the many families that live in the neighborhood.

Administration's Response: The proposal meets the policy objectives of the OCP, including developing complete communities with a variety of housing options for persons with special needs and all income levels. Important consideration was given in the review process to achieving a building design that provided a good design condition along Angus Street and provided a good degree of compatibility with surrounding properties. The Administration is not aware of any evidence that such a development will necessarily have a negative impact on surrounding property values. A new development will contribute revitalization in the neighbourhood, which can contribute positively to local real estate values.

November 30, 2016

To: Members
Regina Planning Commission

Re: 2016 Review of Outstanding Items

RECOMMENDATION

1. That the following items be deleted from the list of outstanding items for the Regina Planning Commission:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
MN14-2	Regina Planning Commission	Off Leash Dog Park
RPC15-69	Regina Planning Commission	Application for Road Closure (15-CL-15) Portion of 4 th Avenue Adjacent to 1000 Broder Street

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

CONCLUSION

This report reviews the status of outstanding items that have been referred to the Administration for reports to Regina Planning Commission. The Regina Planning Commission should review the items and provide instructions on the need for any changes to priorities.

BACKGROUND

Subsection 35(2) of City Council's Procedure Bylaw requires the City Clerk to provide a report to the Executive Committee annually which lists all items and the priority of the items that have been tabled or referred by City Council or one of its committees. The purpose of this report is to provide a list of the outstanding items for the Regina Planning Commission as at November 30, 2016.

DISCUSSION

Lists of Outstanding Items are maintained for City Council and its main committees. Items on the list may originate from:

- a recommendation in a report which indicates that another report will be forthcoming;
- a motion adopted to refer an item back to the Administration or to request a report on a related matter;

- a motion adopted by City Council or another committee requesting the Administration to prepare a report.

The Office of the City Clerk is responsible for maintaining and updating the lists. Items remain on the list until a report or the committee recommends their removal. The list is updated with additions and deletions, as meetings are held and after review by the Executive Committee. The last review of outstanding items as at January 6, 2016 was considered by Executive Committee on February 17, 2016.

As all items on the list were related to the RRI or the comprehensive review of the Zoning Bylaw, with return dates not anticipated before 2019, it was not necessary to circulate the list to departments for review and comments.

In 2016, the outstanding items report is first being circulated to the affected Committees prior to Executive Committee consideration. This process allows committees to have more detailed discussions of each item with the Administration and among themselves to determine priorities for Council consideration.

Attached to this report as Appendix “A” is a list of the outstanding public session items before the Regina Planning Commission. To assist the Committee, the list has been updated by deleting any items which were removed by resolution of committee during 2016.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Strategic Implications

Regular review of outstanding items provides both Council and the City Administration an opportunity to review and refocus priorities and resources as required based on current initiatives, needs of the community and corporate strategy.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

No specific public communication is required in relation to outstanding items. This report will be posted to the City of Regina website for public viewing.

DELEGATED AUTHORITY

Executive Committee is required to provide direction to the City Manager in relation to items on the outstanding items list for City Council or any of its committees along with directing any changes in priority.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Erna Hall', written in a cursive style.

Erna Hall, Deputy City Clerk
Office of the City Clerk

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Jim Nicol', written in a cursive style.

Jim Nicol, Chief Legislative Officer & City Clerk
City Clerk & Governance

Report prepared by:
Elaine Gohlke, Council Officer

**REGINA PLANNING COMMISSION
LIST OF OUTSTANDING ITEMS
AS AT NOVEMBER 30, 2016
OPEN ITEMS**

REPORT #:	RPC04-16
DATE TABLED/REFERRED:	March 24, 2004
SUBJECT:	Regina's Old Warehouse Business Improvement District: Warehouse District Planning Study
MOTION:	This communication be referred to the Administration for review and analysis with reports to the various standing committees within six months on the implications of implementing the various components of the Warehouse District Planning Study.
DIVISION:	City Planning and Development (Comprehensive Planning)
COMMENT:	Return Date: On hold pending Regina Revitalization Initiative.

REPORT #:	RPC10-5
DATE TABLED/REFERRED:	February 24, 2010
SUBJECT:	Cell Phone Towers
MOTION:	This communication be referred to the Administration for a report on guidelines and/or principles for cell phone towers on City of Regina property.
DIVISION:	City Planning and Development (Development Services)
COMMENT:	Return Date: 2019 -Will be reviewed through Zoning Bylaw review

REPORT #:	MN11-10
DATE TABLED/REFERRED:	September 19, 2011
SUBJECT:	Zoning Bylaw – Contractor Yards in Residential Areas
MOTION:	<ol style="list-style-type: none">1. That City Council instruct the Administration to review the Zoning Bylaw in relation to Contractor Yards, including parking, with a view to clarifying or establishing wording in the Bylaw that clearly identifies what is permitted in residential areas including equipment storage.2. That the Administration be instructed to review the Land Use Development Regulations Chart to ensure it clearly identifies for the public what is and is not permissible in each zoned area.
DIVISION:	City Planning and Development (Development Services)
COMMENT:	Return Date: 2019 - Will be reviewed through Zoning Bylaw review

REPORT #:	MN12-1
DATE TABLED/REFERRED:	January 23, 2012
SUBJECT:	Sustainable Commercial and Industrial Buildings Incentive Program
MOTION:	<p>That City Council instruct the Administration to prepare a report, as part of the Design Regina process, which:</p> <ol style="list-style-type: none">1. considers emerging best practices2. Incorporates any relevant legal considerations3. Includes stakeholder input; and <p>provides recommendations for how the city could incent or encourage the development community to incorporate green, sustainable best practices in future commercial and industrial construction projects.</p>
DIVISION:	City Planning and Development
COMMENT:	Return Date: 2019 - Part of the Comprehensive Zoning Bylaw Review process

REPORT #:	RPC12-71
DATE TABLED/REFERRED:	September 13, 2012
SUBJECT:	Rezoning and Discretionary use Application (12-Z-20/12-DU-24) - Proposed Fourplex -4000 3rd Avenue, Windsor Place Subdivision
MOTION:	<p>5. That Administration work with the Legal Department to explore options for architectural controls and provide a report to the Regina Planning Commission in the first quarter of 2013.</p>
DIVISION:	City Planning and Development (Development Services)
COMMENT:	Return Date: 2019 - Part of the Comprehensive Zoning Bylaw Review process

REPORT #:	MN14-2
DATE TABLED/REFERRED:	January 27, 2014
SUBJECT:	Off Leash Dog Park
MOTION:	<p>That the Administration prepare a report for City Council through the Regina Planning Commission that outlines the City's ability to require an off leash dog park in each new development that has a population of 5,000.</p>
DIVISION:	Community Services
COMMENT:	Return Date: Addressed at March 9, 2016 meeting. Remove from List.

REPORT #:	CR14-137
DATE TABLED/REFERRED:	November 27, 2014
SUBJECT:	Lease of Road Right-of-Way
MOTION:	That the Administration report back to Regina Planning Commission in Q2 of 2015 on the criteria on permanent signs as it relates to aesthetics, revenue and statistics on the number of signs within the city limits.
DIVISION:	City Planning and Development (Development Services)
COMMENT:	Return Date: 2019 - Part of the Comprehensive Zoning Bylaw Review process

REPORT #:	RPC15-31
DATE TABLED/REFERRED:	June 3, 2015
SUBJECT:	Application for Sale of Dedicated Lands (15-SD-01) Portion of Qu'Appelle Park - 1301 Parker Avenue
MOTION:	That Administration conduct a review of the policy related to the sale of parcels of City land for the installation of cell towers, including the size of the parcel and related setbacks, as well as any related Bylaw changes that may be required.
DIVISION:	City Planning and Development (Development Services)
COMMENT:	Return Date: 2019 - Part of the Comprehensive Zoning Bylaw Review process

REPORT #:	RPC15-69
DATE TABLED/REFERRED:	November 10, 2015
SUBJECT:	Application for Road Closure (15-CL-15) Portion of 4 th Avenue Adjacent to 1000 Broder Street
MOTION:	This item be referred to the Administration to refer the applicant to the zoning appeal process for consideration, prior to coming back to Regina Planning Commission for the closure and subdivision.
DIVISION:	City Planning & Development (Current Planning)
COMMENT:	Return Date: Development Appeals Board Decisions DAB #1/16 and #2/16 granted relaxations for setbacks removing need for road right-of-way closure. Remove from List.