



Regina Planning Commission

**Thursday, July 6, 2017
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Thursday, July 6, 2017

Minutes Approval

Minutes of the meeting held on June 7, 2017

Administration Reports

RPC17-21 Park Naming

Recommendation

1. That Canterbury Park MR1 be named Tony Cote Park.
2. That Eastbrook MR1 be named Crosbie Park.
3. That Westerra MR1 be named Sharp Park.
4. That Greens on Gardiner MR4 be named Plains Minnow Park.
5. That Greens on Gardiner MR6 be named Yellow Rail Park.
6. That Kensington Greens MR1 be named Tansley Park.
7. That the use of flora and fauna names for parks be suspended until a review of the civic naming process can be completed in an effort to advance related actions in Regina's Cultural Plan as well as related Calls to Action from the Truth and Reconciliation Commission.
8. That this report be forward to the July 31, 2017 meeting of City Council for approval.

RPC17-22 Closure Application (17-CL-02) Proposed Closure of Right-of-Way adjacent to 2524 Garnet Street

Recommendation

1. That the application for the closure and sale of a portion of Unnamed Avenue as shown on the attached plan of proposed subdivision (Appendix A-3) prepared by M.M. Vanstone, dated March 21, 2017, and legally described as follows, be approved:



OFFICE OF THE CITY CLERK

“Part of Unnamed Avenue - St/L 62 within NE. ¼ Section 13 TWP. 17
- RGE.20 - W.2M. Regina Saskatchewan.”

2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the July 31, 2017, meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC17-23 Heritage Designation Application (17-H-02) Broderick Residence - 3248 Albert Street

Recommendation

1. That the designation of Broderick Residence located at 3248 Albert Street being Lot 19, Block 664, Plan No.101179559, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 2.10 (Broderick Residence) upon designation.
4. That this report be forwarded to the July 31, 2017, meeting of City Council for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.



OFFICE OF THE CITY CLERK

RPC17-24 Zoning Amendment (16-Z-02) Administrative and Housekeeping Amendments to Regina Zoning Bylaw No. 9250

Recommendation

1. That the proposed amendments to *Regina Zoning Bylaw No. 9250* as specified in Appendix A be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendments.
3. That this report be forwarded to the July 31, 2017, meeting of City Council for approval, which will allow sufficient time for advertising the required public notices for the bylaw.

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 7, 2017

AT A MEETING OF 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
David Bale
Pam Dmytriw
Phil Evans
Simon Kostic
Andre Kroeger
Laureen Snook

Regrets: Adrienne Hagen Lyster
Steve Tunison

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
Manager, Development Engineering, Dustin McCall
Senior City Planner, Autumn Dawson
Senior City Planner, Sue Luchuck
Historical Information & Preservation Supervisor, Dana Turgeon

APPROVAL OF PUBLIC AGENDA

Pam Dmytriw moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Andre Kroeger moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 3, 2017 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC17-18 Contract Zone Application (17-CZ-01) and OCP Amendment (17-OCP-01)
Proposed Medical Clinic - 1636 College Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1636 College Avenue, being Lot 8, Block 465, Plan Old 33, from R4A-Residential Infill Housing Zone to C-Contract Zone be denied.
2. That the application to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48 Part B.8 Core Area Neighbourhood Plan* and *Part B.12 General Hospital Area Neighbourhood Plan* be denied.
3. That this report be forwarded to the June 26, 2017 meeting of City Council for denial.

Dan Kozan addressed the Commission.

Phil Evans moved that this report be received and filed.

(Councillor Young arrived at the meeting.)

RECESS

Laureen Snook moved, AND IT WAS RESOLVED, that the Commission recess for 10 minutes.

The Commission recessed at 4:36 p.m.

The Commission reconvened at 4:50 p.m.

Phil Evans withdrew his motion of receive and file.

Phil Evans moved that the recommendation contained in the report be concurred in.

The motion was put and declared LOST.

Phil Evans moved, AND IT WAS RESOLVED:

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1636 College Avenue, being Lot 8, Block 465, Plan Old 33, from R4A-Residential Infill Housing Zone to C-Contract Zone be approved.

2. That the application to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48 Part B.8 Core Area Neighbourhood Plan and Part B.12 General Hospital Area Neighbourhood Plan* to allow for the requested use for this property be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws.
4. That Administration be directed to proceed with the required public notice.
5. That this report be forwarded to the June 26, 2017 meeting of City Council for approval.

RPC17-19 Discretionary Use Application (17-DU-03) Fast Food Outlet (Coffee Shop) - 3008 13th Avenue

Recommendation

1. That the discretionary use application for a proposed Fast Food Outlet located at 3008 13th Avenue, being Lot 55, Block 376, Plan No. 99RA05074, be Approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and Appendix A-3.2 inclusive, prepared by P3Architecture Partnership and dated February 10, 2017; 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 June 26, 2017 meeting of City Council for approval.

Eric Galbraith, representing 33 1/3 Coffee, addressed the Commission.

Councillor Young moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending the Communications section of the report to show that the Cathedral Area Community Association (CACA) responded and had no comment or concern with the proposal.

RPC17-20 Civic Naming Committee Annual Report 2016

Recommendation

That this report be forwarded to the June 26, 2017 meeting of City Council for information.

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

ADJOURNMENT

Pam Dmytriw moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:22 p.m.

Chairperson

Secretary

July 6, 2017

To: Members
Regina Planning Commission

Re: Park Naming

RECOMMENDATION

1. That Canterbury Park MR1 be named Tony Cote Park.
2. That Eastbrook MR1 be named Crosbie Park.
3. That Westerra MR1 be named Sharp Park.
4. That Greens on Gardiner MR4 be named Plains Minnow Park.
5. That Greens on Gardiner MR6 be named Yellow Rail Park.
6. That Kensington Greens MR1 be named Tansley Park.
7. That the use of flora and fauna names for parks be suspended until a review of the civic naming process can be completed in an effort to advance related actions in Regina's Cultural Plan as well as related Calls to Action from the Truth and Reconciliation Commission.
8. That this report be forward to the July 31, 2017 meeting of City Council for approval.

CONCLUSION

In accordance with the City's Park Naming Policy and Procedures, which were adopted by Council in June 2005 (CR05-101) and amended in May 2007 (CR07-86), the Administration has consulted with the applicable developers and Community Associations to identify names for six neighbourhood parks.

During this process, Administration heard from Community Associations a desire for names chosen to be more aligned with the actions from the Cultural Plan and The Truth and Reconciliation Commission of Canada: Calls to Action. At the same time, developers have created naming themes based on flora and fauna and would prefer to continue with park names that fit within the theme of the neighbourhood.

Administration is recommending that Yagar Developments Inc. be permitted to complete their development with two fauna names that are connected to the province's natural heritage due to the fact that these two parks are the final parks to be named in the themed development. Administration is then recommending that developers who are in initial stages of development be

asked to select names from the already approved Civic Naming List and/or identify new names that advance the cultural plan and/or the TRC calls to action.

The Administration also recommends that all flora and fauna names be suspended for the naming of parks until a review of the civic naming process can be completed. This is in an effort to encourage use of names on the lengthy list of approved names, while also ensuring park names celebrate Regina's unique history and cultural diversity.

BACKGROUND

In 2016 the Regina Cultural Plan was approved by Council. During the engagement process Administration received significant feedback from the community about the importance of park and street naming. The main concern expressed through the feedback was ensuring that street and park names represented Regina's unique history and cultural heritage. For this reason one of the actions from the plan was: to ensure that the naming of streets, parks and other civic assets is done to celebrate Regina's unique history and cultural diversity and that it tells the whole story of Regina.

On June 2, 2015 The Truth and Reconciliation Commission of Canada: Calls to Action (TRC calls to action) also put forth the following:

79. We call upon the federal government, in collaboration with Survivors, Aboriginal organizations, and the arts community, to develop a reconciliation framework for Canadian Heritage and commemoration.

Corporately, Administration has determined that one way that the municipality can advance this call to action is to ensure that park and street names are representative of indigenous history and values.

Recently the Community Services Department has received requests for a number of flora and fauna names for parks in new developments with themed naming conventions. Although the names selected were on the list of approved civic names, the Administration believes that they were not truly representative of our culture or heritage, in keeping with the approved Cultural Plan or the TRC calls to action. Examples include Bumblebee and Gopher Park. Administration then requested developers select names from the approved Civic Naming List representing residents that have made a contribution to the city or names that represent indigenous culture or heritage of our region.

The Greens on Gardiner developed by Yagar Developments Inc. is nearing completion. The subdivision has used a flora and fauna theme, with most street and park names containing the word "green". At this time there are two parks remaining to be named to complete the subdivision. The Administration is recommending that, as the subdivision is nearing full build out, flora and fauna names could be allowed to complete the themed development. However, rather than generic flora and fauna names, the names should have to be more closely related to provincial or local heritage.

Although Westerra is also a development that had been planned with a flora and fauna theme, this development is in its initial stages and is not fully built out. The Administration contacted Harvard Developments regarding their requested park name selections and requested that they consider new names that reflect Regina's cultural heritage.

DISCUSSION

The Administration is in the process of naming six neighbourhood parks in the Canterbury, Eastbrook, Westerra, Greens on Gardiner and Kensington Greens subdivisions (see attached maps). The Park Naming Policy requires the Administration to consider requests from the developer, Community Association and Zone Board to assign to parks. Names are first submitted to an internal Civic Naming Committee which considers the names within the context of the Park Naming Policy and Procedures, adopted by Council in June 2005 (CR05-101) and amended in May 2007 (CR07-86). Upon approval by the Civic Naming Committee, names can be assigned to public open space with Council approval.

As part of the process for naming parks, names proposed by developers are shared with the affected Community Associations and Zone Boards. Through this review process a desire has been expressed to adopt names aligned with Regina's Cultural Plan. The recent trends for developers has been focused on flora and fauna names. As a result, the approved list of names continues to grow. The Administration is recommending that flora and fauna names for park spaces be suspended until a review of the civic naming process can be completed. This review will allow for consideration to be given to advancement of related actions in the Cultural Plan as well as Calls To Action through the TRC.

The following list provides details on the names selected and which parks they are being requested for.

Names Recognizing Natural Heritage in Greens on Gardiner

Plains Minnow Park (Greens on Gardiner MR4)

The Plains Minnow is a small-sized fish between 50 and 90 millimeters in total length with a body colour that is tan to olive towards the back, silver along the sides and white along the belly. Individuals can live up to two to three years. The existence of the Plains Minnow in Canada was discovered in 2003 in southern Saskatchewan. The Plains Minnow lives in schools, and is found in sand-and silt-bottom rivers and streams of the Central Great Plains. The Plains Minnow prefers slow, relatively shallow to moderately deep waters with a range of turbidity.

Yellow Rail Park (Greens on Gardiner MR6)

Because of its secretive nature, the Yellow Rail bird is infrequently encountered. The second-smallest rail in North America, it breeds in sedge marshes and winters in marshes and hay fields. The Canadian breeding range includes the Mackenzie District of the Northwest Territories, eastern Alberta, central Saskatchewan, most of Manitoba and Ontario, the southern half of Quebec, all of New Brunswick, and northern Nova Scotia. There are thought to be roughly a few

thousand pairs of Yellow Rails breeding in the Hudson/James Bay region, and another roughly 2,000 pairs in the rest of Canada (1998 estimates). Habitat availability has declined and is still declining throughout its southern breeding range and relatively small wintering range. In certain parts of the Hudson/James Bay region, habitat may be declining as a result of habitat degradation by Snow Geese. The Yellow Rail is protected by the federal Migratory Birds Convention Act. Under this Act, it is prohibited to kill, harm, or collect adults, young and eggs.

Names Recognizing Contributions to Regina's Community and Culture in New Developments

Tony Cote Park (Canterbury Park MR1)

Tony Cote was born on the Cote First Nation Reservation to Frank and Ellen Cote. He was educated at the St. Phillips Residential School for seven years, then attended the Cote First Nation Day School for two years. At the age of seventeen, Tony joined the Canadian Armed Forces in 1952 and served with the 81st Field Regiment, Royal Canadian Artillery. His service was in Canada, then on March 22, 1953 his unit was shipped to Korea and remained there for 14 months. Upon returning from Korea, Tony re-enlisted for another three years. He was stationed in Utopia, NB Canadian Forces Base for one year then his unit was sent to Germany in October 1955 to December 1957. Tony was then released from the Army on May 18, 1958.

Tony founded the Saskatchewan Indian Summer Games and presents the most Improved Tribal Council with the Tony Cote Award. He is quoted as saying "I always tell them, you've got to be a good sport." Tony also says, "Someday, it probably won't be in my time, but I would like to see more Aboriginal and First Nations people even compete in the Olympics. That was my goal to start off with."

Tony is also the recipient of many honours the Tom Longboat in 1974, for outstanding sportsman, The Saskatchewan Order of Merit in 2008, inducted into the SK Sports Hall of Fame in 2011, and received the Queen's Diamond Jubilee in April 2013.

He also worked at the First Nations University of Canada as the commissioner for many years and has now retired.

Crosbie Park (Eastbrook MR1)

Born in Abernethy, about 90 kilometers northeast of Regina, Eric Crosbie grew up in Regina and went on to study science at the University of Manitoba and law and administration at the University of Saskatchewan. Mr. Crosbie worked for several law firms before beginning a career with the Attorney General's Department (the Justice Department) that spanned 25 years. Mr. Crosbie also served as a trustee of the Regina Board of Education from 1970 to 1985 and was a founding member of the Regina Optimist Dolphins Swim Club, serving as vice-president.

Tansley Park (Kensington Greens MR1)

Donald Dougans Tansley (1925-2007), born and raised in Regina, started his career as a government employee with the Budget Bureau in Saskatchewan. He became Chair of the Saskatchewan Medical Care Insurance Committee, which was in charge of implementing Medicare. Tansley's work caught the eye of the premier of New Brunswick, which appointed him to spearhead reform in the province. He became the President of the Canadian International Development Agency (CIDA) in 1968. He was Administrator under the Anti-Inflation Act and was the first Deputy Minister of Fisheries and Oceans. In 1972, Tansley began his association with the Red Cross, where he produced the Tansley Report, a far-reaching document that outlined a role for the organization in worldwide humanitarian efforts. A member of the Order of Canada, the Order of the Red Cross and a recipient of the Henry Dunant medal for humanitarian service, Tansley was also a member of the Canadian Centre for Days of Peace, an organization that advocated for 10-day ceasefires in war zones in order to vaccinate children.

Sharp Park (Westerra MR1)

Benjamin Sharp (1896-1965) was born in Sîrcova, Moldova. He immigrated to Canada in 1921 when his new bride, Bessie, immigrated to Canada with her parents. The family settled in Regina, where Benjamin became an independent fruit and vegetable peddler in Market Square. When the open-air market was closed, Sharp co-founded the Regina Public Market and established "Food Paradise", a produce and grocery market. He remained in this business until 1956, when he acquired Western Furs Ltd. with his son, Jack.

Benjamin Sharp became a proud member of the Regina community where he was involved in many charitable organizations and a leader in the local Jewish community.

Jack Sharp, now 89, was born and raised in Regina. He spent his working life as an entrepreneur owning and operating Western Furs and Westland Ventures, a real estate development and management company.

Jack was very involved in both the Jewish and Regina community at large. Jack was chairman of the Regina Zionist Council, chairman of the Regina chapter of the Canadian Friends of the Hebrew University, chairman for the United Jewish Appeal in Regina, and a 50-year member of the B'nai Brith Lodge. Jack was a founding member and president of the Eastview Regina Rotary Club, a founding executive member of the Regina Downtown Merchants Association, member of the Advisory Board of Royal Trust (Regina), Chairman of the Regina Advisory Board for the Department of Social Services and a Commissioner and member of the Saskatchewan Human Rights Commission. He volunteered on many private committees including the Saskatchewan Roughriders and the Ovarian Cancer Society of Saskatchewan.

It should be noted that during the process Sharp was selected by Harvard Developments to assign to the park space, MR1 in the Westerra development. When this name was shared with the West Zone Board they expressed a desire to have a park name that recognized a resident that had contributed to the communities in the west part of Regina. The Zone Board did make suggestions for possible names, however one of the names has already been assigned to a street and the other

one is not currently on the approved list of names. As there are a number of parks that will be developed in the west area of the city, the Administration is recommending that Sharp be assigned to Westerra MR1. The Administration will then submit the name selected by the Zone Board to the Civic Naming Committee for consideration. If approved, the Administration will recommend that this name be assigned to another park developed in the west.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial implications for the City of Regina related to the naming of the parks included in this report. All park signage will be installed within the parks at the expense of the developer.

Environmental Implications

There are no environmental implications associated with this report.

Policy and/or Strategic Implications

The Park Naming Policy contributes to the harmony of the City of Regina by providing an opportunity for Community Associations as well as other public organizations to participate in public process, allowing them to be informed and engaged in what is happening within their community. As mentioned earlier in the report park naming also supports the action from the cultural plan to “ensure that the naming of streets, parks and other civic assets is done to celebrate Regina’s unique history and cultural diversity and that it tells the whole story of Regina.”

Other Implications

There are no other implications associated with this report.

Accessibility Implications

There are no accessibility implications associated with this report.

COMMUNICATIONS

Community Associations, Zone Boards and developers were consulted during the park naming process to solicit ideas for names for the park spaces.

Once names are approved by Council, all park spaces will contain a park sign with a decal that explains who or what the park is named after, with a short biography.

DELEGATED AUTHORITY

In accordance with the Open Space Park Naming Policy and Procedures, City Council approval is required to name park space.

Respectfully submitted,

A handwritten signature in blue ink that reads "Laurie Shalley".

Laurie Shalley, Director
Community Services

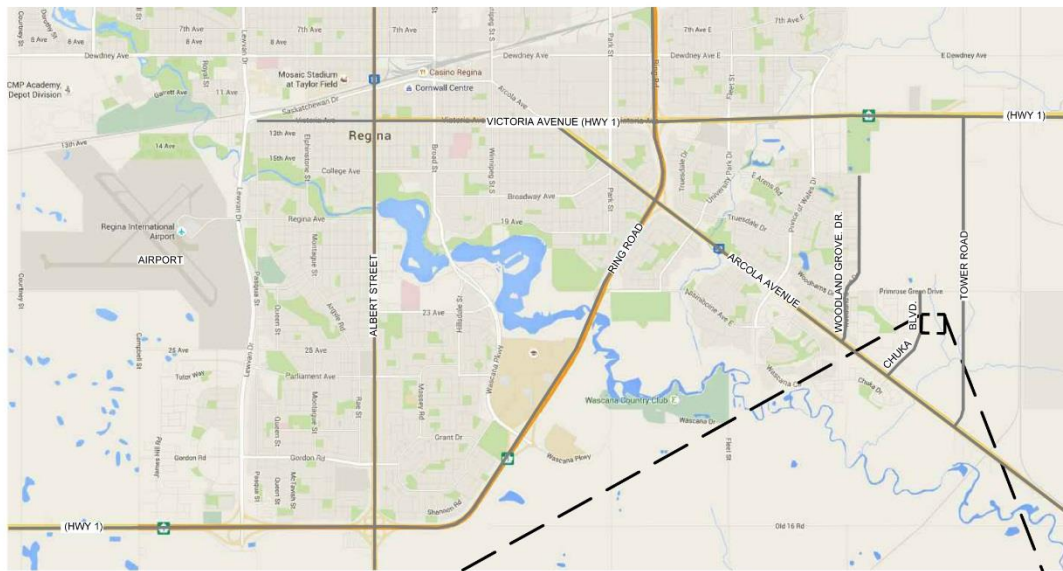
Respectfully submitted,

A handwritten signature in black ink that reads "Kim Onrait".

Kim Onrait, Executive Director
City Services

Report prepared by:
Janine Daradich, Manager Recreation Planning & Partnerships

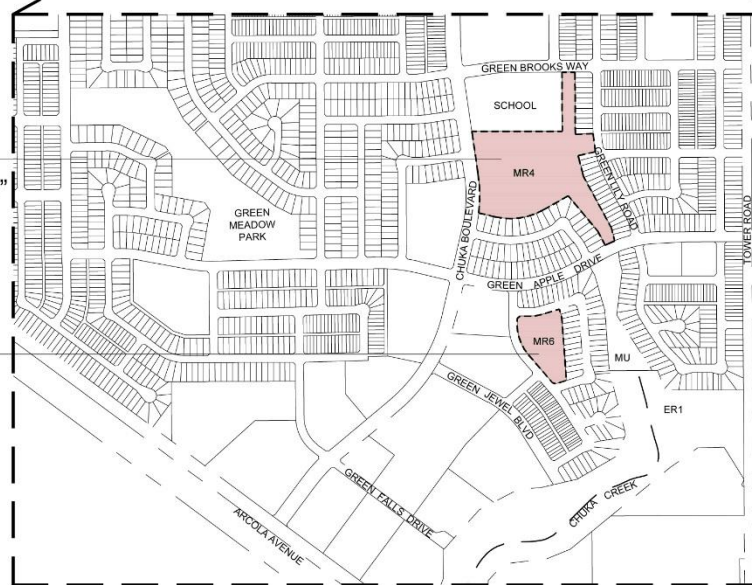
Appendix A-1



AREA MAP
NTS

PROPOSED
"PLAINS MINNOW PARK"

PROPOSED
"YELLOW RAIL PARK"



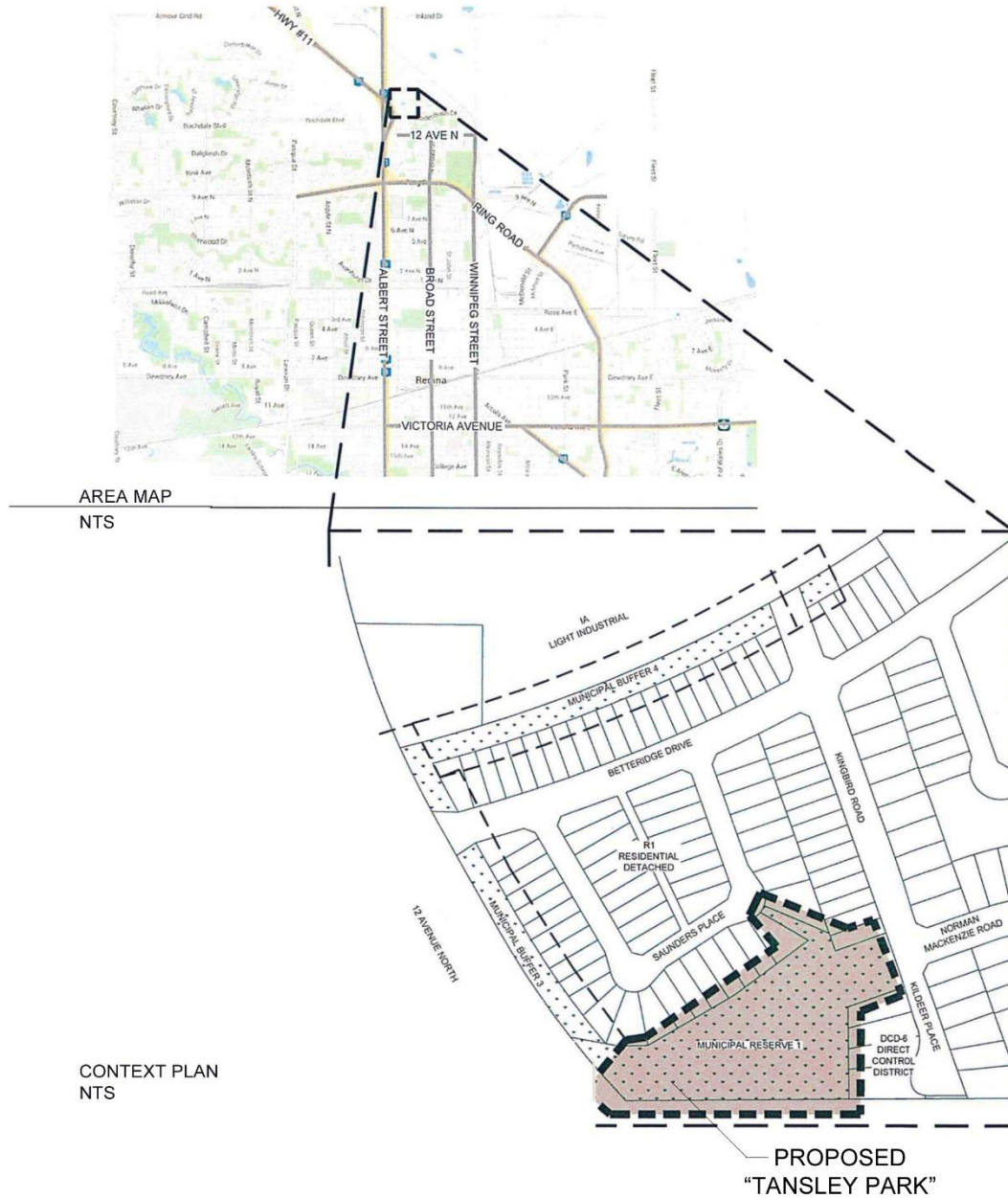
CONTEXT PLAN
NTS



GREENS ON GARDINER

Municipal Reserve 4 - Phase 6 Stage 2 & Municipal Reserve 6 - Phase 8 Stage 2
Regina, Saskatchewan
Servicing Agreement #: SA/14-04 & SA/16-11

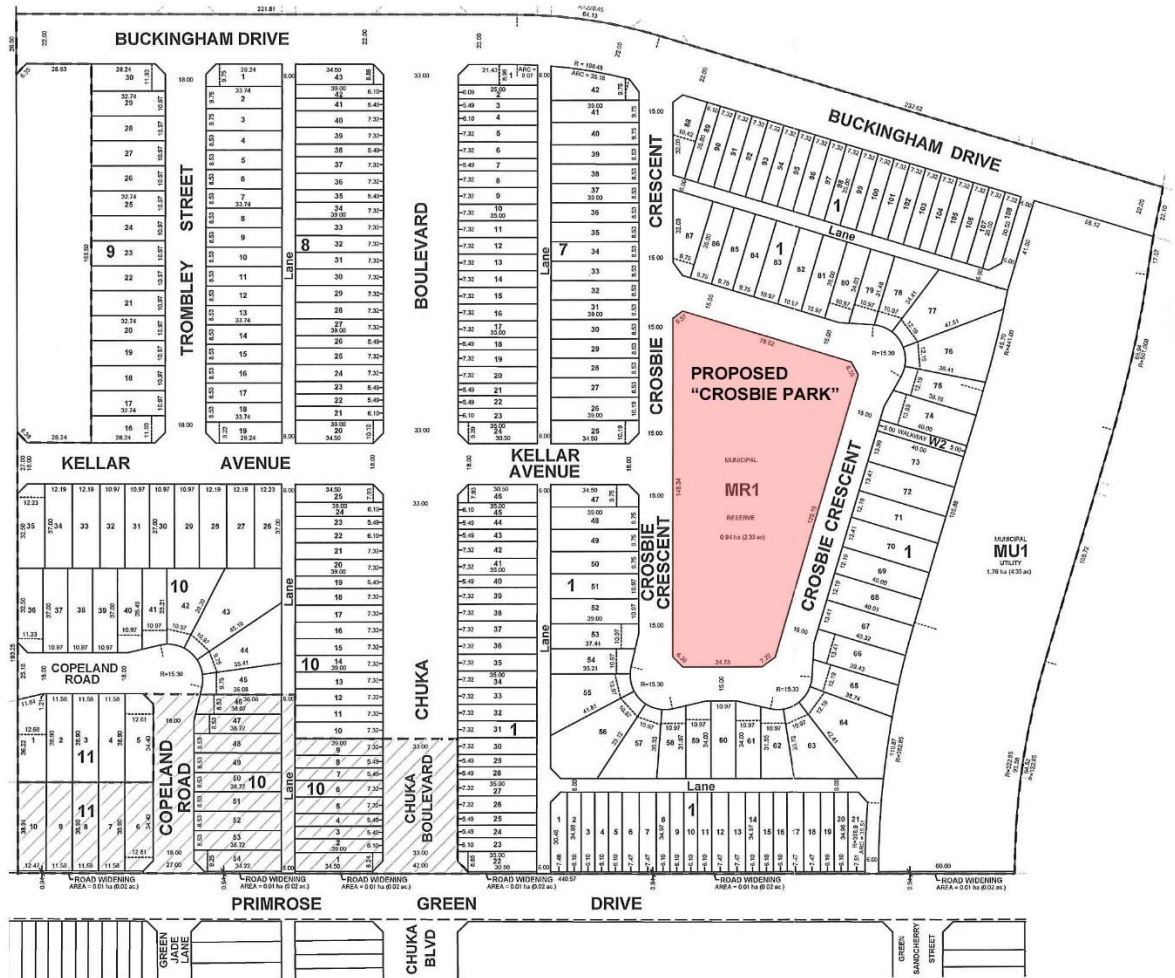
Appendix A-2



KENSINGTON GREENS (PHASE 2)

Municipal Reserve 1
Regina, Saskatchewan

EASTBROOK
MUNICIPAL RESERVE 1

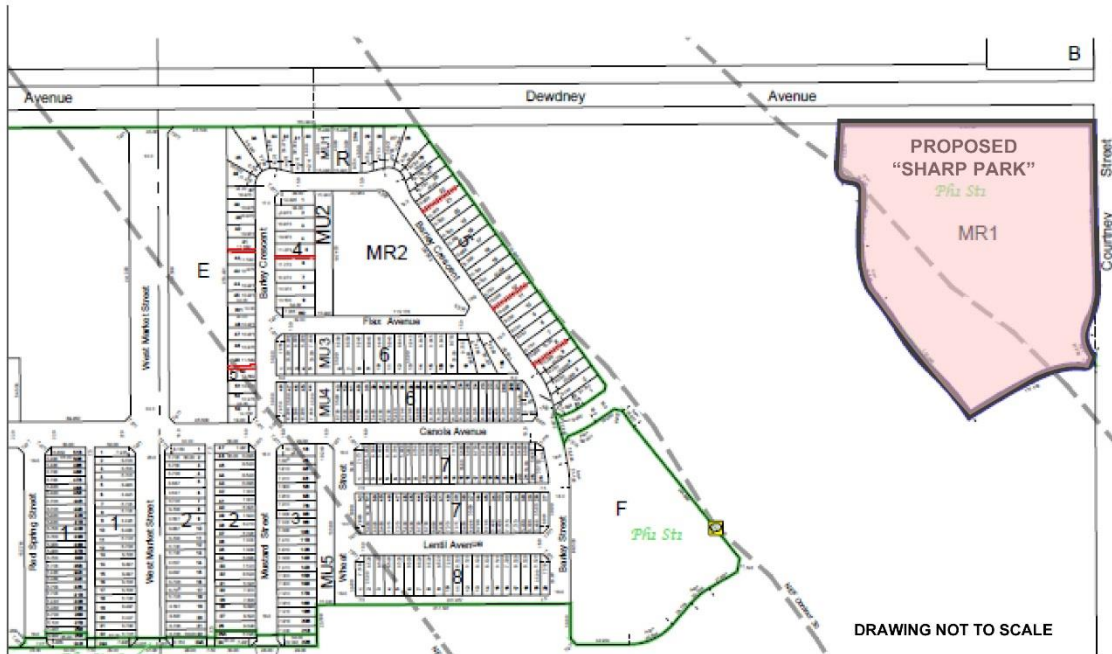


DRAWING NOT TO SCALE

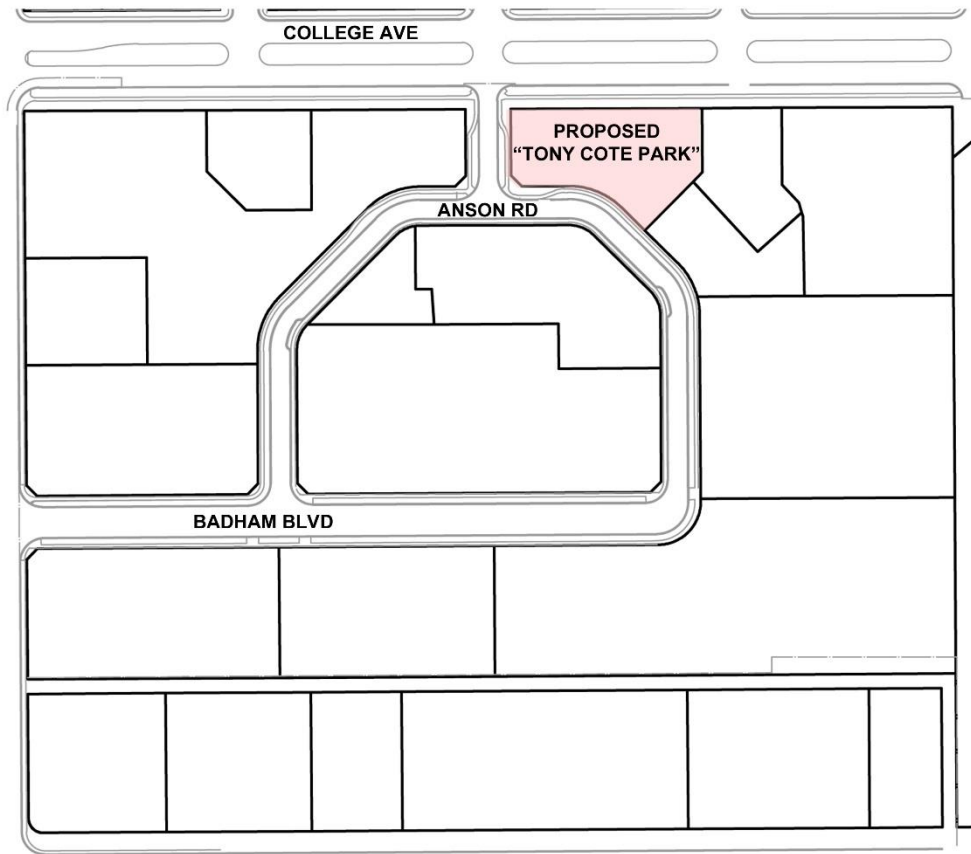
Appendix A-4



2000 – 1874 Scarth Street
Regina, Saskatchewan Canada S4P 4B3
Tel (306) 777-0600 Fax (306) 522-4171



Appendix A-5



DRAWING NOT TO SCALE

July 6, 2017

To: Members
Regina Planning Commission

Re: Closure Application (17-CL-02) Proposed Closure of Right-of-Way adjacent to 2524
Garnet Street

RECOMMENDATION

1. That the application for the closure and sale of a portion of Unnamed Avenue as shown on the attached plan of proposed subdivision (Appendix A-3) prepared by M.M. Vanstone, dated March 21, 2017, and legally described as follows, be approved:

“Part of Unnamed Avenue - St/L 62 within NE. ¼ Section 13 TWP. 17 - RGE.20 - W.2M. Regina Saskatchewan.”
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the July 31, 2017, meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The City of Regina's Real Estate Branch proposes to close and consolidate a portion of the right-of-way with the adjacent parcel located at 2524 Garnet Street. The closed portion of the right-of-way is to be consolidated with the adjacent existing residential parcel at 2524 Garnet Street to enlarge the south side of the property. The property owner is currently using this portion of road right-of-way; however, there are no structures encroaching on to the existing right-of-way, as shown on Appendix A-3.

The portion of right-of-way proposed to be closed is not currently used by the travelling public or service providers and therefore, the proposed closure will not impact traffic flow or circulation. According to the *Subdivision Bylaw No. 7748*, the minimum lane width is six metres. After consolidation the smallest portion of the lane would have a width of 6.13 metres. The Administration supports the application for the proposed partial lane closure.

BACKGROUND

A closure application has been submitted concerning the right-of-way adjacent to 2524 Garnet Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP), The Planning and Development Act, 2007* and *The Cities Act, 2002*.

The related subdivision application is being considered concurrently by the Administration, 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 as Appendix A-3.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 0.059 ha portion of road right-of-way and consolidate it with the adjacent property located at 2524 Garnet Street as shown on the attached plan of proposed subdivision in Appendix A-3. The adjacent property owner is currently using this portion of road right-of-way as part of their residential property with no structures encroaching on the existing right-of-way. The property at 2524 Garnet Street is located mid-block and is currently developed with a detached dwelling unit.

The road right-of-way provides access to a lane at the rear of properties fronting Garnet Street, as well as, providing pedestrian access to the park/open space to the west which forms part of the Wascana Creek Channel. The portion of right-of-way to be closed is not developed as physical access space and will not impede access to vehicles or pedestrians. The resulting right-of-way width of 6.13 metres will meet the requirements of *Subdivision Bylaw No. 7748* which requires a minimum lane width of 6.0 metres. The purpose of the proposed closure is to increase the width of the property at 2524 Garnet Street so that existing landscaping will be contained solely on the subject property.

The surrounding land uses include detached dwellings to the north east and south and park/open space to the west.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion of the lane is \$7,086, including GST. Consolidation of the lane into the adjacent property will result in a modest increase in the property tax assessment attributable to the subject property owner. The closure of the lane will relieve the City of any obligations for its maintenance or physical condition of the closed right-of-way.

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 the community goal of achieving long-term financial viability. By divesting itself of an unused portion of road right-of-way, the City has ensured that there will not be any long-term financial implications associated with the land.

The portion of right-of-way to be closed is not required for traffic circulation purposes.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Will be published in the Leader Post on	July 15, 2017
Letter sent to immediate property owners	April 20, 2017
Number of Public Comments Sheets Received	1

The application was circulated to the immediate adjacent properties, as well as the Cathedral Area Community Association (CACA), for comment. The CACA has responded that they do not have any concern with the application. Only one other response was received, which was from a neighbour who fully supported all elements of the development proposal.

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 Section 13 of *The Cities Act, 2002*.

Respectfully submitted,

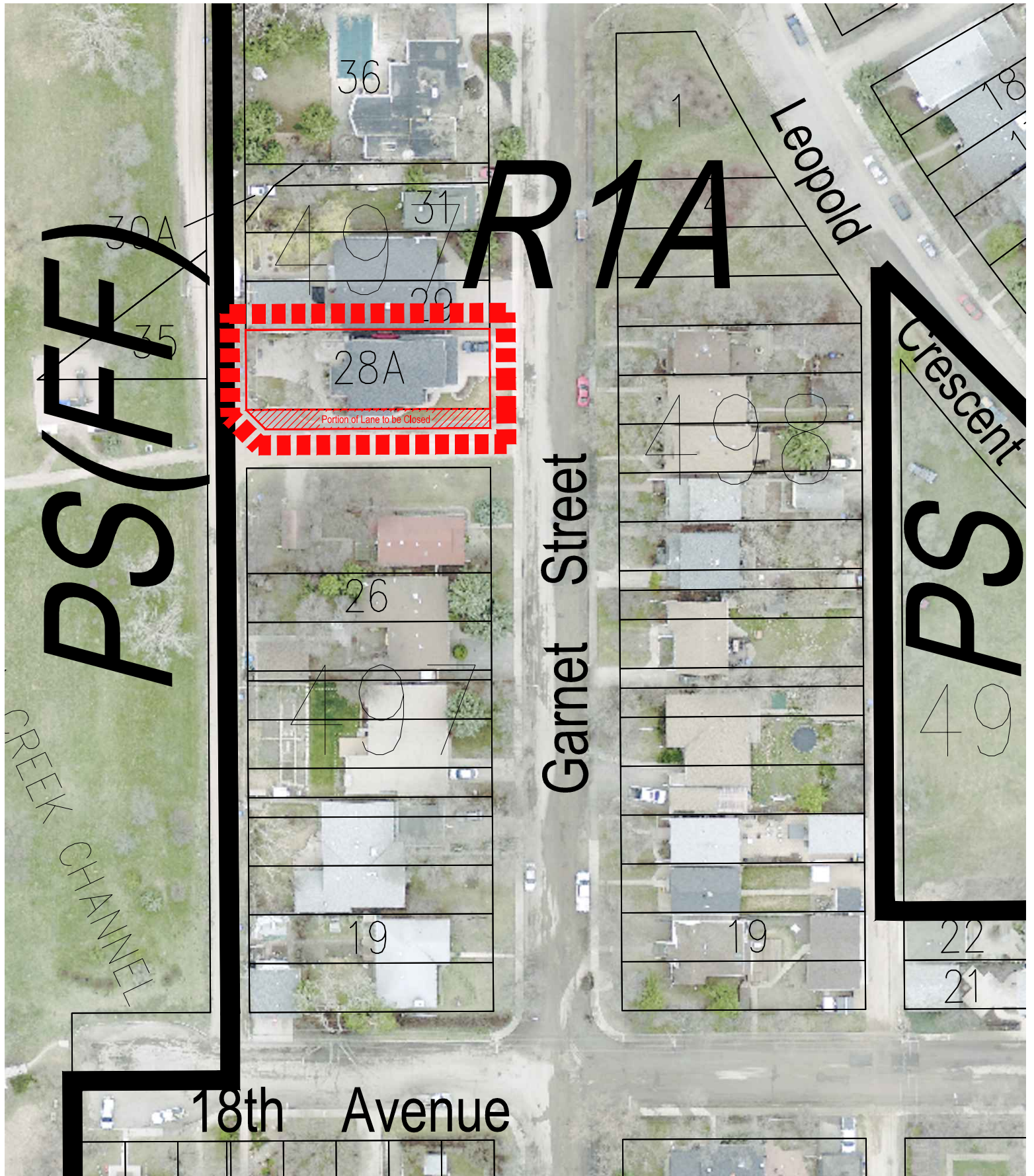


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property





Subject Property

Date of Photography: 2014



Project 17-CL-02
17-SN-13

Civic Address/Subdivision 2524 Garnet Street

PROPOSED SUBDIVISION
OF ALL OF
LOT 28A, BLOCK 497,
PLAN 101309958
AND PART OF
UNNAMED AVENUE - St/L 62
WITHIN NE.1/4 SECTION 13
TWP.17 - RGE.20 - W.2M.
REGINA, SASKATCHEWAN
M.M. VANSTONE, S.L.S.
2017

CITY OF REGINA APPROVAL

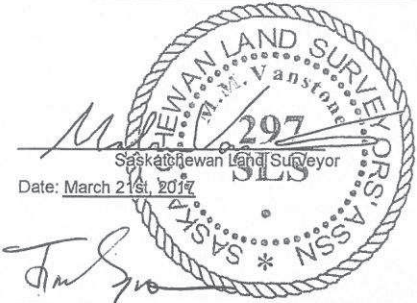
The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of the City of Regina

Dated this _____ day of _____, A.D. 2017

City Clerk _____

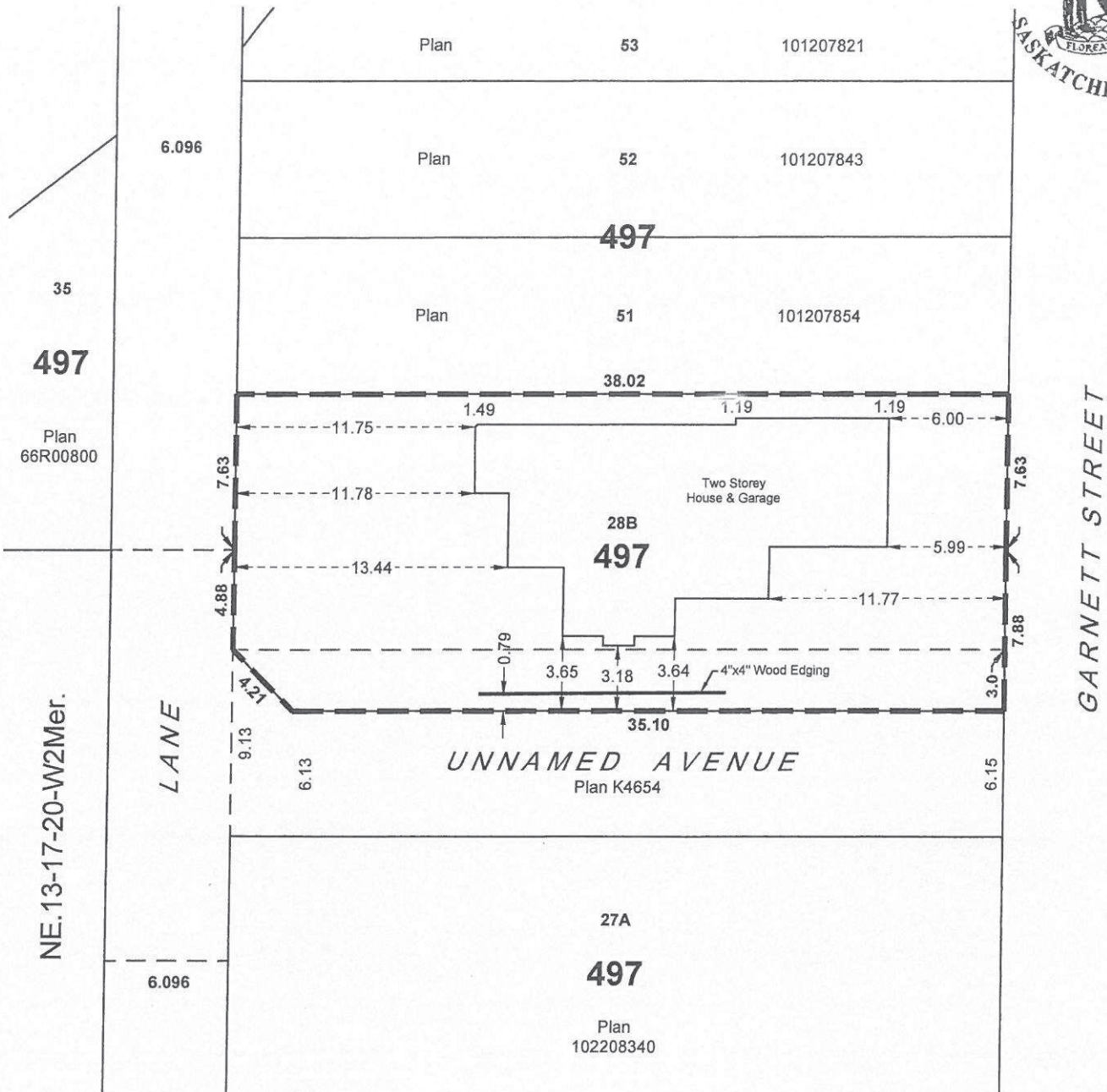
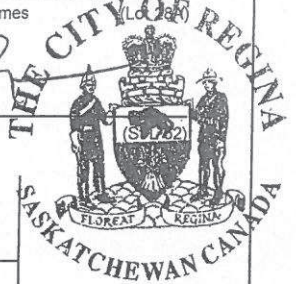
NOTE:

- 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 585 sq.m (0.059 ha. / 0.15 acs)



OWNER: Syrgiannis, James

OWNER: City of Regina



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

Scale 1:300	Project No.: 11533
Preliminary Survey: March 17, 2017	

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	A neighbour supported all elements of the development proposal.

July 6, 2017

To: Members
Regina Planning Commission

Re: Heritage Designation Application (17-H-02) Broderick Residence - 3248 Albert Street

RECOMMENDATION

1. That the designation of Broderick Residence located at 3248 Albert Street being Lot 19, Block 664, Plan No.101179559, as Municipal Heritage Property be approved.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. Designate the property as Municipal Heritage Property.
 - b. Identify the reasons for designation and character-defining elements as stated in Appendix A-4 to this report.
 - c. Provide that any subsequent alterations to the property be consistent with the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
3. That the City Solicitor be instructed to prepare the necessary bylaw to amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* (commonly known as the Heritage Holding Bylaw) be amended to remove the property listed as Item 2.10 (Broderick Residence) upon designation.
4. That this report be forwarded to the July 31, 2017, meeting of City Council for approval, to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw and for advertising of the required public notice for the respective bylaw.

CONCLUSION

The Administration has received an application to designate the Broderick Residence as a Municipal Heritage Property. The building is of high architectural and historical value for its:

- Early Prairie Style with Spanish Colonial Revival Style influences.
- Association with the locally prominent architectural firm – Van Egmond and Storey.
- Association with early 20th century accountant Mr. John (Jack) Broderick.

- Association with internationally acclaimed architect Clifford Wiens who lived in this house for 35 years.
- Its unique features include a 3m tall wall on Albert Street.

The designation of the Broderick Residence as a Municipal Heritage Property is consistent with the heritage policy objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

Accordingly, the Administration recommends approval.

BACKGROUND

The Administration has received an application to designate the Broderick Residence at 3248 Albert Street as a Municipal Heritage Property. The property is listed under Schedule “A” to the Heritage Holding Bylaw.

Applications for designation as Municipal Heritage Property are considered in accordance with Section 11 of *The Heritage Property Act*.

The owner intends to submit a corresponding application under the *Heritage Building Rehabilitation Program*, which would be considered separately by the Finance and Administration Committee and, subsequently, City Council.

DISCUSSION

Municipal Heritage Designation Application

The applicant/owner (Diana D. Zhang) of the Broderick Residence, located at 3248 Albert Street, proposes to designate the property as a Municipal Heritage Property. The Broderick Residence is listed as Item 2.10 on Schedule A to the Heritage Holding Bylaw. The Heritage Holding Bylaw was adopted by City Council on September 11, 1989, pursuant to the requirements of Section 28 of *The Heritage Property Act*. The Heritage Holding Bylaw contains a list of buildings (Schedule A) that have been identified as having potential heritage value and that City Council may wish to designate as municipal heritage properties. In the process of designating a property, City Council approval is also required to remove the property from the Heritage Holding Bylaw.

The property is identified in Appendix A-1 and A-2 of this report. In addition, photographs of the building are provided in Appendix A-3.1.

When an application for Municipal Heritage Property designation is received, the Administration assesses the heritage value of the property and prepares the necessary decision items for the Regina Planning Commission and City Council. Typically, key activities undertaken include:

- Prepare a Statement of Significance on the heritage value of the property.
- Advise stakeholders of the application.

Statement of Significance

A Statement of Significance documents the reasons why a property has heritage value and what elements must be retained in order to protect the heritage value of the property. The Statement of Significance guides how the City of Regina will apply the “Standards and Guidelines for the Conservation of Historic Places in Canada”. The Statement of Significance must form part of a Conservation Plan, which is a requirement of an application under the Heritage Building Rehabilitation Program. The Statement of Significance for this property is attached to this report in Appendix A-4.

The Administration has assessed the property and determined that the Broderick Residence, constructed in 1927, is of heritage value for both its recognizable architectural elements, such as its tall, white, 30-metre wall at the front of the property, and its historic significance. The home is typical of domestic architecture in Regina’s Lakeview neighbourhood.

The Broderick Residence’s aesthetic value lies in the style and materials used, and is demonstrated in the domestic architecture in Regina’s most prestigious neighbourhood during the first quarter of the 20th century.

Designed by the architectural firm Van Egmond and Storey as a master piece of the early period of the Prairie Style, it displays a horizontal organization of mass that is emphasized by broad eaves and bands of horizontally arranged windows. Van Egmond was known for his seamless blend of styles, as illustrated by this home’s roof of Spanish Colonial Revival Style red-clay tiles. Its front yard has unique elements, including park-like ambiance, mature trees and open space around the dwelling, along with a latter addition of a garden wall by modernist architect Clifford Wiens.

Previous owners of the residence add to its historic value. John (Jack) Broderick, who arrived in Regina in 1911 to work as an accountant with the National Drug and Chemical Company would later become the owner of Regina’s first car dealership, Saskatchewan Motor Company, was the home’s first owner.

Internationally acclaimed architect Clifford Wiens and his family lived in this house for 35 years. Mr. Weins holds numerous architectural awards. He introduced the addition of the tall, white, 30-metre wall that is constructed across the front and halfway along the north side of the property. Moving the original attached garage to the rear property line, he connected it to the house with a cleanly designed, glassed-in link that served as a family room and an energy-saving swimming pool.

RECOMMENDATION IMPLICATIONS

Financial Implications

The property owner intends to apply for tax exemption under the Heritage Building Rehabilitation Program which will be assessed by the Administration under a separate

application. The financial implications of the application will be addressed in a report to the Finance and Administration Committee.

Environmental Implications

Heritage designation of the subject property, as well as its conservation, will enhance the building's long-term economic viability and protect its character-defining elements. Designation will ensure the building's continued contribution to the historic and architectural character of the Lakeview neighbourhood.

Further, conservation of the building contributes to the City's broader policy objective under the OCP of promoting environmentally sustainable development by conserving the built environment and optimising the use of existing infrastructure.

Policy and/or Strategic Implications

One of the goals in the OCP is to support cultural development and cultural heritage, including the protection, conservation, and maintenance of historic places. The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Section D8: Culture

Goal 1 – Support Cultural Development and Cultural Heritage: Enhance quality of life and strengthen community identity and cohesion through supporting cultural development and cultural heritage

- 10.2 Consider cultural development, cultural resources and the impact of historic places in all areas of municipal planning and decision making.
- 10.3 Identify, evaluate, conserve and protect Cultural Heritage, Historic Places, and cultural resources, including but not limited to Public Arts.
- 10.5 Encourage owners to protect historic places through good stewardship and voluntarily designating their property for listing on Historic Property Register.

Other Implications

According to *The Heritage Property Act*, City Council's decision to designate a property as a Municipal Heritage Property should be based on an assessment of its heritage value. The Administration through its assessment determined that designation of this property has significant heritage value. In undertaking this assessment the Administration considers the heritage character defining elements as well as the historical occupancy. The historical and heritage importance of the importance of the subject property is detailed in the Statement of significance in Appendix A-4.

Prior to City Council considering this report and proceeding with designation, the owners and any interested parties have the opportunity to object to the proposed designation according to the process outlined in *The Heritage Property Act*.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The application was circulated to the Heritage Regina and the Architectural Heritage Society of Saskatchewan. Heritage Regina has expressed their support to the application but Administration was not able to obtain comments from the Architectural Heritage Society of Saskatchewan 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.

Following Regina Planning Commission consideration and in accordance with *The Heritage Property Act*, notice of City Council's intention to consider a designation bylaw will be:

- Served on the registrar and the property owner.
- Published in the *Leader-Post* on June 24, 2017.
- Registered in the Saskatchewan Land Registry against the title(s) for the parcel of land.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Section 11 of *The Heritage Property Act*.

Respectfully submitted,



Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



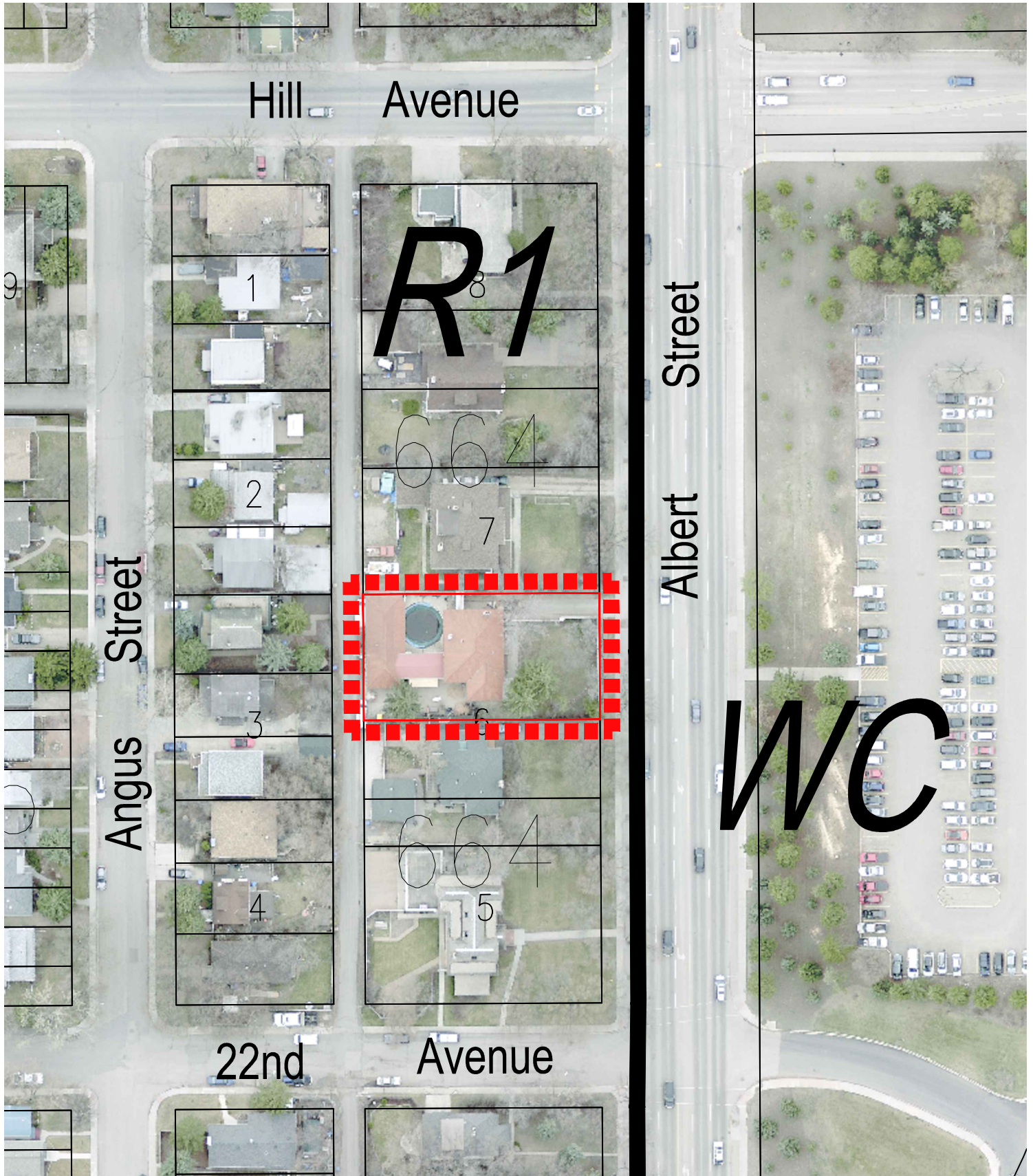
Subject Property

Date of Photography: 2014



Project 17-H-02

Civic Address/Subdivision 3248 Albert Street



Subject Property



Project 17-H-02

Civic Address/Subdivision 3248 Albert Street



Jack Broderick's Residence, 3248 Albert St., Built in 1927 (Source: Don Black, *A Snapshot of Regina in 1930*).



East view of the building- existing condition (Photograph: Margaret Hryniuk)

Statement of Significance

Description of Historic Place 3248 Albert Street

The white-stucco, two-storey home at 3248 Albert Street is recognizable by the tall, white, 30-metre wall at the front of the property. It is located on a section of an important thoroughfare, which is lined with similarly large homes built in the early 20th century. The home is typical of the eclectic domestic architecture in Regina's Lakeview neighbourhood.



Heritage Value

The aesthetic value of 3248 Albert Street is determined by its style and materials. It is distinguished by its early Prairie Style to which elements of the Spanish Revival Style have been added, a vivid illustration of the eclecticism that typifies domestic architecture in Regina's most prestigious neighbourhood during the first quarter of the 20th century.

Designed by the architectural firm Van Egmond and Storey, it exemplifies Van Egmond's mature understanding of the early period of the Prairie Style: for example, the home displays a horizontal organization of mass emphasized by broad eaves and bands of horizontally arranged windows. As well, Van Egmond was known for his seamless blend of styles, as illustrated by this home's roof of Spanish Colonial Revival Style red-clay tiles.

Constructed in 1927, 3248 Albert Street is valuable because of its history as well. One of the many large, architecturally designed homes commissioned of contractor George Lownsbrough during the booming '20s, it was built for John (Jack) and Sarah Broderick, who arrived in Regina in 1911. After a year as an accountant with the National Drug and Chemical Company, Mr. Broderick became an accountant with the Saskatchewan Motor

Company, Regina's first car dealership. By 1922 he owned the company, where he remained until 1966. His memoir states he "made quite a lot of money"—which allowed him to build a home valued at \$8,000 more than a 1926 home of similar size on Albert Street— but it also reveals that, after the 1929 financial crisis followed by Saskatchewan's 1930s drought, his bank forced him to use his Albert Street home as collateral.

3248 Albert Street is also historically and aesthetically significant because it was the home of internationally acclaimed architect Clifford Wiens and his family for 35 years. Wiens was a finalist in the 1978 National Gallery of Canada Design Competition, a six-time finalist in the Massey Awards for architecture and the winner of three Massey Awards silver medals, including one for the Central Heating and Cooling Plant, University of Regina.

Mr. Wiens's work is also apparent at 3248 Albert Street, where his most public – and controversial – expression of design was the tall, white, 30-metre wall constructed across the front and halfway along the north side of his property. As well, he moved the original attached garage to the rear property line and connected it to the house with a cleanly designed, glassed-in link that served as a family room. This, in addition to a new, two-car garage and a workshop, created a courtyard where he installed an energy-saving swimming pool.

Character-Defining Elements

Elements related to the design and construction of this home's early-period Prairie Style:

- horizontal proportions;
- gently pitched roof with broadly projecting eaves supported by "cut" brackets;
- rectangular bands of windows linked by a continuous, wood strip;
- stuccoed walls plainly decorated with pointed, main-floor window surrounds that project beyond their top intersections, which are decorated with a simple diamond-shape.

Elements that speak to the Spanish Colonial Revival Style:

- roofing of red-clay tiles, which have been exactly matched on the added garage;
- tall, round-arched window in the south elevation;
- round-arched niche within the bottom half of the fireplace chimney on north elevation;
- ornaments, vaguely Spanish, between upper-floor windows on primary facade;
- chimneys stuccoed to near the top;
- wrought- iron railings and spindles flanking red-tiled front steps;
- White stucco walls.

The fireplace chimney above the roof is decorated with a large, curly-S ornament.

Elements related to location:

- Large, two-storey home on a section of an important thoroughfare lined with similarly large homes built by prosperous Regina citizens immediately before the

beginning of the First World War or in the booming 1920s that followed this war. Some of these homes reference early English styles but most, like 3248 Albert Street, are or incorporate elements of the Prairie Style.

July 6, 2017

To: Members
Regina Planning Commission

Re: Zoning Amendment (16-Z-02) Administrative and Housekeeping Amendments to Regina
Zoning Bylaw No. 9250

RECOMMENDATION

1. That the proposed amendments to *Regina Zoning Bylaw No. 9250* as specified in Appendix A be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendments.
3. That this report be forwarded to the July 31, 2017, meeting of City Council for approval, which will allow sufficient time for advertising the required public notices for the bylaw.

CONCLUSION

The *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), adopted by City Council in 1992, requires periodic updates, amendments and improvements to ensure it remains an effective tool to regulate development within the city of Regina.

The Administration is recommending approval of the administrative and housekeeping amendments outlined in this report.

BACKGROUND

The current Zoning Bylaw was adopted by City Council on June 29, 1992, and took effect on July 20, 1992, upon approval of the Minister of Community Services (now Government Relations) for the Government of Saskatchewan.

The last administrative and housekeeping amendments to the Zoning Bylaw were approved on January 12, 2015. Since that time, Zone Forward, a comprehensive review of the Zoning Bylaw has begun. Through Zone Forward, the day-to-day administration of the Zoning Bylaw and the recent changes to the *National Building Code of Canada*, administrative and housekeeping items have been identified that require clarification or adjustments. The proposed amendments will enable more consistent administration of the Zoning Bylaw and ensure better alignment with the *National Building Code of Canada* and the *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

This report addresses and recommends a number of administrative and housekeeping amendments to the Zoning Bylaw.

DISCUSSION

The Zoning Bylaw requires periodic updates, amendments and improvement to ensure it remains an effective tool to regulate development within the city of Regina. The proposed changes in the Zoning Bylaw identified by the Administration are considered to be administrative and housekeeping in nature; generally, falling into one of the following four categories:

1. Correction of references to City Department and Provincial Ministry; specifically, names that changed due to re-organizations.
2. Correction of typographical errors, omissions or discrepancies.
3. Wording changes or additions of new definitions to clarify the intent of a regulation or make it easier for Zoning Bylaw users to understand.
4. Regulation changes to address issues identified during the Administration's day-to-day application of the provisions, including changes to better align with the *National Building Code of Canada* and OCP.

Proposed amendments and rationale are attached as Appendix A.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The Zone Forward project is a multi-year process involving engagement with a variety of development industry and community stakeholders. The comprehensive review is an important implementation piece of the OCP as it will establish the development framework required to fully realize the vision of the OCP within the course of the City's day-to-day development activities. Leading up to completion of the project the Administration will continue to identify opportunities to amend the Zoning Bylaw to ensure effective administration of the Bylaw.

Periodic updating of the Zoning Bylaw will ensure that the Zoning Bylaw is applied consistently and results in providing improved customer service.

Other Implications

The OCP establishes a comprehensive policy direction guiding the physical, environmental, economic, social and cultural development of Regina into the future. A municipal Zoning Bylaw serves as the primary tool in fully realizing the vision of an OCP by establishing specific rules, regulations, and standards for governing land development in the City.

Under section 34(2) of the *Planning and Development Act, 2007*, municipalities are required to ensure the municipal Zoning Bylaw is consistent with the OCP.

Accessibility Implications

None with respect to this report.

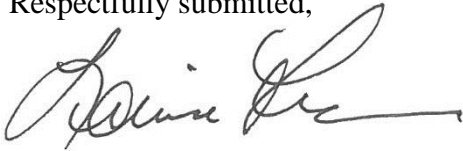
COMMUNICATIONS

The required notices will be published twice in *The Leader-Post* beginning two weeks prior to consideration by City Council in accordance with *The Planning and Development Act, 2007*.

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 and Development

Report prepared by:
Sue Luchuck, Senior City Planner

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

Amendment Number	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
1	i	List of Tables, Figures, and Appendices Be amended by adding a reference to Figure 4.1A and Figure 4.1B to the list under Chapter 4 General Development Regulations.			These diagrams will help to clarify the location of the front yard setback on irregularly shaped lots as per the standards in Section 4B.2 Development Standards/Irregular Lot Frontages.
2	2.9	Part 2C – Definitions Be amended by deleting “lodging rooms” after the wording “short-term” and adding “accommodation” in the definition of “Bed And Breakfast Homestay”	Bed And Breakfast Homestay – an owner-occupied dwelling unit where short-term lodging rooms and meals are provided	Bed And Breakfast Homestay – an owner-occupied dwelling unit where short-term accommodation and meals are provided.	This amendment is to update the definition as a previous amendment in 2013 created the definition for short-term accommodation.
3	2.16	Part 2C – Definitions Be amended by deleting “the Director of Planning or his or her designate” and adding “the Director of Development Services or his or her designate” in the definition of “Development Officer”.	Development Officer – the Director of Planning or his or her designate.	Development Officer – the Director of Development Services or his or her designate.	This amendment will clarify the Department that is responsible for the administration of the Zoning Bylaw since the most recent city reorganization.
4	2.22	Part 2C – Definitions Be amended by deleting “principal” before the words “building or structure” and by deleting “and as except as provided for in the D-Downtown Zone” in the	Gross Floor Area – the total floor area in a principal building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey: (a) at and above grade, in the case of dwellings in residential zones; and	Gross Floor Area – the total floor area in a building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey: (a) at and above grade, in the case of dwellings in residential zones; and (b) below, at and above grade, in the	This amendment is to clarify that the area of all buildings is calculated and what additional areas are excluded in the Gross Floor Area definition. Subsection 10.5(1) Floor Area Ratio Limits of Section 7C.10

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		definition of “Gross Floor Area”.	(b) below, at and above grade, in the case of all other uses; excluding the area used for off-street unloading, parking, and except as provided for in the D – Downtown Zone, mechanical equipment, stairways or shafts.	case of all other uses; excluding the area used for off-street unloading, parking, mechanical equipment, stairways or shafts.	D-Downtown Zone specifies that above grade parking is included in the calculation.
5	4.2	<p>Part 4B – Regulations Applicable to All Land Uses</p> <p>Section 4B.2 Development Standards/Irregular Lot Frontages</p> <p>Be amended by adding “as shown on Figure 4.1A.” to the end of subsection (2).</p> <p>By adding new subsection (3): “(3) The minimum lot frontage on corner lots shall be measured as the distance six metres along a line drawn perpendicular to the fronting street as shown on Figure 4.1B”.</p> <p>And by adding Figures 4.1A and 4.1B to this section.</p>	<p>4B.2 Development Standards/Irregular Lot Frontages</p> <p>(2) The minimum lot frontage on lots having a curved front lot line shall be measured as the distance between the side lots lines along a line drawn parallel to and six metres distance from tangent to midpoint of the front lot line.</p>	<p>4B.2 Development Standards/Irregular Lot Frontages</p> <p>(2) The minimum lot frontage on lots having a curved front lot line shall be measured as the distance between the side lots lines along a line drawn parallel to and six metres distance from tangent to midpoint of the front lot line as shown on Figure 4.1A.</p> <p>(3) The minimum lot frontage on corner lots shall be measured as the distance six metres along a line drawn perpendicular to the fronting street as shown on Figure 4.1B.</p>	This amendment will clarify the location to determine the minimum lot frontage measurement on irregular shaped lots.
6	4.4	<p>Part 4B - Regulations Applicable to All Land Uses</p> <p>4B7.5 Fire and Explosion</p> <p>Be amended by deleting the reference to <i>The Regina Fire</i></p>	<p>4B7.5 Fire and Explosion</p> <p>(3) All activities and storage of flammable and explosive materials shall be provided with adequate safety and fire fighting equipment in accordance with <i>The Regina Fire Prevention Bylaw</i>.</p>	<p>4B7.5 Fire and Explosion</p> <p>(3) All activities and storage of flammable and explosive materials shall be provided with adequate safety and fire fighting equipment in accordance with the <i>Regina Fire Bylaw</i>.</p>	The amendment reflects the new name of the bylaw.

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		<i>Prevention Bylaw</i> in 7.5(3) and replacing it with the <i>Regina Fire Bylaw</i> .			
7	4.9	<p>Part 4B - Regulations Applicable to All Land Uses</p> <p>4B.8 Intersection Sight Line Control And Driveway Development</p> <p>Section 8.4 Driveway Crossing Subsection (1) be amended by deleting “Director of Engineering and Works” and add “City”.</p>	<p>8.4 Driveway Crossing</p> <p>(1) A driveway crossing may be permitted in locations that meet the requirements of the Director of Engineering and Works and the guidelines in subsections (2) to (9).</p>	<p>8.4 Driveway Crossing</p> <p>(1) A driveway crossing may be permitted in locations that meet the requirements of the City and the guidelines in subsections (2) to (9).</p>	This amendment is to delete Director of Engineering and Works as Engineering and Works is no longer a department.
8	4.9	<p>Part 4B - Regulations Applicable to All Land Uses</p> <p>4B.8 Intersection Sight Line Control And Driveway Development</p> <p>(3) Freeway or Expressway Location</p> <p>Be amended by deleting the reference to “of 50 kilometres per hour” and replacing it with “of 70 kilometres per hour or higher”.</p>	<p>8.4 Driveway Crossing</p> <p>(3) <u>Freeway or Expressway Location</u></p> <p>The crossing should not be installed to provide access to a roadway designed to function as a freeway or expressway with a designated speed limit in excess of 50 kilometres per hour.</p>	<p>8.4 Driveway Crossing</p> <p>(3) <u>Freeway or Expressway Location</u></p> <p>The crossing should not be installed to provide access to a roadway designed to function as a freeway or expressway with a designated speed limit of 70 kilometres per hour or higher.</p>	This amendment conforms with the definitions of Freeway and Expressway in Chapter 2.
9	4.9	<p>Part 4B - Regulations Applicable to All Land Uses</p> <p>4B.8 Intersection Sight Line Control And Driveway Development</p>	<p>8.4 Driveway Crossing</p> <p>(1) A driveway crossing may be permitted in locations that meet the requirements of the Director of Engineering and Works and the guidelines in subsections (2) to</p>	<p>8.4 Driveway Crossing</p> <p>(1) A driveway crossing may be permitted in locations that meet the requirements of the City and the guidelines in subsections (2) to (9).</p>	This amendment is to delete Director of Engineering and Works as Engineering and Works is no longer a department.

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		<p>Section 8.4 Driveway Crossing</p> <p>Subsection1, (5)(a) and 9 be amended by deleting “Director of Engineering and Works” and add “City”</p>	<p>(9).</p> <p>(5) <u>Collector Route or Local Street Location</u></p> <p>(a) A residential, commercial or industrial driveway crossing would be generally allowed on a collector or local street. But it is not necessary to install a driveway crossing on a local street where a rolled curb already exists, except where the Director of Engineering and Works has determined that reinforcing bars are required, in which case a new curb will be required.</p> <p>(9) Multiple Driveways</p> <p>The location and dimensions of all multiple driveways should be approved by the Director of Engineering and Works prior to installation.</p>	<p>(5) <u>Collector Route or Local Street Location</u></p> <p>(a) A residential, commercial or industrial driveway crossing would be generally allowed on a collector or local street. But it is not necessary to install a driveway crossing on a local street where a rolled curb already exists, except where the City has determined that reinforcing bars are required, in which case a new curb will be required.</p> <p>(9) Multiple Driveways</p> <p>The location and dimensions of all multiple driveways should be approved by the City prior to installation.</p>									
10	5.7	<p>Part 5B – Use Regulations</p> <p>5B.4 Determining Land Use from Tables</p> <p>Table 5.1: Table of Land Uses – Residential Zones</p> <p>Be amended by deleting the reference to Home-based Business¹⁴ and replacing it with Residential Business¹⁴.</p>	<p>Table 5.1: Table of Land Uses – Residential Zones</p> <table><tr><th>Land Use Type</th></tr><tr><td></td></tr><tr><th>Services</th></tr><tr><td>Home-based Business¹⁴</td></tr></table>	Land Use Type		Services	Home-based Business ¹⁴	<p>Table 5.1: Table of Land Uses – Residential Zones</p> <table><tr><th>Land Use Type</th></tr><tr><td></td></tr><tr><th>Services</th></tr><tr><td>Residential Business¹⁴</td></tr></table>	Land Use Type		Services	Residential Business ¹⁴	<p>The Home-based Business definition was deleted by an amendment in 2014 and replaced by a definition of Residential Business.</p> <p>The reference in this table was not amended by the 2014 bylaw.</p> <p>This amendment corrects an oversight.</p>
Land Use Type													
Services													
Home-based Business ¹⁴													
Land Use Type													
Services													
Residential Business ¹⁴													

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

11	5.8	<p>Part 5B – Use Regulations</p> <p>5B.4 Determining Land Use from Tables</p> <p>Table 5.1: Table of Land Uses – Residential Zones</p> <p>Be amended by deleting “Confectionary Store” from the table and replacing it with “Convenience Store²⁰”.</p> <p>Adding footnote 20 to the Table as follows:</p> <p>Notes ²⁰ 150m² or less in gross floor area in the TAR zone.</p>	<p>Table 5.1: Table of Land Uses – Residential Zones</p> <table><tr><th>Land Use Type</th><th>Land Use Zone</th></tr><tr><td></td><td>TAR</td></tr><tr><th>Retail Trade</th><td></td></tr><tr><td>Confectionary Store</td><td>D</td></tr></table>	Land Use Type	Land Use Zone		TAR	Retail Trade		Confectionary Store	D	<p>Table 5.1: Table of Land Uses – Residential Zones</p> <table><tr><th>Land Use Type</th><th>Land Use Zone</th></tr><tr><td></td><td>TAR</td></tr><tr><th>Retail Trade</th><td></td></tr><tr><td>Convenience Store²⁰</td><td>D</td></tr></table> <p>Notes ²⁰ 150m² or less in gross floor area in the TAR zone.</p>	Land Use Type	Land Use Zone		TAR	Retail Trade		Convenience Store ²⁰	D	<p>The Confectionary Store definition was deleted from the Zoning Bylaw by an amendment approved by City Council in January 2015. The rationale was that there was no practical difference between this land use classification and a Convenience Store except for the size of the establishments.</p> <p>The reference to Confectionary Store was not deleted from the Residential Land Use Table by that amendment.</p> <p>This amendment corrects this oversight and limits the size of any new convenience store to 150m².</p>
Land Use Type	Land Use Zone																				
	TAR																				
Retail Trade																					
Confectionary Store	D																				
Land Use Type	Land Use Zone																				
	TAR																				
Retail Trade																					
Convenience Store ²⁰	D																				
12	5.9	<p>Part 5B – Use Regulations</p> <p>5B.4 Determining Land Use from Tables</p> <p>Table 5.2: Table of Land Uses – Commercial Zones</p> <p>Be amended by deleting the reference to Home-based Business²⁴ and replacing it with Residential Business²⁴.</p>	<p>Table 5.2: Table of Land Uses – Commercial Zones</p> <table><tr><th>Land Use Type</th></tr><tr><td></td></tr><tr><th>Residential</th></tr><tr><td>Home-based Business²⁴</td></tr></table>	Land Use Type		Residential	Home-based Business ²⁴	<p>Table 5.2: Table of Land Uses – Commercial Zones</p> <table><tr><th>Land Use Type</th></tr><tr><td></td></tr><tr><th>Residential</th></tr><tr><td>Residential Business²⁴</td></tr></table>	Land Use Type		Residential	Residential Business ²⁴	<p>The Home-based Business definition was deleted by an amendment in 2014 and replaced by a definition of Residential Business.</p> <p>The reference in this table was not amended by the 2014 bylaw.</p> <p>This amendment corrects an oversight</p>								
Land Use Type																					
Residential																					
Home-based Business ²⁴																					
Land Use Type																					
Residential																					
Residential Business ²⁴																					

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

13	5.11	<p>Part 5B – Use Regulations</p> <p>5B.4 Determining Land Use from Tables</p> <p>Table 5.2 Table of Land Uses – Commercial Zones</p> <p>Be amended by adding “801” to the SIC Code for Medical Clinic</p>	<p>Table 4.2 Table of Land Uses – Commercial Zones</p> <p>Medical Clinic 802</p>	<p>Table 4.2 Table of Land Uses – Commercial Zones</p> <p>Medical Clinic 801,802</p>	<p>This amendment will correspond to the codes for Medical Clinic contained in the <i>Standard Industrial Classification Manual</i>.</p>																																								
14	5.15	<p>Part 5B – Use Regulations</p> <p>5B.4 Determining Land Use from Tables</p> <p>Table 5.3: Table of Land Uses – Industrial Zones</p> <p>Be amended by deleting the reference to “Home-based Business³⁷” and replacing it with “Residential Business³⁷” and by deleting the reference to the land use in the IB,IB1 and IT zones.</p>	<table><tr><th>Land Use Type</th><th colspan="4">Land Use Zone</th></tr><tr><td></td><td>IA IA1</td><td>IB, IB1</td><td>IT</td><td>WH</td></tr><tr><td>Residential</td><td></td><td></td><td></td><td></td></tr><tr><td>Home-based Business³⁷</td><td>P</td><td>P</td><td>P</td><td>P</td></tr></table>	Land Use Type	Land Use Zone					IA IA1	IB, IB1	IT	WH	Residential					Home-based Business ³⁷	P	P	P	P	<table><tr><th>Land Use Type</th><th colspan="4">Land Use Zone</th></tr><tr><td></td><td>IA IA1</td><td>IB IB1</td><td>IT</td><td>WH</td></tr><tr><td>Residential</td><td></td><td></td><td></td><td></td></tr><tr><td>Residential Business³⁷</td><td>P</td><td></td><td></td><td>P</td></tr></table>	Land Use Type	Land Use Zone					IA IA1	IB IB1	IT	WH	Residential					Residential Business ³⁷	P			P	<p>The Home-based Business definition was deleted by an amendment in 2014 and replaced by a definition of Residential Business. The reference in this table was not amended by the 2014 bylaw. This amendment corrects an oversight</p> <p>The IB, IB1 and IT zones do not permit dwelling units. Since a “Residential Business” must be conducted in a dwelling unit, there is no need for the land use in these zones.</p>
Land Use Type	Land Use Zone																																												
	IA IA1	IB, IB1	IT	WH																																									
Residential																																													
Home-based Business ³⁷	P	P	P	P																																									
Land Use Type	Land Use Zone																																												
	IA IA1	IB IB1	IT	WH																																									
Residential																																													
Residential Business ³⁷	P			P																																									
15	5.22	<p>Part 5B Use Regulations</p> <p>5B.4 Determining Land Use from Tables</p> <p>Table 5.4 Table of Land Uses – Special Zones</p> <p>Be amended by deleting the</p>	<p>Table 5.4: Table of Land Uses – Special Zones</p> <table><tr><th>Land Use Type</th></tr><tr><td></td></tr><tr><th>Residential</th></tr><tr><td>Home-based Business¹⁰</td></tr></table>	Land Use Type		Residential	Home-based Business ¹⁰	<p>Table 5.4: Table of Land Uses – Special Zones</p> <table><tr><th>Land Use Type</th></tr><tr><td></td></tr><tr><th>Residential</th></tr><tr><td>Residential Business¹⁰</td></tr></table>	Land Use Type		Residential	Residential Business ¹⁰	<p>The Home-based Business definition was deleted by an amendment in 2014 and replaced by a definition of Residential Business. The reference in this table was not amended by the 2014 bylaw. This amendment corrects an oversight</p>																																
Land Use Type																																													
Residential																																													
Home-based Business ¹⁰																																													
Land Use Type																																													
Residential																																													
Residential Business ¹⁰																																													

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		reference to Home-based Business ¹⁰ and replacing it with Residential Business ¹⁰ .																																											
16	5.22	<p>Part 5B Use Regulations</p> <p>5B.4 Determining Land Use from Tables</p> <p>Table 5.4 Table of Land Uses – Special Zones</p> <p>Be amended by adding “”School, Public” as a Permitted Use (P) in the PS-Public Service Zone.</p>		<table><tr><th>Land Use</th><th>Zone</th></tr><tr><td></td><th>PS</th></tr><tr><td>School, Public</td><td>P</td></tr></table>	Land Use	Zone		PS	School, Public	P	This amendment will recognize the existence of schools constructed on land in the PS-Public Service Zone.																																		
Land Use	Zone																																												
	PS																																												
School, Public	P																																												
17	5.25	<p>Part 5C Development Standards</p> <p>Table 5.6: Dwelling Unit Development Standards Minimum Lot Area (m²)</p> <p>Be amended by repealing and replacing the requirements for Fourplex and Triplex Dwelling Units</p>	<table><tr><th colspan="4">TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]</th></tr><tr><th>DEVELOPMENT STANDARD AND DWELLING TYPE</th><th>R4A</th><th>R5</th><th>R6</th></tr><tr><th colspan="4">MINIMUM LOT AREA (m2)</th></tr><tr><td>Fourplex</td><td>500</td><td>500</td><td>500</td></tr><tr><td>Triplex</td><td>500</td><td>500</td><td>500</td></tr></table>	TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]				DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6	MINIMUM LOT AREA (m2)				Fourplex	500	500	500	Triplex	500	500	500	<table><tr><th colspan="4">TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]</th></tr><tr><th>DEVELOPMENT STANDARD AND DWELLING TYPE</th><th>R4A</th><th>R5</th><th>R6</th></tr><tr><th colspan="4">MINIMUM LOT AREA (m2)</th></tr><tr><td>Fourplex</td><td>125⁴</td><td>125⁴</td><td>125⁴</td></tr><tr><td>Triplex</td><td>160⁴</td><td>160⁴</td><td>160⁴</td></tr></table> <p>⁴ Development standards shown per unit, not per building</p>	TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]				DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6	MINIMUM LOT AREA (m2)				Fourplex	125 ⁴	125 ⁴	125 ⁴	Triplex	160 ⁴	160 ⁴	160 ⁴	This amendment will provide flexibility to allow for fourplex or triplex units to be placed on separate lots with party walls, similar to how townhouse units in a building may all be located on fee-simple lots. There would be no physical difference in these dwelling unit types as a result of the amendment.
TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]																																													
DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6																																										
MINIMUM LOT AREA (m2)																																													
Fourplex	500	500	500																																										
Triplex	500	500	500																																										
TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]																																													
DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6																																										
MINIMUM LOT AREA (m2)																																													
Fourplex	125 ⁴	125 ⁴	125 ⁴																																										
Triplex	160 ⁴	160 ⁴	160 ⁴																																										

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

18	5.25	<p>Part 5C Development Standards</p> <p>Table 5.6: Dwelling Unit Development Standards Minimum Lot Frontage (m)</p> <p>Be amended by repealing and replacing the requirements for Fourplex and Triplex Dwelling Units</p>	<table><tr><th colspan="4">TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]</th></tr><tr><th>DEVELOPMENT STANDARD AND DWELLING TYPE</th><th>R4A</th><th>R5</th><th>R6</th></tr><tr><td colspan="3">MINIMUM LOT FRONTAGE (m)</td><td></td></tr><tr><td>Fourplex</td><td>15</td><td>15</td><td>15</td></tr><tr><td>Triplex</td><td>15</td><td>15</td><td>15</td></tr></table>	TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]				DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6	MINIMUM LOT FRONTAGE (m)				Fourplex	15	15	15	Triplex	15	15	15	<table><tr><th colspan="4">TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]</th></tr><tr><th>DEVELOPMENT STANDARD AND DWELLING TYPE</th><th>R4A</th><th>R5</th><th>R6</th></tr><tr><td colspan="3">MINIMUM LOT FRONTAGE (m2)</td><td></td></tr><tr><td>Fourplex</td><td>3.75⁴</td><td>3.75⁴</td><td>3.75⁴</td></tr><tr><td>Triplex</td><td>5⁴</td><td>5⁴</td><td>5⁴</td></tr></table> <p>⁴ Development standards shown per unit, not per building</p>	TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]				DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6	MINIMUM LOT FRONTAGE (m2)				Fourplex	3.75 ⁴	3.75 ⁴	3.75 ⁴	Triplex	5 ⁴	5 ⁴	5 ⁴	<p>This amendment will provide flexibility to allow for fourplex or triplex units to be placed on separate lots with party walls, similar to how townhouse units in a building may all be located on fee-simple lots. There would be no physical difference in these dwelling unit types as a result of the amendment</p>
TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]																																													
DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6																																										
MINIMUM LOT FRONTAGE (m)																																													
Fourplex	15	15	15																																										
Triplex	15	15	15																																										
TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]																																													
DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6																																										
MINIMUM LOT FRONTAGE (m2)																																													
Fourplex	3.75 ⁴	3.75 ⁴	3.75 ⁴																																										
Triplex	5 ⁴	5 ⁴	5 ⁴																																										
19	5.27	<p>Part 5C Development Standards</p> <p>Table 5.6: Dwelling Unit Development Standards Minimum Side Yard Setback (m)</p> <p>Be amended by repealing and replacing the requirements for Fourplex and Triplex Dwelling Units</p>	<table><tr><th colspan="4">TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]</th></tr><tr><th>DEVELOPMENT STANDARD AND DWELLING TYPE</th><th>R4A</th><th>R5</th><th>R6</th></tr><tr><td colspan="3">MINIMUM SIDE YARD SETBACK (m)</td><td></td></tr><tr><td>Fourplex</td><td>1.2</td><td>1.2</td><td>1.2</td></tr><tr><td>Triplex</td><td>1.2</td><td>1.2</td><td>1.2</td></tr></table>	TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]				DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6	MINIMUM SIDE YARD SETBACK (m)				Fourplex	1.2	1.2	1.2	Triplex	1.2	1.2	1.2	<table><tr><th colspan="4">TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]</th></tr><tr><th>DEVELOPMENT STANDARD AND DWELLING TYPE</th><th>R4A</th><th>R5</th><th>R6</th></tr><tr><td colspan="3">MINIMUM SIDE YARD SETBACK (m)</td><td></td></tr><tr><td>Fourplex</td><td>1.2³</td><td>1.2³</td><td>1.2³</td></tr><tr><td>Triplex</td><td>1.2³</td><td>1.2³</td><td>1.2³</td></tr></table> <p>³ End units only</p>	TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]				DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6	MINIMUM SIDE YARD SETBACK (m)				Fourplex	1.2 ³	1.2 ³	1.2 ³	Triplex	1.2 ³	1.2 ³	1.2 ³	<p>This amendment will provide flexibility to allow for fourplex or triplex units to be placed on separate lots with party walls, similar to how townhouse units in a building may all be located on fee-simple lots. There would be no physical difference in these dwelling unit types as a result of the amendment</p>
TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]																																													
DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6																																										
MINIMUM SIDE YARD SETBACK (m)																																													
Fourplex	1.2	1.2	1.2																																										
Triplex	1.2	1.2	1.2																																										
TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]																																													
DEVELOPMENT STANDARD AND DWELLING TYPE	R4A	R5	R6																																										
MINIMUM SIDE YARD SETBACK (m)																																													
Fourplex	1.2 ³	1.2 ³	1.2 ³																																										
Triplex	1.2 ³	1.2 ³	1.2 ³																																										
20	5.34	<p>Part 5C Development Standards</p> <p>Table 5.9: Special Zone Development Standards</p>	<p>Table 5.9: Special Zone Development Standards</p> <table><tr><th>Development Standard</th><th colspan="2">Land Use Zone</th></tr><tr><td></td><td>I</td><td>PS</td></tr></table>	Development Standard	Land Use Zone			I	PS	<p>Table 5.9: Special Zone Development Standards</p> <table><tr><th>Development Standard</th><th colspan="2">Land Use Zone</th></tr><tr><td></td><td>I</td><td>PS</td></tr></table>	Development Standard	Land Use Zone			I	PS	<p>Often, school sites have been developed to capacity with buildings, parking lots and playground/athletic fields. Any building additions, including portable classrooms, on these</p>																												
Development Standard	Land Use Zone																																												
	I	PS																																											
Development Standard	Land Use Zone																																												
	I	PS																																											

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		Be amended by adding the superscript ⁴ to the rear yard and side yard setback requirements in the I-Institutional and PS-Public Service columns and by adding “ ⁴ Nil for School, Public in cases where building additions are being located on the developed school site directly adjacent to land owned by the City and zoned PS-Public Service” to the Notes section of the table.	<table><tr><td>Min Rear Yard Setback (m)</td><td>6</td><td>25% depth of lot</td></tr><tr><td>Min. Side Yard Setback (m)</td><td>3</td><td>3</td></tr></table> <p>Notes: 1 Interior Lot. 2 Corner lot 3 Detached dwelling units only.</p>	Min Rear Yard Setback (m)	6	25% depth of lot	Min. Side Yard Setback (m)	3	3	<table><tr><td>Min Rear Yard Setback (m)</td><td>6⁴</td><td>25% depth of lot⁴</td></tr><tr><td>Min. Side Yard Setback (m)</td><td>3⁴</td><td>3⁴</td></tr></table> <p>Notes: 1 Interior Lot. 2 Corner lot 3 Detached dwelling units only. 4 Nil for School, Public in cases where building additions are being located on the developed school site directly adjacent to land owned by the City and zoned PS-Public Service.</p>	Min Rear Yard Setback (m)	6 ⁴	25% depth of lot ⁴	Min. Side Yard Setback (m)	3 ⁴	3 ⁴	<p>developed sites can reduce the open space component.</p> <p>This amendment will provide flexibility for building additions to be allowed up to the property line if abutting public space.</p>
Min Rear Yard Setback (m)	6	25% depth of lot															
Min. Side Yard Setback (m)	3	3															
Min Rear Yard Setback (m)	6 ⁴	25% depth of lot ⁴															
Min. Side Yard Setback (m)	3 ⁴	3 ⁴															
21	6.40	<p>Part 6D – Regulations For Specific Residential Uses</p> <p>6D.1 Bed And Breakfast Homestay</p> <p>Section 1.3 Number of Guest Rooms</p> <p>Subsection (1) be amended by deleting “lodging rooms” after the wording short-term and adding “accommodation”</p>	<p>1.3 Number of Guest Rooms</p> <p>(1) No more than four bedrooms shall be used as short-term lodging rooms.</p>	<p>1.3 Number of Guest Rooms</p> <p>(1) No more than four bedrooms shall be used as short-term accommodation.</p>	<p>This amendment is to correct wording, as Short-term accommodation was added as a definition in the 2013 amendment.</p>												
22	6.41	<p>Part 6D – Regulations For Specific Residential Uses</p> <p>6D.1 Bed And Breakfast Homestay</p> <p>Section 1.7 Sign</p>	<p>1.7 Sign</p> <p>(3) Sign permit applications for bed and breakfast homestays shall be evaluated based on the following considerations:</p> <p>(d) compliance with this Bylaw and</p>	<p>1.7 Sign</p> <p>(3) Sign permit applications for bed and breakfast homestays shall be evaluated based on the following considerations:</p> <p>(d) compliance with this Bylaw and</p>	<p>This amendment is to delete Regina Development Plan (Bylaw 7877) and replace it with <i>Design Regina: The Official Community Plan Bylaw No. 2013-48</i> as this is the current bylaw.</p>												

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		Subsection (3)(d) be amended by deleting “the Regina Development Plan (Bylaw 7877)” and adding “ <i>Design Regina: The Official Community Plan Bylaw No. 2013-48.</i> ”	other City bylaws, including the Regina Development Plan (Bylaw 7877)	other City bylaws, including <i>Design Regina: The Official Community Plan Bylaw No. 2013-48.</i>	
23	6.51	<p>Part 6D – Regulations For Specific Residential Uses</p> <p>6D.3 Residential Business</p> <p>Section 3.14 Permitted and Prohibited Residential Uses</p> <p>Be amended by deleting “home-based business” where it appears in subsection (3) and replacing it with “residential business”.</p>	<p>Section 3.14 Permitted and Prohibited Residential Uses</p> <p>(3) The Development Officer shall make the determination of whether an unlisted business or activity is similar to a business listed in subsection (1) or (2). In making the determination, the Development Officer shall consider the criteria in section 3.1 and the regulations of this Bylaw. A home-based business shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a commercial or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p>	<p>Section 3.14 Permitted and Prohibited Residential Uses</p> <p>(3) The Development Officer shall make the determination of whether an unlisted business or activity is similar to a business listed in subsection (1) or (2). In making the determination, the Development Officer shall consider the criteria in section 3.1 and the regulations of this Bylaw. A residential business shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a commercial or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p>	<p>The Home-based Business definition was deleted by an amendment in 2014 and replaced by a definition of Residential Business.</p> <p>The reference in this section was not amended by the 2014 bylaw. This amendment corrects an oversight.</p>
24	6.53	<p>Part 6D – Regulations For Specific Residential Uses</p> <p>6D.6 Secondary Suites</p> <p>Section 6.2 Location is amended by adding “to a maximum of 80m²” after “gross floor area”.</p>	<p>6.2 Location</p> <p>(1) A secondary suite shall be located only within a detached dwelling and shall occupy no more than 40 percent of the total gross floor area of the building, including the area of the basement. Secondary suites are not permitted in an accessory building or structure.</p>	<p>6.2 Location</p> <p>(1) A secondary suite shall be located only within a detached dwelling and shall occupy no more than 40 percent of the total gross floor area, to a maximum of 80m², of the building, including the area of the basement. Secondary suites are not permitted in an accessory building or structure.</p>	<p>This amendment will align this regulation with the regulations in the National Building Code of Canada.</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

25	7.2	<p>Part 7B – Regulations For All Commercial Zones</p> <p>7B.2 Yard Requirements</p> <p>Section 2.1 Developments Adjacent to Residential Zones</p> <p>Be amended by adding “or Residential Use” after “Residential Zone” in the title of the section and by adding “or property developed as a multi-unit dwelling” after “zone” wherever it appears in the section.</p>	<p>7B.2 Yard Requirements</p> <p>2.1 Developments Adjacent to Residential Zone</p> <p>A building located in a commercial zone on a lot that is adjacent to a residential zone shall be located to provide:</p> <p>(a) A side or rear yard adjacent to the residential zone which is at least one-half (1/2) the height of the vertical wall of the building to a maximum of 3 metres; and</p>	<p>B.2 Yard Requirements</p> <p>2.1 Developments Adjacent to Residential Zone or Residential Use</p> <p>A building located in a commercial zone on a lot that is adjacent to a residential zone or property developed as a multi-unit dwelling shall be located to provide:</p> <p>(a) A side or rear yard adjacent to the residential zone or property developed as an apartment which is at least one-half (1/2) the height of the vertical wall of the building to a maximum of 3 metres; and</p>	<p>This amendment will ensure that existing multi-unit dwelling buildings located in commercial zones are provided with adequate setbacks from the new commercial development.</p>
25	7.8	<p>Part 7C- Regulations For Specific Commercial Zones</p> <p>7C.2 Local Commercial Zone (LC1)</p> <p>Section 2.5 Additional Regulations</p> <p>Be amended by changing the title of subsection (2) from “Car Wash” to “Car Wash or Automobile Sales Establishment”.</p>	<p>Section 2.5 Additional Regulations</p> <p>(2) Car Wash</p> <p>Neither a car wash nor an automobile sales establishment is an accessory use to a gas bar or service station.</p>	<p>Section 2.5 Additional Regulations</p> <p>(2) Car Wash or Automobile Sales Establishment</p> <p>Neither a car wash nor an automobile sales establishment is an accessory use to a gas bar or service station.</p>	<p>The title for the subsection only references “Car Wash” but the regulation applies to both “Car Wash and Automobile Sales Establishments”. This amendment corrects this oversight.</p>
27	7.52	<p>Part 7C- Regulations For Specific Commercial Zones</p> <p>7C.10 Downtown Zone (D)</p>	<p>(f) City Council may allow for parking to be located adjacent to the right of way subject to the following provisions:</p> <p>i. The parking lot is located</p>	<p>(f) City Council may allow for parking to be located adjacent to the right of way subject to the following provisions:</p> <p>i. The parking lot is located</p>	<p>This amendment clarifies that all of the provisions must be met.</p>

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		Section 10.5 Development Regulations Subsection (8) Parking and Loading Requirements be amended by adding “and” after future; in (v).	<p>within a parking garage;</p> <p>ii. The parking lot is located adjacent to a street with no identified frontage condition pursuant Figure 7.5;</p> <p>iii. The subject property is located on a corner lot;</p> <p>iv. The length of parking adjacent to the streets is no greater than 20m or the typical width of a driveway and length of two parking stalls;</p> <p>v. The building is designed to allow the parking lot to be converted into commercial use, should it be viable in the future;</p> <p>vi. The applicant shall demonstrate how the exterior of the building adjacent to the parking lot contributes to the public realm through any creative placement of landscaping, public art, fenestration, outdoor display area, sidewalk café or other means.</p>	<p>within a parking garage;</p> <p>ii. The parking lot is located adjacent to a street with no identified frontage condition pursuant Figure 7.5;</p> <p>iii. The subject property is located on a corner lot;</p> <p>iv. The length of parking adjacent to the streets is no greater than 20m or the typical width of a driveway and length of two parking stalls;</p> <p>v. The building is designed to allow the parking lot to be converted into commercial use, should it be viable in the future; and,</p> <p>vi. The applicant shall demonstrate how the exterior of the building adjacent to the parking lot contributes to the public realm through any creative placement of landscaping, public art, fenestration, outdoor display area, sidewalk café or other means.</p>	
28	7.103	<p>Part 7D – Regulations For Specific Commercial Uses</p> <p>7D.4 Amusement Arcade</p> <p>Be amended by deleting Section 4.6 Other Regulations Apply</p>	<p>4.6 Other Regulations Apply</p> <p>In addition to the regulations contained in this Subpart, the relevant provisions of <i>Licensing Bylaw No. 9565</i> shall apply to the operation of all amusement arcades in the City of Regina.</p>		This amendment deletes the section as Amusement Arcades are not licensed under the Licensing Bylaw.

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

29	9.13	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.7 Direct Control District DCD-1 Cathedral Area (13th Avenue) Direct Control District</p> <p>Subsection (3) Permitted Uses be amended by deleting “Home-based businesses” and adding “Residential businesses” and by adding “Medical Clinics”.</p>	<p>(3) <u>Permitted Uses</u></p> <p>Uses permitted are:</p> <ul style="list-style-type: none"> • Art Galleries • Bakery Shops • Dwelling Units, converted • Dwelling units, detached • Home-based businesses • Libraries • Offices, General • Personal service establishments • Retail • Secondary suites 	<p>(3) <u>Permitted Uses</u></p> <p>Uses permitted are:</p> <ul style="list-style-type: none"> • Art Galleries • Bakery Shops • Dwelling Units, converted • Dwelling units, detached • Residential Businesses • Libraries • Medical Clinics • Offices, General • Personal service establishments • Retail • Secondary suites 	<p>This amendment is to change the name of Home-based Business to Residential Business as the name was changed in a previous amendment.</p> <p>This amendment will also add Medical Clinics to the list of uses to correct an oversight when the Office land use, which included Medical Clinics, was changed to Office, General, which did not.</p>
30	9.17	<p>Part 9C – Regulations for Special Zones</p> <p>9C.3 Direct Control Districts</p> <p>3.8 Direct Control District – DCD-2 Saskatchewan Drive/North Railway Street Direct Control District</p> <p>Subsection 2(d) Discretionary Uses be amended by: deleting “Confectionary Store” adding “general” after “Office” and by adding “lot” after “Parking”..</p>	<p>2(d) Discretionary Uses</p> <p>Uses that are discretionary are as specified below:</p> <ul style="list-style-type: none"> • Car wash • Club, licensed • Cocktail room, licensed • Confectionary store • Convenience store • Dining room, licensed • Gas bar • Home improvement centre • Laboratory, industrial • Office (larger than 1000m²) • Parking, off-site caveated • Parking, paved • Pool hall 	<p>2(d) Discretionary Uses</p> <p>Uses that are discretionary are as specified below:</p> <ul style="list-style-type: none"> • Car wash • Club, licensed • Cocktail room, licensed • Convenience store • Dining room, licensed • Gas bar • Home improvement centre • Laboratory, industrial • Office, General (larger than 1000m²) • Parking, off-site caveated • Parking lot, paved • Pool hall 	<p>The Confectionary Store definition was deleted from the Zoning Bylaw by an amendment approved by City Council in January 2015. The reference to Confectionary Store was not deleted from the Discretionary Uses list by that amendment.</p> <p>This amendment corrects this oversight.</p> <p>The changes to Office and Parking reflect the wording of the land uses in the Land Use Tables in Chapter 5.</p>

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

			<ul style="list-style-type: none"> • Recreation service facility, licensed • Restaurant • Restaurant, drive-n • Restaurant, licensed • Rink, enclosed • School, vocational • Service station • Silvering, mirror 	<ul style="list-style-type: none"> • Recreation service facility, licensed • Restaurant • Restaurant, drive-n • Restaurant, licensed • Rink, enclosed • School, vocational • Service station • Silvering, mirror 	
31	9.22	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.9 Direct Control District – DCD-3 Lots 25-48, Block 41 and Lots 25-48, Block 56 Plan AY5450 100N and 200N Blocks (West Side), Winnipeg Street North</p> <p>Subsection 3(a) Uses Permitted be amended by deleting “retail use” and replacing it with “retail store” and deleting “repair shop” and replacing it with “Repair service”.</p>	<p>(3) Permitted Uses and Discretionary Uses</p> <p>(a) Uses Permitted in DCD-3 are specified below:</p> <ul style="list-style-type: none"> • Automobile rental and leasing • Automobile sales and service • Religious institution • Day care centre • Financial institution • Humanitarian service facility • Labour union hall • Library • Office, industry • Public use • Recreational service facility • Repair shop • Retail, small equipment and supplies • Retail use • Service station 	<p>(3) Permitted Uses and Discretionary Uses</p> <p>(a) Uses Permitted in DCD-3 are specified below:</p> <ul style="list-style-type: none"> • Automobile rental and leasing • Automobile sales and service • Religious institution • Day care centre • Financial institution • Humanitarian service facility • Labour union hall • Library • Office, industry • Public use • Recreational service facility • Repair service • Retail, small equipment and supplies • Retail store • Service station 	These amendments reflect the land uses defined in Chapter 2.

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

32	9.22	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.9 Direct Control District – DCD-3 Lots 25-48, Block 41 and Lots 25-48, Block 56 Plan AY5450 100N and 200N Blocks (West Side), Winnipeg Street North</p> <p>Subsection 3(b) Discretionary Uses be amended by: deleting “Confectionary Store” deleting “Automobile Repair, general” and replacing it with “Repair Shop”, deleting “Dental Clinic” and replacing it with “Medical Clinic”, and deleting “Retail Hardware” and replacing it with “Retail Store”.</p>	<p>(3) Permitted Uses and Discretionary Uses</p> <p>(b) Discretionary Uses in DCD-3 are specified below:</p> <ul style="list-style-type: none"> • Ambulance service • Animal hospital • Art gallery • Automobile repair, general • Bakery shop • Car wash • Club • Cocktail room, licensed • Community centre • Confectionary store • Convenience store • Dental clinic • Dining room, licensed • Fast food outlet • Fire station • Funeral home • Gas bar • Grocery store • Home improvement centre • Medical/dental laboratory • Personal service • Police station • Post office • Poultry hatchery • Recreational vehicle, including display, sale, rental, service and parts • Restaurant 	<p>(3) Permitted Uses and Discretionary Uses</p> <p>(b) Discretionary Uses in DCD-3 are specified below:</p> <ul style="list-style-type: none"> • Ambulance service • Animal hospital • Art gallery • Repair Shop • Bakery shop • Car wash • Club • Cocktail room, licensed • Community centre • Convenience store • Medical Clinic • Dining room, licensed • Fast food outlet • Fire station • Funeral home • Gas bar • Grocery store • Home improvement centre • Medical/dental laboratory • Personal service • Police station • Post office • Poultry hatchery • Recreational vehicle, including display, sale, rental, service and parts • Restaurant • Restaurant, drive-in 	<p>The Confectionary Store definition was deleted from the Zoning Bylaw by an amendment approved by City Council in January 2015.</p> <p>The reference to Confectionary Store was not deleted from the Discretionary Uses list by that amendment.</p> <p>This amendment corrects this oversight</p> <p>The changes to Automobile Repair, General Dental Clinic and Retail Hardware reflect the land uses defined in Chapter 2.</p>
----	------	---	---	--	--

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

			<ul style="list-style-type: none"> • Restaurant, drive-in • Restaurant, licensed • Retail hardware • School, nursery • School, vocational 	<ul style="list-style-type: none"> • Restaurant, licensed • Retail store • School, nursery • School, vocational 	
33	9.24	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.10 Direct Control District-DCD-4 Garden Ridge Direct Control District</p> <p>Section (2) Purpose and Intent Subsection (a) be amended by deleting the reference to “single-family” and replacing it with “single-detached”.</p>	<p>(2) <u>Purpose and Intent</u></p> <p>(a) Direct Control District DCD-4 is intended for single-family residential development at a higher density than otherwise permitted under this Bylaw.</p>	<p>(2) <u>Purpose and Intent</u></p> <p>(a) Direct Control District DCD-4 is intended for single-detached residential development at a higher density than otherwise permitted under this Bylaw.</p>	The Zoning Bylaw does not define “single-family”. This amendment will ensure that the land use defined in Chapter 2 is referenced in this part.
34	9.38	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.14 Direct Control District-DCD-8 Former Campion Site</p> <p>Section (2) Purpose and Intent Subsection (a) be amended by deleting the reference to “single-family” and replacing it with “single-detached”.</p>	<p>(2) <u>Purpose and Intent</u></p> <p>(a) Direct Control District DCD-8 is intended to provide an additional flexibility for the development of single-family and townhouse residential development. Specifically, DCD-8 provides for minimum front yard setbacks of single-family and townhouse dwelling units and side yard and communal amenity requirements that are below the standards established in this Bylaw.</p>	<p>(2) <u>Purpose and Intent</u></p> <p>(a) Direct Control District DCD-8 is intended to provide an additional flexibility for the development of single-detached and townhouse residential development. Specifically, DCD-8 provides for minimum front yard setbacks of single-detached and townhouse dwelling units and side yard and communal amenity requirements that are below the standards established in this Bylaw.</p>	The Zoning Bylaw does not define “single-family”. This amendment will ensure that the land use defined in Chapter 2 is referenced in this part.

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

35	9.42	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.15 Direct Control District – DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District</p> <p>Section 3.15 (2) Purpose and Intent be amended as follows:</p> <p>By deleting “established as Section 11.2 in Part A of <i>Regina Development Plan Bylaw No. 7877</i>” and replacing it with “established as Part B.10 in <i>Design Regina: The Official Community Plan Bylaw No. 2013-48</i>” in Subsection (c) and by deleting “contained in Section 9.12, Part A of <i>the Development Plan</i>” and replacing it with “contained in Section E Goal 9 Direct Control Districts in <i>Design Regina: The Official Community Plan Bylaw No. 2013-48</i>” in Subsection (f).</p>	<p>(2) <u>Purpose and Intent</u></p> <p>(c) The establishment and application of land-use and development provisions to properties situated within DCD-9 shall be consistent with the policy provisions contained in the “Former Diocese of Qu’Appelle Lands Secondary Plan”, established as Section 11.2 in Part A of <i>Regina Development Plan Bylaw No. 7877</i>, as may be amended from time to time.</p> <p>(f) DCD-9 is generally in accordance with the guidelines contained in Section 9.12, Part A of <i>the Development Plan</i>, as well as the provisions of <i>The Planning and Development Act, 2007</i>, as amended, respecting the establishment of Direct Control Districts.</p>	<p>(2) <u>Purpose and Intent</u></p> <p>(c) The establishment and application of land-use and development provisions to properties situated within DCD-9 shall be consistent with the policy provisions contained in the “Former Diocese of Qu’Appelle Lands Secondary Plan”, established as Part B.10 in <i>Design Regina: The Official Community Plan Bylaw No. 2013-48</i>, as may be amended from time to time.</p> <p>(f) DCD-9 is generally in accordance with the guidelines contained in Section E Goal 9 Direct Control Districts in <i>Design Regina: The Official Community Plan Bylaw No. 2013-48</i>, as well as the provisions of <i>The Planning and Development Act, 2007</i>, as amended, respecting the establishment of Direct Control Districts.</p>	<p>This amendment is to delete references to Regina Development Plan (Bylaw 7877) and replace it with references to sections in <i>Design Regina: The Official Community Plan Bylaw No. 2013-48</i> as this is the current bylaw.</p>
36	9.43	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p>	<p>(3) <u>Heritage Policy Area</u></p> <p>(b) Permitted Uses</p> <p>Uses that are permitted are as specified below:</p>	<p>3) <u>Heritage Policy Area</u></p> <p>(b) Permitted Uses</p> <p>Uses that are permitted are as specified below:</p>	<p>This amendment will add Medical Clinics to the list of uses to correct an oversight when the Office land use, which included Medical Clinics, was changed to Office, General, which did not.</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

	<p>3.15 Direct Control District – DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District</p> <p>Section 3.15 Subsection (3)(b) be amended by adding “Medical Clinic¹⁷” to the list of Permitted Uses and by deleting “Home-based Business⁵” and replacing it with “Residential Business⁵”.</p>	<ul style="list-style-type: none"> • Animal Hospital • Apartment Dwelling Unit • Apartment, Seniors Assisted Living • Art Gallery • Banquet and Reception Facility • Bed and Breakfast Homestay¹ • Bowling Centre • Church (Religious Institution)² • Club • College, Community • Community Centre • Community Garden • Day Care Centre, Adult³ • Day Care Centre, Child⁴ • Dwelling Unit, Detached • Financial Institution • Health/Fitness centre • Home-based Business⁵ • Hospice • Hostel • Hotel • Humanitarian Service Facility • Labour Union Hall • Library • Licensed Beverage Room • Licensed Cocktail Room • Licensed Dining Room • Licensed Restaurant • Medical/Dental Laboratory • Mixed-Use Building • Multi-Unit Residence • Nursery School⁶ 	<ul style="list-style-type: none"> • Animal Hospital • Apartment Dwelling Unit • Apartment, Seniors Assisted Living • Art Gallery • Banquet and Reception Facility • Bed and Breakfast Homestay¹ • Bowling Centre • Church (Religious Institution)² • Club • College, Community • Community Centre • Community Garden • Day Care Centre, Adult³ • Day Care Centre, Child⁴ • Dwelling Unit, Detached • Financial Institution • Health/Fitness centre • Residential Business⁵ • Hospice • Hostel • Hotel • Humanitarian Service Facility • Labour Union Hall • Library • Licensed Beverage Room • Licensed Cocktail Room • Licensed Dining Room • Licensed Restaurant • Medical Clinic¹⁷ • Medical/Dental Laboratory • Mixed-Use Building • Multi-Unit Residence 	<p>This amendment will also change the name of Home-based Business to Residential Business as the name was changed in a previous amendment.</p>
--	--	--	--	---

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

			<ul style="list-style-type: none"> • Office, General¹⁷ • Personal Service • Pool Hall • Post Office • Public Use • Recreation Service Facility • Repair Service • Restaurant • School, Private • Secondary Suite • School/Academy • School, Vocational • Supportive Living Home⁷ • Theatre 	<ul style="list-style-type: none"> • Nursery School⁶ • Office, General¹⁷ • Personal Service • Pool Hall • Post Office • Public Use • Recreation Service Facility • Repair Service • Restaurant • School, Private • Secondary Suite • School/Academy • School, Vocational • Supportive Living Home⁷ • Theatre 	
37	9.43	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.15 Direct Control District – DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District</p> <p>Section 3.15 Subsection (3)(c) be amended by deleting “Confectionary Store⁵” and replacing it with “Convenience Store”.</p>	<p>(3) <u>Heritage Policy Area</u></p> <p>(c) Discretionary Uses</p> <p>Uses that are discretionary are as follows:</p> <ul style="list-style-type: none"> • Amusement Arcade • Amusement Arcade, Licensed • Club, Licensed • Confectionary Store • Individual and Family Social Service Home⁸ • Liquor Store • Night Club • Pool Hall, Licensed • Public Self Storage Facility • Recreation Service Facility, Licensed • Tattoo Parlour 	<p>(3) <u>Heritage Policy Area</u></p> <p>(c) Discretionary Uses</p> <p>Uses that are discretionary are as follows:</p> <ul style="list-style-type: none"> • Amusement Arcade • Amusement Arcade, Licensed • Club, Licensed • Convenience Store • Individual and Family Social Service Home⁸ • Liquor Store • Night Club • Pool Hall, Licensed • Public Self Storage Facility • Recreation Service Facility, Licensed • Tattoo Parlour 	<p>The Confectionary Store definition was deleted from the Zoning Bylaw by an amendment approved by City Council in January 2015.</p> <p>The reference to Confectionary Store was not deleted from the Discretionary Uses list by that amendment. This amendment corrects this oversight</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

38	9.44	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.15 Direct Control District – DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District</p> <p>Section 3.15 Subsection (4)(b) is amended by adding “Medical Clinic¹⁷” to the list of Permitted Uses, by deleting “Home-based Business¹²” and replacing it with “Residential Business¹²” and by deleting “Retail Use²²” and replacing it with “Retail Store²²”.</p>	<p>(4) <u>Mixed-Use Policy Area</u></p> <p>(b) Permitted Uses</p> <p>Uses that are permitted are as specified below:</p> <ul style="list-style-type: none"> • Art Gallery • Bakery Shop • Club⁹ • Club, Licensed¹⁰ • Community Centre • Community Garden • Dwelling Unit¹¹ • Grocery Store • Home-based Business¹² • Humanitarian Service Facility • Library • Licensed Cocktail Room¹³ • Licensed Dining Room¹⁴ • Licensed Restaurant¹⁵ • Nursery School¹⁶ • Office, General¹⁷ • Personal Service • Public Use¹⁸ • Recreational Service Facility • Recreational Service Facility, Licensed¹⁹ • Repair Service • Restaurant^{20,21} • Retail Use²² 	<p>(4) <u>Mixed-Use Policy Area</u></p> <p>(b) Permitted Uses</p> <p>Uses that are permitted are as specified below:</p> <ul style="list-style-type: none"> • Art Gallery • Bakery Shop • Club⁹ • Club, Licensed¹⁰ • Community Centre • Community Garden • Dwelling Unit¹¹ • Grocery Store • Residential Business¹² • Humanitarian Service Facility • Library • Licensed Cocktail Room¹³ • Licensed Dining Room¹⁴ • Licensed Restaurant¹⁵ • Medical Clinic¹⁷ • Nursery School¹⁶ • Office, General¹⁷ • Personal Service • Public Use¹⁸ • Recreational Service Facility • Recreational Service Facility, Licensed¹⁹ • Repair Service • Restaurant^{20,21} • Retail Store²² 	<p>This amendment will add Medical Clinics to the list of uses to correct an oversight when the Office land use, which included Medical Clinics, was changed to Office, General, which did not.</p> <p>This amendment will change the name of Home-based Business to Residential Business as the name was changed in a previous amendment.</p> <p>This amendment will also change the reference to Retail Store which is a use defined in Chapter 2.</p>
39	9.45	<p>Part 9C – Regulations For Special Zones</p>	<p>(4) <u>Mixed-Use Policy Area</u></p> <p>(c) Discretionary Uses</p>	<p>(4) <u>Mixed-Use Policy Area</u></p> <p>(c) Discretionary Uses</p>	<p>The Confectionary Store definition was deleted from the Zoning Bylaw by an amendment approved</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		<p>9C.3 Direct Control District (DCD)</p> <p>3.15 Direct Control District – DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District</p> <p>Section 3.15 Subsection (4)(c) is amended by deleting “Confectionary Store” and replacing it with “Convenience Store” and by deleting “Retail Use³⁴” and replacing it with “Retail Store³⁴”..</p>	<p>Uses that are permitted are as specified below:</p> <ul style="list-style-type: none"> • Club²³ • Club, Licensed²⁴ • Confectionary Store • Day Care Centre, Adult²⁵ • Day Care Centre, Child²⁶ • Individual and Family Social Service Home²⁷ • Licensed Cocktail Room²⁸ • Licensed Dining Room²⁹ • Licensed Restaurant³⁰ • Office, General³¹ • Recreational Service Facility, Licensed³² • Restaurant³³ • Retail Use³⁴ 	<p>Uses that are permitted are as specified below:</p> <ul style="list-style-type: none"> • Club²³ • Club, Licensed²⁴ • Convenience Store • Day Care Centre, Adult²⁵ • Day Care Centre, Child²⁶ • Individual and Family Social Service Home²⁷ • Licensed Cocktail Room²⁸ • Licensed Dining Room²⁹ • Licensed Restaurant³⁰ • Office, General³¹ • Recreational Service Facility, Licensed³² • Restaurant³³ • Retail Store³⁴ 	<p>by City Council in January 2015.</p> <p>The reference to Confectionary Store was not deleted from the Discretionary Uses list by that amendment. This amendment corrects this oversight</p> <p>This amendment will also change the reference to Retail Store which is a use defined in Chapter 2.</p>
40	9.46	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.15 Direct Control District – DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District</p> <p>Section 3.15: Subsection (4)(v)(1) is amended by adding ”or a canopy sign” to the end of the sentence.</p> <p>Subsection (4)(v)2. be amended</p>	<p>(4) <u>Mixed-Use Policy Area</u></p> <p>(v) Commercial Signage</p> <ol style="list-style-type: none"> 1. Signage may only be lit externally, except within shopfront glazing. 2. A single external band may be applied to each façade at the first storey, and shall not exceed 0.9 metres in height along any length. 3. Blade signs are to be not more than 0.4 square metres in size and attached to an awning or building. 	<p>(4) <u>Mixed-Use Policy Area</u></p> <p>(v) Commercial Signage</p> <ol style="list-style-type: none"> 1. Signage may only be lit externally, except within shopfront glazing or a canopy sign. 2. A wall sign or canopy sign may be applied to each façade within the sign band at the first storey, and shall not exceed 0.9 metres in height along any length. 3. Projecting signs are to be not more than 0.4 square metres in area. 4. A maximum of one wall sign or canopy sign is permitted per store front. 	<p>This amendment is to allow more than one wall sign per building as some buildings will have more than one business in it. The amendment also expands the list of permitted sign types to include canopy signs.</p> <p>The definition of “Sign” requires that it be attached.</p> <p>Blade signs are not defined in the Zoning Bylaw and are the same as projecting signs.</p>

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		<p>by deleting “single external band” and adding “wall sign or canopy sign ”</p> <p>Subsection (4)(v)2. be amended by adding “within the sign band” after the wording “each façade”</p> <p>Subsection (4)(v)3. be amended by: deleting “ Blade signs” and adding “ Projecting signs” deleting “size” and adding “area” and by deleting “and attached to an awning or building”.</p> <p>Subsection (4)(v) be amended by adding 4. “A maximum of one wall sign or canopy sign is permitted per store front.”</p>			
41	9.49	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.15 Direct Control District – DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District</p> <p>Section 3.15 Subsection 6)(b) be amended by adding “Special Care Home⁴⁵”.</p>	<p>6) <u>Medium-Density Residential Policy Area</u></p> <p>(b) Permitted Uses</p> <p>Uses that are permitted are as specified below:</p> <ul style="list-style-type: none"> • Apartment, Low Rise • Apartments, Seniors Assisted Living Low Rise • Bed and Breakfast Homestay⁴² • Community Garden • Dwelling Unit, Fourplex • Dwelling Unit, Townhouse 	<p>(6) <u>Medium-Density Residential Policy Area</u></p> <p>(b) Permitted Uses</p> <p>Uses that are permitted are as specified below:</p> <ul style="list-style-type: none"> • Apartment, Low Rise • Apartments, Seniors Assisted Living Low Rise • Bed and Breakfast Homestay⁴² • Community Garden • Dwelling Unit, Fourplex • Dwelling Unit, Townhouse 	<p>This amendment will also allow Special Care Homes, facilities in which nursing care is provided, subject to specific requirements in Section 6D.2.</p>

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

			<ul style="list-style-type: none"> • Dwelling Unit, Triplex • Residential Business⁴³ • Public Use⁴⁴ • Supportive Living Home⁴⁵ 	<ul style="list-style-type: none"> • Dwelling Unit, Triplex • Residential Business⁴³ • Public Use⁴⁴ • Supportive Living Home⁴⁵ • Special Care Home⁴⁵ 	
42	9.52	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.15 Direct Control District – DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District</p> <p>Section 3.15 Subsection (7)(b) be amended by deleting “Home-Based Business⁵²” and adding “Residential Business⁵²” and by adding “Special Care Home⁵⁴”.</p>	<p>(7) <u>High-Rise Residential Policy Area</u></p> <p>(b) Permitted Uses</p> <p>Uses that are permitted are as specified below:</p> <ul style="list-style-type: none"> • Apartments, Low-Rise • Apartments, Seniors Assisted Living – Low Rise • Bed and Breakfast Homestay⁵¹ • Community Garden • Dwelling Unit, Fourplex • Dwelling Unit, Townhouse • Dwelling Unit, Triplex • Home-Based Business⁵² • Public Use⁵³ • Supportive Living Home⁵⁴ 	<p>(7) <u>High-Rise Residential Policy Area</u></p> <p>(b) Permitted Uses</p> <p>Uses that are permitted are as specified below:</p> <ul style="list-style-type: none"> • Apartments, Low Rise • Apartments, Seniors Assisted Living – Low Rise • Bed and Breakfast Homestay⁵¹ • Community Garden • Dwelling Unit, Fourplex • Dwelling Unit, Townhouse • Dwelling Unit, Triplex • Public Use⁵³ • Residential Business⁵² • Special Care Home⁵⁴ • Supportive Living Home⁵⁴ 	<p>This amendment is to change the name of home-based business to Residential Business as the name was changed in a previous amendment.</p> <p>This amendment also adds Special Care Home as a permitted use.</p>
43	9.56	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.16 Direct Control District – DCD-10 3200 Block 13th Avenue</p> <p>Section (3) Subsection (b) be amended by adding “xi. Medical Clinic” to the list of permitted</p>	<p>(3) Permitted and Discretionary Uses</p> <p>(b) Notwithstanding clause (3)(a) above, the following commercial uses shall be permitted in DCD-10:</p> <ol style="list-style-type: none"> Art Gallery Bed and Breakfast Day Care Office, General Confectionary Store Restaurants Licensed Restaurants 	<p>(3) Permitted and Discretionary Uses</p> <p>(b) Notwithstanding clause (3)(a) above, the following commercial uses shall be permitted in DCD-10:</p> <ol style="list-style-type: none"> Art Gallery Bed and Breakfast Homestay Day Care, Child Office, General Convenience Store Restaurants Licensed Restaurants 	<p>This amendment will add Medical Clinics to the list of uses to correct an oversight when the Office land use, which included Medical Clinics, was changed to Office, General, which did not.</p> <p>The Confectionary Store definition was deleted from the Zoning Bylaw by an amendment approved by City Council in January 2015. The rationale was that there was no</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		uses, by deleting “Confectionary Store” and replacing it with “Convenience Store”, by deleting “Bed and Breakfast” and replacing it with “Bed and Breakfast Homestay”, deleting “Day Care” and replacing it with “Day Care, Child” and by deleting “Retail Use” and replacing it with “Retail Store”..	viii. Recreation Service Facilities ix. Retail Use x. Personal Service Establishment	viii. Recreation Service Facilities ix. Retail Store x. Personal Service Establishment xi. Medical Clinic	<p>practical difference between this land use classification and a Convenience Store except for the size of the establishments.</p> <p>The reference to Confectionary Store was not deleted from the Land Use list by that amendment. This amendment corrects this oversight.</p> <p>The changes to Bed and Breakfast Homestay, Day Care, Child and Retail Store reflect the definitions of land uses in Chapter 2.</p>												
44	9.62	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.18 Direct Control District – DCD-12 Suburban Narrow Lot Residential</p> <p>Table 9.2 – Site and Development Standards for Detached Lots in DCD-12</p> <p>Amend Table 9.2 by deleting “Front yard parking” and replacing it with “Front attached garages /front yard parking or front driveway”</p>	<p>Table 9.2 – Site and Development Standards for Detached Lots in DCD-12</p> <table><tr><th>Standard</th><th>Without Lane</th><th>With Lane</th></tr><tr><td>Front Yard Parking</td><td>Permitted</td><td>Not Permitted</td></tr></table>	Standard	Without Lane	With Lane	Front Yard Parking	Permitted	Not Permitted	<p>Table 9.2 – Site and Development Standards for Detached Lots in DCD-12</p> <table><tr><th>Standard</th><th>Without Lane</th><th>With Lane</th></tr><tr><td>Front attached garages/front yard parking or front driveway</td><td>Permitted</td><td>Not Permitted</td></tr></table>	Standard	Without Lane	With Lane	Front attached garages/front yard parking or front driveway	Permitted	Not Permitted	<p>This amendment is to clear up confusion that front attached garages, driveways or front yard parking are not permitted if the property has a lane.</p>
Standard	Without Lane	With Lane															
Front Yard Parking	Permitted	Not Permitted															
Standard	Without Lane	With Lane															
Front attached garages/front yard parking or front driveway	Permitted	Not Permitted															

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

45	9.66	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.19 Direct Control District DCD-13 The Greens on Gardiner Mixed Use Direct Control District</p> <p>Amend Section (3)(b) Chuka Boulevard Interface Area Site and Development Standards by deleting the reference to “Chapter 4” in subsection (viii) and replacing it with “Chapter 2”.</p>	<p>(3) <u>Chuka Boulevard Interface Area</u></p> <p>(b) Site and Development Standards (viii) Commercial frontages shall demonstrate a fine-grain character and regular rhythm as defined in Chapter 4 of this Bylaw.</p>	<p>(3) <u>Chuka Boulevard Interface Area</u></p> <p>(b) Site and Development Standards (viii) Commercial frontages shall demonstrate a fine-grain character and regular rhythm as defined in Chapter 2 of this Bylaw.</p>	<p>The definition are contained in Chapter 2 of the Bylaw not Chapter 4.</p> <p>This amendment corrects a typographical error.</p>
46	9.69	<p>Part 9C – Regulations For Special Zones</p> <p>9C.3 Direct Control District (DCD)</p> <p>3.19 Direct Control District DCD-13 The Greens on Gardiner Mixed Use Direct Control District</p> <p>Amend Section (6) (c) by adding “Medical Clinic⁷” to the list of Permitted Uses; by deleting “Home-based Business⁵” and replacing it with “Residential Business⁵”, by deleting “Church (Religious Institution)¹” and replacing it with “Religious</p>	<p>(6) General Application</p> <p>(c) Permitted Uses</p> <p>i) Uses that are permitted as specified as below:</p> <p>Apartment, Low rise Apartment, High rise Apartment, Seniors Assisted Living Art Gallery Bakery Shop Church (Religious Institution)¹ Club² Club, Licensed² Community Centre Community Garden Convenience Store Fast Food Outlet³ Dwelling Unit, Planned Group Financial Institution</p>	<p>(6) General Application</p> <p>(c) Permitted Uses</p> <p>i) Uses that are permitted as specified as below:</p> <p>Apartment, Low rise Apartment, High rise Apartment, Seniors Assisted Living Art Gallery Bakery Shop Religious Institution¹ Club² Club, Licensed² Community Centre Community Garden Convenience Store Fast Food Outlet³ Dwelling Unit, Planned Group Financial Institution</p>	<p>This amendment will add Medical Clinics to the list of uses to correct an oversight when the Office land use, which included Medical Clinics, was changed to Office, General, which did not.</p> <p>This amendment will also change the name of Home-based Business to Residential Business as the name was changed in a previous amendment.</p> <p>The changes to Religious Institution, Retail Store and Dwelling Unit Townhouse reflect the definitions of land uses in Chapter 2.</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		Institution ¹ ”, by deleting “Retail Use ⁹ ” and replacing it with “Retail Store ⁹ ” and by deleting “Townhouse” and replacing it with “Dwelling Unit, Townhouse”.	Grocery Store ⁴ Home-based business ⁵ Humanitarian Service Facility Individual and Family Social Service Home ⁶ Library Licensed Cocktail Room ² Licensed Dining Room ² Licensed Restaurant ² Liquor Store Mixed Use Building Nursery School Office, General ⁷ Personal Service Public Use ⁸ Recreational Service Facility Recreational Service Facility, Licensed Repair Service Restaurant ² Retail Use ⁹ School, Private Special Care Home ¹⁰ Supportive Living Home ¹¹ Tattoo parlour Townhouse	Grocery Store ⁴ Humanitarian Service Facility Individual and Family Social Service Home ⁶ Library Licensed Cocktail Room ² Licensed Dining Room ² Licensed Restaurant ² Liquor Store Medical Clinic ⁷ Mixed Use Building Nursery School Office, General ⁷ Personal Service Public Use ⁸ Recreational Service Facility Recreational Service Facility, Licensed Repair Service Residential Business ⁵ Restaurant ² Retail Store ⁹ School, Private Special Care Home ¹⁰ Supportive Living Home ¹¹ Tattoo parlour Dwelling Unit, Townhouse	
47	11.5	Part 11B – Regulations For All Accessory Uses 11B.6 Height Restrictions Section 6.1 Residential Zones Be amended by adding “except for amenity buildings in Planned Groups of Dwellings” after “4.0	6.1 Residential Zones No accessory building or structure shall exceed 4.0 metres in height.	6.1 Residential Zones No accessory building or structure shall exceed 4.0 metres in height, except for amenity buildings in Planned Groups of Dwellings which are not to exceed the height of the principle building.	This amendment will permit amenity buildings to exceed 4 metres in height. The height restriction was intended to limit the height of garages in residential zones.

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		metres in height.			
48	12.10	<p>Part 12C – Regulations For Specific Temporary Uses</p> <p>Table 12.2 Special Temporary Use Regulations</p> <p>Be amended by deleting Row 9 Temporary Parking Lot</p>	<p>Table 12.2: Special Temporary Use Regulations</p> <p>Temporary Use</p> <p>Temporary Parking Lot</p> <p>Permit Conditions</p> <ol style="list-style-type: none"> 1. Annual permit that may be renewed for additional one year terms. After five years of operation, application for annual permit review shall be subject to review and approval by City Council. 2. Only located in the D-Downtown zone. 3. Only as a principle use. 4. Not permitted in the Downtown Retail Areas as defined in the Bylaw (Figure 7.4). <p>Performance Standards</p> <p>Shall meet all regulations for “parking lot, paved” except:</p> <ol style="list-style-type: none"> 1. Surface may be minimum 150mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the City. 2. Drainage to catch basin connected to the city sewer in an alley is permitted for lots less than 2,000m² in area, but in no case shall drainage across sidewalk or other pedestrian access be permitted. Minimum 		<p>This amendment was included in the Housekeeping amendments approved by Council on August 20, 2012. However, the amendment referenced the wrong Table. This amendment corrects this error.</p>

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

			<p>slope to drain is 2% from any point on the site.</p> <p>3. Minimum standards of surface treatment and grading must be maintained at all times.</p>																				
49	13.9	<p>Part 13C – Regulations for Specific Non-Conformities</p> <p>13C.4 Non-Conforming Landscape</p> <p>Table 13.3 Minimum Amortization Schedule for Non-Conforming Surface Parking Lots be amended by deleting the reference to Chapter 14 when referencing landscaping and replacing it with Chapter 15.</p>	<table><tr><th colspan="3">Table 13.3 Minimum Amortization Schedule for Non_Conforming Surface Parking Lots</th></tr><tr><th>Year</th><th>Component to be Completed</th><th>Performance Standards</th></tr><tr><td>1</td><td>Perimeter landscaping</td><td>Landscaping shall be in accordance with Chapter 14</td></tr></table>	Table 13.3 Minimum Amortization Schedule for Non_Conforming Surface Parking Lots			Year	Component to be Completed	Performance Standards	1	Perimeter landscaping	Landscaping shall be in accordance with Chapter 14	<table><tr><th colspan="3">Table 13.3 Minimum Amortization Schedule for Non_Conforming Surface Parking Lots</th></tr><tr><th>Year</th><th>Component to be Completed</th><th>Performance Standards</th></tr><tr><td>1</td><td>Perimeter landscaping</td><td>Landscaping shall be in accordance with Chapter 15</td></tr></table>	Table 13.3 Minimum Amortization Schedule for Non_Conforming Surface Parking Lots			Year	Component to be Completed	Performance Standards	1	Perimeter landscaping	Landscaping shall be in accordance with Chapter 15	Chapter 14 deals with parking requirements. Chapter 15 deals with landscaping. This amendment corrects this error.
Table 13.3 Minimum Amortization Schedule for Non_Conforming Surface Parking Lots																							
Year	Component to be Completed	Performance Standards																					
1	Perimeter landscaping	Landscaping shall be in accordance with Chapter 14																					
Table 13.3 Minimum Amortization Schedule for Non_Conforming Surface Parking Lots																							
Year	Component to be Completed	Performance Standards																					
1	Perimeter landscaping	Landscaping shall be in accordance with Chapter 15																					
50	14.12	<p>Part 14B – Parking Regulations For All Land Uses</p> <p>14B.4 Regulations For Residential Parking</p> <p>Be amended by deleting “(i) a rooming house” and adding “(i) a residential homestay”</p>	<p>14B.4 Regulations For Residential Parking</p> <p>Where, in this Bylaw, parking facilities are required or provided for:</p> <p>(i) a rooming house;</p> <p>the provisions of this Subpart shall apply.</p>	<p>14B.4 Regulations For Residential Parking</p> <p>Where, in this Bylaw, parking facilities are required or provided for:</p> <p>(i) a residential homestay;</p> <p>the provisions of this Subpart shall apply.</p>	This amendment is to change the name of rooming house to residential homestay as a rooming house is no longer a land use.																		
51	14.11	<p>Part 14B – Parking Regulations For All Land Uses</p> <p>14B.3.16 Required Reductions</p> <p>Be amended by adding the following:</p>	<p>14B.3.16 Required Reductions</p> <p>(2) Notwithstanding any provision in this Chapter, when an existing building is reconstructed on Lots 11 to 20, Block 434, Plan Old 33, Regina Subdivision:</p> <p>(a) no parking shall be required for the</p>	<p>14B.3.16 Required Reductions</p> <p>(2) Notwithstanding any provision in this Chapter, when an existing building is reconstructed on Lots 11 to 20, Block 434, Plan Old 33, Regina Subdivision and on Lot 33, Block 404, Plan 98RA28303 and Lots 9 to 14, Block</p>	<p>The lots being added to this section are located in the 2100 block of Albert Street on the east side of the street.</p> <p>The lots are narrow and the existing buildings have left little room for parking to be provided on</p>																		

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		<p>“and on Lot 33, Block 404, Plan 98RA28303 and Lots 9 to 14, Block 404, Plan Old 33, Regina Subdivision”</p> <p>to Subsection (2).</p>	<p>first 600 square metres of gross floor area of the building: and</p> <p>(b) any parking shall only be required in accordance with the standards of the Chapter for the gross floor area in excess of 600 square metres.</p>	<p>404, Plan Old 33, Regina Subdivision :</p> <p>(a) no parking shall be required for the first 600 square metres of gross floor area of the building: and</p> <p>(b) any parking shall only be required in accordance with the standards of the Chapter for the gross floor area in excess of 600 square metres.</p>	<p>the lot.</p> <p>Without this amendment, reuse options for these existing buildings is limited by the number of parking stall available on the lot.</p>
52	14.8 and 14.3	<p>Part 14B – Parking Regulations For All Land Uses</p> <p>14B.3.10 Parking for Persons with Disabilities</p> <p>Be amended by deleting this subsection and adding it as a new subsection 1.6 in Section 14B.1 Application of Off-Street Parking Requirements.</p>		<p>Section 14B.1 Application of Off-Street Parking Requirements</p> <p>1.6 Parking for Persons with Disabilities</p> <p>(1) Notwithstanding any other provision in this bylaw, in all zones a minimum of two percent of all required parking spaces shall be provided in the form of accessible parking spaces, with a minimum stall width of 3.9 metres and a minimum stall length of 5.5 metres.</p> <p>(2) Parking spaces for persons with disabilities shall be located as close as possible to a building entrance, and shall be clearly designated with signs indicating their purpose as accessible parking stalls.</p>	<p>Currently, regulations for parking for persons with disabilities are located in Section 14B.3 Regulations for Non-Residential Parking.</p> <p>This amendment is to ensure these regulations apply to all uses, including but not limited to, apartment building and planned groups of dwellings.</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

53	14.17	<p>Part 14B – Parking Regulations For All Land Uses</p> <p>Section 14B.5 – Number of Minimum Required Parking Spaces</p> <p>Table 14.5 Off-Street Parking Requirements for Institutional and Recreational Uses</p> <p>The parking requirements for Elementary Schools be amended by adding “, except in the case of a previously developed school site, any building addition shall be exempt from these parking requirements” after “1 space per each teacher, employee or administrator”.</p> <p>The parking requirements for High Schools be amended by adding “, except in the case of a previously developed school site, any building addition shall be exempt from these parking requirements” after “5 spaces per classroom plus 1 space per 10 square metres of assembly room floor area”.</p>	<p>Table 14.5 Off-Street Parking Requirements for Institutional and Recreational Uses</p> <p>Elementary Schools – 1 space per teacher, employee or administrator</p> <p>High Schools – 5 spaces per classroom plus 1 space per 10 square metres of assembly room floor area</p>	<p>Table 14.5 Off-Street Parking Requirements for Institutional and Recreational Uses</p> <p>Elementary Schools – 1 space per teacher, employee or administrator, except in the case of a previously developed school site, any building addition shall be exempt from these parking requirements.</p> <p>High Schools – 5 spaces per classroom plus 1 space per 10 square metres of assembly room floor area, except in the case of a previously developed school site, any building addition shall be exempt from these parking requirements.</p>	<p>Often, school sites have been developed to capacity with buildings, parking lots and playground/athletic fields. The open space should not be further reduced by a requirement to comply with side and rear yard setback requirements in situations where building additions are being located in the side or rear yard that is directly adjacent to public service lands.</p>								
54	14.18	<p>Part 14B – Parking Regulations For All Land Uses</p> <p>Section 14B.5 – Number of Minimum Required Parking</p>	<p>Table 14.5 Off-Street Parking Requirements for Institutional and Recreational Uses</p> <table><tr><td>Use of Building</td><td>Minimum</td></tr><tr><td></td><td></td></tr></table>	Use of Building	Minimum			<p>Table 14.5 Off-Street Parking Requirements for Institutional and Recreational Uses</p> <table><tr><td>Use of Building</td><td>Minimum</td></tr><tr><td></td><td></td></tr></table>	Use of Building	Minimum			<p>Parking regulations in Chapter 14 for the most part specify specific requirements for the D-Downtown zone that are generally lower than in other zones due to the higher</p>
Use of Building	Minimum												
Use of Building	Minimum												

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		<p>Spaces</p> <p>Table 14.5 Off-Street Parking Requirements for Institutional and Recreational Uses</p> <p>Be amended by deleting the minimum parking requirement for Recreational Service Facilities in the D-Downtown Zone.</p>	<table><tr><th>or Lot</th><th>Number of Parking Spaces</th></tr><tr><td colspan="2">Recreational Service Facility</td></tr><tr><td></td><td>1 space per 20 square metres of gross floor area used by patrons.</td></tr></table>	or Lot	Number of Parking Spaces	Recreational Service Facility			1 space per 20 square metres of gross floor area used by patrons.	<table><tr><th>or Lot</th><th>Number of Parking Spaces</th></tr><tr><td colspan="2">Recreational Service Facility</td></tr><tr><td>a) D Zone</td><td>No requirement</td></tr><tr><td>b) All other zones</td><td>1 space per 20 square metres of gross floor area used by patrons</td></tr></table>	or Lot	Number of Parking Spaces	Recreational Service Facility		a) D Zone	No requirement	b) All other zones	1 space per 20 square metres of gross floor area used by patrons	<p>percentage of lot coverage in the downtown.</p> <p>This amendment will consider Recreational Service Facilities in the same way as Pool Halls and Amusement Arcade which have no requirement if located in the D-Downtown zone.</p>								
or Lot	Number of Parking Spaces																										
Recreational Service Facility																											
	1 space per 20 square metres of gross floor area used by patrons.																										
or Lot	Number of Parking Spaces																										
Recreational Service Facility																											
a) D Zone	No requirement																										
b) All other zones	1 space per 20 square metres of gross floor area used by patrons																										
55	14.20	<p>Part 14B – Parking Regulations For All Land Uses</p> <p>Section 14B.5 – Number of Minimum Required Parking Spaces</p> <p>Table 14.6: Off-Street Parking Requirements for Commercial Uses</p> <p>Be amended by combining the requirements for Confectionary Stores with those for Convenience Stores</p>	<p>Table 14.6: Off-Street Parking Requirements for Commercial Uses</p> <table><tr><th>Use of Building or Lot</th><th>Minimum Number of Parking Spaces</th></tr><tr><td colspan="2">Confectionary Stores</td></tr><tr><td>a) D, TAR, NC, MX, and LC3 Zones</td><td>No requirement</td></tr><tr><td>b)All other zones</td><td>1 space per 20 square metres of gross floor area</td></tr><tr><td colspan="2">Convenience Stores</td></tr><tr><td>a) NC Zone</td><td>6 spaces for first 200 square metres of gross floor area plus 1 space per 25 square metres</td></tr></table>	Use of Building or Lot	Minimum Number of Parking Spaces	Confectionary Stores		a) D, TAR, NC, MX, and LC3 Zones	No requirement	b)All other zones	1 space per 20 square metres of gross floor area	Convenience Stores		a) NC Zone	6 spaces for first 200 square metres of gross floor area plus 1 space per 25 square metres	<p>Table 14.6: Off-Street Parking Requirements for Commercial Uses</p> <table><tr><th>Use of Building or Lot</th><th>Minimum Number of Parking Spaces</th></tr><tr><td colspan="2">Convenience Stores</td></tr><tr><td>a) D, TAR, MX, and LC3 Zones</td><td>No requirement</td></tr><tr><td>b) NC Zone</td><td>6 spaces for first 200 square metres of gross floor area plus 1 space per 25 square metres over 200 square metres in gross floor area</td></tr><tr><td>c) All other zones</td><td>1 space per 20 square metres of</td></tr></table>	Use of Building or Lot	Minimum Number of Parking Spaces	Convenience Stores		a) D, TAR, MX, and LC3 Zones	No requirement	b) NC Zone	6 spaces for first 200 square metres of gross floor area plus 1 space per 25 square metres over 200 square metres in gross floor area	c) All other zones	1 space per 20 square metres of	<p>The Confectionary Store definition was deleted from the Zoning Bylaw by an amendment approved by City Council in January 2015.</p> <p>The reference to Confectionary Store was not deleted from the parking requirements list by that amendment.</p> <p>This amendment corrects this oversight.</p>
Use of Building or Lot	Minimum Number of Parking Spaces																										
Confectionary Stores																											
a) D, TAR, NC, MX, and LC3 Zones	No requirement																										
b)All other zones	1 space per 20 square metres of gross floor area																										
Convenience Stores																											
a) NC Zone	6 spaces for first 200 square metres of gross floor area plus 1 space per 25 square metres																										
Use of Building or Lot	Minimum Number of Parking Spaces																										
Convenience Stores																											
a) D, TAR, MX, and LC3 Zones	No requirement																										
b) NC Zone	6 spaces for first 200 square metres of gross floor area plus 1 space per 25 square metres over 200 square metres in gross floor area																										
c) All other zones	1 space per 20 square metres of																										

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

			b) All other zones	over 200 square metres in gross floor area 1 space per 20 square metres of gross floor area		gross floor area	
56	16.5	Part 16B – General Regulations For All Signs 16B.5 Gateways & Major Arterial Intersections NEW REGULATION			16B.5 Gateways & Major Arterial Intersections If commercial signage is located in a gateway or major arterial intersection according to Figure 15.5, refer to additional regulations 15B.4.4(2)(e) and 15B.4.4(5)(d).		This amendment is to ensure that there is a reference to the regulations that are contained in Chapter 15.
57	18.1	Part 18B – Officers and Boards 18B.1 Development Officer 1.1 Appointment Be amended by deleting “the Director of Planning” in subsection (2) and substituting “as defined in Chapter 2”.	18B.1 Development Officer 1.1 Appointment (2) The Development Officer shall be the Director of Planning.		18B.1 Development Officer 1.1 Appointment (2) The Development Officer shall be as defined in Chapter 2.		The amendment ensures consistency with the definition of Development Officer in Chapter 2. .
58	18.4	Part 18C – Requirements and Procedures 18C.1 Development Permits 18C.1.1 No Development without Development Permit Section 18C.1.1 be amended by	Part 18C – Requirements and Procedures 18C.1 Development Permits 18C.1.1 No Development without Development Permit (2) Notwithstanding subsection (1), an		Part 18C – Requirements and Procedures 18C.1 Development Permits 18C.1.1 No Development without Development Permit (2) Notwithstanding subsection (1),		This amendment corresponds with existing practise in which Zoning approval of a Building Permit is deemed to be a Development Permit.

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		deleting Subsection 2 and replacing it with: (2) Notwithstanding subsection (1), authorization by the Development Officer of a Building Permit shall constitute an approved Development Permit.	approved building permit for a detached, semi-detached or duplex dwelling unit shall also constitute a development permit.	authorization by the Development Officer of a Building Permit shall constitute an approved Development Permit.	
59	18.4	Part 18C – Requirements and Procedures 18C.1 Development Permits 18C.1.1 No Development without Development Permit Be amended by deleting “Community Planning and Development Division” in subsection (3)(a) and replacing it with “the City”.	Part 18C – Requirements and Procedures 18C.1 Development Permits 18C.1.1 No Development without Development Permit (3)(a) a building permit issued by the Community Planning and Development Division, where required; and	Part 18C – Requirements and Procedures 18C.1 Development Permits 18C.1.1 No Development without Development Permit (3)(a) a building permit issued by the City, where required; and	This amendment deletes the reference to Community Planning and Development Division which does not exist in the current organization structure
60	18.19	Part 18C – Requirements and Procedures Figure 18.1 Process for Discretionary Use Applications Be amended by deleting the reference to “Community Planning and Development Division” and replacing it with “The City”.	Figure 18.1 Process for Discretionary Use Applications <div style="border: 1px solid black; padding: 5px;"> Community Planning and Development Division Prepares a Report For Regina Planning Commission </div>	Figure 18.1 Process for Discretionary Use Applications <div style="border: 1px solid black; padding: 5px;"> The City Prepares a Report For Regina Planning Commission </div>	This amendment deletes the name of a Division that no longer exists after the last reorganization. Replacement with the more generic City will eliminate that need for future amendments due to reorganizations.

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

61	18.27	<p>Part 18C – Requirements and Procedures</p> <p>Figure 18.2 Zoning Bylaw Amendment Process</p> <p>Be amended by deleting the reference to “Community Planning and Development Division” and replacing it with “The City” and by deleting “Solicitors and Community Planning and Development Division” and replacing it with “The City”.</p>	<p>Figure 18.2 Zoning Bylaw Amendment Process</p> <div>Community Planning and Development Division Prepares a Report For Regina Planning Commission</div> <div>Solicitors and Community Planning and Development Division Prepare Bylaw Amendment to City Council for Approval.</div>	<p>Figure 18.2 Zoning Bylaw Amendment Process</p> <div>The City Prepares a Report For Regina Planning Commission</div> <div>The City Prepares Bylaw Amendment to City Council for Approval</div>	<p>This amendment deletes the name of a Division that no longer exists after the last reorganization. Replacement with the more generic City will eliminate that need for future amendments due to reorganizations.</p>
62	18.32	<p>Part 18C – Requirements and Procedures</p> <p>Figure 18.3 Development Appeals Process</p> <p>Be amended by deleting the reference to “Community Planning and Development Division” and replacing it with “The City”.</p>	<p>Figure 18.3 Development Appeals Process</p> <div>Application Formally Denied for Building Permit by Community Planning and Development Division</div> <div>Community Planning and Development Division Carries Out Technical Review and Site Inspection</div>	<p>Figure 18.3 Development Appeals Process</p> <div>Application Formally Denied for Building Permit by The City</div> <div>The City Carries Out Technical Review and Site Inspection</div>	<p>This amendment deletes the name of a Division that no longer exists after the last reorganization. Replacement with the more generic City will eliminate that need for future amendments due to reorganizations.</p>
63	18.33	<p>Part 18C – Requirements And Procedures</p> <p>18C.10 Minor Variance</p> <p>Section 10.2 Authority</p>	<p>10.2 Authority</p> <p>The Development Officer is authorized to vary the requirements of the Zoning Bylaw subject to the following conditions:</p>	<p>10.2 Authority</p> <p>The Development Officer is authorized to vary the requirements of the Zoning Bylaw subject to the following conditions:</p>	<p>This amendment is to ensure that a deck that received an approved encroachment cannot receive a further encroachment through the minor variance process.</p>

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		Subsection (1)(a) be amended by adding the following after “decks”. This provision shall not apply to a deck for which a permitted yard encroachment was granted pursuant to Section 6B7.3.	(1) A minor variance may be granted for variation only of: (a) 25 percent of the required yard setback distance for buildings and decks;	(1) A minor variance may be granted for variation only of: (a) 25 percent of the required yard setback distance for buildings and decks. This provision shall not apply to a deck for which a permitted yard encroachment was granted pursuant to Section 6B7.3.	
64	iv, v, 3.3, 8.19 to 8.25 and 9.89	<p>On Page iv, Table of Contents, delete reference to Part 8C.7 Logistics Park Zone (LP)</p> <p>On Page iv, List of Tables, Figures and Appendices, delete reference to Figure 8.1: Logistics Park Zone Area</p> <p>Re-title Figure 8.1 as Figure 9.15</p> <p>On Page v, List of Tables, Figures and Appendices, add Logistics Park Zone Area as Figure 9.15</p> <p>Delete pages 8.18 to 8.25 Section 8C.7 Logistics Park Zone (LP)</p> <p>Add the following new Special Zone after 9C.10 Wascana Centre Zone (WC) on Page 9.89:</p> <p>“9C.11 Logistics Park Zone (LP)</p> <p>11.1 Intent 1. This zone recognizes</p>		<p>“9C.11 Logistics Park Zone (LP)</p> <p>11.1 Intent 1. This zone recognizes lands controlled by the Global Transportation Hub Authority (GTHA) pursuant to <i>The Global Transportation Hub Authority Act</i>. 2. Development in this zone is governed by The Global Transportation Hub Development Plan and Zoning Bylaw.</p> <p>11.2 Permitted Uses As specified by the GTHA.</p> <p>11.3 Discretionary Uses As specified by the GTHA.</p> <p>11.4 Development Regulations As specified by the GTHA</p>	<p>The approval of <i>The Global Transportation Hub Authority Act</i> by the Provincial Government provided the Global Transportation Hub Authority with the power to adopt development plans and zoning bylaw and to approve development on their land in accordance with The Act.</p> <p>This amendment ensures that the GTHA is referenced in the same manner as the Wascana Centre Authority, which also has its own land use legislation.</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

		<p>lands controlled by the Global Transportation Hub Authority (GTHA), as shown on Figure 9.15 below, pursuant to <i>The Global Transportation Hub Authority Act</i>.</p> <p>2. Development in this zone is governed by The Global Transportation Hub Development Plan and Zoning Bylaw.</p> <p>11.2 Permitted Uses As specified by the GTHA.</p> <p>11.3 Discretionary Uses As specified by the GTHA.</p> <p>11.4 Development Regulations As specified by the GTHA.</p> <p>Add Figure 9.15</p>			
65	16.14	<p>Part 16 D Additional Regulations for all Signs</p> <p>Be amended by adding the following section:</p> <p>16D.6 Logistics Park Zone (LP)</p> <p>Notwithstanding any of the provisions of this Chapter, signs in the LP-Logistics Park Zone shall be regulated by The Global Transportation Hub Development Plan and Zoning Bylaw.</p>		<p>16D.6 Logistics Park Zone (LP)</p> <p>Notwithstanding any of the provisions of this Chapter, signs in the LP-Logistics Park Zone shall be regulated by The Global Transportation Hub Development Plan and Zoning Bylaw.</p>	<p>This amendment ensures that the GTHA is referenced in the same manner as the Wascana Centre Authority, which also has its own land use legislation.</p>

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – July 2017

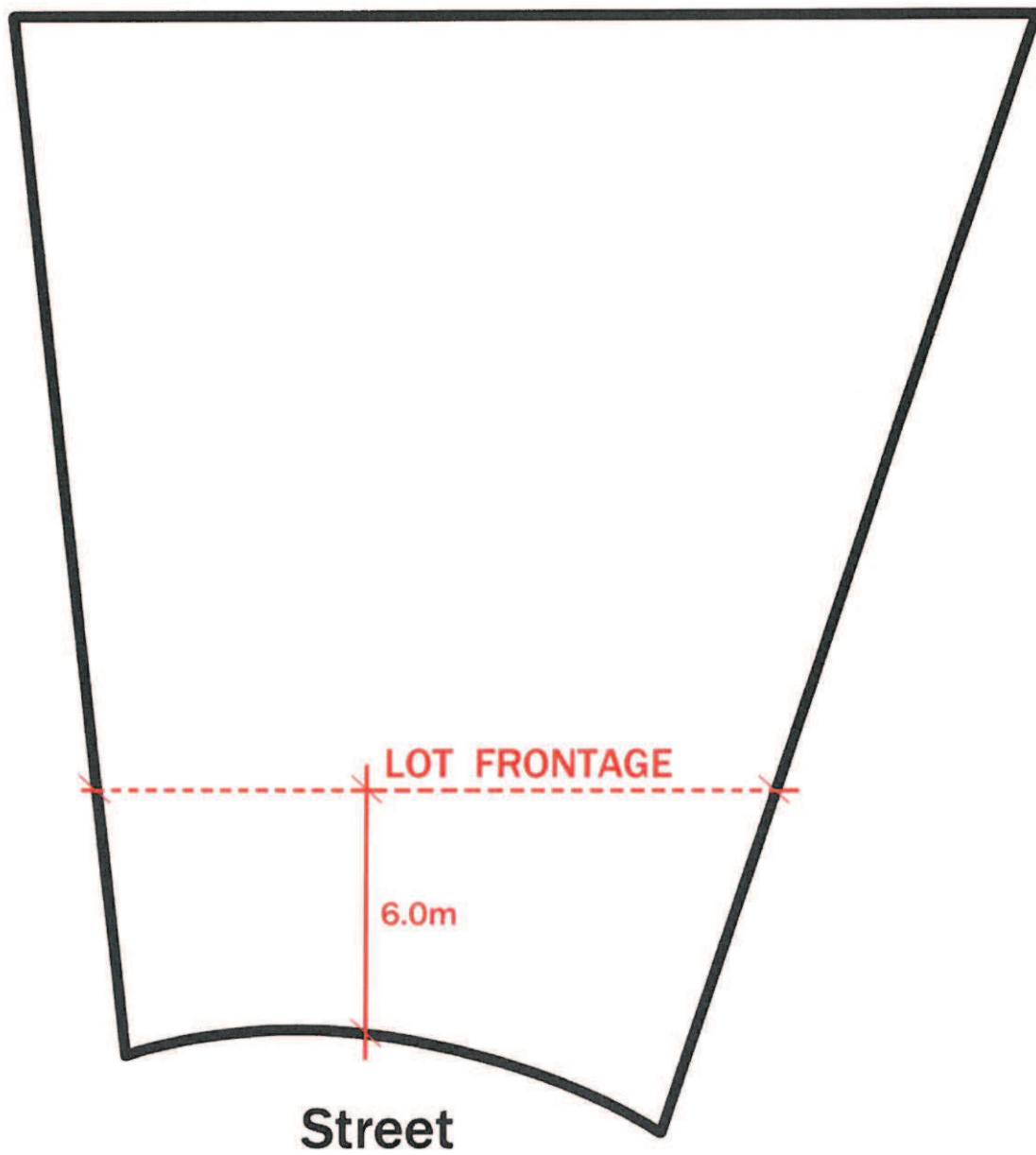


Figure 4.1A

Minimum Lot Frontage on curved front lots

Street

Appendix C

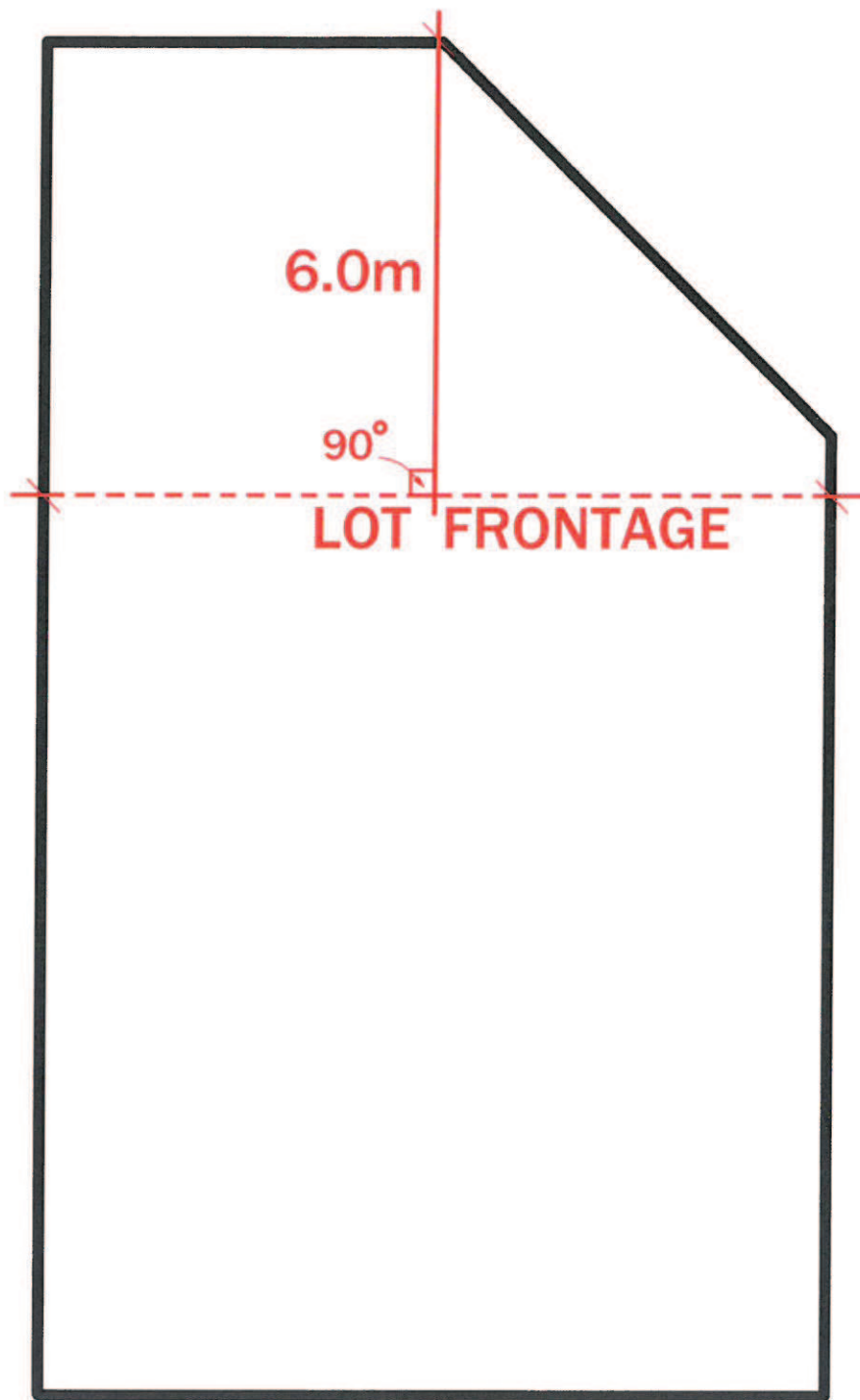


Figure 4.1B

Minimum Lot Frontage on Corner Lots