



REGINA PLANNING COMMISSION

**Tuesday, August 13, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Tuesday, August 13, 2013**

Approval of Public Agenda

Minutes of the special and regular meetings held on July 17 and July 31, 2013.

Administration Reports

RPC13-51 Applications for Zoning Bylaw Amendment (13-Z-13) and Discretionary Use (13-DU-17) Proposed Height Overlay and Off-Site Caveated Parking Lot – 1506 Pasqua Street and 4201, 4215, 4217 Dewdney Avenue

Recommendation

1. That the application to rezone Parcel A, Plan No. 102012613 located at 1506 Pasqua Street from MAC - Major Arterial Commercial to MAC.H22, be APPROVED.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot located at 4201, 4215 and 4217 Dewdney Avenue, being Lots 12, 13, 15, 15, 16, Block 3, Plan No. FB2842 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by Raymond S.C. Wan Architect, Inc. and dated April 2013; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-52 Application for Discretionary Use (13-DU-19) Proposed Office Building in OA-Office Area Zone, 4545 Parliament Avenue

Recommendation

1. That the discretionary use application to accommodate Industry Office and Research and Development within a 3774m² building located at 4545 Parliament Avenue, being Parcel W3, Plan No. 102067949, Harbour Landing Subdivision be APPROVED, and



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that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Cassola Koppe and dated June 5, 2013; and
 - b) Visual Screening shall be provided along the south property line, in accordance with Part 15C of the Zoning Bylaw.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
 - d) That the development comply with all Transport Canada Regulations with respect to Aeronautical Obstruction Clearance
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

RPC13-53 Application for Discretionary Use (13-DU-07) - Proposed Expansion of Canadian Tire Store – 2325 Prince of Wales Drive

Recommendation

1. That the discretionary use application for the proposed expansion of an existing retail store located at 2325 Prince of Wales Drive, being Block H Plan No. 101874359 Extension 0, Spruce Meadows be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, A-3.2 and A-3.3 dated March 27, 2013, prepared by Neoteric Architecture; and
 - b) The reduction in the required number of parking stalls by 20% (86 stalls) due to the site's proximity to transit routes be APPROVED, and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

RPC13-54 Application for Zoning Bylaw Amendment (13-Z-14) - 1900 and 1920 McAra Street

Recommendation

1. That the application to rezone part of Lot 3A, Block 84 located at 1900 and 1920 McAra Street from UH (Urban Holding) to IT (Industrial Tuxedo), be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



RECESS

RECONVENE AT 6:30 P.M.

RPC13-55 Application for Discretionary Use (13-DU-14) Proposed Medical Office over 150m² in the LC3 - Local Commercial Shopping Street Zone 1100 11th Avenue

Recommendation

1. That the discretionary use application for a proposed Medical Office located at 1100 11th Avenue, being Lots 21 and 22, Block 294, Plan No. OLD 33, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.7 inclusive, prepared by KE2 Design and dated March 25, 2013; 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 August 26, 2013 meeting of City Council.

RPC13-56 Application for Zoning Bylaw Amendment and Discretionary Use (12-Z-16, 12-DU-22) Proposed Townhouse – 1175 Pasqua Street

Recommendation

1. That the application to rezone Lot 7, Block B, Plan FD5230 Ext 0 located at 1175 Pasqua Street from I-Institutional to R4A-Residential Infill Housing, be APPROVED.
2. That the discretionary use application for a proposed Low Rise Apartment located at 1175 Pasqua Street, being Lot 7, Block B, Plan FD5230 Ext 0, Old 33 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Artisan Design Build Ltd. and dated April 2010 and July 20, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 9, 2013 Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



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RPC13-57 Application for Discretionary Use (12-DU-29) – Proposed Apartment,
1863, 1869 and 1873 Rae Street

Recommendation

1. That the discretionary use application for a proposed low-rise apartment building located at 1863, 1869 and 1873 Rae Street, being Lots 33, 57, 58 Block 313 Registered Plan No. 99RA11005 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Altus Geomatics and dated July 2, 2013 and Appendix A-3.2 prepared by DPC Design Planning and Co-ordination Services Co. Ltd. and dated October 2, 2012;
 - b) The applicant shall receive a minor variance which reduces the side yard setback from 2.67 metres to 2.0 metres.
 - c) The landscaping shall comply with the requirements of Chapter 15 Landscaping and Buffer Regulations in *Regina Zoning Bylaw No. 9250*.
 - d) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

RPC13-58 Application for Discretionary Use (13-DU-15) - Proposed Shopping Centre
3435 Quance Street

Recommendation

1. That the discretionary use application for a proposed Shopping Centre located at 3435 Quance, being Lot 34, Block 115, Plan No. 98RA28988, located in the Spruce Meadows subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by P3A and dated March 25, 2012 and December 14, 2012;
 - 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 August 26, 2013 meeting of City Council.



Office of the City Clerk

RPC13-59 Application for Zoning Bylaw Amendment (13-Z-16) - Rezoning R1 to DCD-5 - 3700 Queens Gate / 3619 Pasqua Street; and Official Community Plan Amendment -Secondary Plan for Lakeview/Albert Park

Recommendation

1. That the application to rezone part of Subdivision Plan No. 1 96R63551, from R1 to DCD-5, located at 3700 Queens Gate, to be consolidated with Parcel L, Plan No. 101897916, located at 3619 Pasqua Street, forming new lot L1, be APPROVED.
2. That the application to redesignate part of Subdivision Plan No. 96R63551 within the Lakeview / Albert Park Secondary Plan, located at 3700 Queens Gate as shown on the attached plan of proposed subdivision (See Attachment 2.1), from b-Residential to a-Office / Institutional, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-60 Proposed Amendments to Regina Zoning Bylaw No. 9250

Recommendation

1. That the proposed housekeeping amendments to *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the housekeeping amendments.
3. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 17, 2013

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

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Shawn Fraser
David Edwards
Phil Evans
Dallard LeGault
Daryl Posehn
Laureen Snook
Sherry Wolf

Regrets: Ron Okumura
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown

APPROVAL OF PUBLIC AGENDA

Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, with the following adjustments, and that the delegations be heard in the order they are called by the Chairperson:

- ADD A communication from Wilma Staff regarding Proposed Apartment Block 722- 17th Avenue as item RPC13-44;**
- ADD A communication from Jeremy and Kerri Geisel regarding Proposed Development at 722- 17th Avenue as item RPC13-45; and**
- ADD A communication from Michele Cook regarding 772 – 17th Avenue as item RPC13-46.**

ADOPTION OF MINUTES

Sherry Wolf moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 26, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-42 Application for Discretionary Use (13-DU-12) Proposed Planned Group of
Townhouse Dwellings - 5301 Beacon Drive

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings located in the R5 zone located at 5301 Beacon Way, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Robinson Residential dated April 1, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
 - c) That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

RPC13-43 Application for Zoning Bylaw Amendment (13-Z-12) - Parcel D, Beacon
Drive, Harbour Landing Phase 6-2A

Recommendation

1. That the application to rezone proposed lots Parcel D , SW ¼, Sec. 2, Twp. 17, Rge. 20, W2M within the Harbour Landing Phase 6-2A from UH - Urban Holding to R5- Residential Medium Density, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

Rylan Graham, representing Stantec Consulting, was present to answer questions.

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

RPC 13-41 Application for Contract Zoning (13-CA-01) Proposed Office and
Assembly/Conference Space – 1011 N. Devonshire Drive

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1011 N. Devonshire Drive, being Block M, Plan No. 80R21533 from MS-Main Street Zone to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. Space allocated to office use shall not exceed 1000 sq. m.;
 - b. Space allocated for convention/assembly space be developed as shown on the attached site plan;
 - c. The Fire Lane, located to the north off the main entrance to the building, to be signed as “No Parking Fire Lane” and the parking ban be enforced at all times.
 - d. The development shall conform to the attached plans labelled Site Plan and Floor Plans, prepared by M. Haque/D. Tomlin, and dated March 25, 2013, attached to this agreement as Appendix A-3.1 and Appendix A-3.2.
 - e. Signage on the subject property shall comply with the development standards for the MS-Main Street Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Landscaping of the lot shall comply with the requirements of Chapter 15 of the Zoning Bylaw;
 - g. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; And
 - h. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Ross Keith, representing Wudvue Management Ltd. and Nicor Developments Inc., and Sandy Evanovich, representing Saskatchewan Government Employees Union.

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

RPC13-44 Wilma Staff: Proposed Apartment Block 722 - 17th Avenue

Recommendation

That this communication be received and filed.

Wilma Staff addressed the Commission.

Phil Evans moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC13-45 Jeremy and Kerri Geisel: Proposed Development at 722 17th Avenue

Recommendation

This communication be received and filed.

Phil Evans moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC13-46 Michele Cook: 722 17th Avenue

Recommendation

This communication be received and filed.

Michele Cook addressed the Commission.

Phil Evans moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC13-40 Applications for Zoning Bylaw Amendment (13-Z-5) and Discretionary Use (13-DU-09) – Proposed Low-Rise Apartment - 722 17th Avenue

Recommendation

1. That the application to rezone Lots 25 and 26, Block 14, Plan No. U2439 located at 722 17th Avenue from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be DENIED.

2. That the discretionary use application for a proposed Low-Rise Apartment located at 722 17th Avenue, being Lots 25 and 26, Block 14, Plan No. U2439, Assiniboia Place, be DENIED.

The following addressed the Commission:

- Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Sherri McKinnon, representing Assiniboia & Arnheim Place Apartment Block residents;
- Jerry Ricci; and
- Brett Ackerman and Patrick Allingham, representing Allman Homes & Realty.

David Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:51 p.m.

Chairperson

Secretary

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 31, 2013

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

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair
Councillor Shawn Fraser
David Edwards
Daryl Posehn
Laureen Snook
Sherry Wolf

Regrets: Councillor Jerry Flegel
Phil Evans
Dallard LeGault
Ron Okumura
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Director of Planning, Diana Hawryluk
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Sue Luchuck
Senior City Planner, Lauren Miller

APPROVAL OF PUBLIC AGENDA

David Edwards 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.

MEETING RESCHEDULED

David Edwards moved, AND IT WAS RESOLVED, that the August 14, 2013 meeting of the Regina Planning Commission be rescheduled to Tuesday, August 13, 2013 at 4:00 p.m.

ADMINISTRATION REPORTS

RPC13-50 Application for Concept Plan and Zoning Bylaw Amendments (13-Z-10,
13-CP-04) Riverbend Subdivision, 1902 Heseltine Road

Recommendation

1. That the application to amend the Riverbend Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.

2. That the application to rezone Part of Parcel A, Plan No. 101550406, SW 1/4 22-17-19 W2M (Proposed Parcel M) located at 1902 Heseltine Road as shown on the attached plan of proposed subdivision (See Attachment A-3.3), from UH-Urban Holding to R6 - Residential Multiple Housing, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

The following addressed the Commission:

- Lauren Miller, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- José Lebioda, representing Cindercrete Products.

David Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-48 Application for Zoning Bylaw Amendment 13-Z-03 and Discretionary Use Approval (13-DU-05) - Proposed Planned group of Townhouse Dwellings 263 Lewvan Drive

Recommendation

1. That the application to rezone Lots 12 to 29 and Lot 41 Block 25 Plan No. AX 2262 located at 263 Lewvan Drive from I-Institutional Zone to R5-Medium Density Residential, be APPROVED.
2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings prepared by North Ridge Development Corporation and contained in Appendices A-3.1 to A-3.5 to this report.
 - (b) The proposed development shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Patrick Mah, representing North Ridge, and Dennis Coutts, representing Habitat for Humanity.

Sherry Wolf moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-49 Application for Discretionary Use (13-DU-13) Proposed Planned Group of Dwellings (Apartments), Narcisse Drive - Hawkstone

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on Narcisse Drive, being a portion of Parcel Y in Hawkstone Phase 3 Stage 1B be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2 inclusive, prepared by McGinn Engineering Ltd. and dated April 5, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.
3. That this report be forwarded to the August 26, 2013 meeting of City Council.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Kevin Reese, representing Hawkstone Developments and Kevin Gelsinger, representing Deveraux Homes.

Sherry Wolf moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-47 Application for Zoning Bylaw Amendment 13-Z-11 - 1899, 1901, and 1903
Pasqua Street, Text Amendments to Accommodate Future Stadium at
Evraz Place

(Laureen Snook declared a conflict of interest on this item, abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

1. That the application to rezone Parcel T, Plan No. 102, 121311 Pasqua Street located at 1899, 1901 and 1903 Pasqua Street from RR-Rail Road to PS-Public Service, be APPROVED.
2. That the following amendments to the Zoning Bylaw be APPROVED:
 - a. That “Stadium” be added as a land use classification and permitted in the PS-Public Service Zone in Table 5.4, including footnotes, as follows:

| | | AIR | FW | I | PS | PUD | RR | UH | WC |
|---|------|-----|----|---|-----------------|-----|----|----|----|
| Stadium (Professional Sports Clubs and Promoters) ¹³ | 7941 | | | | P ¹⁴ | | | | |

13 Refer to the regulations in subpart 9D.2

14 Stadiums are permitted only on Block H, Plan No. 14513 and Parcel T, Plan No. 102121311.

- b. That Appendix B be added to the Zoning Bylaw after subpart 9D.1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office.

David Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

David Edwards moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:56 p.m.

Chairperson

Secretary

August 13, 2013

To: Members,
Regina Planning Commission

Re: Applications for Zoning Bylaw Amendment (13-Z-13) and Discretionary Use (13-DU-17)
Proposed Height Overlay and Off-Site Caveated Parking Lot
1506 Pasqua Street and 4201, 4215, 4217 Dewdney Avenue

RECOMMENDATION

1. That the application to rezone Parcel A, Plan No. 102012613 located at 1506 Pasqua Street from MAC - Major Arterial Commercial to MAC.H22, be APPROVED.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot located at 4201, 4215 and 4217 Dewdney Avenue, being Lots 12, 13, 15, 15, 16, Block 3, Plan No. FB2842 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by Raymond S.C. Wan Architect, Inc. and dated April 2013; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The following information is provided with respect to the subject proposal:

- The subject property is located within CPR Annex Subdivision and is currently vacant and undeveloped
- The subject property is currently zoned MAC – Major Arterial Commercial with a proposal to add a height overlay to MAC.H22 which would accommodate a building height to a maximum of 22 metres at this location
- The proposed zoning amendment will accommodate as a permitted use a hotel development. The following details pertaining to this project are provided for informational purposes:
 - 147 rooms
 - Indoor pool with waterslide
 - Restaurant and meeting rooms
 - On-site sports court
 - 133 surface parking stalls (82 on-site and 51 off-site).

The development will revitalize the area around the key intersection of Lewvan Drive and Pasqua Street which has seen some disinvestment in recent years and add support the ‘node and corridor’ along Dewdney Avenue as envisioned by the City’s Official Community Plan (OCP). Furthermore, with Evraz Place located to the south of the site, a centre for entertainment, agri-business, sporting, recreation and home to the Queen City Ex, there is ample opportunity to strengthen the tourism industry within the City.

BACKGROUND

Applications for Zoning Bylaw Amendment and Discretionary Use have been submitted concerning the property at 1506 Pasqua Street (hotel site) and 4201, 4215, 4217 Dewdney Avenue (off-site parking lot).

These applications are being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

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

DISCUSSION

Zoning and Land Use Details

The applicant is thus requesting a zoning bylaw amendment from MAC – Major Arterial Commercial to MAC.H22 – Major Arterial Commercial with a Height Overlay of 22 m. The applicant intends to develop a hotel on site which is a permitted land use in the MAC zone. The hotel development is proposed at 19.8 metres in height which would project beyond the 15 metre maximum height limit in the MAC zone. In addition, the applicant has also submitted a Discretionary Use application for an Off-Site Caveated Parking Lot to accommodate the balance of required parking not provided on the hotel site. This lot is located immediately to the north of the hotel site across a public lane.

The following details are provided:

| Land Use Details | | |
|--------------------------|-----------------|---|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | MAC | MAC.H22 |
| Land Use | Vacant | Off-site Caveated Parking (discretionary) and Hotel (permitted) |
| Number of Dwelling Units | nil | nil |
| Building Area | nil | 9,720.4 m ² |
| | | |

| Zoning Analysis | | |
|------------------------------------|-------------------------------|--|
| | <u>Required</u> | <u>Proposed</u> |
| Number of Parking Stalls Required | 147 1 stall per guest room | 133 Does not meet minimum standards |
| Minimum Lot Area (m ²) | 250 m ² | 5,368.9 m ² |
| Minimum Lot Frontage (m) | 6 m | 43 m |
| Maximum Height (m) | 15 m | 19.8 m |
| Gross Floor Area | nil | 9,720.4 m ² |
| Floor Area Ratio | 3.0 | 1.8 |
| Site Coverage (%) | 90% | 26% |

The hotel would require 147 parking stalls and as such would be deficient in the amount of required parking by 14 stalls. The applicant intends to apply for a Zoning Appeals in advance of the application for building permit to seek a variance in the minimum parking requirement. In the event that the variance is not granted the applicant will need to make modifications to the existing design to meet the minimum parking requirements prior to the issuance of a building permit.

Site Context

The subject property is located just south of Dewdney Avenue, between Lewvan Drive and Pasqua Street in the CPR Annex subdivision, and within the boundaries of the North Central Community Association. The surrounding area is predominantly commercial with a mixture of commercial and residential to the north of Dewdney Avenue. Within the wider context, Evraz Place is located to the south of the subject property and the Pasqua Hospital located on the adjacent block to the east. It should also be noted that the Dewdney Liquor Store is located across the lane to the north of the proposed hotel site and shares the lane for both access and deliveries.

The MAC – Major Arterial Commercial Zone is designed for the development of retail, service and office businesses serving the travelling public and residents of the City at large, which require locations with good visibility and accessibility along major arterial roadways.

The proposed development is consistent with the purpose and intent of the MAC zone with respect to:

- Locating commercial development on major arterial and collector streets; and
- Developing commercial land uses in a manner that is compatible with other land uses

Height Overlay

The Zoning Bylaw contains provisions for the establishment of height overlay areas in situations where given the context of a property there may be a desire to establish an alternate height condition than is stipulated within the underlying zoning district. With respect to the subject property the maximum permitted height in the MAC zone is 15 metres. The applicant is proposing to use this provision of the Zoning Bylaw to develop a hotel with a height of 19.8 metres, to a maximum of 22 metres to allow for architectural finishes, such as parapets.

The Administration supports the application of the height overlay in this case of the following reasons:

- The proposed development is in close proximity to a key gateway intersection where it is desirable to develop structures with some significant scale and massing
- The height overlay would be consistent with the scale, height and massing of the nearby Pasqua Hospital
- The additional height will have minimal impact on surrounding properties including residential

RECOMMENDATION IMPLICATIONS

Financial Implications

As this parcel is vacant and undeveloped, new services (i.e., sewer, water) are required as there are currently no services running to the subject property. As such, the developer is responsible for the costs of extending these services and for any upgrades needed to meet fire flow needs. Further, the developer would also be responsible for all costs associated with upgrades to catch basins and storm sewers if the development results in the building being over the storm sewer line.

This development will be well served by transit with two routes currently operating in both directions on Dewdney Avenue.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

Official Community Plan

The proposal is consistent with the policies contained in Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- To promote the development of public spaces including street rights-of-way and the Exhibition Grounds that contributes to the amenity of the urban environment.
- Encouraging the maintenance and revitalization of inner city neighbourhoods.
- Promoting infill redevelopment and rehabilitation
- Encouraging the redevelopment of sites in a manner which enhances the amenity of the neighbourhood

The proposal is also consistent with the policies contained in Park K – North Central Neighbourhood Plan of the OCP with respect to:

- 3.6.3 Policy District C – Albert Street – Dewdney Avenue Commercial District

It is the intent of this district to provide for a range of commercial activities normally located along arterial roadways. As such, commercial uses should serve both the travelling public and the residents of the City at large, and should be located along major arterials. From an urban

design context, commercial uses should be oriented towards the major arterials and accommodate parking for the volumes of traffic that are attracted to the use. Further, parking areas should be screened and landscaped in a manner to ensure that this area is attractive given that the arterial roadways are gateways to the City.

The Administration recognizes the significant advantages related to the revitalization of the Dewdney and Pasqua area this proposal will bring to the neighbourhood and the need to establish commercial nodes to aid in tourism.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides 3 parking stalls for persons with disabilities which meets the minimum parking standards for persons with disabilities calculated at 2% of the required parking.

COMMUNICATIONS

| | |
|---|------------------------------------|
| Public notification signage posted on: | June 13, 2013 |
| Will be published in the Leader Post on: | August 24, 2013 August 31, 2013 |
| Letter sent to immediate property owners | June 10, 2013 |
| Public Open House Held | N/A |
| Number of Public Comments Sheets Received | 6 |

The Administration received six comment sheets, all of which were in support of the proposed Height Overlay and Off-Site Parking Lot. The only concern raised was the landscaping and sidewalk that was proposed to be developed in the alley however, the Administration advised the applicant that there is to be no improvements constructed on the alley right of way to ensure no impediment for access for delivery vehicles to the liquor store. Therefore, the plan was revised to remove these improvements and there were no further concerns.

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

DELEGATED AUTHORITY

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

Respectfully submitted,



Fred Searle, Manager
Current Planning

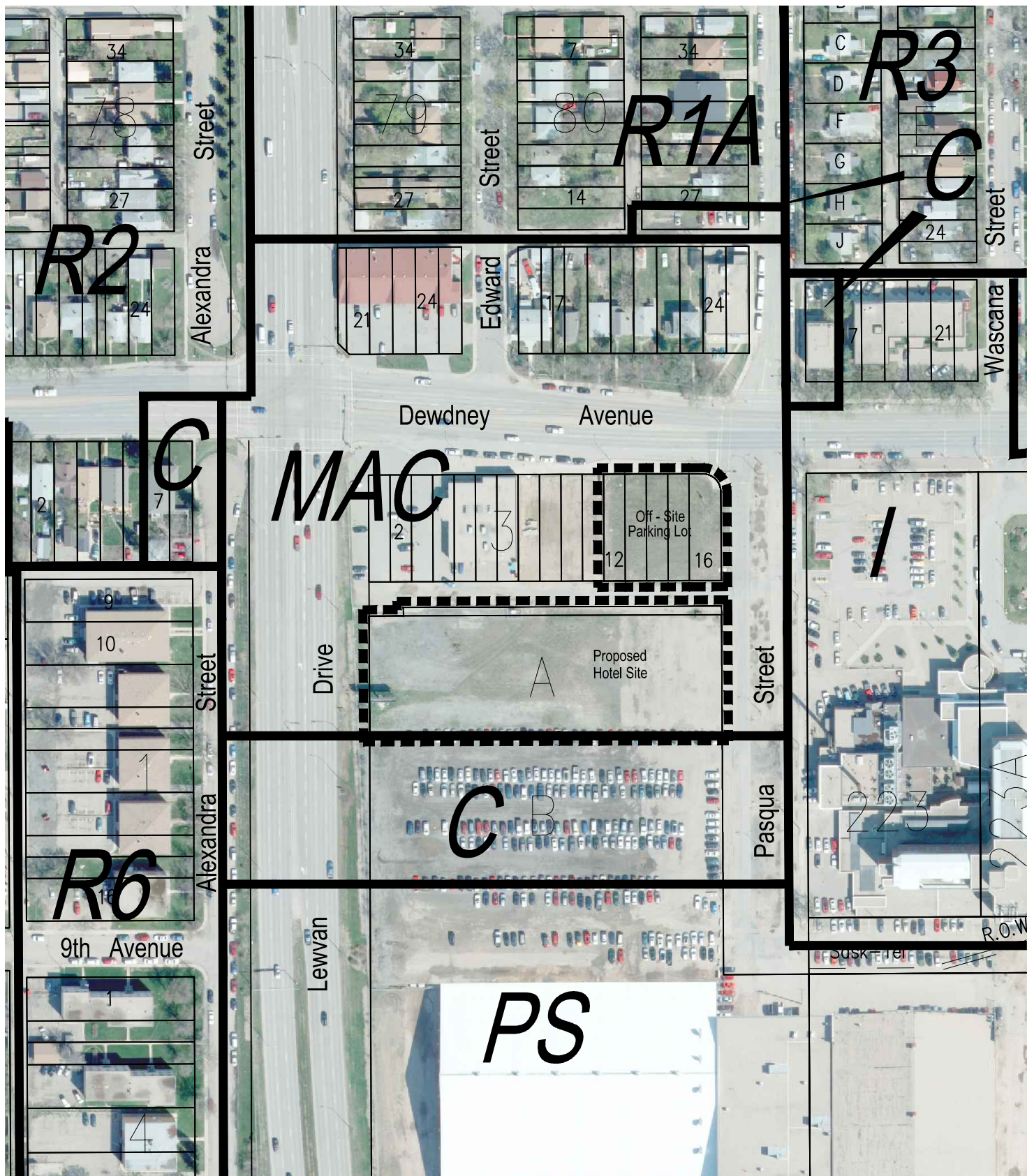
Respectfully submitted,




Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Mark Andrews

| | |
|----------------|----------------------|
| Appendix A-1 | Subject Property Map |
| Appendix A-2 | Aerial Photograph |
| Appendix A-3.1 | Site Plan |
| Appendix A-3.2 | Main Floor Plan |
| Appendix A-3.3 | Typical Floor Plan |
| Appendix A-3.4 | Elevations |
| Appendix A-3.5 | Elevations |



 Subject Property



Project 13-Z-13
13-DU-17

Civic Address/Subdivision 1506 Pasqua Street



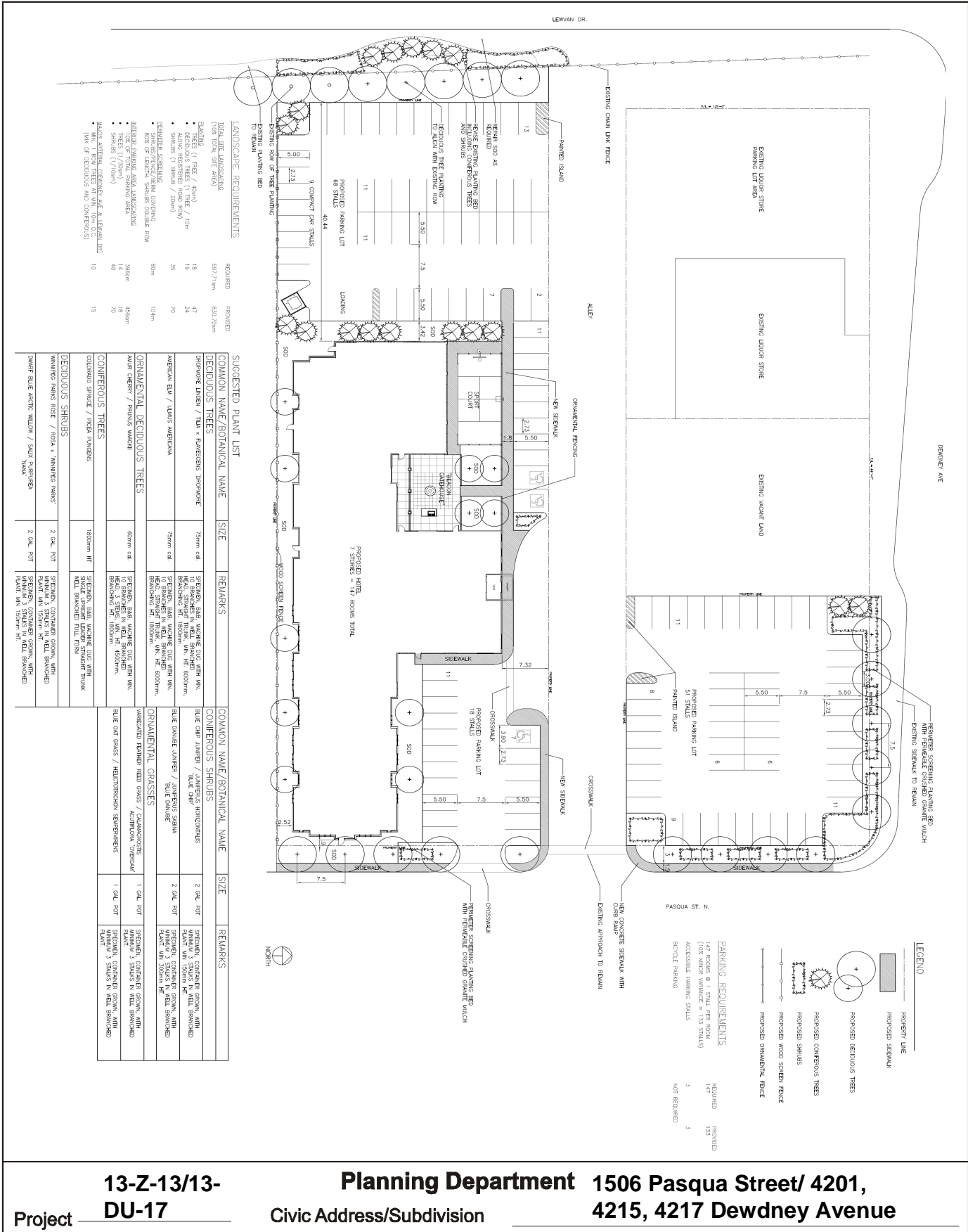
Subject Property

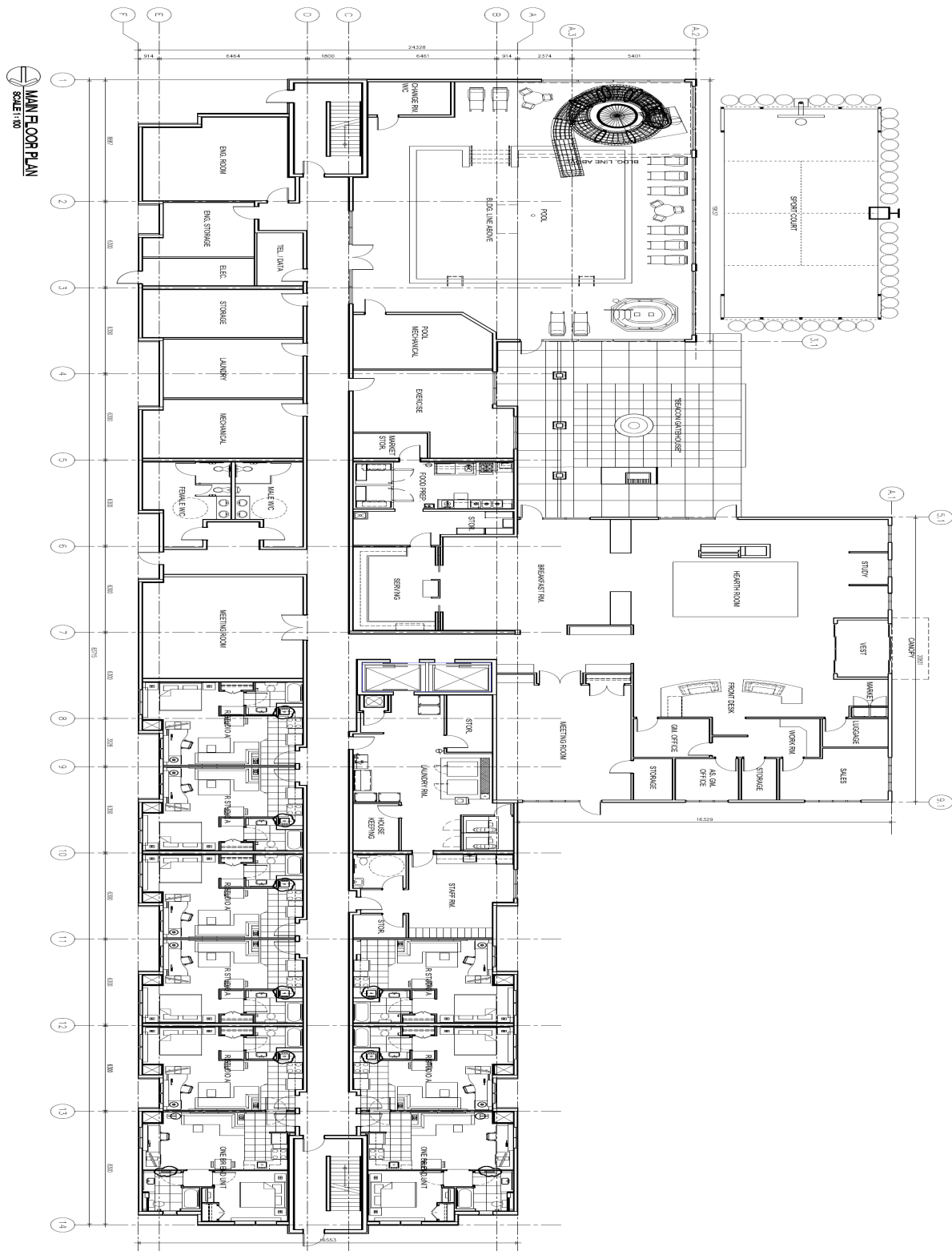
Date of Photography: 2012



Project 13-Z-13
13-DU-17

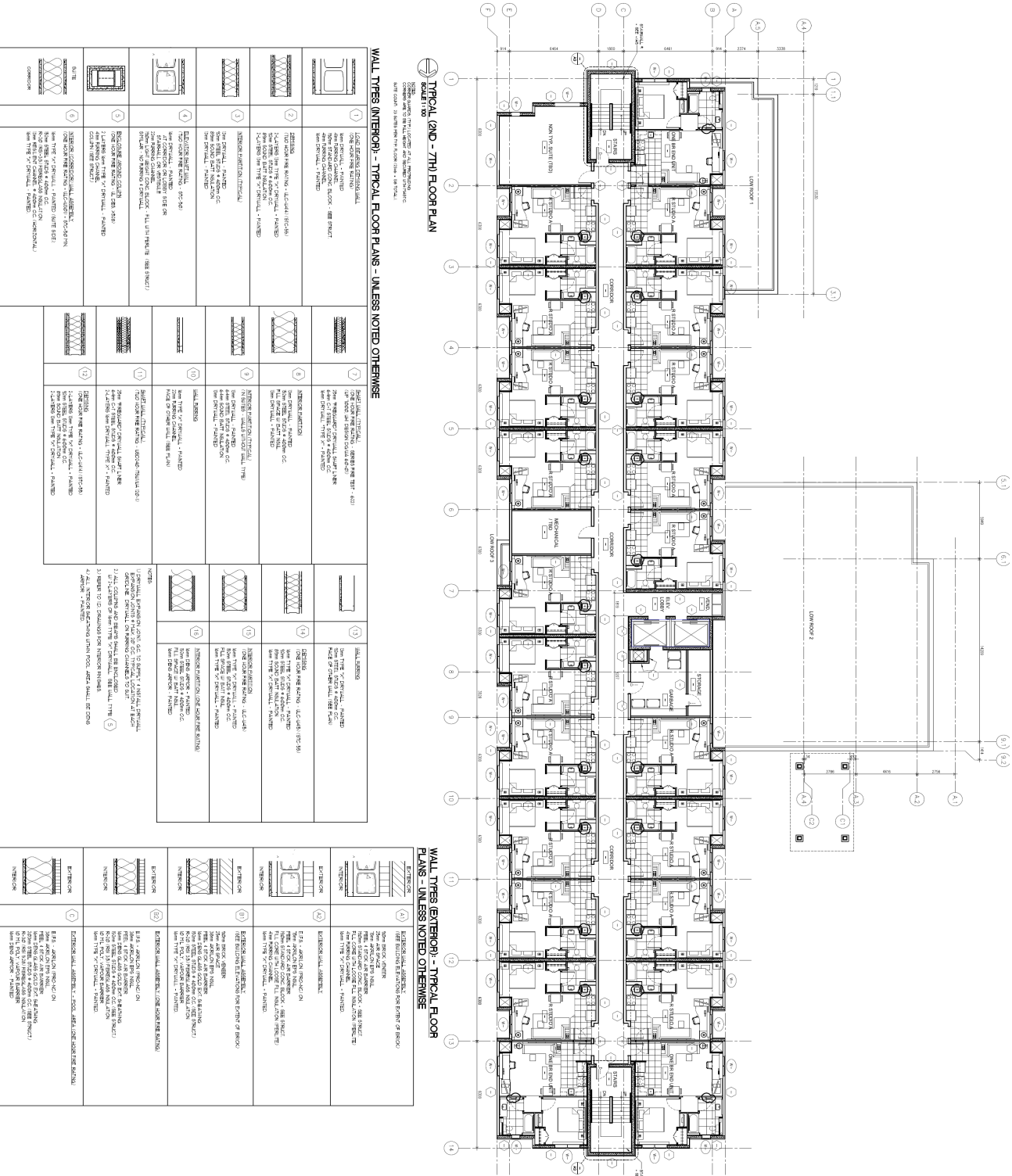
Civic Address/Subdivision 1506 Pasqua Street

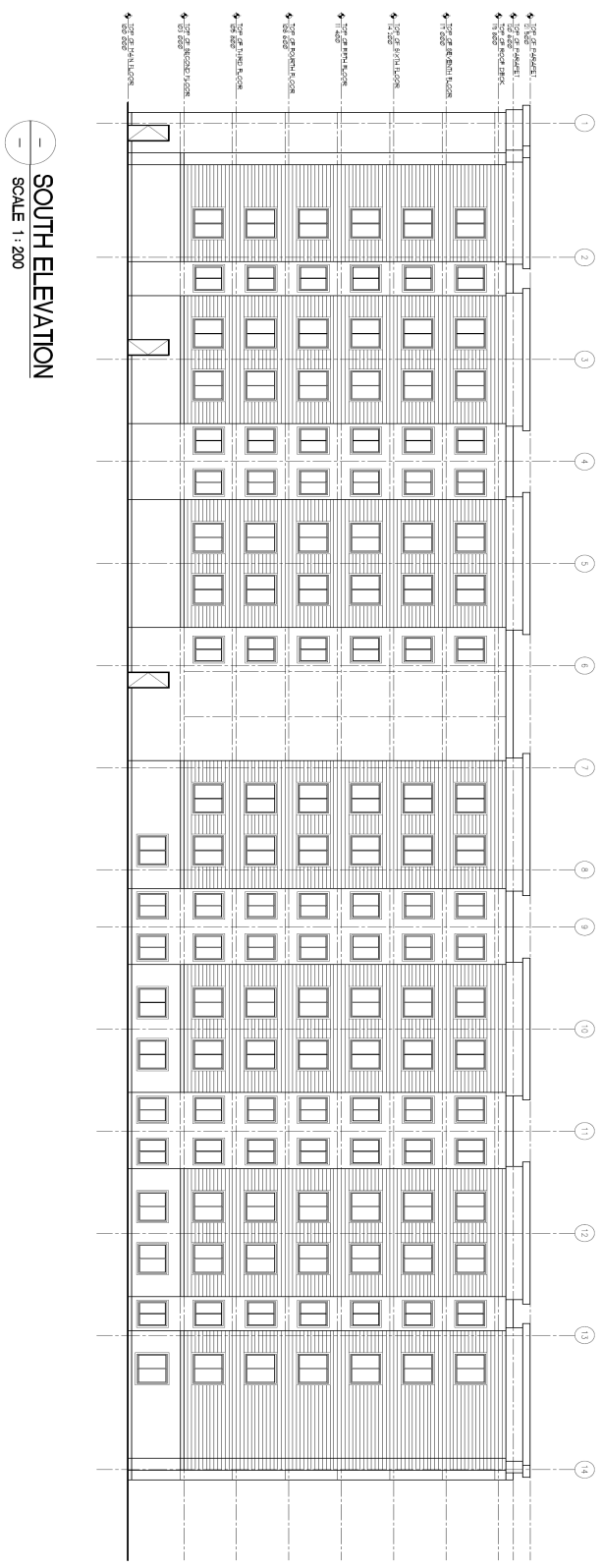
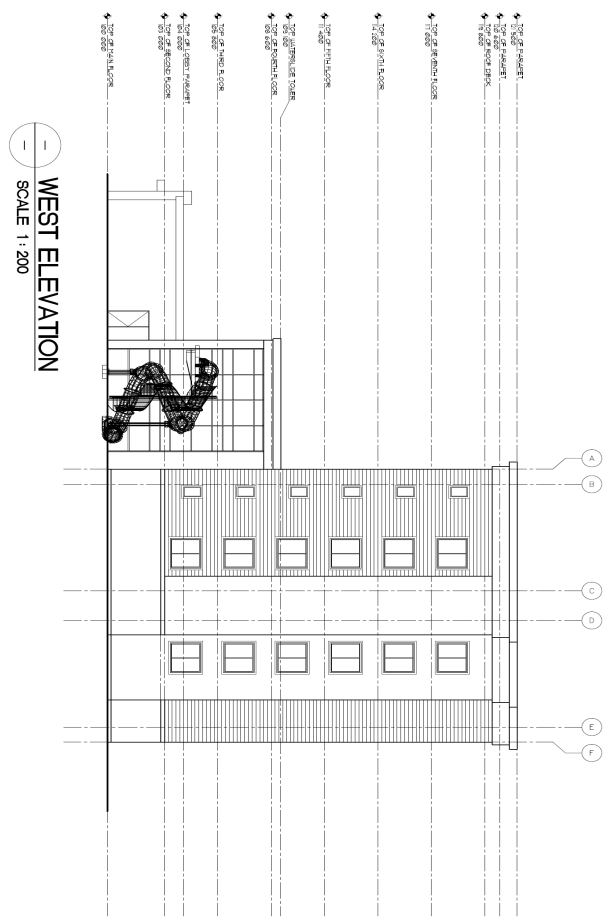




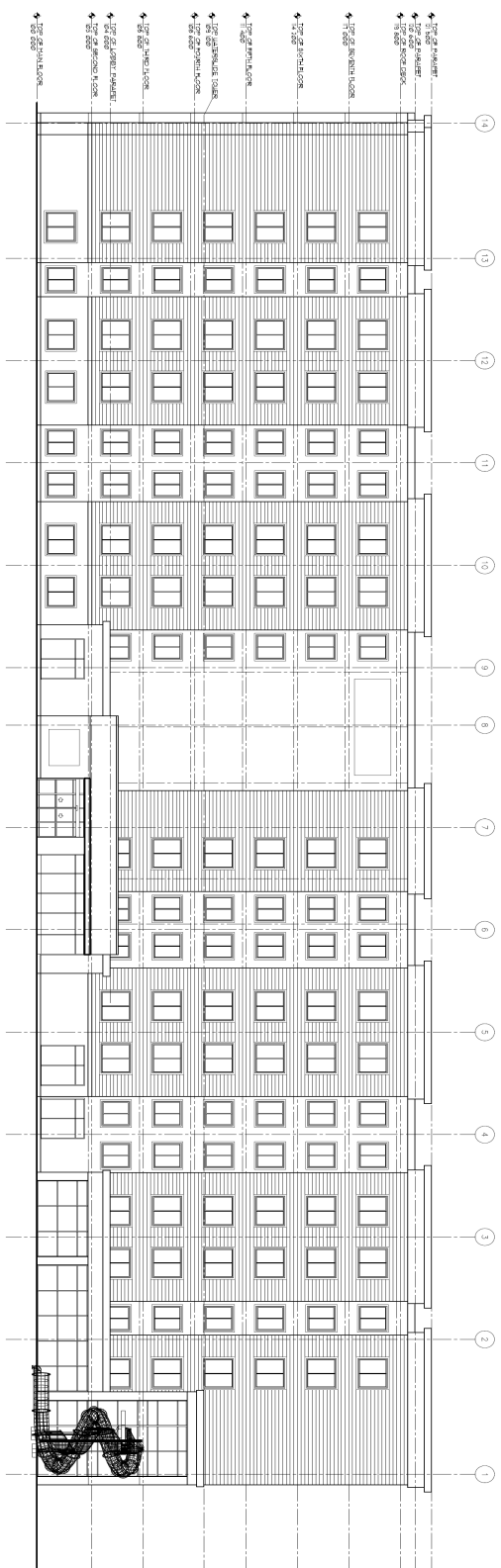
Project 13-Z-13/13-
DU-17

| | |
|----------------------------------|----------------------------------|
| Planning Department | 1506 Pasqua Street/ 4201, |
| Civic Address/Subdivision | 4215, 4217 Dewdney Avenue |

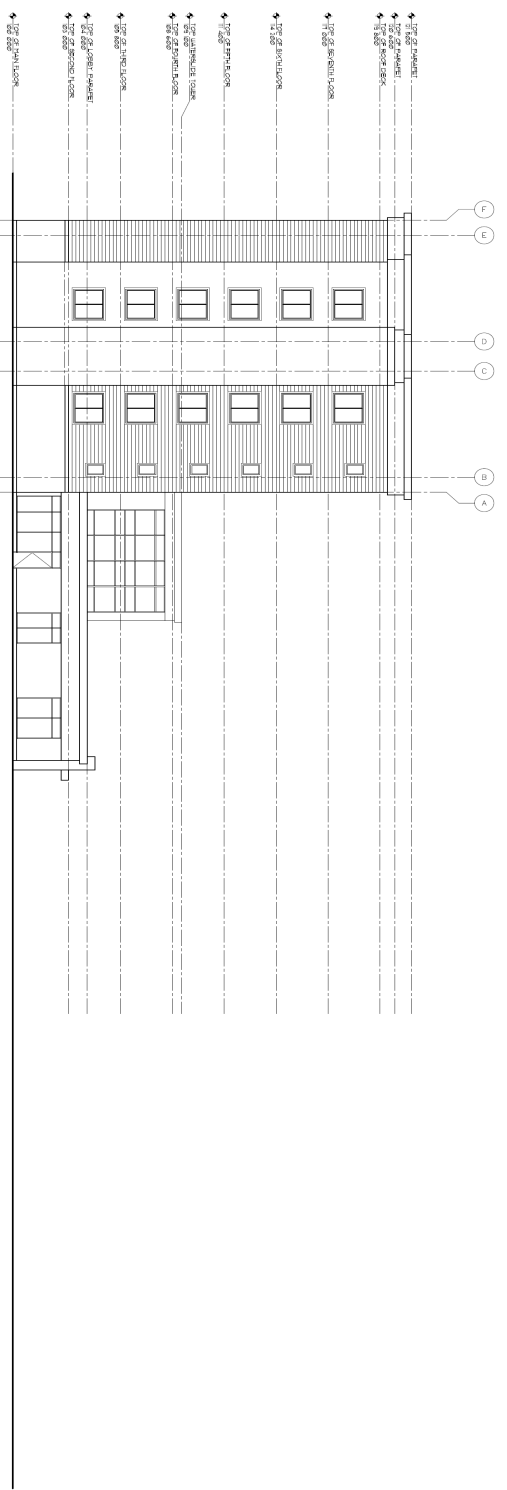




 NORTH ELEVATION
SCALE 1 : 200



 EAST ELEVATION
SCALE 1 : 200



August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-19) Proposed Office Building in OA-Office
Area Zone, 4545 Parliament Avenue

RECOMMENDATION

1. That the discretionary use application to accommodate Industry Office and Research and Development within a 3774m² building located at 4545 Parliament Avenue , being Parcel W3, Plan No. 102067949 , Harbour Landing Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Cassola Koppe and dated June 5, 2013; and
 - b) Visual Screening shall be provided along the south property line, in accordance with Part 15C of the Zoning Bylaw.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
 - d) That the development comply with all Transport Canada Regulations with respect to Aeronautical Obstruction Clearance
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- An office building of which will include Industry Office and Research and Development uses, consistent with the OA Zone.
- The building will be identical to the two other offices previously approved, being four storeys in height and 3774m² in area.
- The subject property is currently zoned Office Area Zone
- The subject property is located within Harbour Landing Subdivision

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in Regina Development Plan Bylaw No. 7877 (Official Community Plan).

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

This proposal represents the third of four phases of office development in the Harbour Landing Business Park. The proposed building is identical to the first two buildings approved in previous phases. The property was rezoned from IP-Prestige Industrial to OA in August, 2012 to implement the recently adopted amendments to the City's office policy in the OCP.

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

DISCUSSION

| Land Use Details | | |
|--------------------------|------------------------|------------------------|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | OA | OA |
| Land Use | Vacant | Office Building |
| Number of Dwelling Units | N/A | N/A |
| Building Area | nil | N/A |

| Zoning Analysis | | |
|------------------------------------|------------------------|------------------------|
| | <u>Required</u> | <u>Proposed</u> |
| Number of Parking Stalls Required | 63 min 108 max | 108 stalls |
| Minimum Lot Area (m ²) | 2000 m ² | 8939 m ² |
| Minimum Lot Frontage (m) | 30 m | 58.60 m |
| Maximum Building Height (m) | 16.0 m | 13.24 m |
| Gross Floor Area | N/A | 3774m ² |
| Maximum Floor Area Ratio | 2.5 | 0.42 |
| Maximum Coverage (%) | 65% | 14% |

Surrounding land uses include apartment buildings to the south, office buildings to the west, vacant land intended for office development to the east, and vacant commercial land to the north.

The proposal requires screening and buffering along the south property line, consistent with Chapter 15 of the Zoning Bylaw, which could take the form of fencing and/or soft landscaping

The proposed development is consistent with the purpose and intent of the OA-Office Area Zone with respect to:

- Facilitating the development of limited "Office Areas," outside of the downtown/central city area, which provide a market alternative for businesses benefitting from close access

to major corridors, regional customers, intermodal hubs, etc. in accordance with the Regina Development Plan.

- To discouraging the relocation of office users from the downtown to suburban or office park locations by limiting the type, scale and size of office users in the OA Zone, in accordance with subpart 7 C.12 and the “Office, Industry” definition of this Zoning Bylaw.

Site Impact Traffic Analysis

The applicant undertook the preparation of a Site Impact Traffic Study to assess traffic related impacts and circulation that would result from the proposed development (i.e. all four phases) on the local road network. The study concluded that the road network could accommodate the traffic generation that would result for the proposed development. The proposed development will generate 253 vehicle trips during afternoon peak hours.

One item to note is that there will be a restriction on north bound left turn movements from the development onto Parliament Avenue. The reason for this restriction is to direct the out flow of traffic from the site to the future signalized intersection of Harbour Landing Drive and Parliament Avenue.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

In 2011, the proposal was circulated to the Regina Airport Authority, Transport Canada, and NAV Canada for review and comment to assess any potential impacts on operations at the Regina International Airport.

In response to the circulation the Regina Airport Authority provided the following comments:

- Compliance with the airport zoning regulations is a mandatory federal requirement to ensure that no development penetrates protected airspace and causes a hazard to flight operations. The proponent should be required to provide an engineered/surveyed assessment to demonstrate this compliance;
- NAV Canada Land Use Review is required to ensure that this development does not interfere with current or future navigational aids (electronic zoning). Of particular importance is to ensure that NAV Canada assesses the impact on a future instrument landing system (ILS) on Runway 31. If any degradation occurs to existing or future navigational aids or procedures at the Regina International Airport, the Regina Airport Authority would oppose the development proposal in its current form and request that mitigation measures be undertaken; and

- As this proposed development would occur in the area between the 25 and 30 NEF, the City must ensure compliance with the requirements of the *Regina Development Plan – Part A – Section 5.11* and applicable portions of the *Regina Development Plan – Part B – Southwest Sector Plan*.

Section 5.11 of Part A – Policy Plan of *Regina Development Plan Bylaw No. 7877* contains the following policies regarding the consideration of commercial development in proximity to airport lands:

- That the Sector Plan establish policies for areas between the NEF 25 and 30 contours as projected for 2024 as shown on Map 2.3 – Potential Long Term Growth Areas, which would minimize the noise impact on new development by seeking alternatives to noise sensitive land uses, and establishing standards for noise insulation and other abatement measures for development within the affected areas;
- That the height of structures within the airport environs shall conform to height regulations set out in *Regina Airport Zoning Regulations of Transport Canada*.

The subject property is located between the 25 and 30 NEF boundaries. Commercial uses such as office located in areas where the NEF exceeds 30 require a noise impact analysis by a professional engineer or architect licensed to practice in the Province of Saskatchewan in accordance with the Airport Noise Attenuation Overlay Zone prior to the issuance of a building permit. This requirement would not apply in this case as no portion of the subject property exceeds the 30 NEF contour.

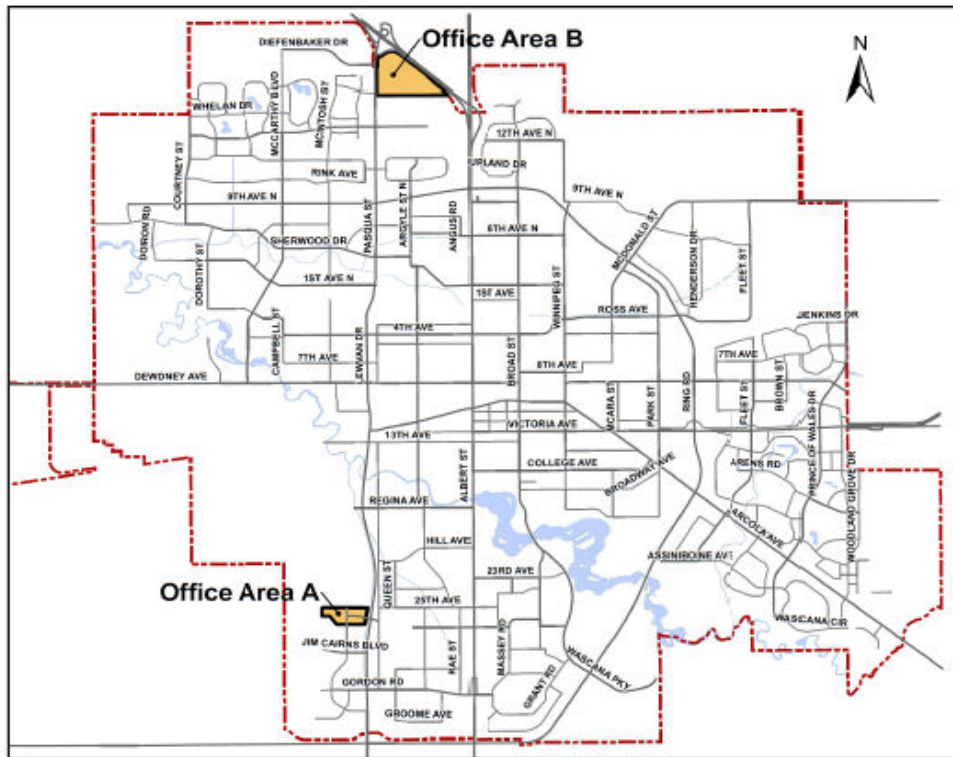
The applicant is required to demonstrate approval has been granted by Transport Canada for Aeronautical Obstruction Clearance prior to the issuance of a building permit in accordance with the Obstruction Limitation Surface Overlay Zone in *Regina Zoning Bylaw No. 9250*.

Policy/Strategic Implications

The applicant's proposal has been reviewed in accordance with the recommended office policy in the Official Community Plan, pursuant to Bylaw No. 2012-44 and is consistent with the following relevant provisions of Section 4.15 of the office policy:

- c) Medium and major office shall be prohibited from locating outside the downtown except in the following limited contexts:
 - v) The development of medium and major office buildings within identified Office Areas that are conceptually located on Map 4.4, in accordance with policies 4.15 (e)-(g).

MAP 4.4: DESIGNATED OFFICE AREAS



- e) The development of Office Areas authorized by section 4.15(c)(v) shall be in accordance with the following policies:
 - i) As a prerequisite for office development, the subject property(s) must be rezoned to “Office Area”, and should include sufficient land to accommodate at least three medium office buildings and associated parking, landscaping, etc.;
 - iii) Development permit applications for new office buildings within identified Office Areas shall be considered as a discretionary use and shall only be approved where the office vacancy rate of the downtown, based on the most recent available data, and as interpreted by the City, is equal to, or less than, 6.5 per cent of total known available downtown office floor area;

Administration Comment: The existing downtown office vacancy rate is approximately 5.8%. This data was provided by Colliers International, as part of their Q1 2013 report pertaining to the "Regina Office Market". As explained by Colliers International, the recent increase in the office vacancy rate, which has consistently fallen below 2% over the last five years, is due to nearly 250,000 square feet of additional office space coming online to the market in 2012. Regardless of the increase in downtown vacancy, the report notes that Regina's downtown continues to have one of the lowest office vacancy rates in Canada, and that vacancy levels are expected to be stable throughout 2013.

- v) The development of office in Office Area A, as identified on Map 4.4, is regarded as a priority due to its airport proximity and should be substantially built-out before office is allowed to be developed within Office Area B;
 - viii) In order to support a more efficient use of land and City services, surface parking area size shall be restricted; however, additional parking may be allowed where structured parking is used, or where contributions are made towards public parking or transit, or other public amenities or services, in accordance with the Zoning Bylaw.
- f) The design of Office Areas authorized by section 4.15(c)(v) should be in accordance with the following policies:
- i) Where more than one office building is proposed, office buildings should be clustered together, and should be clearly identified as a distinct node(s);
 - ii) Outdoor plazas, retail and service, which provide an amenity to office patrons and employees, should be located adjacent to, or integrated with, Office Areas;
 - iii) Where an Office Area forms part of a larger development, office buildings should have priority location next to key entranceways, intersections, corridors;
 - iv) The location and design of office buildings should support a pedestrian-scale street environment (e.g. “street walls” through minimal and uniform setbacks, fenestration and entranceway articulation, signage and landscaping).

Administration Comment: The proposed building forms part of a cluster of four buildings. The previous phase includes a plaza space which has the potential to develop into an attractive public space and amenity space for office workers. This space would be further enhanced with active uses facing the plaza. The subject property is situated adjacent to a major gateway to the Harbour Landing neighbourhood and the larger Southwest Sector of the city. Buildings are appropriately arranged on the site, with the building of the first phase of the project having strong orientation to the gateway intersection of Harbour Landing Drive and Parliament Avenue.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides four parking stalls for persons with disabilities which exceed the minimum requirements by three stalls

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

| | |
|---|----------------|
| Public notification signage posted on: | July 4, 2013 |
| Letter sent to immediate property owners | July 2, 2013 |
| Public Open House Held | Not Applicable |
| Number of Public Comments Sheets Received | 0 |

DELEGATED AUTHORITY

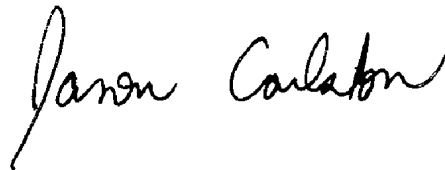
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



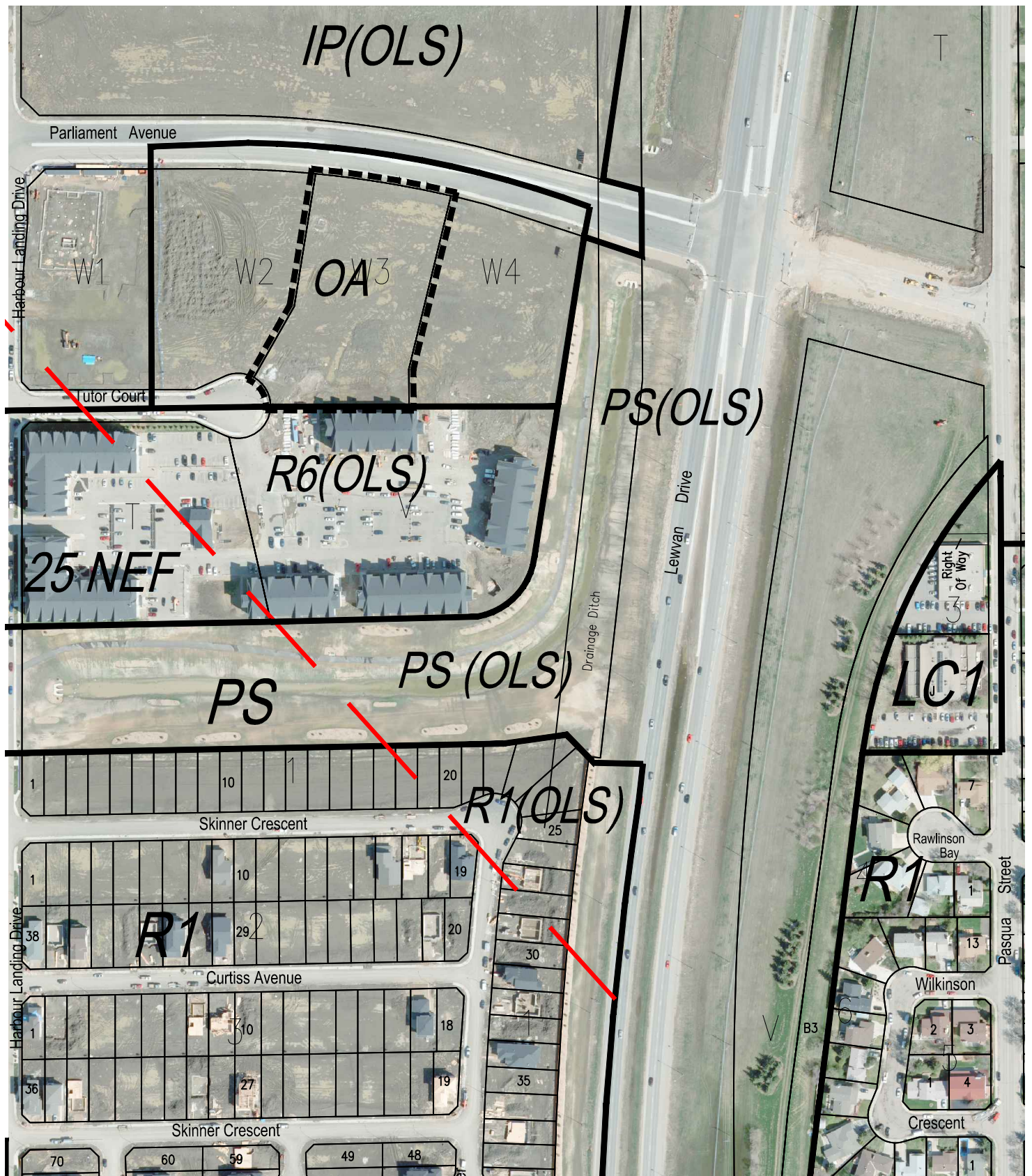
Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Ben Mario

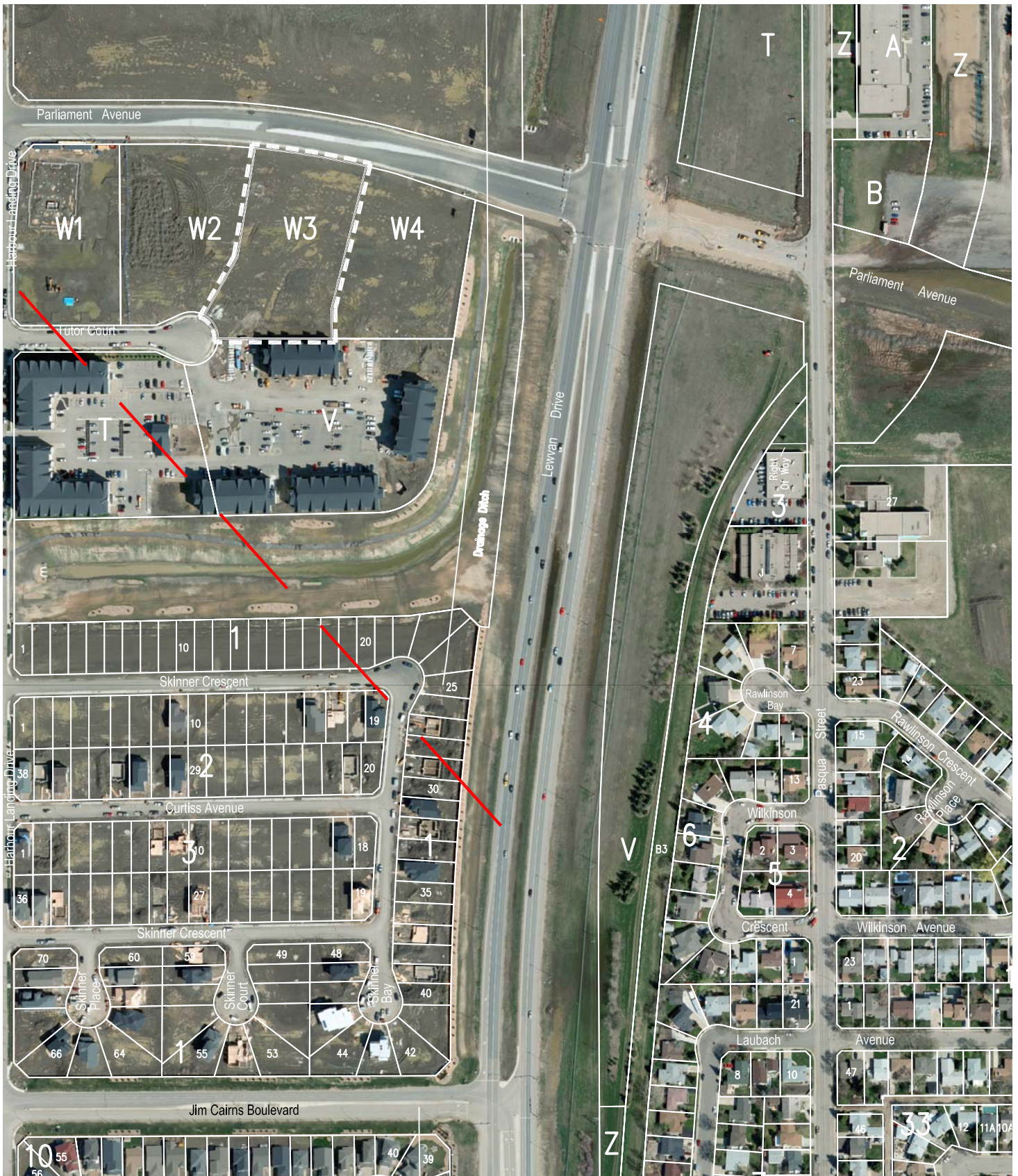


Subject Property



Project 13-DU-19

Civic Address/Subdivision 4545 Parliament Avenue



Subject Property

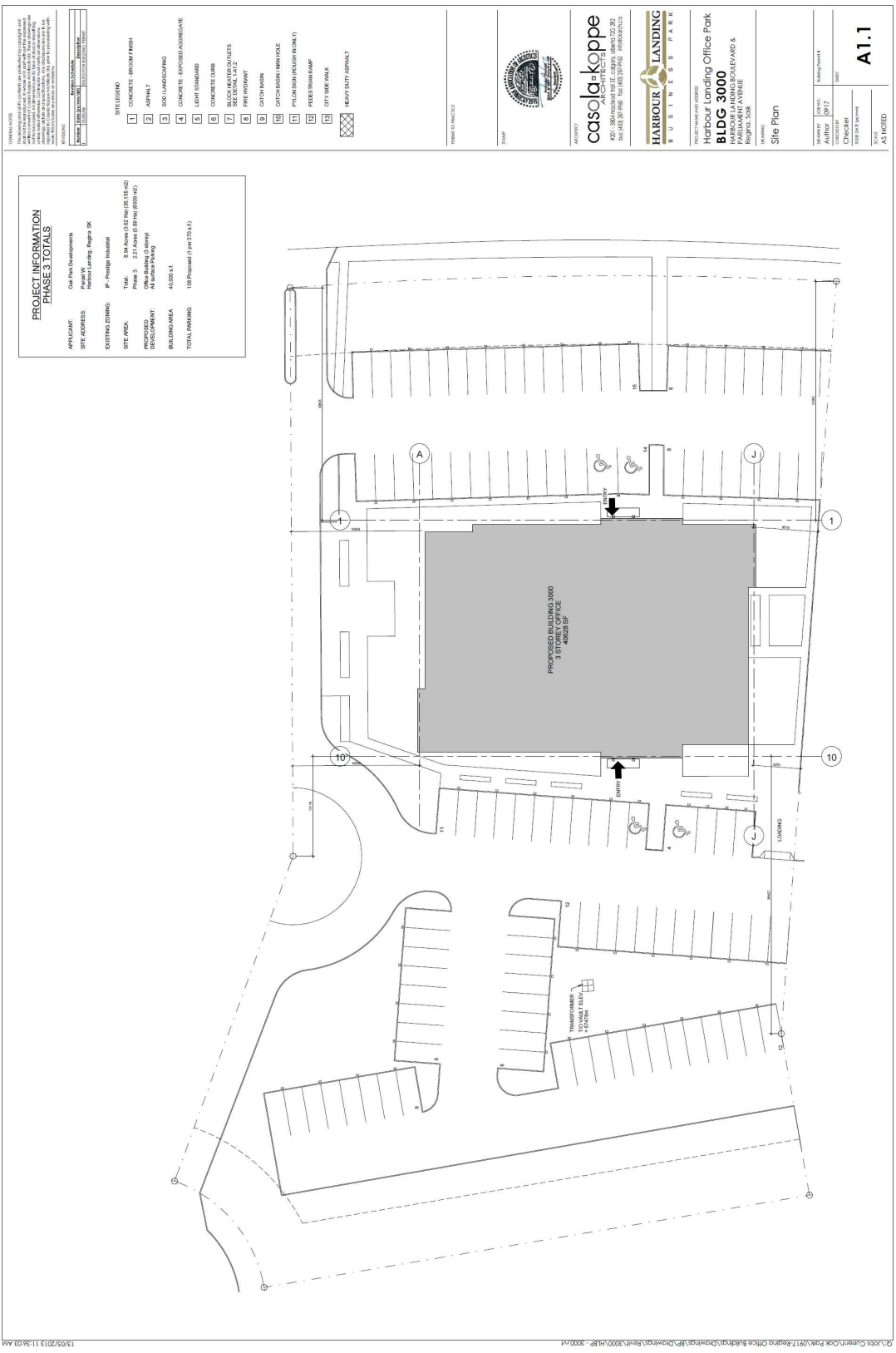
Date of Photography: 2012

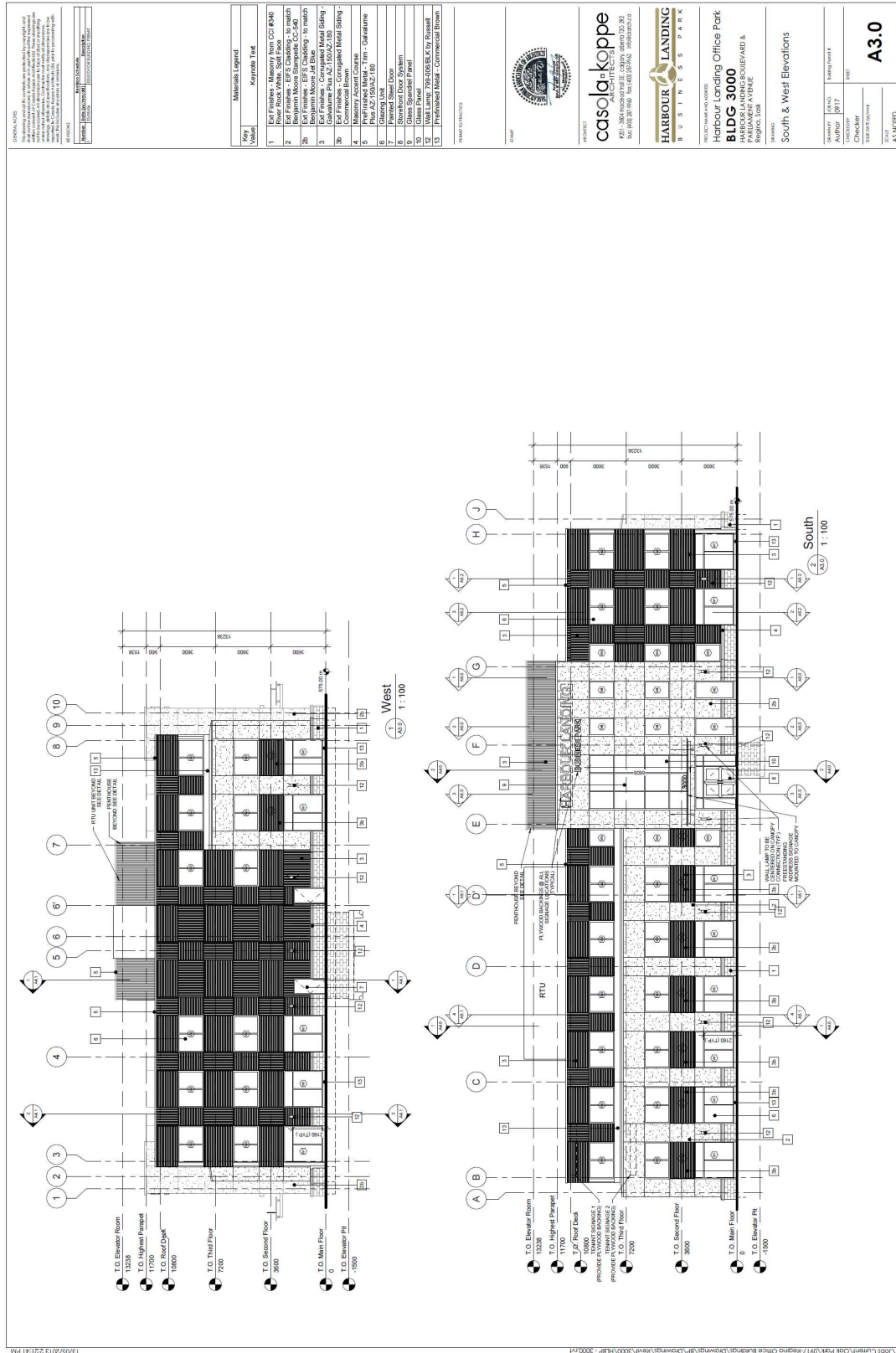


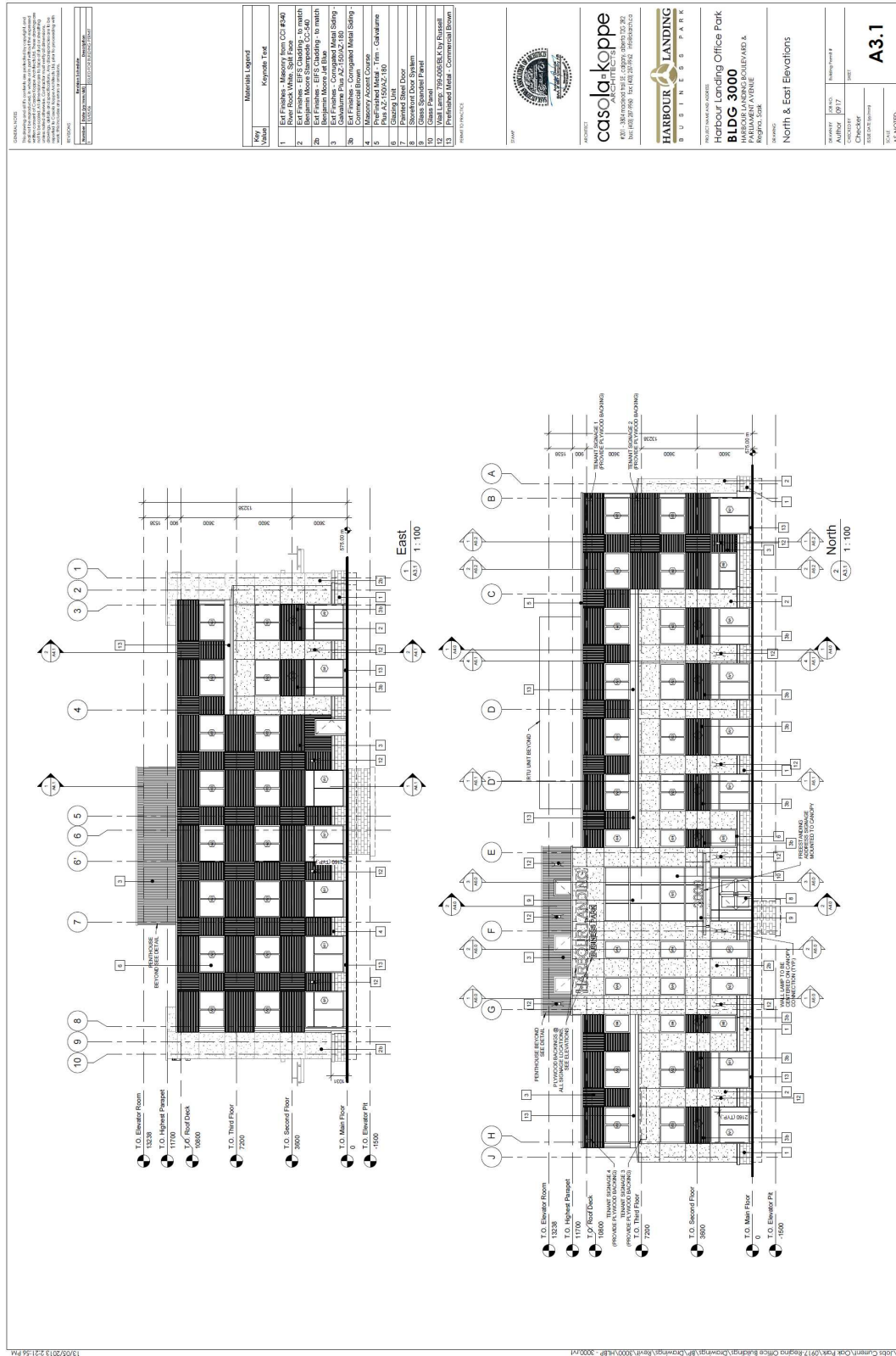
Project 13-DU-19

Civic Address/Subdivision 4545 Parliament Avenue











August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-07)
Proposed Expansion of Canadian Tire Store – 2325 Prince of Wales Drive

RECOMMENDATION

1. That the discretionary use application for the proposed expansion of an existing retail store located at 2325 Prince of Wales Drive , being Block H Plan No. 101874359 Extension 0, Spruce Meadows be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, A-3.2 and A-3.3 dated March 27, 2013, prepared by Neoteric Architecture; and
 - b) The reduction in the required number of parking stalls by 20% (86 stalls) due to the site's proximity to transit routes be APPROVED, and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to:

- Expand the existing Canadian Tire store to add more warehousing (811.60 m²) and retail space (2,093.94 m²). The garden centre (no change to existing area) will also be relocated to a location north of the existing building.
- The subject property is currently zoned MAC-Major Arterial Commercial
- The subject property is located within Spruce Meadows.

The proposal will be compliant with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* if the parking regulation is granted pursuant to Section 14B.7.2 of the Bylaw and is consistent with the policies contained in *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

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

DISCUSSION

| Land Use Details | | |
|--------------------------|-------------------------|--------------------------|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | MAC | MAC |
| Land Use | Retail Store | Retail Store |
| Number of Dwelling Units | n/a | n/a |
| Building Area | 9,370.57 m ² | 12,276.11 m ² |

| Zoning Analysis | | |
|------------------------------------|--------------------------------------|--------------------------|
| | <u>Required</u> | <u>Proposed</u> |
| Number of Parking Stalls Required | 431 stalls 345 with 20% reduction | 345 stalls |
| Minimum Lot Area (m ²) | 250 m ² | 28,327.99 m ² |
| Minimum Lot Frontage (m) | 6 m | 178.74 m |
| Maximum Building Height (m) | 15 m | 7.1 m |
| Gross Floor Area | n/a | 12,276.11 m ² |
| Maximum Floor Area Ratio | 3.0 | 0.43 |
| Maximum Coverage (%) | 90% | 38.6% |

Surrounding land uses include commercial to the north, vacant land zoned for major arterial commercial development to the east and residential development to the south and west.

The proposed garden centre will be screened from Prince of Wales Drive with fencing (black iron with cultured stone pilasters) and shrubs. The rear elevation will be in keeping with the existing building. All existing landscaping will be retained or be re-instated after construction is completed.

The proposed development is consistent with the purpose and intent of the MAC-Major Arterial Commercial Zone with respect to:

- Locating retail businesses serving the travelling public and the residents of Regina which require locations with good visibility and accessibility along major arterial roadways.

The applicant has determined that the number of parking stalls is sufficient to enable the operation of the expanded store and provide for the needs of the customers and is requesting a 20% reduction in the amount of required parking in accordance with Section 14B.7.2 of the Zoning Bylaw. This section enables City Council to reduce the number of required parking stalls by 20% if the use is located in a commercial zone and is within 76.2 metres of any street with transit service headways of 20 minutes or less during morning or evening rush hours. In this case, two bus routes provide service on streets adjacent to this site. One operates at 15 minute frequencies and the other operates at 30 minute frequencies during rush hours. The Administration has determined that this development complies with the intent of this section of the Zoning Bylaw.

The Zoning Bylaw has parking standards for each type of use and the number of stall required to be provided is a cumulative total. There are some synergies in that a customer could go to the garden centre and the retail area in one trip, only using one parking stall. In addition, the stalls assigned to the garden centre could be used by customers of the retail and automotive areas of the store in the off-season.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.3 h) – To facilitate economic development (including commercial and industrial development) that will expand and diversify Regina's tax base.
- 4.1 e) – To expand Regina's market trade area, while maintaining a viable downtown retail sector.

A development of this size and the nature of some of its functions could not be accommodated in a downtown environment. The development is well suited to its location near a major arterial roadway.

The proposal is also consistent with Part D Southeast Sector Plan, of the OCP in that the development is located within the area identified for commercial development that is compatible with an existing urban corridor/major arterial (Victoria Avenue).

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides nine parking stalls for persons with disabilities which meets the requirements of the Zoning Bylaw.

COMMUNICATIONS

| | |
|---|---|
| Public notification signage posted | April 24, 2013 |
| Letter sent to immediate property owners | May 14, 2013 |
| Number of public comments sheets received | 3 All three supported the development. |

DELEGATED AUTHORITY

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

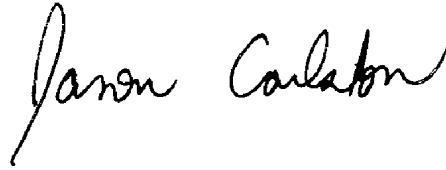
Respectfully submitted,



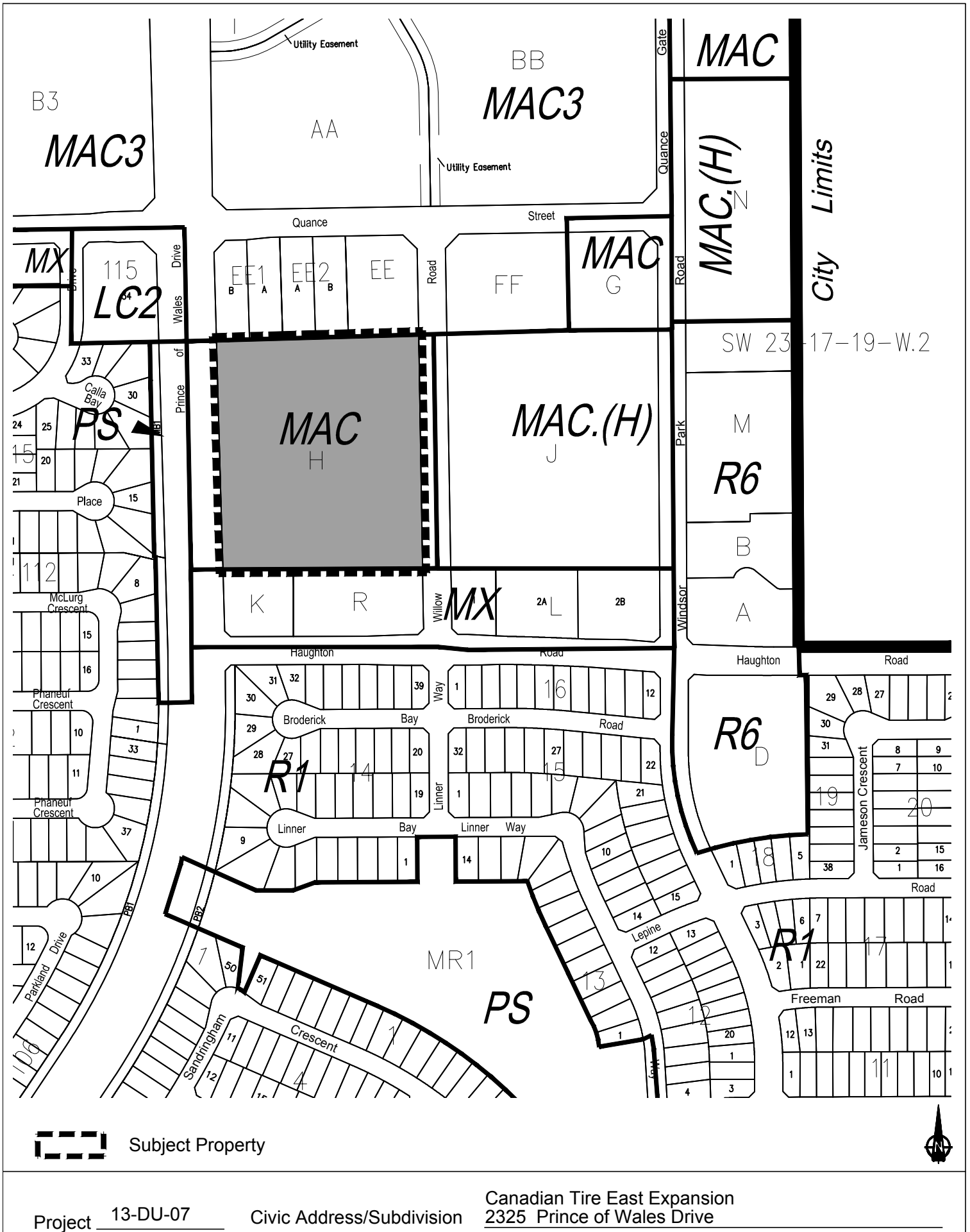
Fred Searle, Manager
Current Planning

Prepared by: Sue Luchuck

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development





Subject Property

Date of Photography: 2012



Project 13-DU-07

Civic Address/Subdivision

Canadian Tire East Expansion
2325 Prince of Wales Drive

Appendix A-3.1

629 Regina East Canadian
Tire Renovation/Expansion

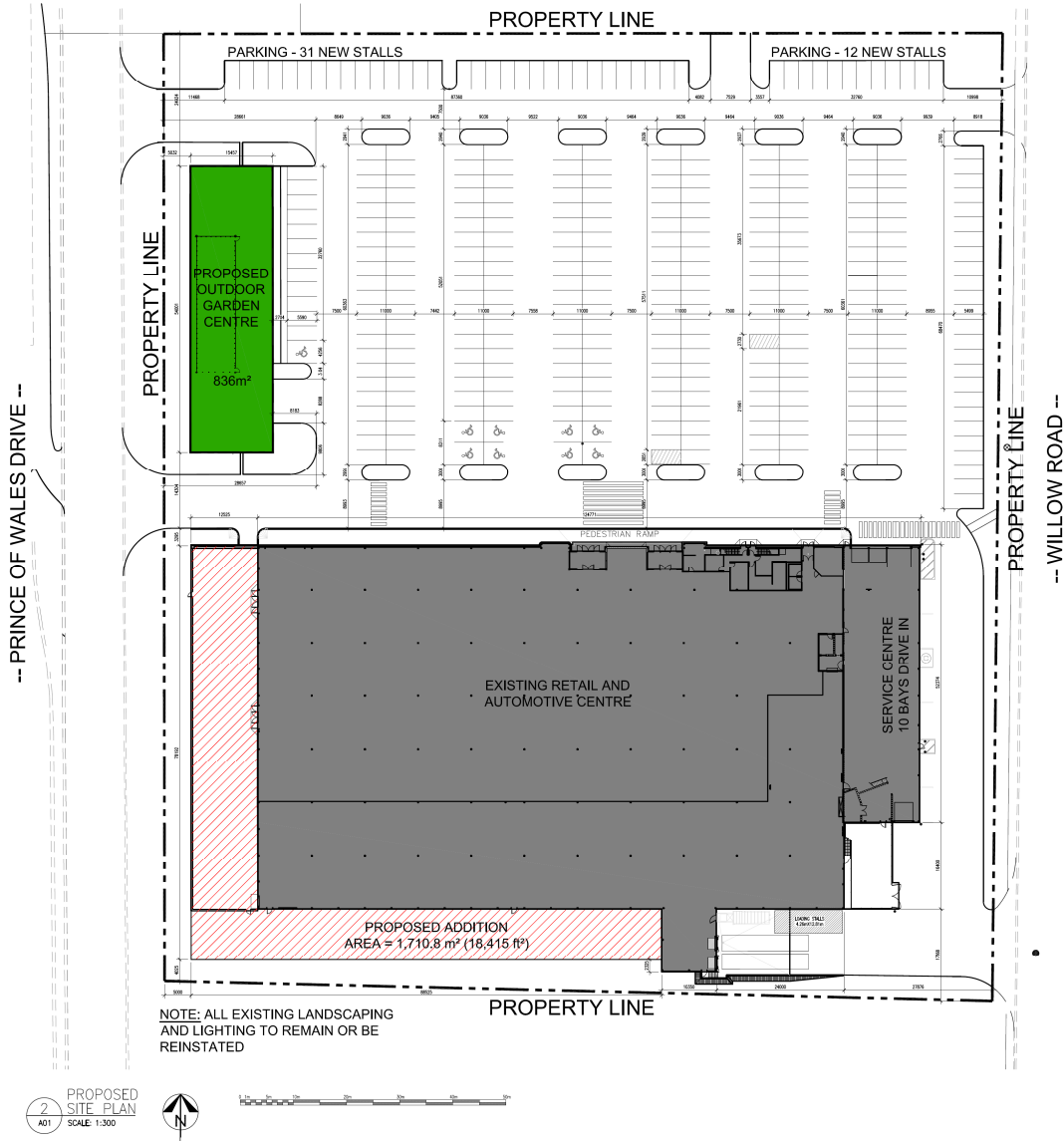
2325 Prince of Wales Drive
Regina, SK, S4V 3A4
Canadian Tire Real Estate

| NO. | ISSUE FOR | DATE |
|-----|-------------------------|----------|
| 1 | Development Permit | 13/04/02 |
| 2 | DP Revision 1 | 13/05/09 |
| 3 | DP Revision 2 - Parking | 13/07/29 |

SEAL

PERMIT

CONSULTANT



neoteric
• architecture

Suite #101, 224 - 11th Avenue SW Calgary, AB T2R 0C3
www.neotericarchitecture.ca P 403.464.2882
info@neotericarchitecture.ca F 403.462.2882

SITE PLAN

| DATE | SCALE | AS SHOWN |
|----------------|-----------|----------|
| March 27, 2013 | 1:1000 | |
| PROJECT NO. | SHEET NO. | |
| 11-003 | | |
| DRAWN BY | | |
| RR | | |

A01


13-DU-07

Planning Department

2325 Prince of Wales Drive


Project

Civic Address/Subdivision




CANADIAN TIRE #629 REGINA EAST, SK

RENOVATION/EXPANSION



EXISTING



PROPOSED

DRAWING LIST

1. EXISTING FLOOR PLAN
2. PROPOSED FLOOR PLAN
3. EXISTING & PROPOSED SITE PLAN
4. EXISTING & PROPOSED SECTION
5. EXISTING & PROPOSED ELEVATION

neoteric
architects
1000-10th Avenue East
Regina, SK S4R 1A1
Canada 781-8888

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architects
1000-10th Avenue East
Regina, SK S4R 1A1
Canada 781-8888

neoteric
architects
1000-10th Avenue East
Regina, SK S4R 1A1
Canada 781-8888

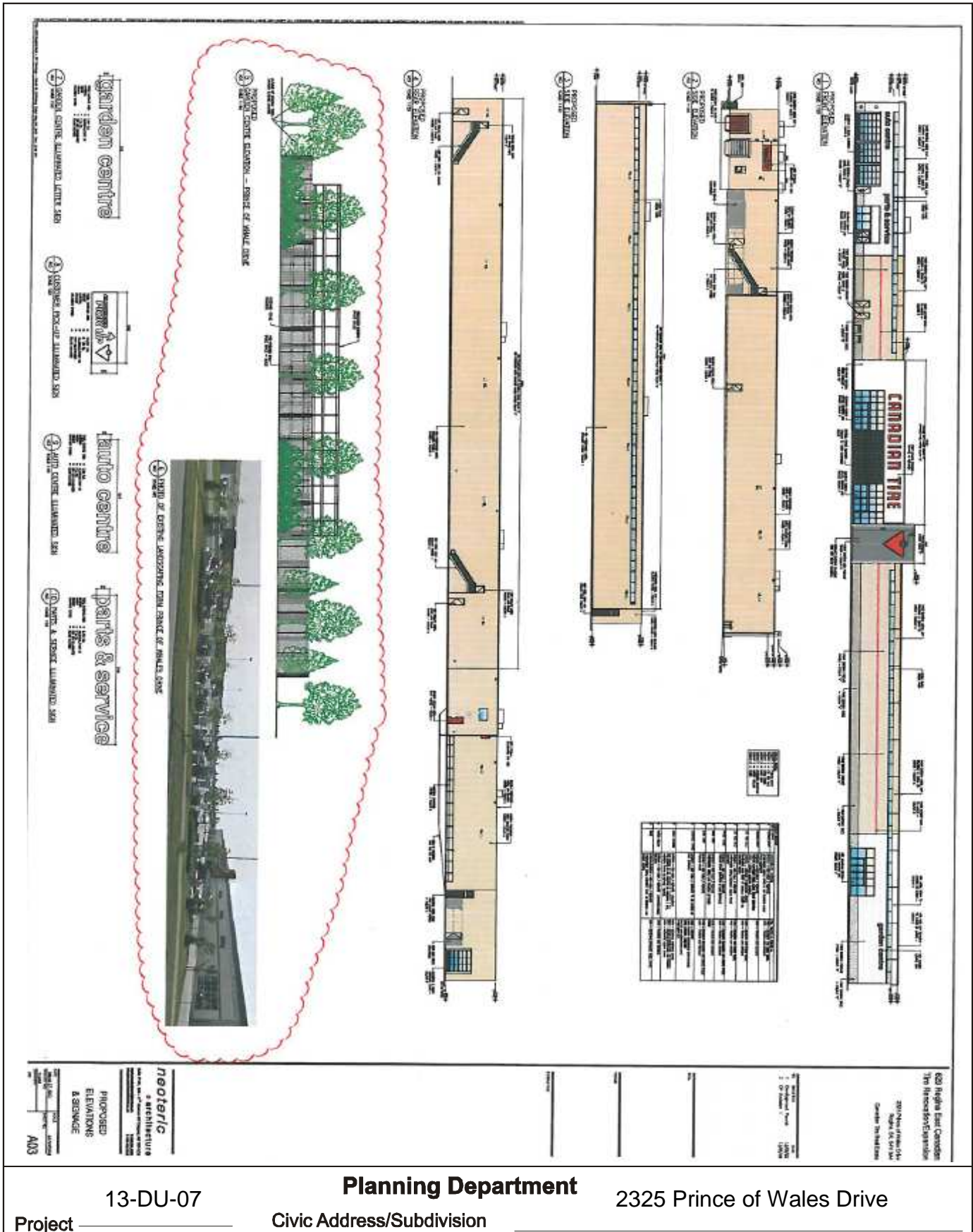
13-DU-07

Project

Planning Department

Civic Address/Subdivision

2325 Prince of Wales Dr.



August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-14)
1900 and 1920 McAra Street

RECOMMENDATION

1. That the application to rezone part of Lot 3A, Block 84 located at 1900 and 1920 McAra Street from UH (Urban Holding) to IT (Industrial Tuxedo), be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The following provides a summary of this application:

- The subject property is located in Tuxedo Park
- The subject property is currently zoned in part UH – Urban Holding and in part IT – Industrial Tuxedo Park and is proposed to be rezoned in entirety to IT.
- The proposed rezoning will facilitate an expansion of an existing one storey building currently used by the International Brotherhood of Electrical Workers (IBEW) as a machine shop to train their membership.

BACKGROUND

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

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application (13-SN-20) is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Zoning and Land Use Details

The applicant is proposing to rezone a portion of a former abandoned rail corridor (currently vacant) and consolidate it with an existing industrial site to accommodate a future expansion to an existing industrial building used as a machine shop by IBEW members.

| Land Use Details | | |
|------------------|----------------------|----------------------|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | UH and IT | IT |
| Land Use | Machine Shop | Machine Shop |
| Site area | 1,343 m ² | 1,600 m ² |

The surrounding land uses in all directions are light industrial, with some undeveloped lands to the west.

The proposed development is consistent with the purpose and intent of the Industrial Tuxedo zone with respect to the provisions of lands within Tuxedo Industrial Park for light and medium industrial, commercial and service establishments.

RECOMMENDATION IMPLICATIONS

Financial Implications

The City will sell this property at fair market value. The consolidation of the rail corridor portion to the industrial site will be reassessed accordingly.

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

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 8C.5 – Industrial Tuxedo Park Zone Intent:

- (1) The Industrial Tuxedo Park Zone is intended to provide for light to medium industrial properties in existing industrial properties in the Tuxedo Park area. Allowable uses include commercial and service establishments associated with industrial uses.

The proposal is also consistent with the policies contained in part 4.8 of the OCP with respect to:

- A) –That the city facilitate the provision of a range choice of industrial locations and parcel sizes for firms searching for industrial lands within the city to meet various market needs.

This policy allows for expansion of existing light industrial operations within industrial zones.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

| | |
|---|--------------------------------------|
| Public notification signage posted on: | June 21, 2013 |
| Will be published in the Leader Post on: | August 31, 2013 September 7, 2013 |
| Letter sent to immediate property owners | June 21, 2013 |
| Number of Public Comments Sheets Received | None |

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

DELEGATED AUTHORITY

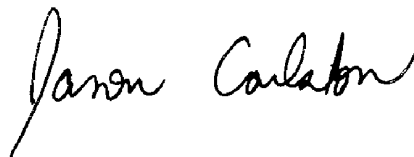
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Fred Searle, Manager
Current Planning

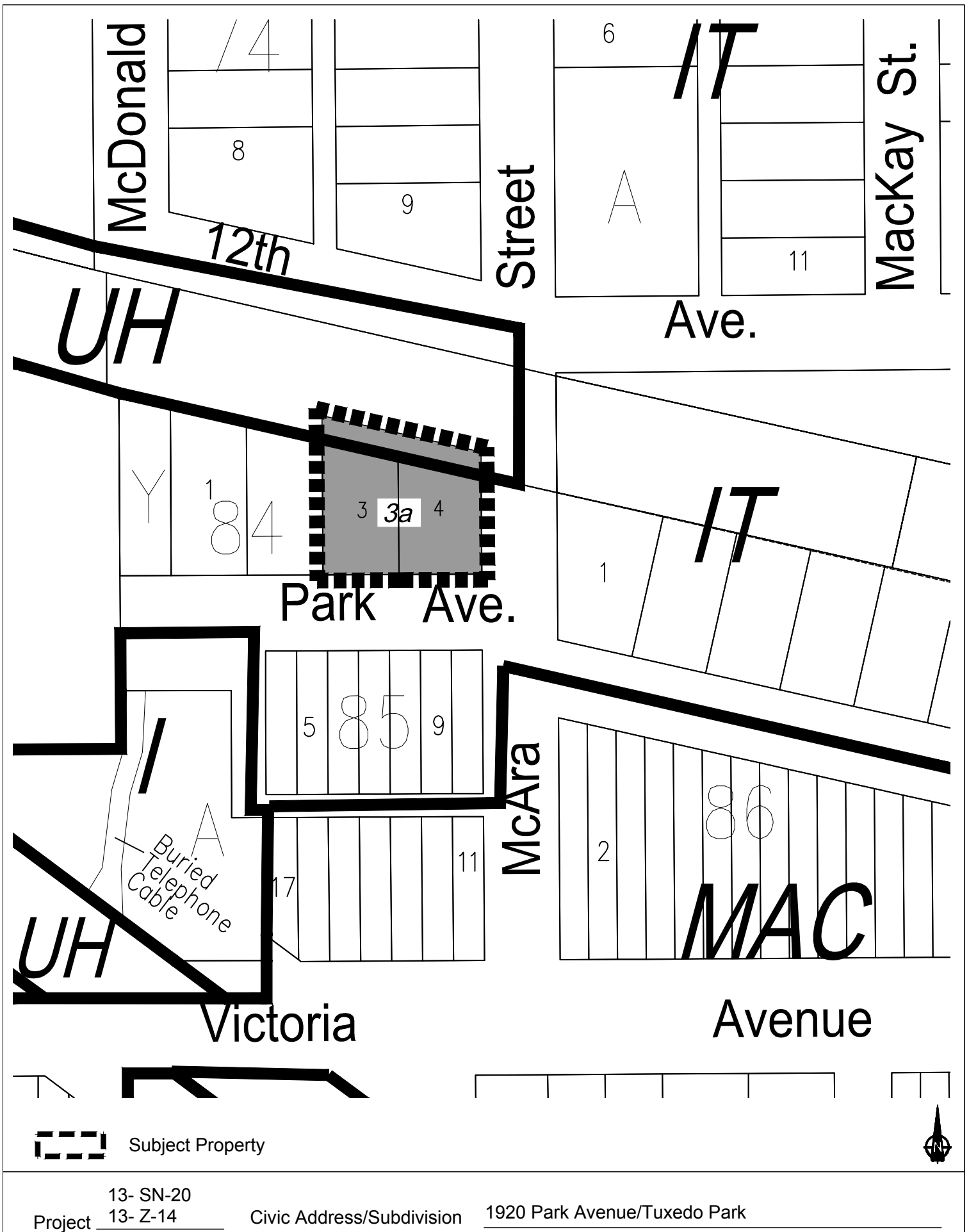
Respectfully submitted,

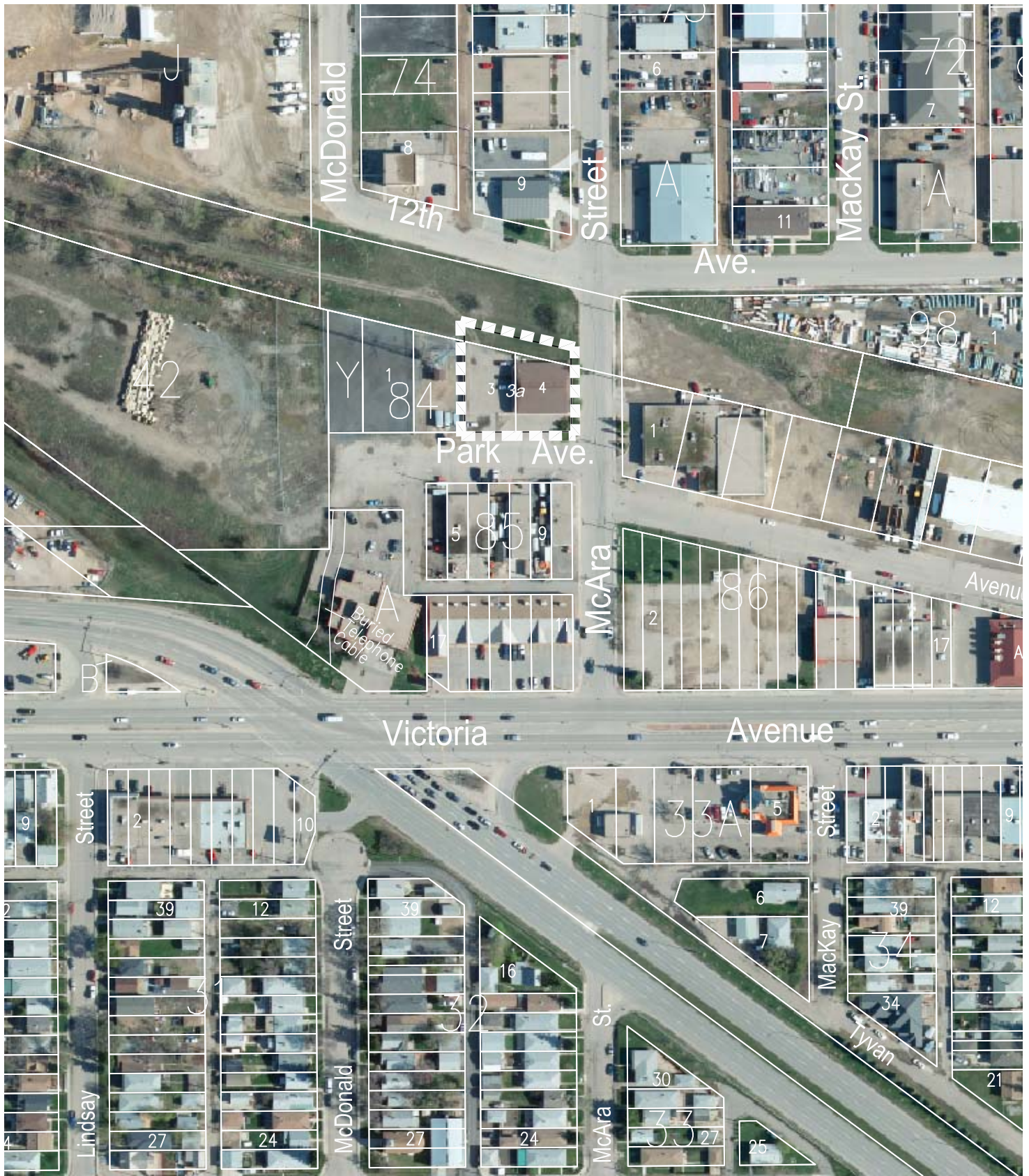


Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Blaine Yatabe

| | |
|--------------|------------------------------|
| Appendix A-1 | Subject Property Map- zoning |
| Appendix A-2 | Subject Property Map |
| Appendix A-3 | Subdivision Plan Survey map |





Subject Property

Date of Photography: 2012



Project 13- SN-20
13- Z-14


Civic Address/Subdivision


1920 Park Avenue/Tuxedo Park



Plan Showing
PROPOSED SUBDIVISION
of Part of
N.E. 20-17-19-2-Ext. 3
Reg'd Plan No. AD2450
and CONSOLIDATION with
Lots 3 & 4, Block 84
Reg'd Plan No. BC3488
1920 McArA Street
Regina, Saskatchewan
2013
Scale 1:500

Notes
Measurements are in metres and
decimals thereof.
Area to be approved is outlined
with a heavy dashed line and contains
approximately 0.16 hectares.
Dimensions are approximate and are
subject to changes up to ±1.0m at the
line of legal survey.
Lot dimensions will not go below the
minimum allowed by zoning.

Dated at Regina in the
Province of Saskatchewan
This 24th day of March, 2013


Barry Clark, S.L.S.
Saskatchewan Land Surveyor

Owners:

City of Regina



101172600 Saskatchewan Ltd.

APPROVAL: The City of Regina
Approval under the provisions of Bylaw No. 7740 of the
City of Regina this ____ day of _____, 20__

FOCUS REGISTERED
LAND SURVEYORS
Focus Corporation
DWG. NO. 010042773-SDTN01-R00

City Clerk

Seal

August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-14) Proposed Medical Office over 150m² in
the LC3 - Local Commercial Shopping Street Zone, 1100 11th Avenue

RECOMMENDATION

1. That the discretionary use application for a proposed Medical Office located at 1100 11th Avenue, being Lots 21 and 22, Block 294, Plan No. OLD33, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.7 inclusive, prepared by KE2 Design and dated March 25, 2013; 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 August 26, 2013 meeting of City Council.

CONCLUSION

The following information is provided with respect to the subject proposal:

- The subject property is currently zoned LC3 – Local Commercial Shopping Street
- The subject property is located within the Heritage Neighbourhood
- Medical Office will specialize in internal medicine and kidney procedures and will have occupancy on both floors
- Pharmacy (retail) located on the main floor
- A total of 4 parking stalls located at the rear, which meets the minimum parking requirements
- The pharmacy portion is approved as a permitted use (classified as retail) in the zone and the additional offices and exam rooms require Council approval as they exceed the permitted use threshold of 150m²

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is generally consistent with the intent of the LC3 – Local Commercial Shopping Street Zone.

BACKGROUND

An application for Discretionary Use has been submitted concerning the property at 1100 11th Avenue.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

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

DISCUSSION

Zoning and Land Use Details

| Land Use Details | | |
|--------------------------|--|--|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | LC3 – Local Commercial Shopping Street | LC3 – Local Commercial Shopping Street |
| Land Use | Retail | Retail/Office |
| Number of Dwelling Units | Nil | Nil |
| Building Area | 313.1 m ² | 313.1 m ² |

| Zoning Analysis | | |
|------------------------------------|--|------------------------|
| | <u>Required</u> | <u>Proposed</u> |
| Number of Parking Stalls Required | 0 stalls No parking required under 325 m ² | 4 stalls |
| Minimum Lot Area (m ²) | 100 m ² | 464.6 m ² |
| Minimum Lot Frontage (m) | 5 m | 12 m |
| Maximum Building Height (m) | 13 m | Existing Building |
| Maximum Floor Area Ratio | 2.0 | 0.67 |
| Maximum Coverage (%) | 100% | 72% |

The applicant proposes to use the main floor and basement of an existing building for a medical clinic (office), specializing in internal medicine and nephrology (kidney procedures). Although this would be for medical offices, the land use classification in the Zoning Bylaw would be “office, general.”

In the LC3 Zone, offices are permitted to a maximum gross floor area of 150 m². Proposed office space that use greater than 150 m² but less than 300 m² is discretionary, subject to approval from City Council. The proposal will result in adaptive reuse of an existing commercial building and reinvestment along this inner city commercial street. No additions to the building are planned.

The proposal also includes a pharmacy that will encompass a portion of both the main and lower level of the building. The pharmacy is classified as retail use, which is permitted if less than 150 m² in the LC3 zone. In this case, the pharmacy portion does not exceed this threshold.

Site Context

The surrounding area is predominantly a mixture of small commercial enterprises and low density residential to the east and west, residential to the north and Core Community Park on the south side of 11th Avenue.

It is the intent of the LC3 – Local Commercial Shopping Street Zone to support business development in unique areas of the City and allows for flexibility in building and site design to harmonize new developments with existing building and shopping environments. Furthermore, this Zone supports the objectives of the OCP to integrate neighbourhood shopping facilities in residential areas that minimize the impacts of commercial development on the existing residential areas.

As the adaptive reuse of an existing building will not significantly alter or change the intensity of use in the LC3 zone, the Administration recognizes that it is generally consistent with the intention of the Zone with regards to integrating commercial and retail activity within an existing residential zone.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

5.3 Built Environment Objectives

- a) To encourage the review of the design of new development in relation to its development context, particularly in areas identified as having special design characteristics or constraints; and
- b) To encourage the maintenance and revitalization of inner city neighbourhoods

The proposed reuse of an existing building will help to maintain a compact urban form, effectively utilize existing infrastructure, and conserve the energy embodied in the materials and construction of the building.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

| | |
|---|---------------|
| Public notification signage posted on: | June 12, 2013 |
| Letter sent to immediate property owners | June 10, 2013 |
| Public Open House Held | N/A |
| Number of Public Comments Sheets Received | 3 |

The Administration received three comment sheets two of which were in full support and the other did not support the proposal. The primary concern raised was the limited parking provided on-site. The parking regulations set in this zone do not require parking for offices less than 325 m² gross floor area. The applicant however is providing four parking stalls, and the Administration therefore has no concerns related to parking and supports the proposal.

Government Agencies

The application was circulated to both the Public and Separate School Boards for review and comment. Regina Catholic Schools advised they did not have any concerns regarding the proposal. The Public School Board did not provide comments before the finalization of this report.

The application was also circulated to the Heritage Community Association and the Central Zone Board for review and comment. The Heritage Community Association provided their comments on June 17, 2013 and generally had no concerns with the proposal as its use is generally supported by the LC3 Zone. One primary concern raised was permitting increased office space may undermine 11th Avenue's ability to develop into a vibrant commercial street. The Central Zone Board did not provide comments before the finalization of this report.

DELEGATED AUTHORITY

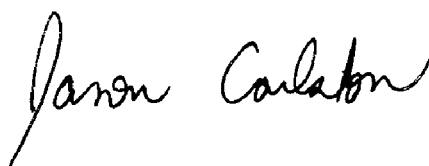
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

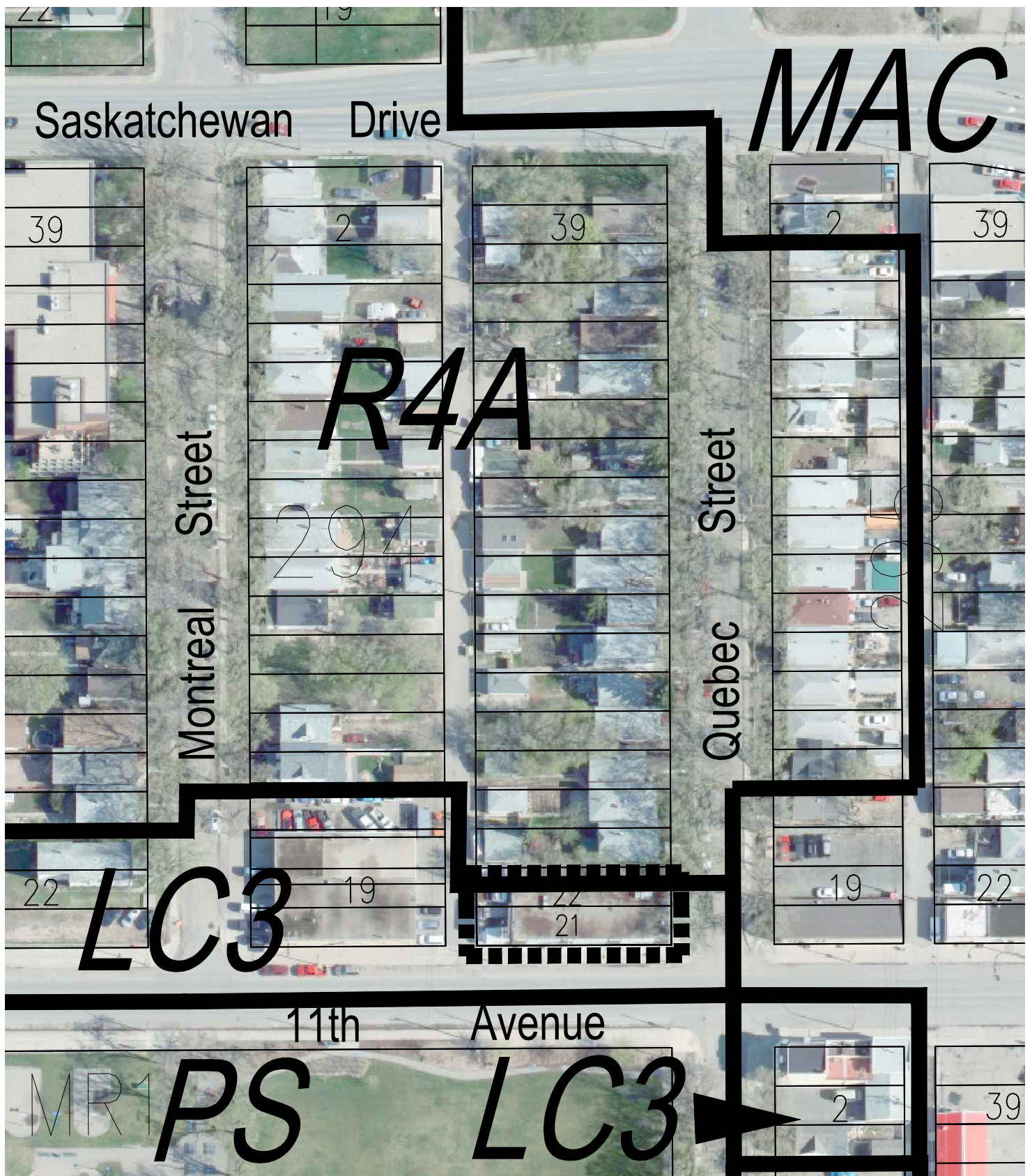


Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development



Subject Property



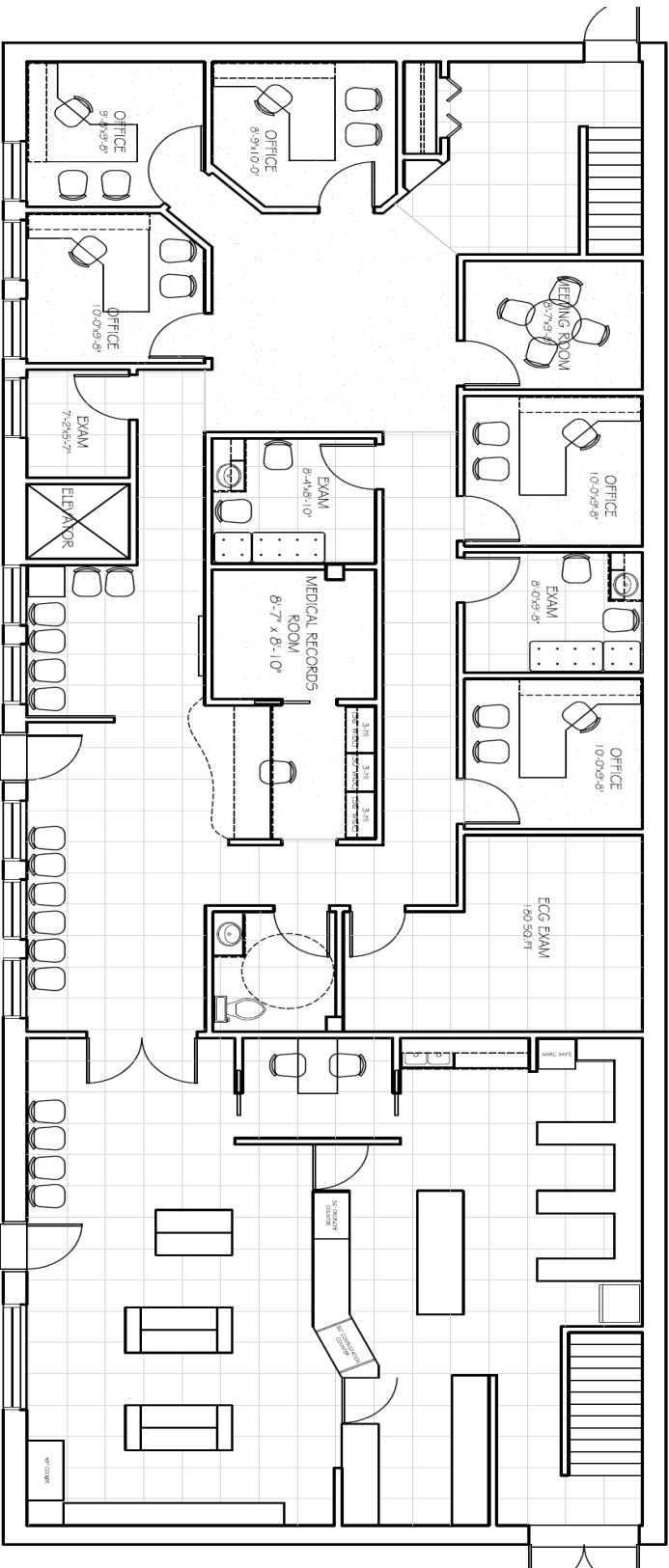
Project 13-DU-14

Civic Address/Subdivision 1100 - 11th Avenue



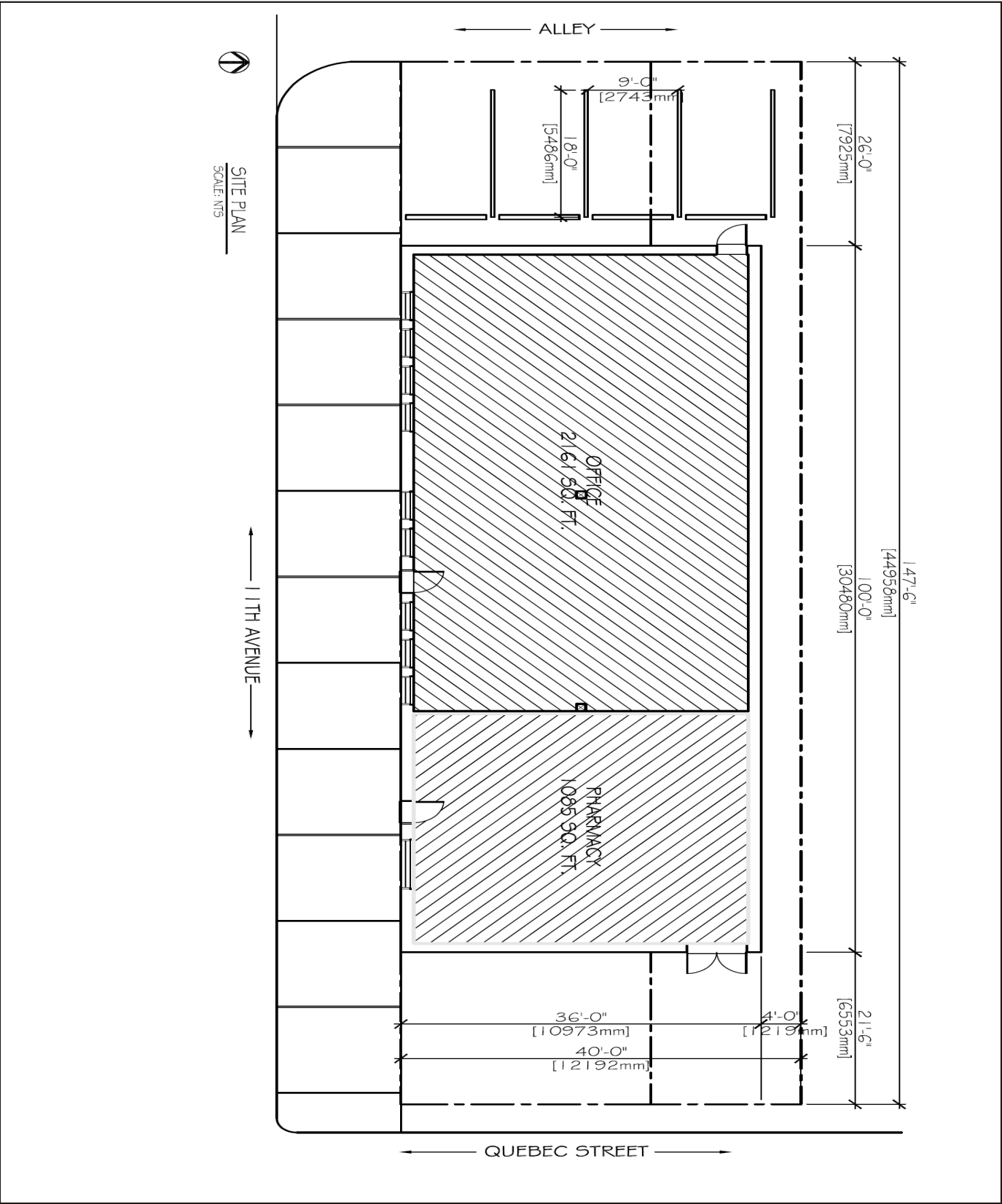
Subject Property

1100 - 11th Avenue

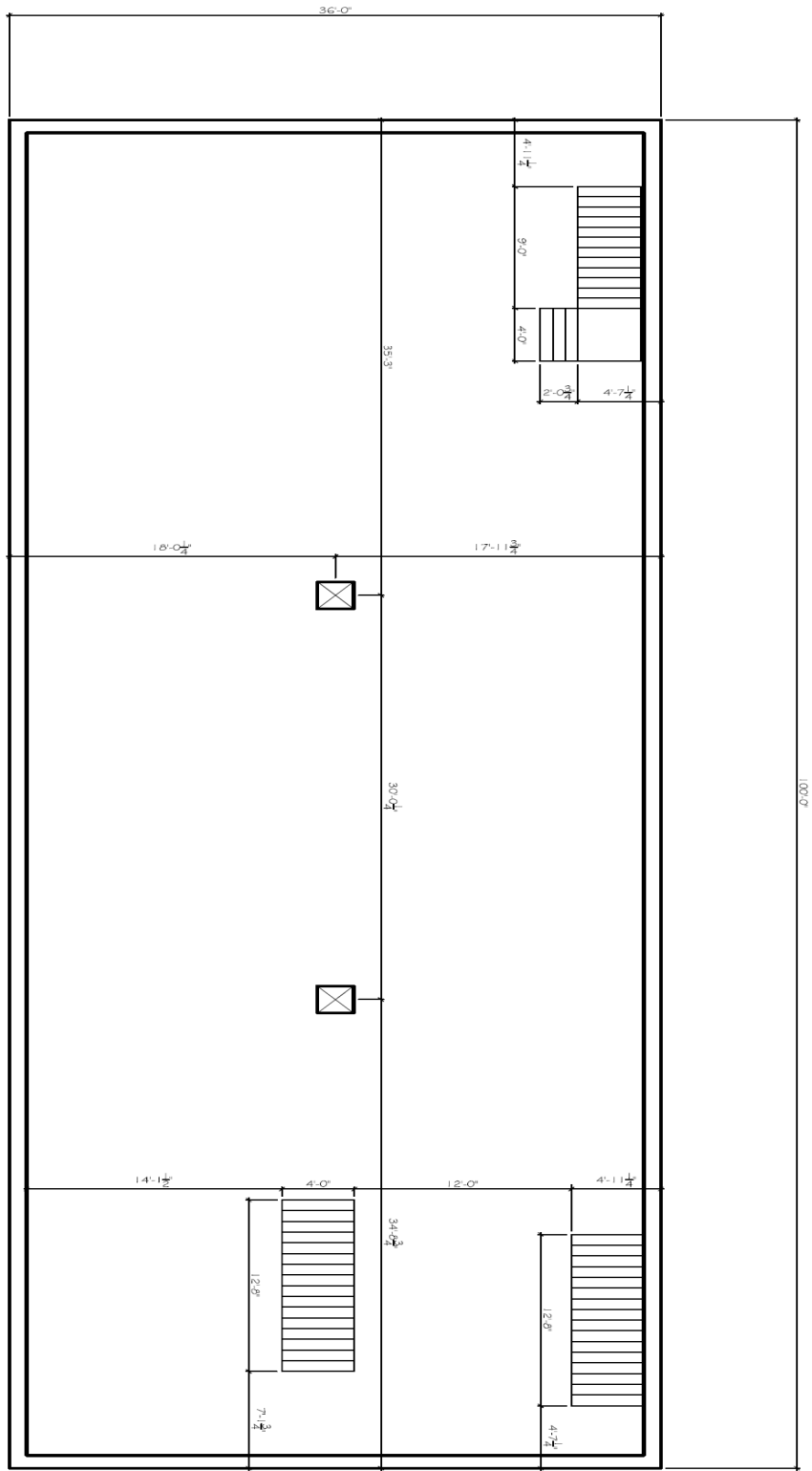


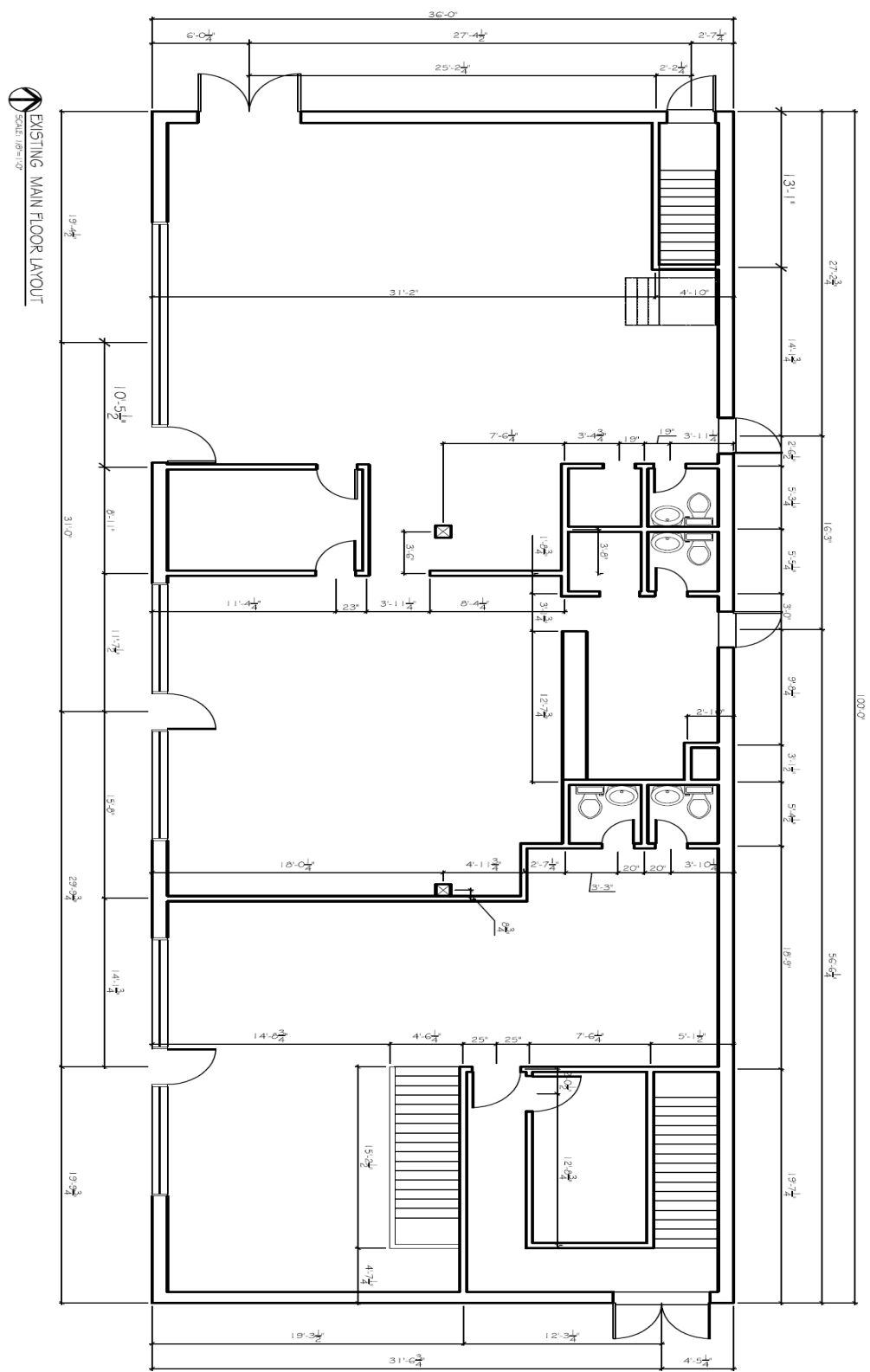
KE2 DESIGN
1100 11TH AVENUE - OFFICE
REGINA, SK

| | |
|------------------------------|----|
| DRAWING INDEX | |
| PROJECT COVER PAGE | AO |
| LEGENDS & CNST NOTES | A1 |
| SITE PLAN | A2 |
| EXISTING BASEMENT LAYOUT | A3 |
| EXISTING MAIN FLOOR LAYOUT | A4 |
| NEW BASEMENT LAYOUT | A5 |
| NEW MAIN FLOOR LAYOUT | A6 |
| BASEMENT FURNITURE LAYOUT | A7 |
| MAIN FLOOR FURNITURE LAYOUT | A8 |
| WALL SECTION & STAIR DETAIL | A9 |
| BASEMENT ELECTRICAL LAYOUT | E1 |
| MAIN FLOOR ELECTRICAL LAYOUT | E2 |

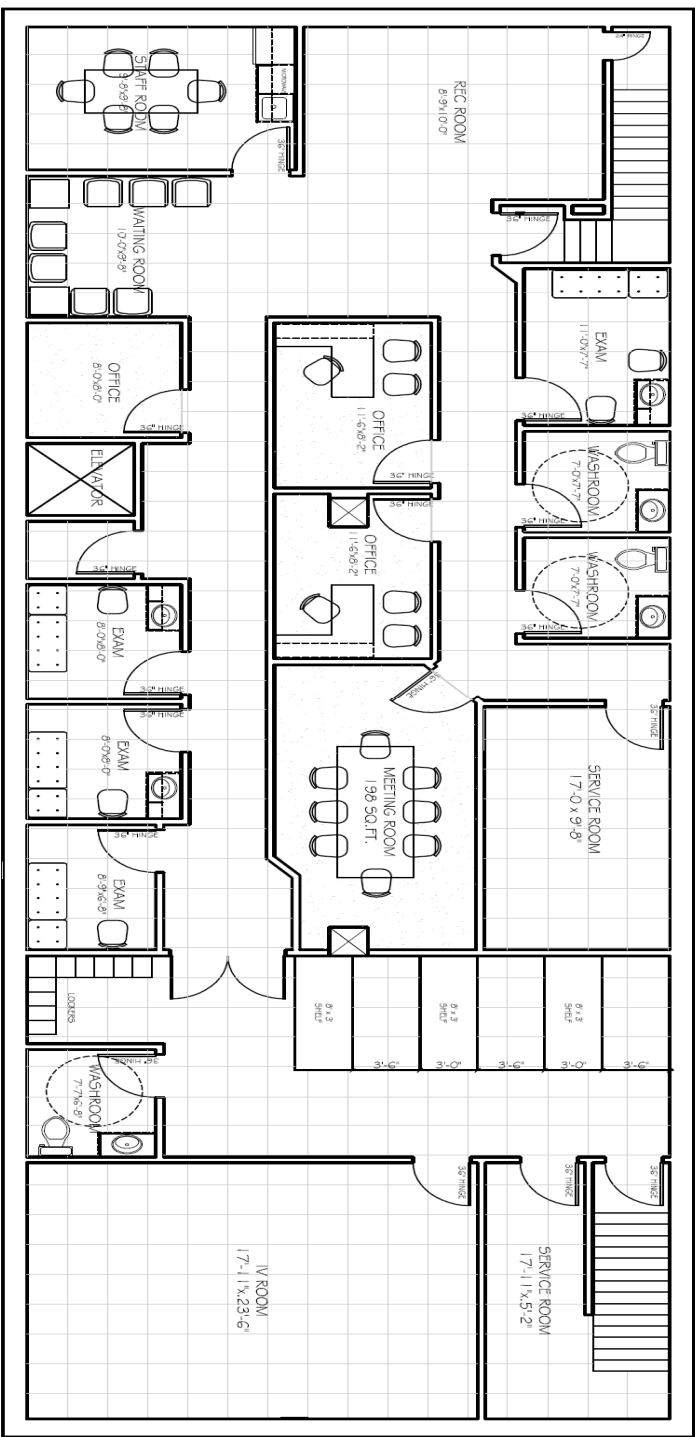


EXISTING BASEMENT LAYOUT
SCALE: 1/8"=1'-0"

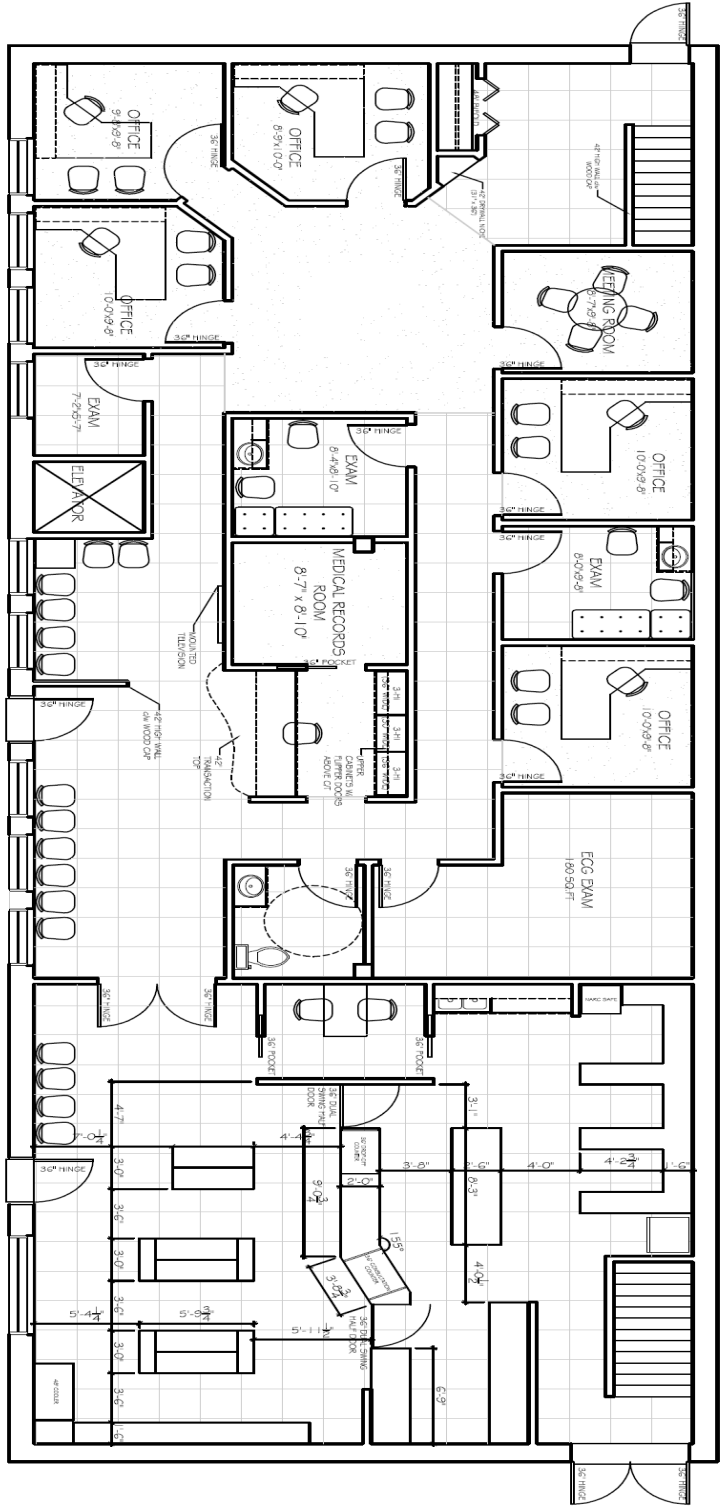




NEW BASEMENT LAYOUT
SCALE: 1/8"=1'-0"



NEW MAIN FLOOR LAYOUT
SCALE: 1/8"=1'-0"



August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment and Discretionary Use (12-Z-16, 12-DU-22)
Proposed Townhouse - 1175 Pasqua Street

RECOMMENDATION

1. That the application to rezone Lot 7, Block B, Plan FD5230 Ext 0 located at 1175 Pasqua street from I-Institutional to R4A-Residential Infill Housing, be APPROVED.
2. That the discretionary use application for a proposed Townhouse located at 1175 Pasqua Street , being Lot 7, Block B, Plan FD5230 Ext 0, Old 33 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Artisan Design Build Ltd. and dated April 2010 and July 20, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 9, 2013 Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to develop a three storey 20 Unit townhouse residential building on the subject property which is:

- 1,447 m² in area
- currently zoned I-Institutional
- located within the North Central neighbourhood

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in Regina Development Plan Bylaw No. 7877 (Official Community Plan) .

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

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

DISCUSSION

| Land Use Details | | |
|--------------------------|------------------------|--------------------------------|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | I-Institutional | R4A-Residential Infill Housing |
| Land Use | Vacant | Townhouse |
| Number of Dwelling Units | 0 | 20 |
| Building Area | 464.5 m ² | 527.68 m ² |

| Zoning Analysis | | |
|------------------------------------|-----------------------------------|------------------------|
| | <u>Required</u> | <u>Proposed</u> |
| Number of Parking Stalls Required | 20 stalls 1stall/dwelling unit | 20 stalls |
| Minimum Lot Area (m ²) | 500 m ² | 1,456 m ² |
| Minimum Lot Frontage (m) | 15 m | 47 m |
| Maximum Building Height (m) | 13 m | 12.75 m |
| Gross Floor Area | N/A | 1,477 m ² |
| Maximum Floor Area Ratio | 3.0 | .99 |
| Maximum Coverage (%) | 50% | 36% |

The subject property was previously the location for Fire Station No. 4. The fire hall was decommissioned and sold in 2011 and has since been redeveloped on Dewdney Avenue near the Pasqua Hospital. The applicant is proposing to rezone the subject property to R4A-Residential Infill Housing, in which a townhouse is discretionary.

The surrounding land uses include low density residential to the east and west and a mix of medium density residential and local commercial to the north and south.

The proposal is required to landscape 15 per cent of the site. Parking areas abutting a registered road right-of-way are required to be screened. The applicant is also responsible for landscaping of the boulevard areas. The proposal meets all of these requirements.

The proposed development is consistent with the purpose and intent of the R4A Zone with respect to:

- Encouraging the provision of affordable housing, particularly for low and moderate income households and special needs groups
- Encouraging infill development to minimize the need for annexation on the periphery.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

The Transit Department has indicated that the development is likely to attract the need for public transportation. Transit strives to have a maximum walk distance of 400 m to transit service in residential areas. Transit service is currently available along 5th Avenue, which represents a 150 m walk.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 5.3(b) – To encourage the maintenance and revitalization of inner city neighbourhoods.
- 7.1 (b) – To encourage the provision of affordable housing particularly for low and moderate income households and special needs group.
- 7.1 (g) – To encourage higher density housing and mixed use development along or adjacent to major arterial streets.
- 7.1 (h) – To ensure that residential development and redevelopment is compatible with adjacent residential and non-residential development.

The proposal is also consistent with the objectives contained in Part C – Northwest Sector Plan, of the OCP with respect to:

- 3.2 (a)– To provide a mix of housing types and densities to suit different lifestyles and income levels and reduce urban sprawl.
- 3.2 (b)– To identify regions appropriate for medium density development forms including duplex, semi-detached, townhouse and low rise apartment development.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides one parking stall for persons with disabilities, which exceeds the minimum requirements by one stall.

The Uniform Building and Accessibility Standards Act requires 5 per cent of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms, kitchens, and balconies. For this proposal, this equates to one barrier-free unit. The applicants' proposal will include one barrier free unit on the first floor.

COMMUNICATIONS

| | |
|--|---|
| Public notification signage posted: | May 8, 2013 |
| Letter sent to immediate property owners: | June 21, 2013 |
| Will be published in the Leader Post on: | August 23, 2013 August 30, 2013 |
| Public Open House Held: | N/A |
| Number of Public Comments Sheets Received: | 3 comments received of which: 1 – Supported the proposal 2 – Opposed the proposal |

The two residents expressing opposition to the proposal indicated that they would have preferred to have a residential development exclusively for seniors.

DELEGATED AUTHORITY

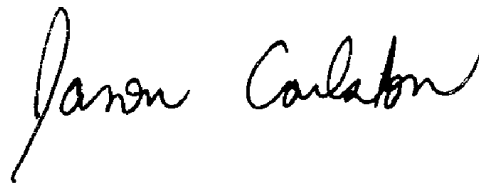
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

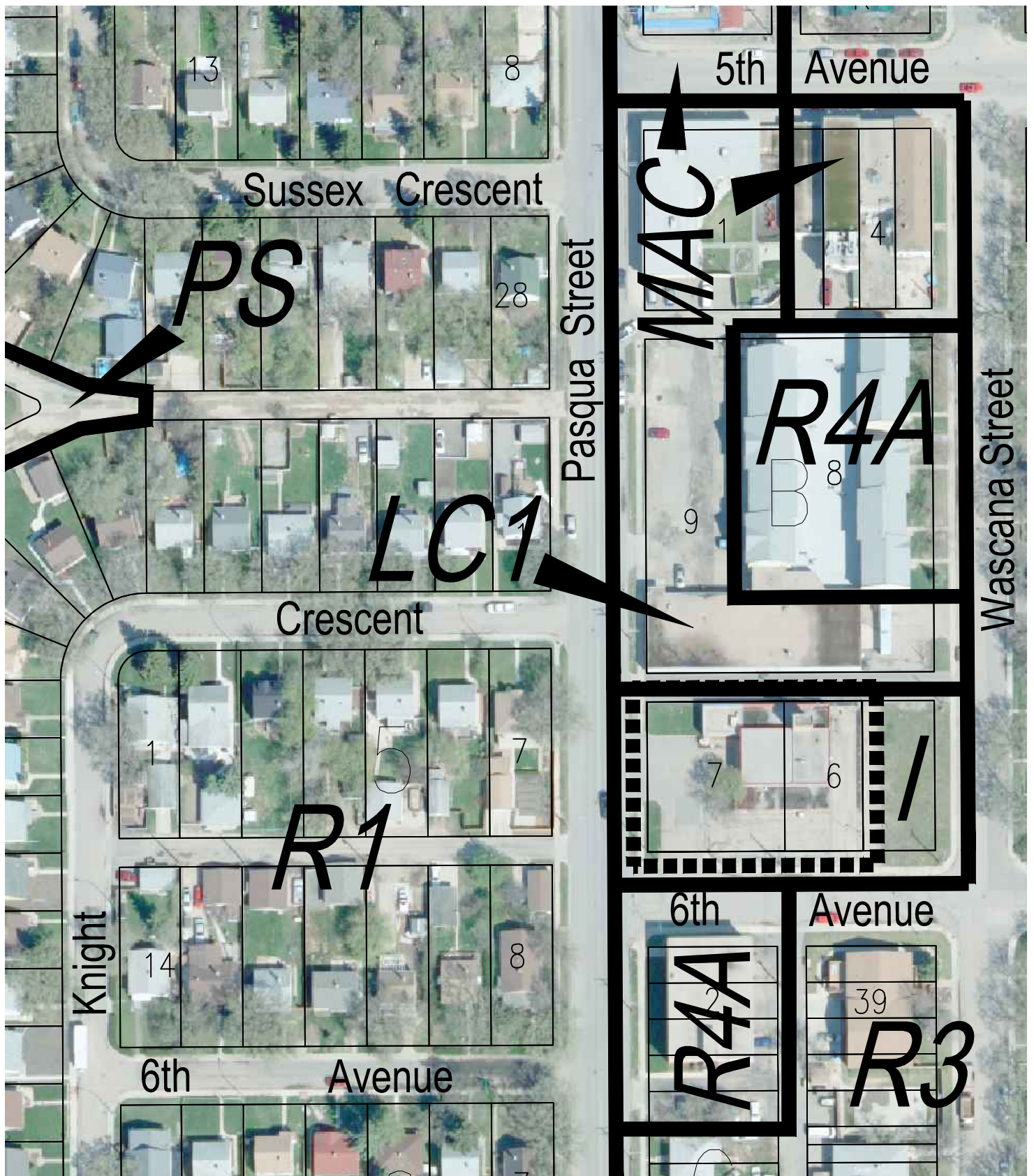


Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development



Subject Property



Project 12-DU-22
12-Z-16 Civic Address/Subdivision 1175 Pasqua Street



Subject Property

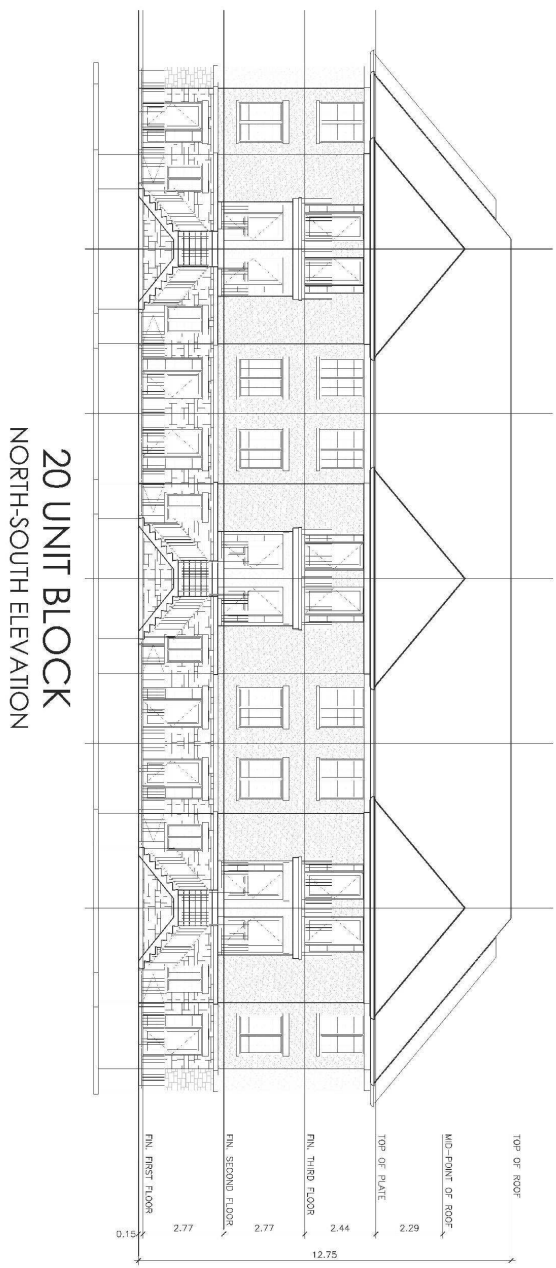
Date of Photography: 2012



Project 12-DU-22
12-Z-16

Civic Address/Subdivision 1175 Pasqua Street





Issued for Planning Review

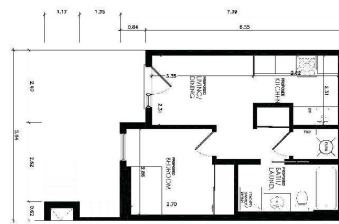
1175 Pasqua Street
Regina, SK

artisan
ARCHITECTS

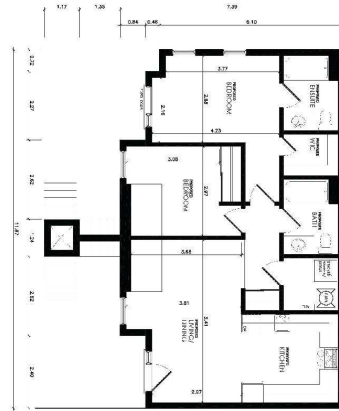
CAMBERDESIGN
ARCHITECTS

**PROPOSED
Back Elevations**

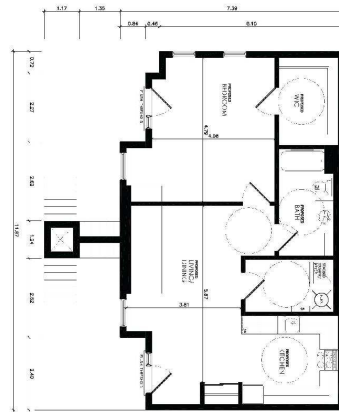
A6



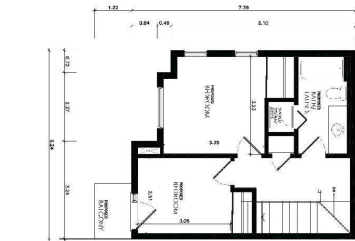
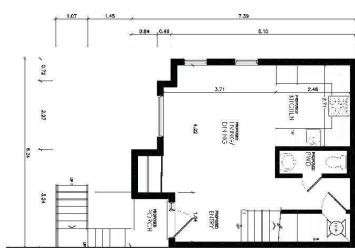
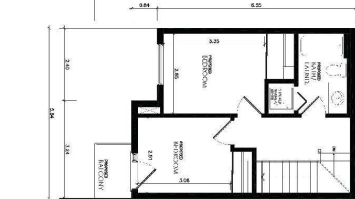
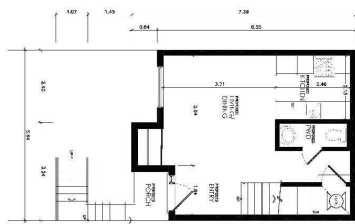
BACHELOR STUDIO-INTERIOR
FIRST FLOOR PLAN



2-BEDROOM-STUDIO
FIRST FLOOR PLAN



1-BEDROOM-BARRIER-FREE STUDIO



2-BEDROOM-INTERIOR

SECOND FLOOR PLAN

2-BEDROOM-END
THIRD FLOOR PLAN

Issued for Planning Review

[illegible]

August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (12-DU-29)
Proposed Apartment, 1863, 1869 and 1873 Rae Street

RECOMMENDATION

1. That the discretionary use application for a proposed low-rise apartment building located at 1863, 1869 and 1873 Rae Street, being Lots 33, 57, 58 Block 313 Registered Plan No. 99RA11005 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Altus Geomatics and dated July 2, 2013 and Appendix A-3.2 prepared by DPC Design Planning and Co-ordination Services Co. Ltd. and dated October 2, 2012;
 - b) The applicant shall receive a minor variance which reduces the side yard setback from 2.67 metres to 2.0 metres.
 - c) The landscaping shall comply with the requirements of Chapter 15 Landscaping and Buffer Regulations in *Regina Zoning Bylaw No. 9250*.
 - d) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- four storey apartment building
- 16 units proposed for condominium ownership
- The subject property is currently zoned R4A-Residential Infill Housing Zone
- The subject property is located within the Cathedral neighbourhood

The proposal will be compliant with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 subject to approval of the minor variance. The proposal is consistent with the policies contained in Regina Development Plan Bylaw No. 7877 (Official Community Plan).

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and*

Development Act, 2007.

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

DISCUSSION

| Land Use Details | | |
|--------------------------|------------------------|------------------------|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | R4A | R4A |
| Land Use | detached dwellings | apartment |
| Number of Dwelling Units | 6 | 16 units |
| Building Area | n/a | 354.17 m ² |

| Zoning Analysis | | |
|------------------------------------|-------------------------------|------------------------|
| | <u>Required</u> | <u>Proposed</u> |
| Number of Parking Stalls Required | 16 stalls 1 stall per unit | 16 stalls |
| Minimum Lot Area (m ²) | 500 m ² | 1164.41 m ² |
| Minimum Lot Frontage (m) | 15 m | 30.49 m |
| Maximum Building Height (m) | 13 m | 11.88 m |
| Gross Floor Area | n/a | 1416.68 m ² |
| Maximum Floor Area Ratio | 3.0 | 1.22 |
| Maximum Coverage (%) | 50% | 30.42% |

The applicant owns the three detached dwellings that are located on lots 33, 57 and 58 which comprise the development site for the new apartment building. A total of six suites are contained in these three buildings. The detached dwellings were built in 1907 and are considered as low quality in the City's assessment records and will be demolished.

The applicant is proposing to retain the existing trees on the property. A 1.75m wooden fence will be installed along the north and south property lines, to be reduced to 1.2 metres if extended into the front yard.

Surrounding land uses include low-rise apartments to the north and south, major arterial commercial uses to the east and single-detached dwellings and townhouse developments to the west. This proposed development is consistent with the mixed residential character of the surrounding area.

The purpose and intent of the R4A-Residential Infill Housing Zone is, in part, to provide for sensitive redevelopment at existing densities or medium densities. The density of the proposed apartment, at 137 units per hectare, is higher than what is classified as medium density (up to 50 units per hectare), however all of the multiple family dwellings in the immediate vicinity of this development site have densities above the medium density threshold:

- 1830 Rae Street - density is 82 units per hectare
- 1860 Rae Street - density is 68 units per hectare

- 1855 Rae Street - density is 116 units per hectare
- 2720 12th Avenue - density is 309 units per hectare.

The applicant had originally applied for, and the administration supported, a minor variance for the side yards from 2.67 metres to 2.00 metres. The amount of the side yard variance is 25% of the required distance which complies with the regulations allowing for minor variances in the Zoning Bylaw. The owners of the adjacent properties were given notice of the variance (as required by the Bylaw) and did not object. The applicant had the plans for the proposed apartment building designed based on the new side yards.

However, the original variance was issued administratively in error as Section 18C.10.2 (5) (a) of the Zoning Bylaw states that no minor variance shall be granted in respect of a discretionary use or discretionary form of development that is subject to the approval of City Council. To be valid, the minor variance must be approved by Council pursuant to section 60(1) of *The Planning and Development Act, 2007* and provided for in the conditions of the discretionary use approval.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 5.3 Built Environment – b) Encourage the maintenance and revitalization of inner city neighbourhoods.
- 5.4 Energy Conservation – a) That a compact urban form should be achieved by:
 - iv) Promoting infill redevelopment and rehabilitation
- 7.1 Housing – a) To accommodate a demand for a variety of housing types throughout the City.
 - h) To ensure the residential redevelopment is compatible with adjacent residential and non-residential development.
- 7.20 Encourage Infill Development in the Inner City – a) That the City should encourage construction of housing units in the inner city neighbourhood area for households of all social and economic characteristics.
 - e) That the City should promote residential infill development to ensure long-term viability of remaining inner city schools.

Part J – Cathedral Neighbourhood Plan of the OCP recognized that apartments tended to be concentrated along Angus and Rae Streets and R4A zoning was retained to reflect this development trend. The Cathedral Neighbourhood Plan contains the following policy objective:

- 4.1.1– To maintain the residential stability of the district while providing opportunities for medium density infill housing development.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides one parking stall for persons with disabilities which meets the minimum requirement of the Zoning Bylaw.

COMMUNICATIONS

| | |
|---|--|
| Public notification signage posted on: | March 25, 2013 |
| Letter sent to immediate property owners | March 28, 2013 |
| Public Open House Held | Not required |
| Number of Public Comments Sheets Received | 7 Two had concerns about provision of adequate parking. Five supported the development. |

Sixteen parking stalls will be provided on the site which meets the minimum requirement of the Zoning Bylaw. It should be noted that the development is located in close proximity to the downtown and other commercial areas within the Cathedral neighbourhood and to public transit. This may reduce the need for residents to own multiple vehicles and encourage more walking and cycling as transportation options. This is consistent with the City's objective for a sustainable and active urban environment.

DELEGATED AUTHORITY

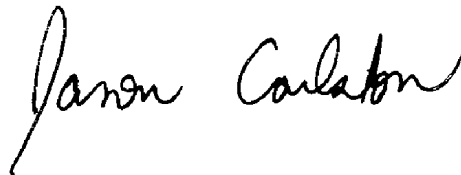
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

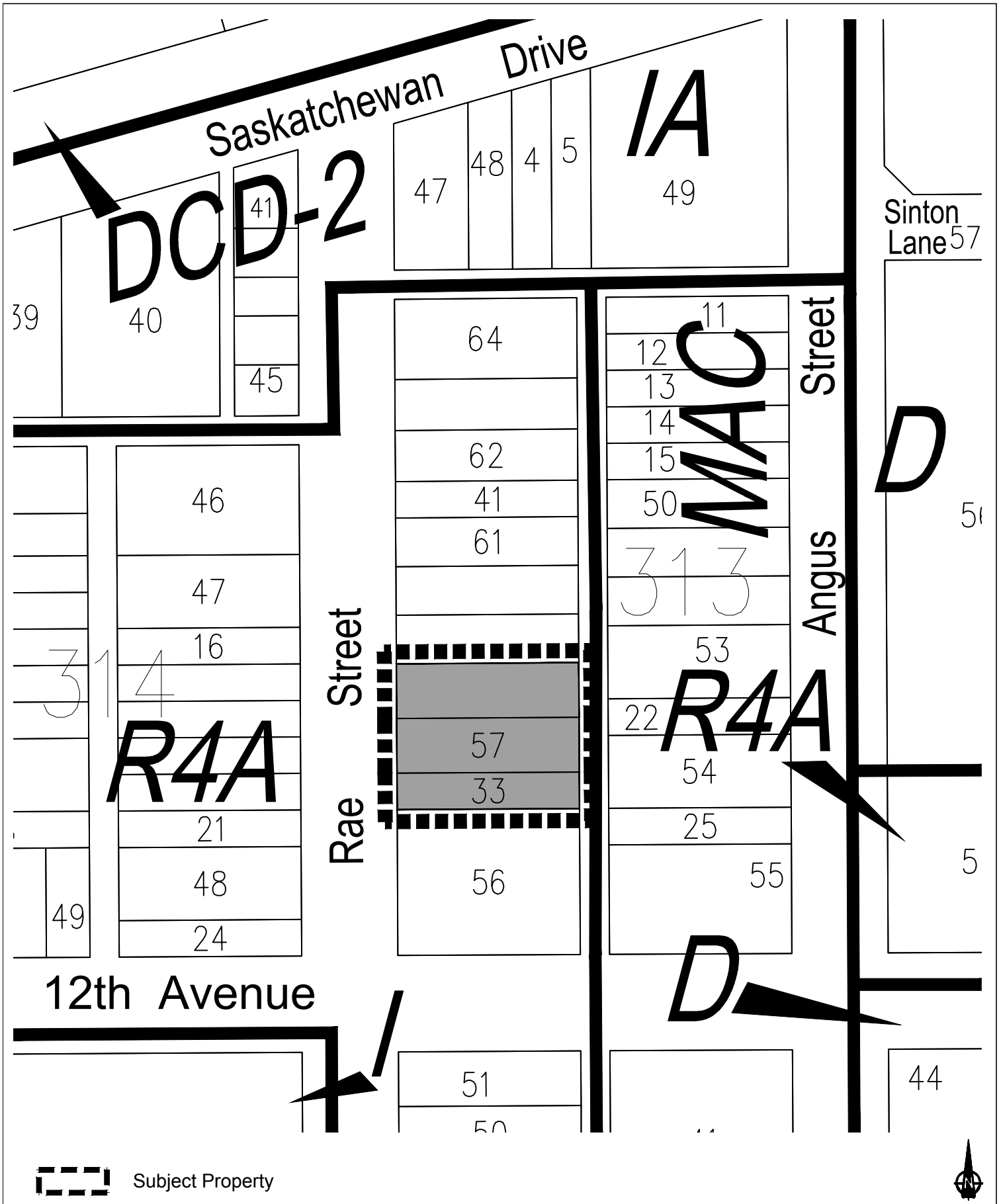


Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development



Subject Property



Project 12-DU-29

Civic Address/Subdivision

Proposed Low-Rise Apartment Building
1863, 1869 and 1873 Rae Street



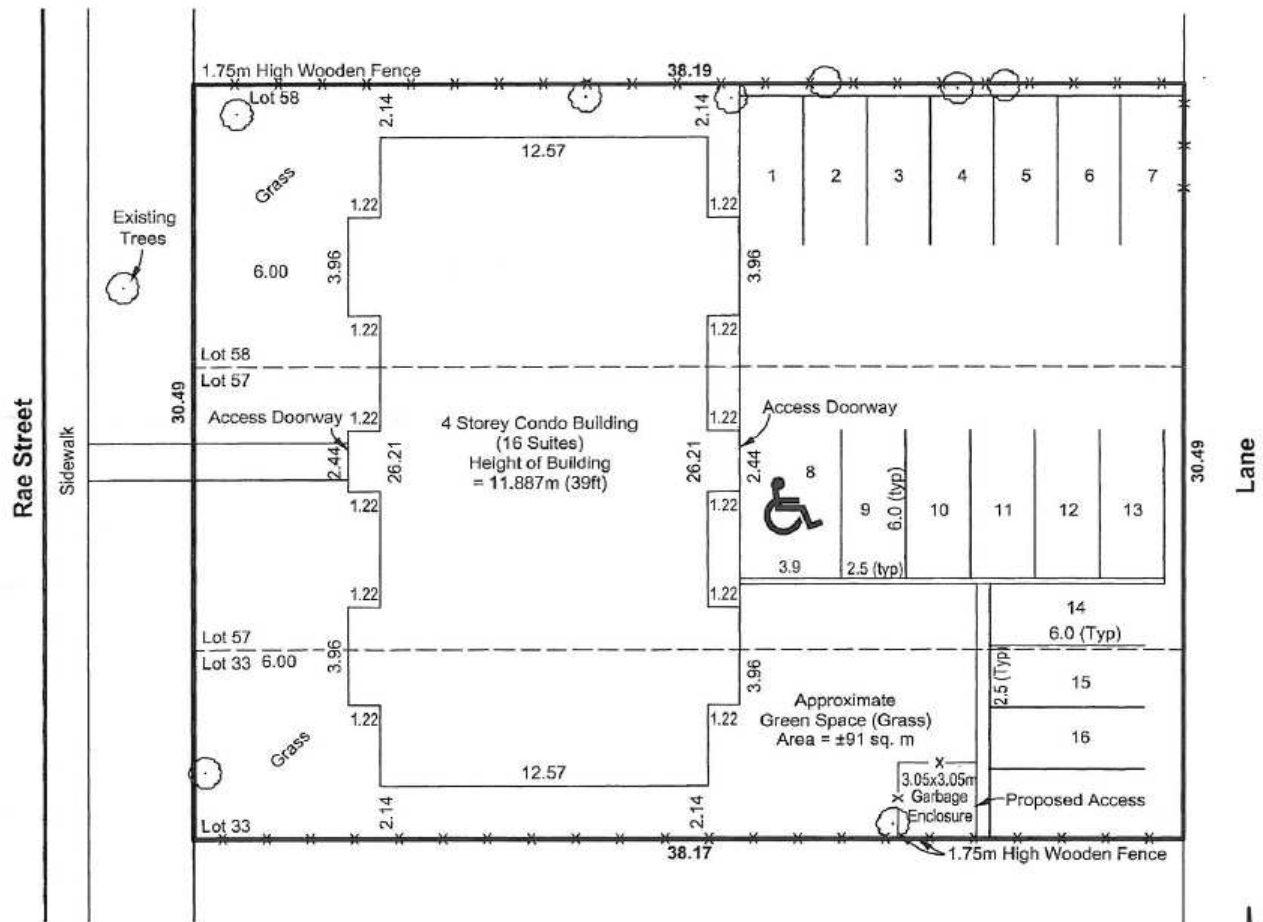
Project 12-DU-29

Civic Address/Subdivision

Proposed Low-Rise Apartment Building 1863, 1869 and 1873 Rae Street

Proposed Apartment Building **Lots 33, 57 & 58, Block 313, Plan Old33** **Regina, Saskatchewan**

Scale = 1:250



NOTES:

- All dimensions are in meters and decimals thereof
- Lot Area = 1164.41 sq. m. / 12,533.60 sq. ft.
- Floor Area = 354.17 sq. m / 3812.25 sq. ft.
- Lot Area : Floor Area Ratio = 0.30
- 16 Parking Stalls



Toll Free: 1-800-465-6233
www.altusgeomatics.com

Proposed Apartment Building

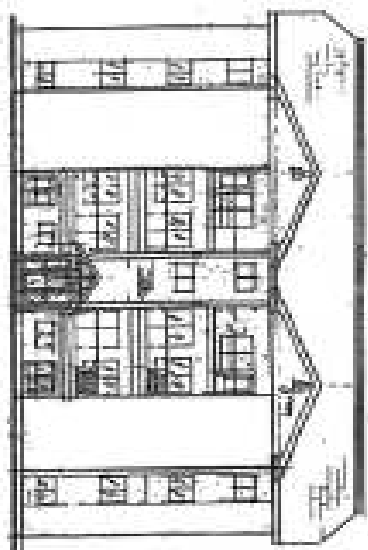
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|---------------------|-------------------|
| Client File No: | APE No: |
| REV. 0 | Revision: |
| Date: July 2, 2013 | Job No.: 165033-R |
| File: 165033-Layout | Initials: MB - TW |

Planning Department

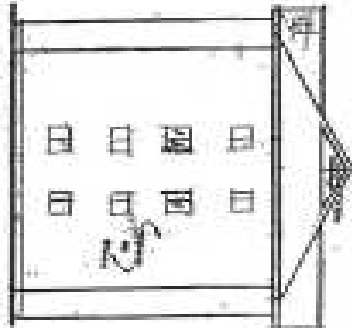
Project 12-DU-29

Civic Address/Subdivision

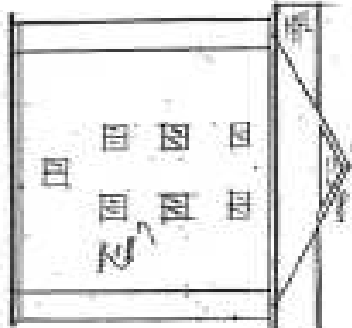
Cathedral Neighbourhood



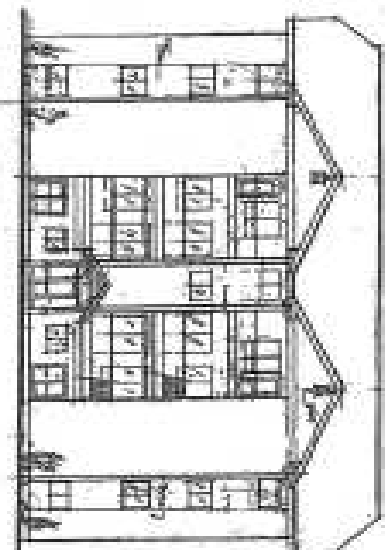
WEST ELEVATION



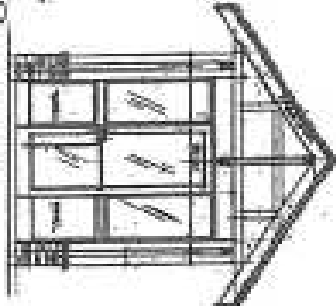
NORTH ELEVATION





SOUTH ELEVATION



EAST ELEVATION



① ENTRY

Project 12-DU-29

Planning Department

Civic Address/Subdivision _____

Cathedral Neighbourhood

August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-15) Proposed Shopping Centre
3435 Quance Street

RECOMMENDATION

1. That the discretionary use application for a proposed Shopping Centre located at 3435 Quance, being Lot 34, Block 115, Plan No. 98RA28988, located in the Spruce Meadows subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by P3A and dated March 25, 2012 and December 14, 2012;
 - 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 August 26, 2013 meeting of City Council.

CONCLUSION

The development proposal is summarized as follows:

- The applicant proposes to develop a shopping centre consisting of two buildings and size commercial tenants in total (restaurant, bank, retail, and three licensed restaurants)
- The subject property is zoned LC2 – Local Commercial and is located within the Spruce Meadows Subdivision

Issues identified by the public include:

- Increased traffic at corner of Tregarva Drive and Quance Street
- The amount of parking provided on site
- The location and enclosure of trash receptacles
- Tree species used to landscape the west side of Building 1

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in Regina Development Plan Bylaw No. 7877 (Official Community Plan).

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

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

DISCUSSION

| Land Use Details | | |
|----------------------------|------------------------|---|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | LC2-Local Commercial | LC2-Local Commercial |
| Land Use | Vacant | Shopping Centre |
| Number of Commercial Units | 0 | 6 uses (1) Bank (1) Retail (1) Restaurant (3) Licensed Restaurant |
| Building Area | 0 m ² | Building 1 – 551.2 m ² Building 2 – 733 m ² |

| Zoning Analysis | | |
|------------------------------------|--|------------------------|
| | <u>Required</u> | <u>Proposed</u> |
| Number of Parking Stalls Required | 50 stalls Bank - 1 stall / 60 m ² Restaurants - 1 stall / 5 seats Retail - 1 stall / 20 m ² | 55 stalls |
| Minimum Lot Area (m ²) | 250 m ² | 4,542.6 m ² |
| Minimum Lot Frontage (m) | 6 m | 42.6 m |
| Maximum Building Height (m) | 13 m | 7.56 m |
| Gross Floor Area | 0 | 1,284 m ² |
| Maximum Floor Area Ratio | 1.75 | .28 |
| Maximum Coverage (%) | 65 % | 28 % |

A building permit has been issued for this property for four commercial uses all of which are permitted in the LC2 zone and construction on site has commenced. Discretionary use approval is being pursued by the applicant in order to allow for two additional commercial uses on the site. The proposed additional uses change the land use classification of the site to a Shopping Centre as shopping centres included five or more commercial uses. The proposal is compliant with the landscaping standards in the Zoning Bylaw.

The surrounding land uses include low-density residential to the south, medium-density residential to the west and a mix of big-box commercial to the north and east.

The proposed development is consistent with the purpose and intent of the LC2 with respect to:

- The establishment of commercial and personal service uses at moderate intensity in new neighbourhoods.
- Allow not only retailing of convenience goods and provision of personal services but also the retailing of durable fashion goods, as well as all types of office uses.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

This property will be well served by Transit, with multiple routes running east and west on Quance Street. Transit has a bus stop adjacent to this property (eastbound) on Quance which will remain there.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 5.4 (i) – That shopping and recreational uses in neighbourhoods should be located to maximize the number of residents who live within walking distance.

The proposal is also consistent with the policies contained in Part D – Southeast Sector Plan, of the OCP with respect to:

- 5.4 (b) – Commercial development proposals located within the commercial/residential interface areas shown in Map 5.1 (Appendix 3.4) shall provide for sensitive integration of commercial land uses adjacent to existing and proposed commercial-residential interface areas.

The proposed development will provide added retail convenience to surrounding residents who will be able to walk to the site and patron a number of the proposed uses in one trip, reducing the number of vehicles on site and on surrounding streets. Overall, the proposal is consistent with the scale and range of commercial uses contemplated for this policy area.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides three parking stalls for persons with disabilities which exceed the minimum requirements by two stalls.

COMMUNICATIONS

| | |
|---|---------------|
| Public notification signage posted on: | June 28, 2013 |
| Letter sent to immediate property owners | July 3, 2013 |
| Public Open House Held | N/A |
| Number of Public Comments Sheets Received | 7 |

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

DELEGATED AUTHORITY

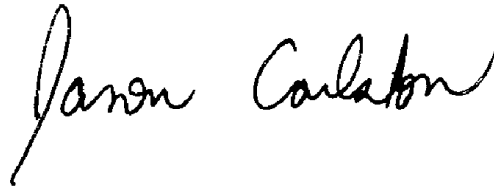
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



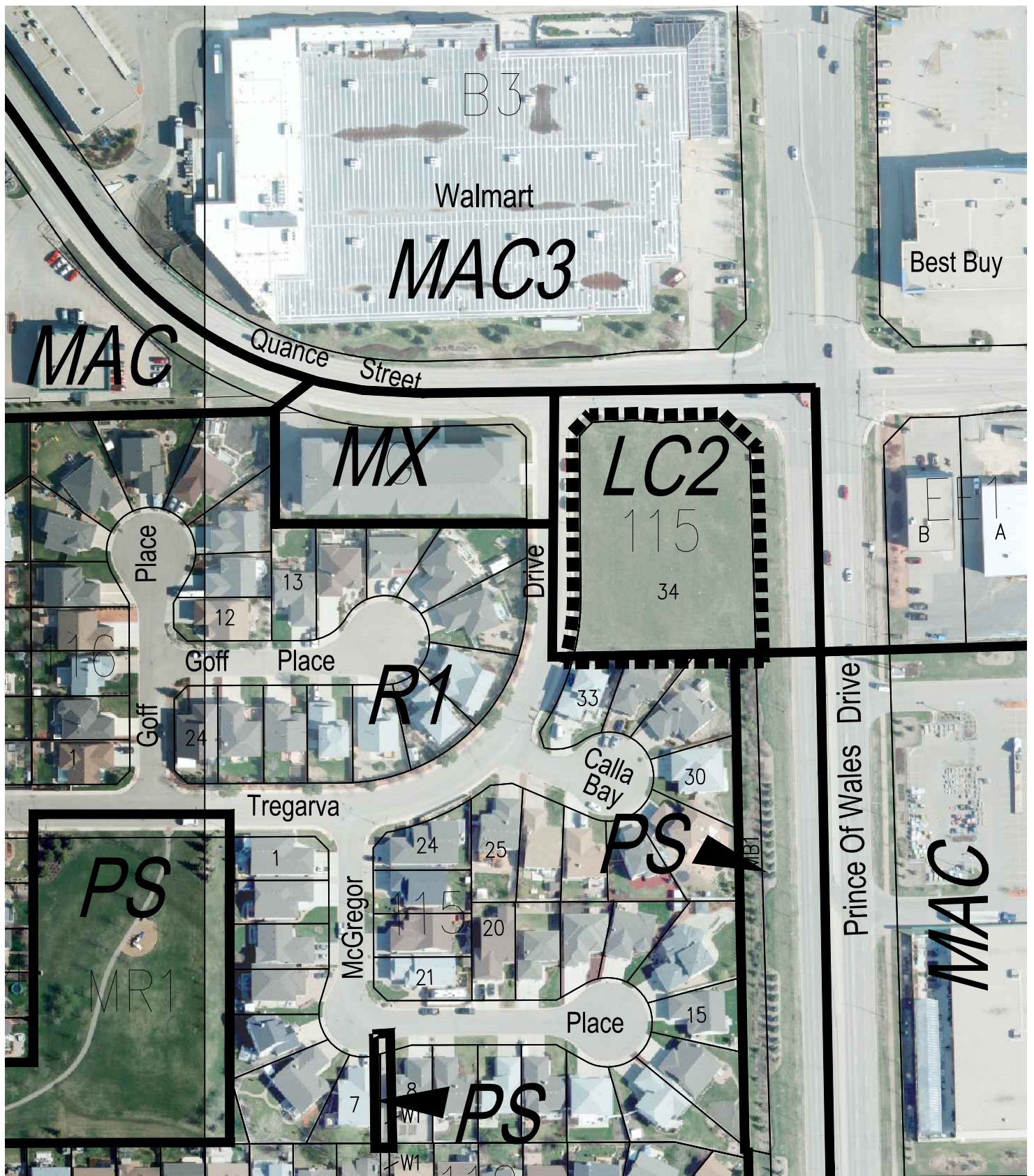
Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Lauren Miller



Subject Property



Project 13-DU-15

Civic Address/Subdivision 3435 Quance Street



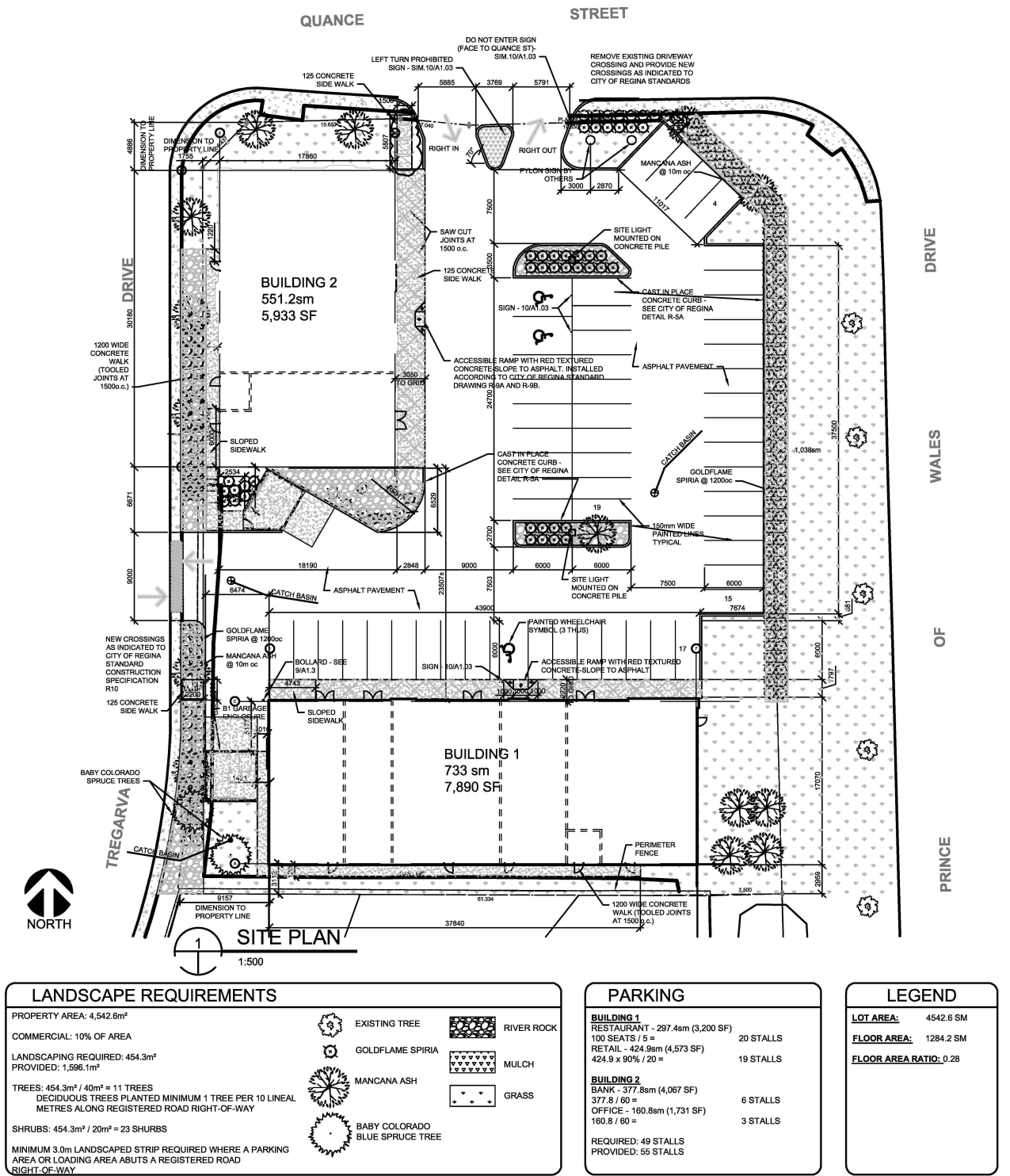
Subject Property

Date of Photography: 2012



Project 13-DU-15

Civic Address/Subdivision 3435 Quance Street



PROJECT QUANCE ST + PRINCE OF WALES
COMMERCIAL DEVELOPMENT

DRAWN BY KN/VK

DRAWING NO.

TITLE SITE PLAN

SCALE AS NOTED

DATE 2103-08-06

A1.1

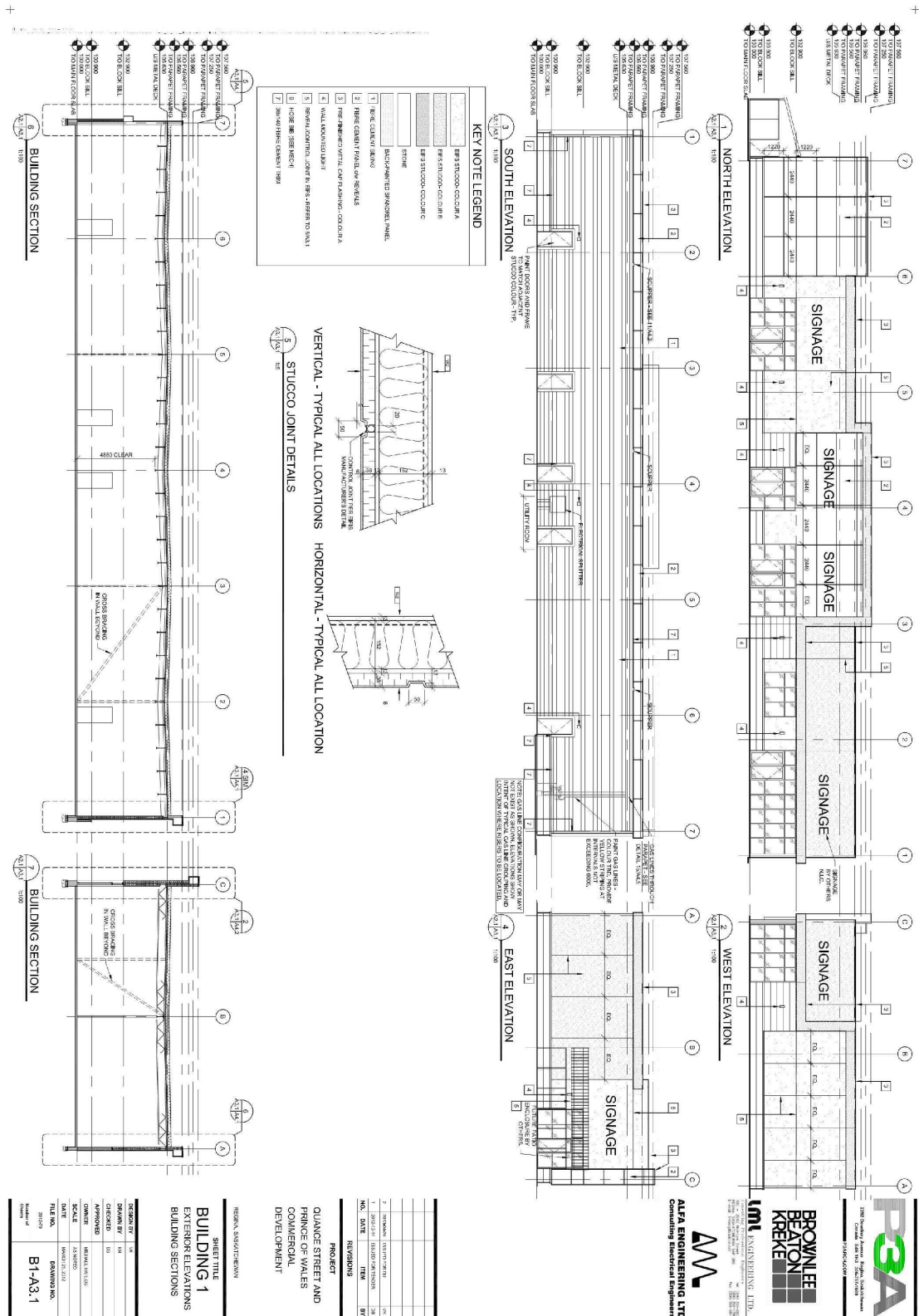
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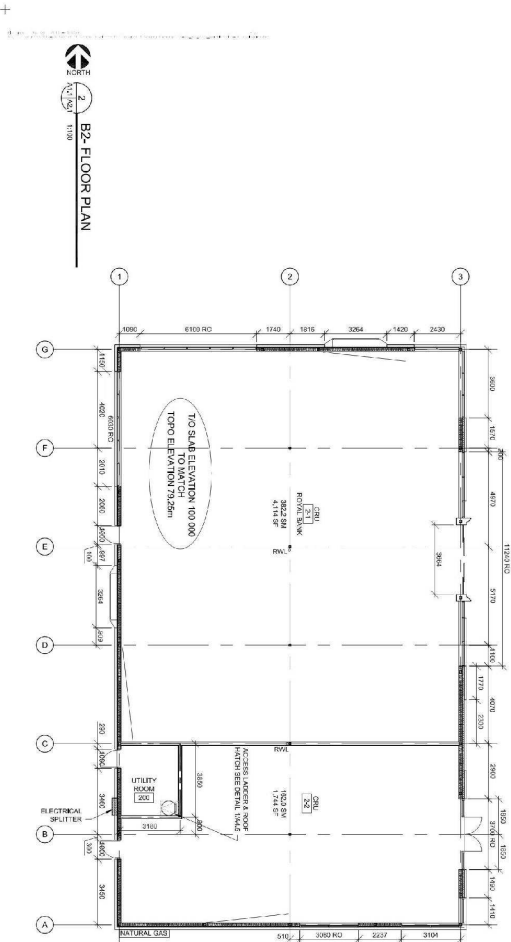
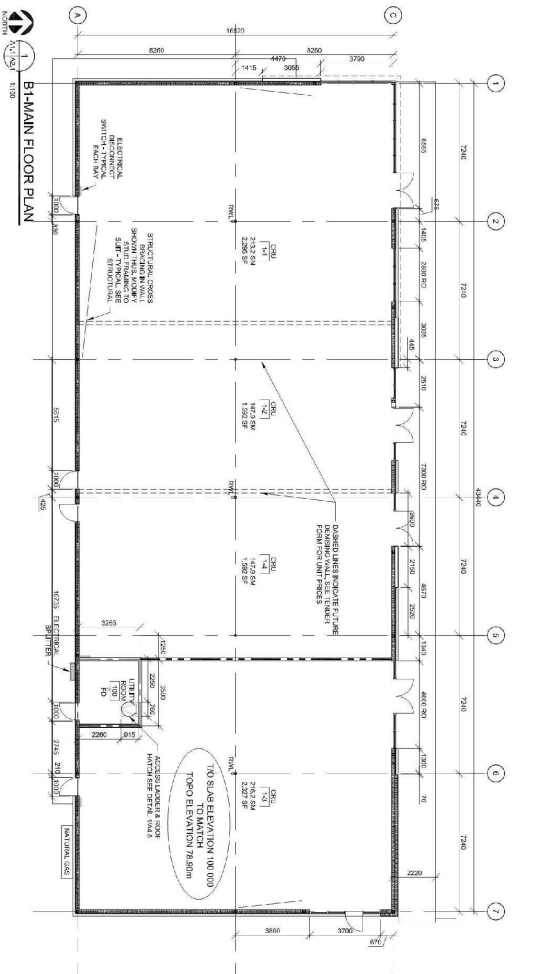
Planning Department

Project 13-DU-15

Civic Address/Subdivision

3435 Quance Street







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BEATON
KREKE



IMI ENGINEERING LTD.



ALPHA ENGINEERING LTD.
Consulting Electrical Engineers

| | |
|-----------|------------|
| REVISIONS | |
| NO. | DATE |
| 1 | 2015-01-15 |
| 2 | 2015-01-15 |
| 3 | 2015-01-15 |
| 4 | 2015-01-15 |
| 5 | 2015-01-15 |
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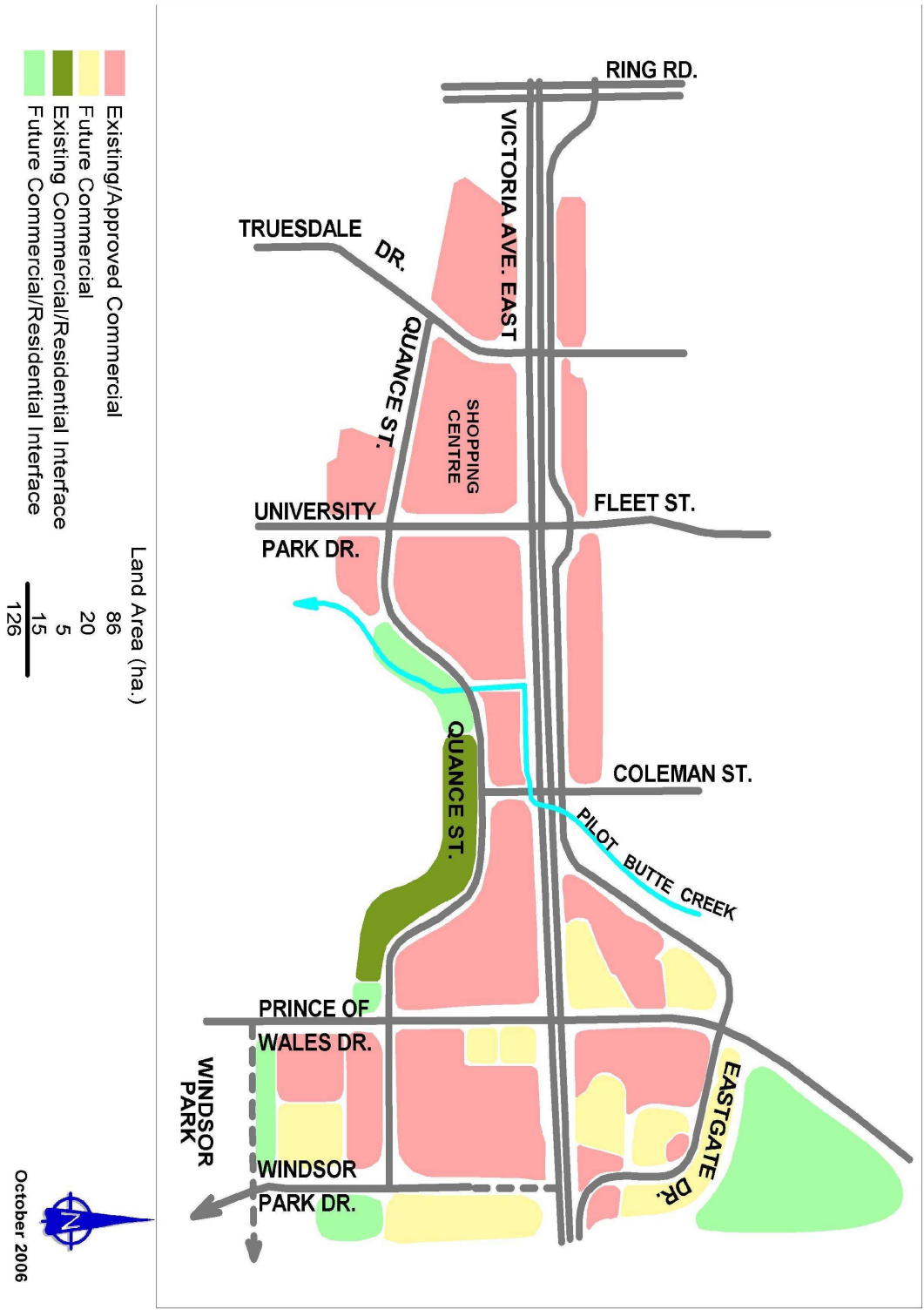
Planning Department

Project 13-DU-15

Civic Address/Subdivision

3435 Quance Street

Map 5.1 Land Use Concept – East Victoria Avenue



Planning Department

Public Consultation Summary

| Response | No. of Responses | Issues Identified |
|---|------------------|---|
| <i>Completely opposed</i> | 3 | -Two access points to the site from Tregarva Drive and Quance Street -Operating hours of licensed restaurants -Parking lot overflow onto Tregarva Drive and causing traffic on Calla Bay |
| <i>Accept if many features were different</i> | 1 | -Two access points to the site from Tregarva Drive and Quance Street -Number of parking stalls provided for proposed uses -Fence erected around garbage receptacles |
| <i>Accept if one or two features were different</i> | 3 | -Operating hours of licensed restaurants -Traffic turning left from Tregarva Drive onto Quance Street -Number of parking stalls provided for proposed uses -Leaves from trees on subject property blowing onto neighbouring residential property -Garbage receptacles should be closed at all times and enclosed with a fence |
| <i>I support this proposal</i> | | |

1. Issue: Operating hours of licensed restaurants

Administration's Response: The applicant does not anticipate that any of the proposed licensed restaurants will be open for business past 9 p.m., which is in line with the closing time of other surrounding commercial uses. However, this is a matter which the Administration does not control.

2. Issue: Traffic movements and circulation and impacts on the performance and safety of the intersection at Quance Street and Tregarva Drive and concern about the location of site access point located on Tregarva Drive

Administration's Response: The City will monitor the intersection of Quance Street and Tregarva Drive. If and when traffic signals are required, the intersection will be prioritized and signals will be installed accordingly.

In the course of review of this proposal it was determined that two access points would be required to service the site. The Quance Street access will be strictly rights in rights out in given the close location of this driveway to Prince of Wales Drive and to prevent traffic from stacking into the Prince of Wales Drive and Quance Street intersection. Accordingly, the access point on Tregarva Drive is needed as it will allow full traffic movements at Quance Street and provide a safer stacking distance for west bound vehicles on Quance that would be turning left onto Tregarva.

3. **Issue: Number of parking stalls provided for proposed uses will be insufficient and may result in parking overflow onto local streets such as Tregarva Drive and Calla Bay.**

Administration's Response: The applicant's proposal exceeds the minimum parking requirements for the proposed uses by five stalls.

Although three restaurants are planned, it is expected that these will be smaller scale establishments which may be more oriented around a take out service.

4. **Issue: Leaves from trees on subject property blowing onto neighbouring residential property**

Administration's Response: The applicant has accommodated the neighbours request to plant a Colorado Baby Spruce tree in the area closest to the neighbour's property. This is an approved coniferous tree species as identified in Regina Zoning Bylaw No. 9250, and therefore will eliminate concerns regarding leaves.

5. **Issue: Garbage receptacles should be closed at all times and enclosed with a fence**

Administration's Response: The applicant will completely enclose the garbage receptacles inside a wooden fence with a swinging gate.

August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-16) - Rezoning R1 to DCD-5
3700 Queens Gate / 3619 Pasqua Street; and Official Community Plan Amendment -
Secondary Plan for Lakeview/Albert Park

RECOMMENDATION

1. That the application to rezone part of Subdivision Plan No. 96R63551, from R1 to DCD-5, located at 3700 Queens Gate, to be consolidated with Parcel L, Plan No. 101897916, located at 3619 Pasqua Street, forming new lot L1, be APPROVED
2. That the application to redesignate part of Subdivision Plan No. 96R63551 within the Lakeview / Albert Park Secondary Plan, located at 3700 Queens Gate as shown on the attached plan of proposed subdivision (See Attachment 2.1), from b-Residential to a-Office / Institutional, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to rezone to accommodate:

- The subject property is located within the South Lakeview Neighbourhood.
- The subject property is currently zoned R1 - Residential Detached and is proposed to be rezoned to DCD-5 - Lakeview South- Pasqua Street Direct Control District to accommodate the development of two single storey office buildings having floor areas of 567m² and 644m² respectively.
- Design of the new proposed buildings is consistent with other low-rise office and institutional uses in the DCD-5 zone in the immediate area and is compatible with adjacent detached dwellings that border portions of the site.

An amendment to the Lakeview/Albert Park Secondary Plan contained in the Official Community Plan is also required to changed the designation of the subject property from “Residential” to “Office/Institutional”.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property behind 3619 Pasqua Street. The area being rezoned is located at 3700 Queens Gate. The land is currently owned by the Queens Gate Condominium Association.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application (13-SN-21) is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Zoning and Land Use Details

The applicant proposes to develop two office buildings on a remnant parcel of land located immediately east of the Gold's Gym site (former Regina Court and Fitness Club) on Pasqua Street near 25th Avenue.

The office buildings will be single storey and have floor areas of 567m² and 644m² respectively. Details of the development proposal are provided in the table below.

| Land Use Details | | |
|--------------------------|------------------------|------------------------|
| | <u>Existing</u> | <u>Proposed</u> |
| Zoning | R1 | DCD-5 |
| Land Use | Vacant | Office |
| Number of Dwelling Units | none | None |
| Building Area | n/a | 1211 sq. m. |

| Zoning Analysis | | |
|------------------------------------|------------------------|------------------------|
| | <u>Required</u> | <u>Proposed</u> |
| Number of Parking Stalls Required | 20 | 35 |
| Minimum Lot Area (m ²) | 500 m ² | 5222 m ² |
| Minimum Lot Frontage (m) | 15 m | 20.9 m |
| Maximum Height (m) | 7.5 m | 6.4 m |
| Maximum Floor Area Ratio | 1.0 | 1.4 |
| Site Coverage (%) | 50% | 27% |

Surrounding land uses include commercial to the north, office / institutional to the south and residential to the east. On the west side of the site is the existing commercial office structure and an athletic club (Gold's Gym).

The proposed development is consistent with the purpose and intent of the DCD-5 zone with respect to accommodating office use in designated areas that is compatible with adjacent residential land uses.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* regarding lands within this direct control district with respect to ensuring compatibility of new infill development with existing residential neighbourhoods in terms of use, development form and adequate buffering.

The proposal has been reviewed for consistency with the new Office Policy contained in the Official Community Plan. As the office buildings are each less than 1000 m² they are considered “Minor” office developments and as such are consistent with the policy to direct “Medium” and “Major” office development to specified areas, key corridors and the downtown.

Other Implications

An access agreement is in place between the adjacent property owner, Gold’s Gym for usage and access of the adjacent parking lots.

Accessibility Implications

The proposed development provides 2 parking stalls for persons with disabilities which exceed the minimum requirements by one stall.

COMMUNICATIONS

| | |
|---|--------------------------------------|
| Public notification signage posted on: | June 21, 2013 |
| Will be published in the Leader Post on: | August 31, 2013 September 7, 2013 |
| Letter sent to immediate property owners | June 21, 2013 |
| Public Open House Held | n/a |
| Number of Public Comments Sheets Received | 38 |

| | |
|--|---|
| | 37 – expressed support 1 – expressed concern |
|--|---|

The resident that expressed concern identified the adequacy of on site parking as an issue and the potential that parking might overflow and impact on-street parking on nearby local streets. In response to this concern, parking on site exceeds the minimum requirements of the Zoning Bylaw by 15 parking stalls and given the relatively removed location of the subject property, it is not likely that people attending the site will park on local streets in the area and walk to the office buildings.

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

DELEGATED AUTHORITY

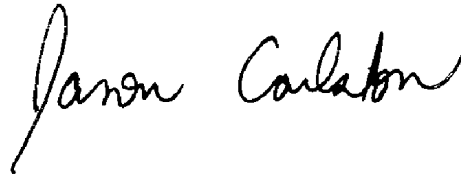
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Fred Searle, Manager
Current Planning

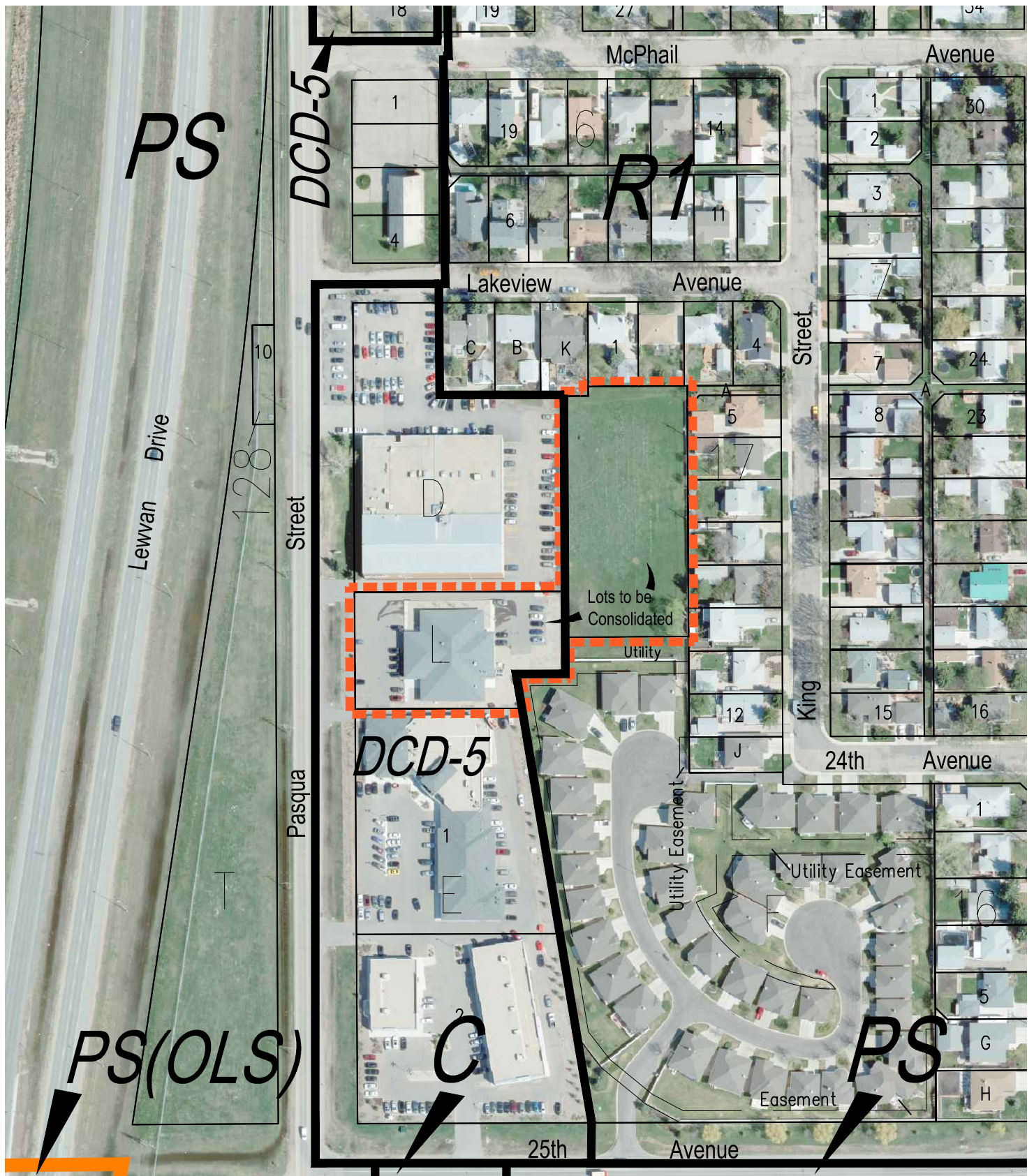
Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Blaine Yatabe

| | |
|----------------|--------------------------------------|
| Appendix A-1 | Subject Property Map- zoning |
| Appendix A-2 | Subject Property Map |
| Appendix A-2.1 | Land Use Map with proposed amendment |
| Appendix A-3.1 | Site Pan |
| Appendix A-3.2 | Floor Plan |
| Appendix A-3.3 | Elevations |
| Appendix A-3.4 | Subdivision Plan |



Subject Property



Project 13-SN-21
13-Z-16

Civic Address/Subdivision

Proposed Subdivision of Part of Condominium plan #96R63551
and Consolidation w/ Parcel L Plan #101897916



Subject Property

Date of Photography: 2012

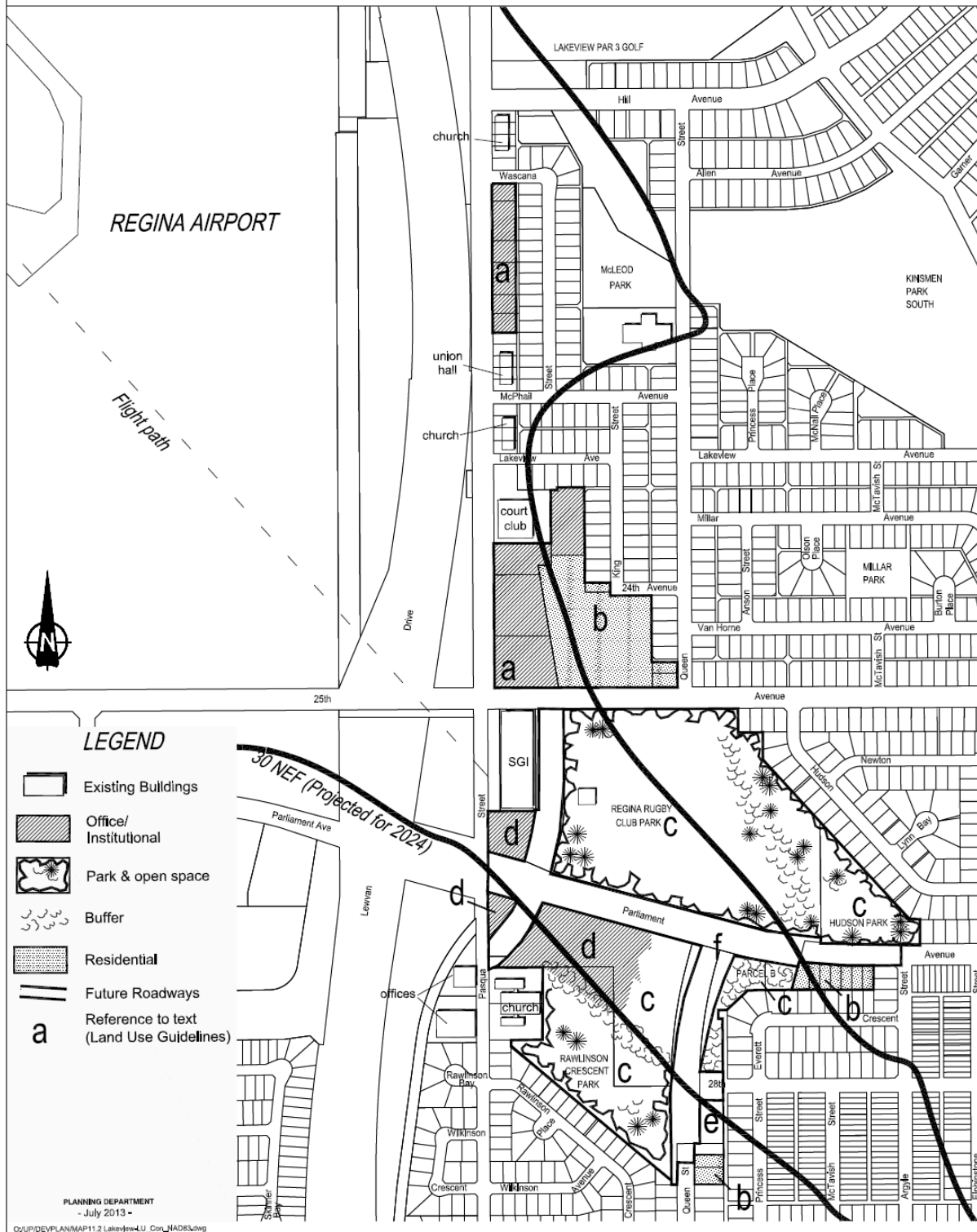


Project 13-SN-21
13-Z-16

Civic Address/Subdivision

Proposed Subdivision of Part of Condominium plan #96R63551
and Consolidation w/ Parcel L Plan #101897916

LAND USE CONCEPT FOR VACANT LANDS IN LAKEVIEW/ALBERT PARK



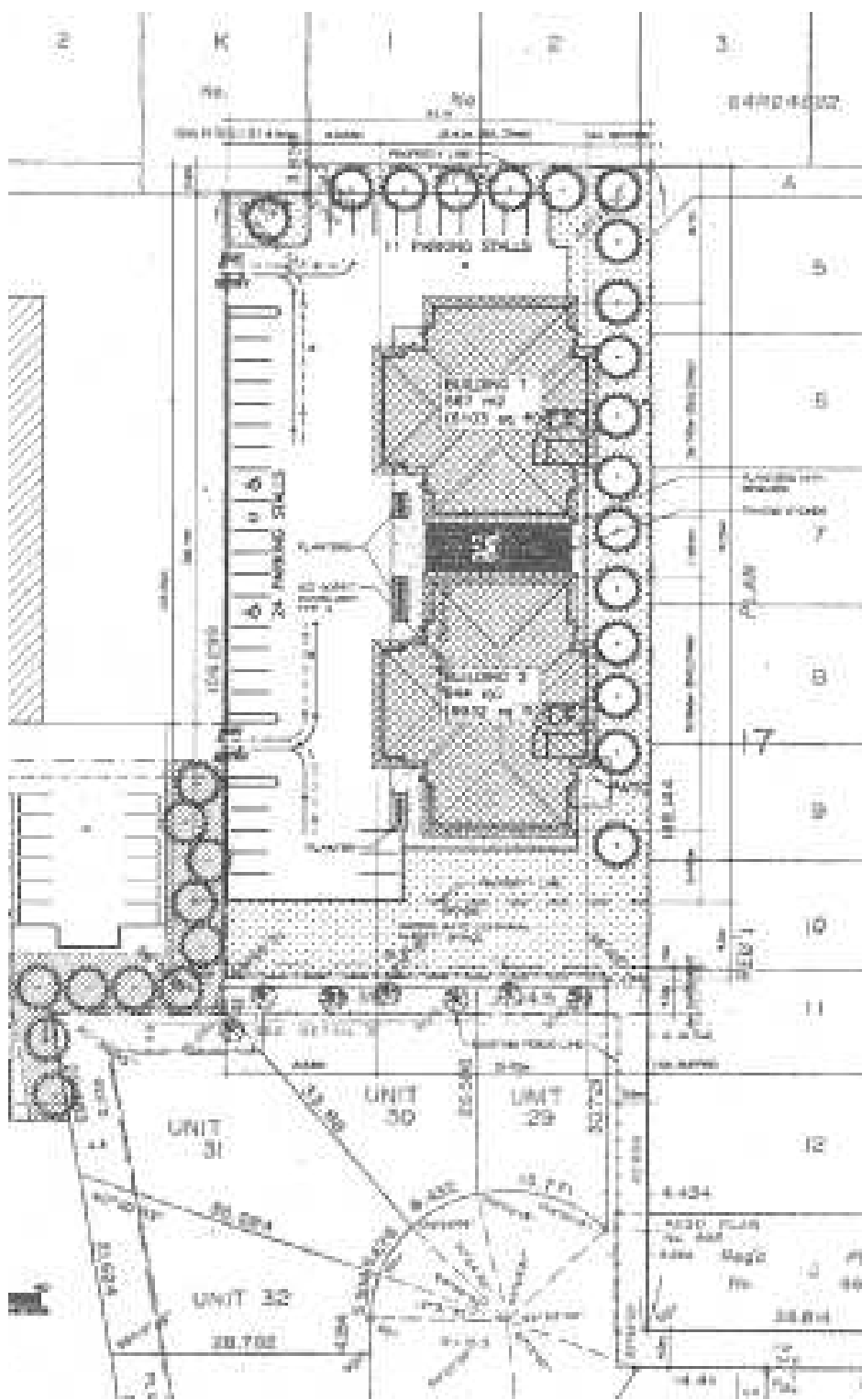
13-Z-16

Planning Department

3700 Queens Gate / 3619
Pasqua

Project _____

Civic Address/Subdivision



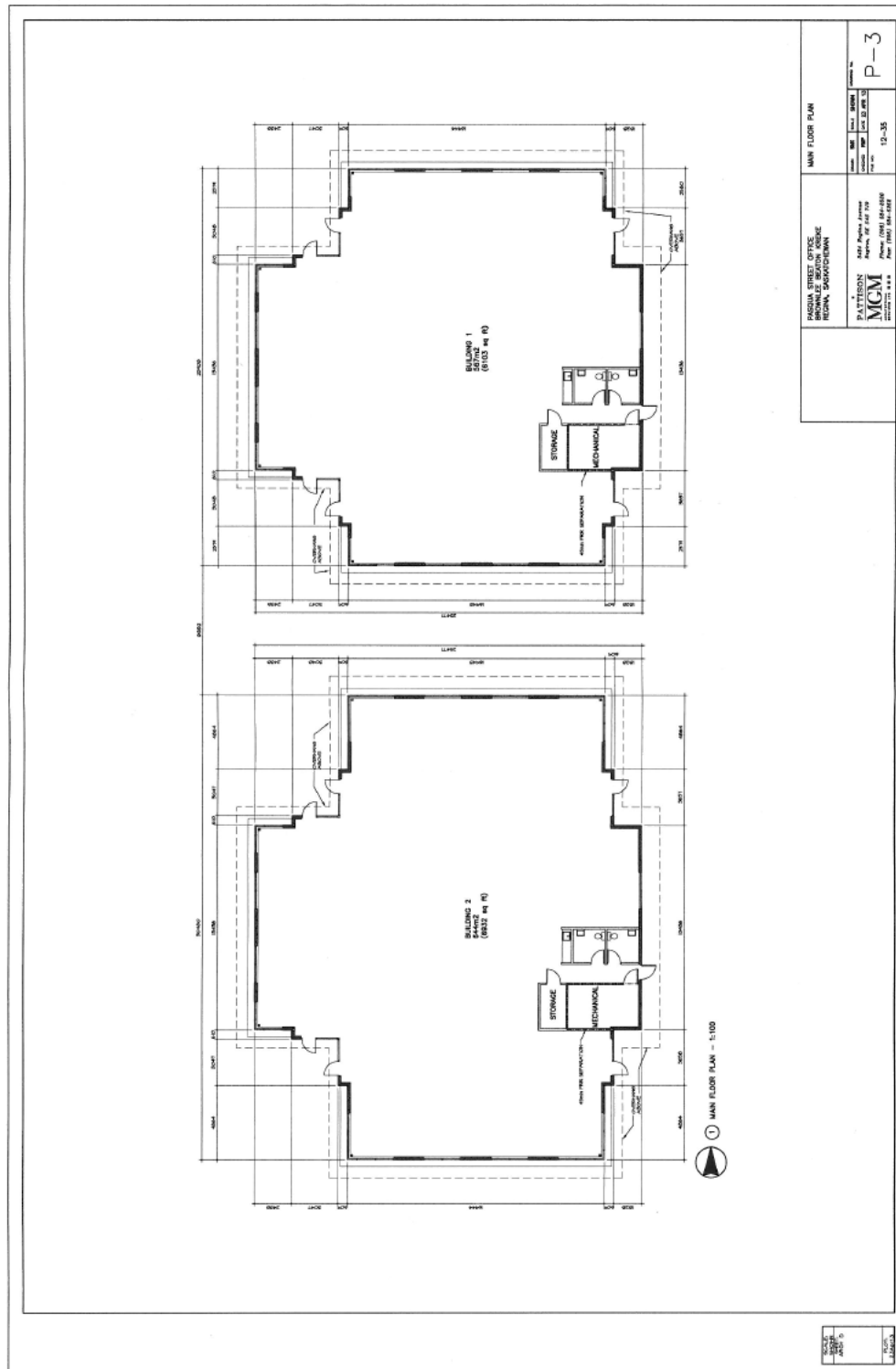
13-Z-16

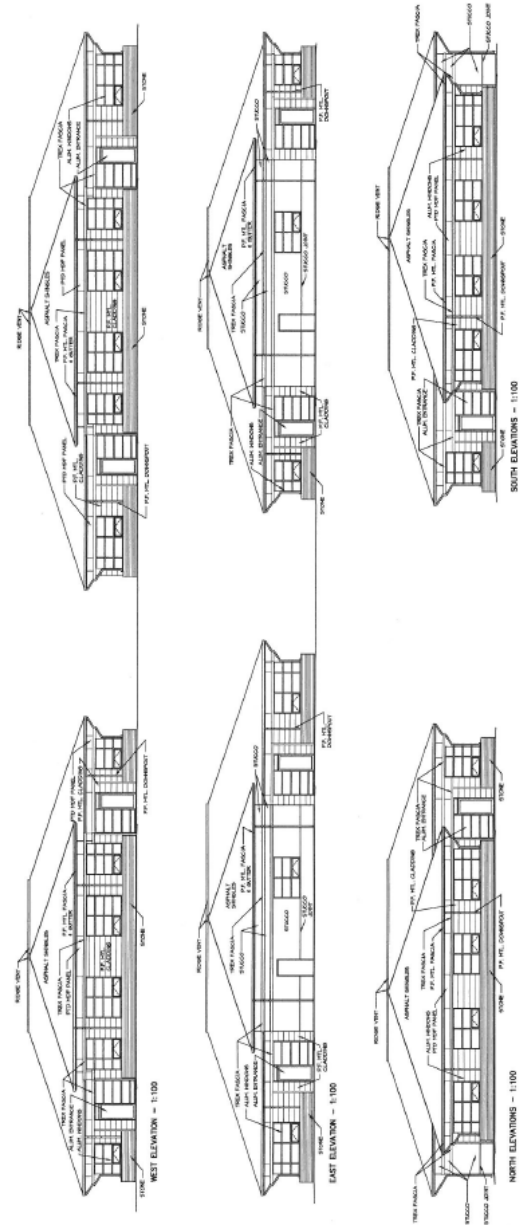
Planning Department

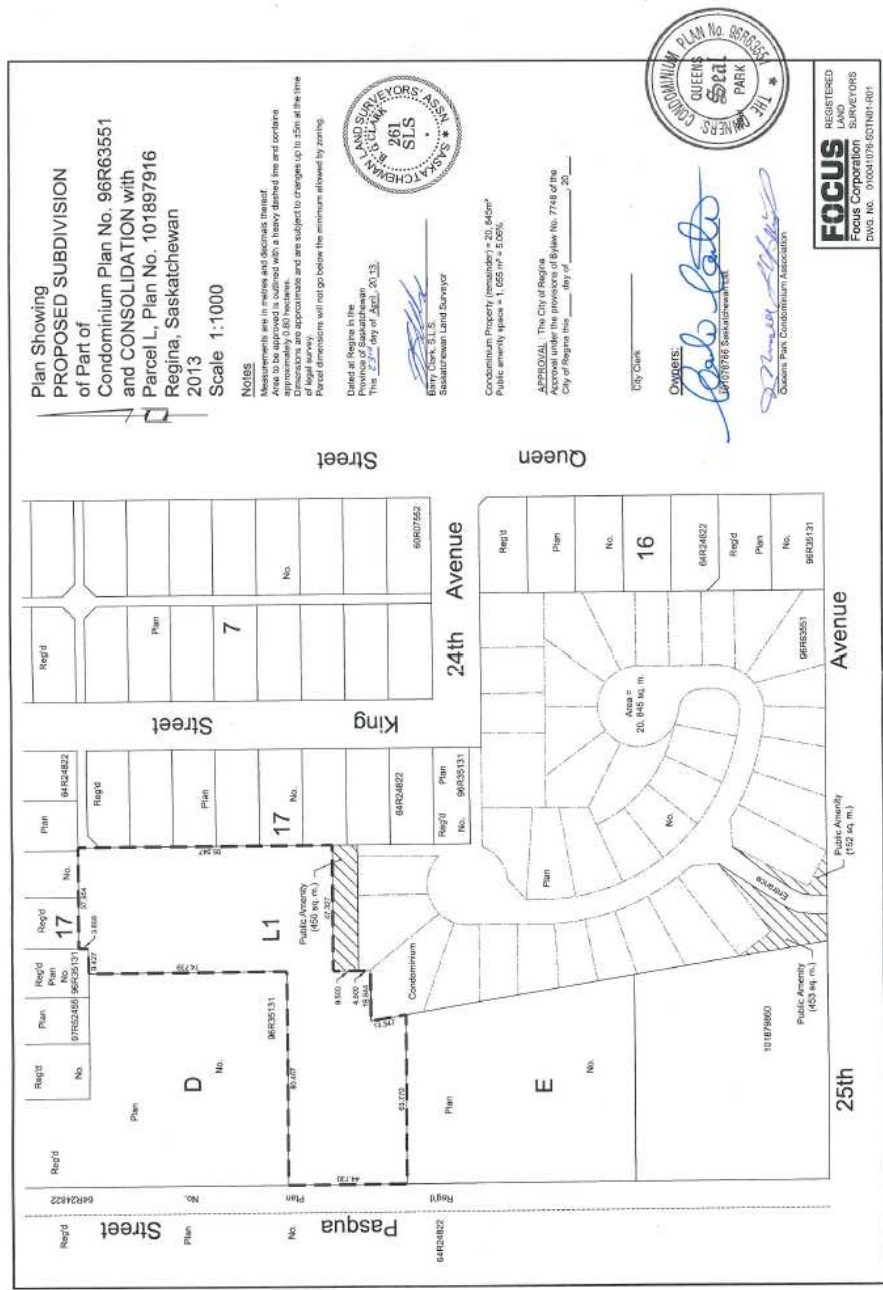
3700 Queens Gate / 3619
Pasqua

Project

Civic Address/Subdivision







Planning Department

3700 Queens Gate / 3619
Pasqua

Project 13-Z-16

Civic Address/Subdivision

August 13, 2013

To: Members,
Regina Planning Commission

Re: Proposed Amendments to Regina Zoning Bylaw No. 9250

RECOMMENDATION

1. That the proposed housekeeping amendments to *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the housekeeping amendments.
3. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

CONCLUSION

Ongoing implementation of Regina Zoning Bylaw No. 9250 has revealed a number of deficiencies, errors or unclear wording that has been subject to interpretation by the Administration. It is necessary to make changes and corrections in order to minimize problems and interpretation of the bylaw going forward.

It should be noted that this bylaw will require additional changes to better reflect the policy direction of the Official Community Plan until such time as a new Zoning Bylaw can be prepared and adopted.

BACKGROUND

Regina Zoning Bylaw No. 9250 was originally adopted by City Council in June 29, 1992 and took effect on July 20, 1992 upon the approval of the Minister of Community Services (now Government Relations) for the Province of Saskatchewan.

Ongoing implementation of the Zoning Bylaw typically reveals deficiencies, errors or unclear wording that need to be addressed from time to time in order to minimize problems with respect to bylaw administration. The last major “housekeeping” amendment to the Zoning Bylaw was done in 2006.

DISCUSSION

The deficiencies in the Zoning Bylaw that have been identified by the Administration generally fall into one of the following four categories:

1. Correction of references to the most recent provincial planning legislation, *The Planning and Development Act, 2007*. The Zoning Bylaw still references the former legislation;
2. Correction of typographical errors, omissions or discrepancies;
3. Wording changes to clarify the intent of a regulation or make it easier for Bylaw users to understand; and

4. Regulation changes to address issues identified during the Administration's day-to-day application of the provisions.

The proposed amendments, including the rationale for each amendment, are described in the attached 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

Updating of *Regina Zoning Bylaw No. 9250*, as required, to address deficiencies, correct errors and clarify wording will ensure that the document is applied consistently ensuring better service is provided to our customers.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The required notices will be published in the Leader Post on August 24 and August 31, 2013.

DELEGATED AUTHORITY


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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Fred Searle'.

Fred Searle, Manager
Current Planning

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jason Carlston'.

Jason Carlston, Deputy City Manager
Community Planning and Development

APPENDIX A
Proposed Amendments to Regina Zoning Bylaw No. 9250 – RPC August 13, 2013

| Amendment Number | Page | Proposed Amendment (C) | Existing Regulation (D) | Proposed Regulation (E) | Rationale (F) |
|------------------|------|---|---|---|---|
| 1 | | All references to <i>The Planning and Development Act, 1983</i> in the following sections be deleted and be replaced with references to <i>The Planning and Development Act, 2007</i> : 1A.2.2.1 1A.2.2.2 2A (2) 2C Definition of Act | | | These amendments will update references to the provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |
| | | 9C1 1.1 (2) 9C.2 2.3 (4) 9C.3 3.5 (2) 9C.3 3.10 (2) (b) 9C.3 3.12 (2) (b) 9C.3 3.13 (2) (b) 9C.3 3.14 (2) (b) 10C.5 10C.8 16D.5 18B.2 2.3 18C.6 6.2 (e) 18C.10 10.5 | | | These amendments will update all references to the 1983 Planning Act to simply read “the Act” which is defined to mean the 2007 Act. |
| 2 | 6.8 | 6B.9 - Encroachments on Buffers and Easements That section 6B.9 be amended by: Deleting the words “Section 215 of <i>The Planning and Development Act, 1983</i> ” and replacing them with “Section 235 | 6B.9 - Encroachments on Buffers and Easements No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve or environmental reserve unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to | 6B.9 - Encroachments on Buffers and Easements No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve or environmental reserve unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to | This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |

APPENDIX A
Proposed Amendments to Regina Zoning Bylaw No. 9250 – RPC August 13, 2013

| | of The Act. | Section 215 of <i>The Planning and Development Act, 1983</i> . | Section 235 of <i>The Act</i> . | |
|---|---|---|--|---|
| 3 | <p>7B.5 - Encroachments on Buffers and Easements</p> <p>That section 7B.5 be amended by:</p> <p>Deleting the words “Section 215 of <i>The Planning and Development Act, 1983</i>” and replacing them with “Section 235 of <i>The Act</i>”.</p> | <p>7B.5 - Encroachments on Buffers and Easements</p> <p>No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve or environmental reserve unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to Section 215 of <i>The Planning and Development Act, 1983</i>.</p> | <p>7B.5 - Encroachments on Buffers and Easements</p> <p>No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve or environmental reserve unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to Section 235 of <i>The Act</i>.</p> | <p>This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i>.</p> |
| 4 | <p>8B.3 - Encroachments on Buffers and Easements</p> <p>That section 8B.3 be amended by:</p> <p>Deleting the words “Section 215 of <i>The Planning and Development Act, 1983</i>” and replacing them with “Section 235 of <i>The Act</i>”.</p> | <p>8B.3 - Encroachments on Buffers and Easements</p> <p>No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve or environmental reserve unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to Section 215 of <i>The Planning and Development Act, 1983</i>.</p> | <p>8B.3 - Encroachments on Buffers and Easements</p> <p>No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve or environmental reserve unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to Section 235 of <i>The Act</i>.</p> | <p>This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i>.</p> |
| 5 | <p>9B.3 - Encroachments on Buffers and Easements</p> <p>That section 9B.3 be amended by:</p> <p>Deleting the words “Section 215 of <i>The Planning and Development Act, 1983</i>” and replacing them with “Section 235 of <i>The Act</i>”.</p> | <p>9B.3 - Encroachments on Buffers and Easements</p> <p>No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve or environmental reserve unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to Section 215 of <i>The Planning and Development Act, 1983</i>.</p> | <p>9B.3 - Encroachments on Buffers and Easements</p> <p>No structure shall encroach on a City easement, buffer strip, public reserve, municipal reserve or environmental reserve unless the prior approval of the City is obtained and an agreement entered into with the City pursuant to Section 235 of <i>The Act</i>.</p> | <p>This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i>.</p> |

APPENDIX A

Proposed Amendments to *Regina Zoning Bylaw No. 9250* – RPC August 13, 2013

| | | | | | |
|---|-------|--|--|---|---|
| 6 | 9.66 | <p>9C.7 Planned Unit Development Zone (PUD)</p> <p>7.3 Limitations That section 7.3 be amended by:</p> <p>Deleting the words “Section 235 of <i>The Planning and Development Act, 1983</i>” and replacing them with “Section 255 of <i>The Act</i>”.</p> | 7.3 Limitations Since April 17, 1984, the creation of new planned unit development zones has been prohibited by section 235 of <i>The Planning and Development Act, 1983</i> . Accordingly, no new PUD zones will be created under this Bylaw. [1992/9250] | 7.3 Limitations Since April 17, 1984, the creation of new planned unit development zones has been prohibited by section 255 of <i>The Act</i> . Accordingly, no new PUD zones will be created under this Bylaw. [1992/9250] | This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |
| 7 | 10.26 | <p>10C.6 Holding Overlay Zone (H)</p> <p>6.2 Application That section 6.2 (2) be amended by:</p> <p>Deleting the words “Section 84 of <i>The Act</i>” and replacing them with “Section 71 of <i>The Act</i>”.</p> | 6.2 Application (2) Section 84 of <i>The Act</i> shall apply for the purpose of removing the holding symbol, or appealing the decision of Council concerning an application to remove the holding symbol. | 6.2 Application (2) Section 71 of <i>Act</i> shall apply for the purpose of removing the holding symbol, or appealing the decision of Council concerning an application to remove the holding symbol. | This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |
| 8 | 13.2 | <p>13B.1 Continued Use</p> <p>That subsection 13B.1.1 Existing Legal Non-Conformities be amended by:</p> <p>Deleting the words “sections 113 to 118 of <i>The Planning and Development Act, 1983</i> in subsection (2) (b) and replacing them with “sections 88 to 93 of <i>The Act</i>”.</p> | 13B.1.1 Existing Legal Non-Conformities (2) No enlargements, additions to, or reconstruction of the non-conformities mentioned in subsection (1) is allowed, except in accordance with the provisions of: (b) sections 113 to 118 of <i>The Planning and Development Act, 1983</i> . | 13B.1.1 Existing Legal Non-Conformities (2) No enlargements, additions to, or reconstruction of the non-conformities mentioned in subsection (1) is allowed, except in accordance with the provisions of: (b) sections 88 to 93 of <i>The Act</i> . | This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – RPC August 13, 2013

| | | | | | |
|----|--------------|--|---|--|---|
| 9 | 18.3 | <p>18B.2 Development Appeals Board</p> <p>That subsection 18B.2.2 Composition be amended by:</p> <p>Deleting the words “Section 92 of <i>The Planning and Development Act, 1983</i>” and replacing them with “Section 214 of <i>The Act</i>”.</p> | 18B.2.2 Composition | <p>The Development Appeals Board shall consist of not less than three or more than nine members who shall be appointed in accordance with <i>The Act</i>.</p> | This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |
| 10 | 18.5 | <p>18C.1.3 Responsibilities of the Development Officer</p> <p>That subsection 18C.1.3 (1) be amended by:</p> <p>Deleting the words “<i>The Act</i>” and replacing them with “<i>The Act</i>”.</p> | 18C.1.3 Responsibilities of the Development Officer | <p>(1) Where an application for a development permit is made for a permitted use, the Development Officer shall issue a development permit, where the development is in conformity with <i>The Act</i>.</p> | This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |
| 11 | 18.5 18.6 | <p>18C.1.4 Withdrawal of Development Permit</p> <p>That subsections 18C.1.4 (1) and (3) be amended by:</p> <p>Deleting the words “<i>The Act</i>” and replacing them with “<i>The Act</i>”.</p> | 18C.1.4 Withdrawal of Development Permit | <p>(1) Where any development, for which a development permit has been issued, is not undertaken in accordance with this Bylaw, <i>The Act</i>, or other</p> <p>(3) A development permit suspended or revoked pursuant to subsection (1) shall be reinstated upon compliance with this Bylaw, <i>The Act</i>, any other relevant Bylaw or the development standards imposed by Council.</p> | This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |
| 12 | 18.30 | 18C.8 Appeals Procedures | 18C.8.3 Development Appeals Board Decision | 18C.8.3 Development Appeals Board Decision | This amendment updates the reference to the most current |

APPENDIX A

Proposed Amendments to Regina Zoning Bylaw No. 9250 – RPC August 13, 2013

| | | | | |
|----|--|--|---|--|
| | That subsection 18C.8.3 be amended by: Deleting the words “section 96 of <i>The Planning and Development Act, 1983</i> ” and replacing them with “section 219 of <i>The Planning and Development Act, 2007</i> ”. | In accordance to the powers given to the Board under section 96 of <i>The Planning and Development Act, 1983</i> , it may: (a) confirm; (b) revoke; or (c) vary, the decision of the Development Officer or development permit or any condition attached to any of them, or substitute a decision or permit that it considers advisable. | In accordance to the powers given to the Board under section 219 of <i>The Planning and Development Act, 2007</i> , it may: (d) confirm; (e) revoke; or (f) vary, the decision of the Development Officer or development permit or any condition attached to any of them, or substitute a decision or permit that it considers advisable. | provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |
| 15 | 18D.2 – Newspaper Advertising That section 18D.2 be amended by: Deleting the words “Part IX of <i>The Planning and Development Act, 1983</i> .”, and replacing them with the words “Part V and Part X of <i>The Planning and Development Act, 2007</i> .” | 18D.2 – Newspaper Advertisement The public shall be notified of City Council's intention to: (a) consider a discretionary use application; and (b) amend this Bylaw; through a newspaper advertisement published in accordance with Part IX of <i>The Planning and Development Act, 1983</i> . [1992/9250] | 18D.2 – Newspaper Advertisement The public shall be notified of City Council's intention to amend this Bylaw in accordance with the Part X of the Act. | This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> . |
| 16 | Part 2C – Definitions REVISED DEFINITION That the definition of “Business Vehicle (Home Based Business)” be deleted and replaced with the new definition in column E. | “Business Vehicle (Home Based Business)” - any vehicle utilized to service a home-based business which vehicle is in conformance with Chapter 6 of this Bylaw, and the gross weight which does not exceed 2,722 kilograms, the gross weight being the combined weight of a vehicle and of the load carried by the vehicle. | “Business Vehicle (Home Based Business)” - any vehicle utilized to service a home-based business which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) does not exceed 4,500 kilograms. | The amendment, with its increase in vehicle weight will better reflect the common size of the type of vehicle currently in use for day-to-day residential use, and home based business use (i.e. ¾ ton pickup truck). The new definition will also assist with bylaw enforcement due to the quicker identification of the vehicle's GVWR as stated by manufacturer's information affixed to the vehicle. |

APPENDIX A

Proposed Amendments to Regina Zoning Bylaw No. 9250 – RPC August 13, 2013

| | | | | | |
|----|------|---|---|--|---|
| 17 | 2.12 | Part 2C – Definitions REVISED DEFINITION That the definition of “Car Wash” be deleted and replaced with the new definition in column E. | “Car Wash” – a building or part of a building which is used for washing passenger vehicles. | “Car Wash” – a commercial business or building that provides manual or automated washing facilities for passenger vehicles other than those referenced in the definition of Truck Wash. | This amendment will clarify the intent of the land use that is based upon this definition and recognizes this as a principle use on a site.. |
| 18 | 2.43 | Part 2C – Definitions REVISED DEFINITION That the definition of “Truck Wash” be deleted and replaced with the new definition shown in column E. | “Truck Wash” – a building or part of a building which is used for washing trucks or other similar large vehicles | “Truck Wash” – a commercial business within a building, or part of a building, that provides manual or automated washing facilities for large trucks, semi tractors, construction equipment or similar vehicles. | This amendment will clarify the intent of the land use that is based upon this definition. This use could be a principle use or an accessory use. The washing of company vehicles upon the property from which the company operates would not have the same level intensity or impact upon abutting properties as that from a commercial car wash for the public. |
| 19 | 5.17 | Table 5.3: Table of Land Uses – Industrial Zones Table 5.3 be amended by: Adding the land use “Truck Wash ²⁷ ” under the Services Section, and designate it as a Permitted Use in the IA, IA1 IB, IB1 IC, IC1 IT zones. | | | This amendment is consequential to Amendments #17 and #18. This amendment is required to properly separate this land use from a “Car Wash” land use, as identified in existing development standards for both land uses. Footnote 27 references special regulations for Truck and Car washes in Part 7D (Page 7.51). |
| 20 | 2.12 | Part 2C – Definitions | “Church” – a building utilized by adherents to a religious faith for meeting, adherents to a religious faith for meeting, | “Religious Institution” – a building utilized by adherents to a religious faith | The new definition will represent a more modern and ethnically |

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – RPC August 13, 2013

| | | REVISED DEFINITION | study, worship and recreation purposes. | for meeting, study, worship and recreation purposes. | correct meaning for this type of land use. |
|----|------|--|--|--|---|
| 21 | 5.7 | That the definition of “Church” be deleted and replaced with the new definition in column E. Table 5.1: Table of Land Uses – Residential Zones That Table 5.1 be amended by: Deleting the land use “Church (Religious Institution)” and replacing it with the land use “Religious Institution” | | | This amendment is consequential to Amendment #20. |
| 22 | 5.11 | Table 5.2: Table of Land Uses – Commercial Zones That Table 5.2 be amended by: Deleting the land use “Church (Religious Institution)” and replacing it with the land use “Religious Institution” | | | This amendment is consequential to Amendment #20. |
| 23 | 5.21 | Table 5.4: Table of Land Uses – Special Zones That Table 5.2 be amended by: Deleting the land use “Church (Religious Institution)” and replacing it with the land use “Religious Institution” | | | This amendment is consequential to Amendment #20. |
| 24 | 9.75 | 9D.1 – Religious Institutions That subsection 9D.1.1 Location Requirements be amended as | 1.1 Location Requirements (1) All churches in residential and special zones shall be subject to | 1.1 Location Requirements (1) All religious institutions in residential and special zones shall | This amendment is consequential to Amendment #20. |

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – RPC August 13, 2013

| | | shown in column E. | development standards in the I – Institutional Zone including sign regulations. (2) All churches and other religious institutions in residential zones shall be located only on sites which abut a collector or arterial street. | be subject to development standards in the I – Institutional Zone including sign regulations. (2) All religious institutions in residential zones shall be located only on sites which abut a collector or arterial street. | This amendment is consequential to Amendment #20. |
|----|-------|--|---|--|---|
| 25 | 14.17 | Table 14.5 Off-Street Parking Requirements for Institutional and Recreational Uses That Table 14.5 be amended by: Deleting the land use “Churches” and replacing it with the land use “Religious Institutions”. | | | |
| 26 | 2.16 | Part 2C – Definitions That the definition of “Development Officer” be deleted and be replaced with the definition in column E. | “Development Officer” – the Director of Planning and Sustainability. | “Development Officer” – Director of Planning or designate | The amendment reflects the current name of the Planning Department. |
| 27 | 18.2 | 18B.1 Development Officer That Section 18B 1.1 Appointment, subpart (2) be deleted and be replaced with the subpart in column E. | 1.1 Appointment (2) The Development Officer shall be the Director of Planning and Sustainability. | 1.2 Appointment (2) The Development Officer shall be the Director of Planning. | This amendment is consequential to Amendment #26. It reflects the current name of the Planning Department. |
| 28 | | Part 2C – Definitions A NEW DEFINITION. | | “Medical Clinic” – a building or part of a building where members of the medical profession including but not limited to, dentists, chiropractors, osteopaths or occupational therapists provide diagnosis and treatment to the general public without overnight | This definition better reflects the uses that will actually be carried out within a Doctor’s office, which are distinctly different when compared to an administrative office (banking, real estate etc.) which those services were |

APPENDIX A
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – RPC August 13, 2013

| | | | | accommodation and may include such uses as reception areas, offices, consultation rooms, x-ray or other imaging facilities and minor operating rooms, and does not include a hospital. | previously included within. |
|----|------|--|--|--|---|
| 29 | 5.11 | <p>Table 5.2: Table of Land Uses – Commercial Zones</p> <p>That Table 5.2 be amended by:</p> <p>a) adding the land use “Medical Clinic” under the Services section and designating it as a permitted use in the MAC, DSC and D zones;</p> <p>b) adding the land use “Medical Clinic” under the Services section and designating it as a discretionary use in the HC zone;</p> <p>c) adding the land use “Medical Clinic” under the Services section and designating it as a permitted use in the HC and LC1 zones up to a maximum gross floor area of 300 square metres;</p> <p>d) adding the land use “Medical Clinic” under the Services section and designating it as a permitted use in the LC2 zone up to a maximum gross floor area of 300 square metres and as a discretionary use greater than 300 square metres;</p> | | | <p>These amendments are consequential to Amendment #28. They update Table 5.2 to reflect the new definition of the land use “Medical Clinic”.</p> |

APPENDIX A

Proposed Amendments to Regina Zoning Bylaw No. 9250 – RPC August 13, 2013

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| | | <p>e) adding the land use “Medical Clinic” under the Services section and designating it as a permitted use in the LC3 zone up to a maximum gross floor area of 150 square metres and as a discretionary use greater than 150 square metres to a maximum of 300 square metres of gross floor area;</p> <p>f) adding the land use “Medical Clinic” under the Services section and designating it as a permitted use in the MS and MAC3 zones up to 500 square metres or less of gross floor area and as a discretionary use greater than 500 square metres of gross floor area; and</p> <p>g) adding the land use “Medical Clinic” under the Services section and designating it as a discretionary use in the MX zone.</p> | | | | | These amendments are consequential to Amendments #28 and #29. They update Table 14.6 to provide parking requirements for the new land use “Medical Clinic”. |
| 30 | 14.20 | <p>Table 14.6 Off-Street Parking Requirements for Commercial Uses</p> <p>That Table 14.6 be amended by:</p> <p>a) adding the land use “Medical Clinic in all zones” after Offices, Bank or Financial Institutions; and</p> | | | | | |

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| | | <p>b) adding the following to the Minimum Number of Parking Spaces column:</p> <p>- no requirement if less than 325 square metres.</p> <p>- 325 square metres or greater, 1 spaces per 60 square metres of gross floor area.</p> | | | | |
| 31 | 2.25 | <p>Part 2C – Definitions</p> <p>REVISED DEFINITION</p> <p>That the definition of “Licensed Dining Room” be deleted and be replaced with the new definition in column E.</p> | <p>“Licensed Dining Room” – a restaurant for which a license is required or has been obtained from the Saskatchewan Liquor and Gaming Authority, enabling it to sell beer, wine or spirits by the glass to persons of legal age or over consuming a meal in the dining room.</p> | <p>“Licensed Dining Room” – a restaurant for which a license is required or has been obtained from the Saskatchewan Liquor and Gaming Authority, enabling it to sell beer, wine or spirits by the glass to persons of legal age consuming a meal in the dining room.</p> | <p>This amendment will clarify the definition.</p> | |
| 32 | 2.32 | <p>Part 2C – Definitions</p> <p>REVISED DEFINITION</p> <p>That the definition of “Permitted Use” be deleted and be replaced with the new definition in column E.</p> | <p>“Permitted Use” – a use or development to which an owner is entitled to as of right of a development permit (Building Permit) provided the use or development conforms to the development standards and regulations which pertain hereto in this Bylaw.</p> | <p>“Permitted Use” – a use or development which an owner is entitled to as of right of a development permit (Building Permit) provided the use or development conforms to the development standards and regulations which pertain hereto in this Bylaw.</p> | <p>This amendment will clarify the definition.</p> | |
| 33 | 3.4 | <p>Part 3B – Division of City Into Land Use Zones</p> <p>That Table 3.1 be amended by:</p> <p>a) deleting the words “Transient Development T” from the list of land use zones under the Sub Heading of “Overlay Zones”;</p> | <p>Table 3.1 Land Use Zones-Overlay Zones</p> <p>Aquifer Protection – AP Floodway Fringe – FW Floor Area – F Height – H Heritage Conservation – HCO Holding (H)</p> | <p>Table 3.1 Land Use Zones-Overlay Zones</p> <p>Aquifer Protection – AP Floodway Fringe – FW Floor Area – F Height – H Heritage Conservation – HCO Holding - (H)</p> | <p>This amendment will correct an error in this land use table and will capture the most current land uses that were included in recent amendments to this bylaw.</p> | |

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| | | <p>b) adding the words: “Demolition Control - DCO” “Architectural Control District - AC” “Airport Noise Attenuation - NEF” “Obstacle Limitation Surface - OLS” “Pipeline Corridor Setback - PL”</p> | <p>Innismore Industrial Transitional - IIT Residential Density - U Transient Development - T</p> | <p>Innismore Industrial Transitional - IIT Residential Density - U Demolition Control - DCO Architectural Control District - AC Airport Noise Attenuation - NEF Obstacle Limitation Surface - OLS Pipeline Corridor Setback - PL</p> | |
| 34 | 5.13 | <p>Table 5.2 Tables of Land Uses – Commercial Zones</p> <p>That Table 5.2 be amended by deleting the references to LC1, LC2 and LC3 in the line referencing “Art Gallery or Museum” under Culture and Recreation and replacing them with LC1², LC2², and LC3¹²</p> | | | <p>This amendment corrects an oversight. When Amendment 2013-8 was drafted, the references to floor area restrictions for art galleries or museums in the LC1, LC2 and LC3 zone were omitted. The footnotes refer to the area restrictions.</p> |
| 35 | 5.13 | <p>Table 5.2 Tables of Land Uses – Commercial Zones</p> <p>That Table 5.2 be amended by adding “Mixed Use Building” as a Permitted Use in the D-Downtown Zone.</p> | | | <p>This amendment accommodates the new building types that are encouraged in the Downtown in the Downtown Zone.</p> |
| 36 | 5.25 | <p>Table 5.6 Dwelling Unit Development Standards</p> <p>That the reference to “Semi-Detached” in Table 5.6 be amended by deleting the reference to per unit by removing the footnote reference for Minimum Lot Area and</p> | | | <p>This amendment will enable the development of this type of building on more lots in the City, as long as all of the other development standards are met. The intensity of use for a semi-detached building is the same as that for a duplex building so this amendment treats both building</p> |

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| | | Minimum Lot Frontage. | | | types equally. |
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| 37 | 6.14 | 6C.1 Residential Detached Zone (R1) 1.4 Development Standards That subpart 1.4 Development Standards (2) (d) be amended by deleting the reference to “for a site between two established lots”. | 1.4 Development Standards (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to: (d) Subpart 6B.6 regarding front yard reductions for a site between two established lots; | 1.4 Development Standards (2) Exceptions to the development standards in Table 5.6 are specified in Part 6B. Refer to: (d) Subpart 6B.6 regarding front yard reductions; | This amendment will clarify the application of this subpart by relying of the wording in Part 6B which is very specific. |
| 38 | 6.3 | Table 6.2 – Side Yard Reductions REVISED REGULATION That Table 6.2 be amended by deleting 400 millimetres from the Single Side Yard column and replacing it with 450 millimetres. | | | This amendment accommodates changes required due to the changes made to The National Building Code of Canada 2010. |
| 39 | 6.6 | 6B.7.1 – Permitted Yard Encroachments-Window, Sill, Eave, Etc. That section 7.1 be deleted and replaced with the new subsection in column E. | 7.1 WINDOW, SILL, EAVE, ETC. (1) The following may project a maximum of 600 millimetres into any required yard, but no closer than 150 millimetres to the lot line: (a) window (b) sill; (c) belt course; (d) cornice; (e) eaves; (f) bay window (g) chimney breast; and (h) similar non-structural architectural features at the | 7.1 WINDOW, SILL, EAVE, ETC. (1) The following may project a maximum of 600 millimetres into any required yard, but no closer than 450 millimetres to the lot line: (a) window sill; (b) belt course; (c) cornice; (d) eaves; and (e) similar non-structural architectural features at the discretion of the Development Officer. | This amendment accommodates changes required due to changes made to The National Building Code of Canada 2010. This also corrects an error that was not addressed in previous bylaw amendments. |

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| | | <p>discretion of the Development Officer.</p> <p>(2) The total yard space covered by all projections mentioned in subsection (1), taken on a horizontal plane through the widest projection, shall not exceed 2 square metres.</p> <p>(3) Excepting that:</p> <p>(a) a bookcase; or</p> <p>(b) a cabinet or similar structural features</p> <p>may project a distance of 600 millimetres into a required side yard provided that:</p> <p>(i) all projections on the building are located on one side only;</p> <p>(ii) the total of all projections mentioned in subsections (1) and (2) taken on a horizontal plane through the widest projections, does not exceed 2.4 square metres;</p> <p>(iii) no projection is located closer than 150 millimetres from</p> | <p>(2) Excepting that:</p> <p>(a) bay window (a window space that extends outward beyond the exterior face of the exterior wall but shall not extend to the floor);</p> <p>(b) chimney breast;</p> <p>(c) fireplace;</p> <p>(d) a bookcase or built-in shelving; or</p> <p>(e) a cabinet or similar features</p> <p>may project a distance of 600 millimetres into a required side yard provided that:</p> <p>(i) all projections on the building are located on one side only;</p> <p>(ii) the total of all projections mentioned in subsection (2) taken on a horizontal plane through the widest projections, does not exceed 2.4 square metres;</p> <p>(iii) no projection is located closer than 450 millimetres from the side lot line.</p> |

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| 40 | 6.40 | <p>6D.1 Bed and Breakfast Homestay</p> <p>1.3 Number of Guest Rooms</p> <p>That subsection (1) be amended by deleting the words “three bedrooms” and replacing them with “four bedrooms”.</p> | <p>the side lot line.</p> <p>1.3 NUMBER OF GUEST ROOMS</p> <p>(1) No more than three 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 lodging rooms</p> | <p>This amendment will increase the number of rooms that can be used for short-term stays in response to requests from residents wishing to establish these operations. All other regulations with respect to bed and breakfast homestay establishments, including parking must be met.</p> |
| 41 | 6.48 | <p>6D.3.1 Home Based Business – Intent</p> <p>That subsection 6D.3.1 be amended by:</p> <p>Deleting the words “residential zones and dwellings” and replacing them with the words “dwelling units”.</p> | <p>3.1 – Intent</p> <p>The City of Regina recognizes the need for some residents to use their place of residence for limited non-residential activities. At the same time, the City recognizes that there is also a need to protect the integrity of residential areas from the adverse impacts of non-residential activities such as home-based businesses. To balance these competing needs, the following regulations are provided to control business uses in residential zones and dwellings. Uses that will be allowed are those that:</p> | <p>3.1 – Intent</p> <p>The City of Regina recognizes the need for some residents to use their place of residence for limited non-residential activities. At the same time, the City recognizes that there is also a need to protect the integrity of residential areas from the adverse impacts of non-residential activities such as home-based businesses. To balance these competing needs, the following regulations are provided to control business uses in dwelling units. Uses that will be allowed are those that:</p> | <p>This amendment will clarify the intent of the regulation and was requested by the staff of the Bylaw and Licensing Branch to aid in their application of the regulations surrounding home based businesses.</p> |
| 42 | 6.55 | <p>6D.6 Secondary Suites</p> <p>6.6 Location of Separate Entrance</p> <p>That subsection 6.6 be deleted and replaced with the new subsection in column E.</p> | <p>6.6 Location of Separate Entrance</p> <p>Where the secondary suite has an exterior entrance which is separate form that of the principal dwelling:</p> <p>(a) the entrance to the secondary suite shall be located on a side or rear wall of the principal dwelling; and,</p> | <p>6.6 Location of Separate Entrance</p> <p>Where a secondary suite has an exterior entrance separate form that of the principal dwelling, that entrance shall be located on a side or rear wall of the principal dwelling and shall not be located or oriented as to face any street which any entrance to the principal dwelling faces or is oriented to.</p> | <p>Builders have begun to place separate entrances to secondary suites facing the frontage streets by placing the doors on walls which are not considered as front walls and which may be set back from the front most wall of the dwelling. The proposed amendment clarifies the intent of the subsection by referencing the entrance and its</p> |

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| | | | (b) in the case of a corner lot, the secondary suite entrance shall not be located on the side all that is adjacent to the street if there is an entrance to the principal dwelling on that wall. (5) Storefront Frontages | | relation to the street. |
| 43 | 7.61 | 7C.10 Downtown Zone – 10.8 Urban Design Standards That subsection 7C.10.8 (5) (f) be amended by deleting the reference to “4.6 metres” and replacing it with “4 to 6 metres”. | (5) Storefront Frontages (f) In some instances, shallow (4 to 6 metre deep) retail facades should be considered in order to achieve Storefront uses at Street Level | (5) Storefront Frontages (f) In some instances, shallow (4 to 6 metre deep) retail facades should be considered in order to achieve Storefront uses at Street Level | This amendment corrects a typographical error. |
| 44 | 9.12 | 9C.3.7 – Direct Control District DCD-1 That subsection 9C.3.7 (3) Permitted Uses be amended by adding “Secondary Suites”. | | | This amendment will ensure uniform application of the Zoning Bylaw. Secondary suites are permitted in all other land use zones where detached dwellings are permitted. |
| 45 | 9.30 | 9C.3.12 – Direct Control District-DCD-6 That subsection 9C.3.12 (5) be deleted and replaced with the new subsection in column E. | (5) Additional Regulations (a) Where applicable the development regulations in Chapter 4 shall apply to developments in Direct Control District DCD-6. (b) Accessory uses in DCD-6 shall be in accordance with the provisions of Chapter 11. (c) Temporary uses in DCD-6 shall be subject to the provisions of Chapter 12. (d) Parking facilities in DCD-6 shall be provided in accordance with the provisions of Chapter 14. (e) Landscaping and buffering in DCD-6 shall be in accordance with the provisions of Chapter 15. (f) The erection of signs in DCD-6 shall be in accordance with the | (5) Additional Regulations (a) Where applicable the development regulations in Chapter 4 shall apply to developments in Direct Control District DCD-6. (b) Subject to more specific provisions in this section, development shall be in accordance with the applicable provisions of Chapter 6. (c) Accessory uses in DCD-6 shall be in accordance with the provisions of Chapter 11. (d) Temporary uses in DCD-6 shall be subject to the provisions of Chapter 12. | This amendment, which is contained in the new subpart (b), will correct an error in the omission of a cross reference to Chapter 6 – Residential Regulations within the Direct Control District development standards. |

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| 46 | 9.32 | <p>9C.3.13 – Direct Control District-DCD-7</p> <p>That subsection 9C.3.13 (5) be deleted and replaced with the new subsection in column E.</p> | <p>provisions of Chapter 16.</p> <p>(g) Applications for development permits in DCD-6 shall be in accordance with the provisions of Chapter 18. [2005-60]</p> | <p>(e) Parking facilities in DCD-6 shall be provided in accordance with the provisions of Chapter 14.</p> <p>(f) Landscaping and buffering in DCD-6 shall be in accordance with the provisions of Chapter 15.</p> <p>(g) The erection of signs in DCD-6 shall be in accordance with the provisions of Chapter 16.</p> <p>(h) Applications for development permits in DCD-6 shall be in accordance with the provisions of Chapter 18.</p> | <p>(e) Additional Regulations</p> <p>(a) There applicable, the development regulations contained in Chapter 4 of this Bylaw shall apply to developments in Direct Control District DCD-7.</p> <p>(b) Subject to the more specific provisions in this section, development shall be in accordance with the applicable provisions of Chapter 6.</p> <p>(c) Where applicable, overlay zone regulations contained in Chapter 10 shall apply to developments in DCD-7.</p> <p>(d) Accessory uses in DCD-7 shall be in accordance with the provisions of Chapter 11.</p> | <p>This amendment, which is contained in the new subpart (b), will correct an error in the omission of a cross reference to Chapter 6 – Residential Regulations within the Direct Control District development standards.</p> |
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| 47 | 9.34 | <p>9C3.14 - Direct Control District-DCD-8</p> <p>That subsection 9C3.14 (5) be deleted and replaced with the new subsection in column E.</p> | <p>(g) The erection of signs in DCD-7 shall be in accordance with the provisions of Chapter 16.</p> <p>(h) Applications for development permits in DCD-7 shall be in accordance with the provisions of Chapter 18.</p> | <p>(e) Temporary uses in DCD-7 shall be in accordance with the provisions of Chapter 12.</p> <p>(f) Parking facilities in DCD-7 shall be in accordance with the provisions of Chapter 14.</p> <p>(g) Landscaping and buffering in DCD-7 shall be in accordance with the provisions of Chapter 15.</p> <p>(h) The erection of signs in DCD-7 shall be in accordance with the provisions of Chapter 16.</p> <p>(i) Applications for development permits in DCD-7 shall be in accordance with the provisions of Chapter 18.</p> | <p>This amendment, which is contained in the new subpart (b), will correct an error in the omission of a cross reference to Chapter 6 – Residential Regulations within the Direct Control District development standards.</p> |
| | | <p>(5) Additional Regulations</p> <p>(a) Where applicable the regulations in Chapter 4 shall apply to developments in Direct Control District DCD-8;</p> <p>(b) Accessory uses in DCD-8 shall be in accordance with the provisions of Chapter 11;</p> <p>(c) Temporary uses in DCD-8 shall be subject to the provisions of Chapter 12;</p> <p>(d) Parking facilities in DCD-8 shall be provided in accordance with the provisions of Chapter 14;</p> <p>(e) Landscaping and buffering in DCD-8 shall be in accordance with the provision of Chapter 15;</p> <p>(f) The erection of signs in DCD-8</p> | <p>(5) Additional Regulations</p> <p>(a) Where applicable the development regulations in Chapter 4 shall apply to developments in Direct Control District DCD-8;</p> <p>(b) Accessory uses in DCD-8 shall be in accordance with the provisions of Chapter 11;</p> <p>(c) Temporary uses in DCD-8 shall be subject to the provisions of Chapter 12;</p> <p>(d) Parking facilities in DCD-8 shall be provided in accordance with the provisions of Chapter 14;</p> <p>(e) Landscaping and buffering in DCD-8 shall be in accordance with the provision of Chapter 15;</p> <p>(f) The erection of signs in DCD-8</p> | <p>(5) Additional Regulations</p> <p>(a) Where applicable the development regulations in Chapter 4 shall apply to developments in Direct Control District DCD-8;</p> <p>(b) Subject to the more specific provisions in this section, development shall be in accordance with the applicable provisions of Chapter 6.</p> <p>(c) Accessory uses in DCD-8 shall be in accordance with the provisions of Chapter 11;</p> <p>(d) Temporary uses in DCD-8 shall be subject to the</p> | |

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| 48 | 9.37 | <p>9C.3.15 – Direct Control District-DCD-9</p> <p>That references to Figures contained within this subpart, and shown in column D, be corrected as shown in column E.</p> | <p>shall be in accordance with the provisions of Chapter 16;</p> <p>(g) Applications for development permits in DCD-8 shall be in accordance with the provisions of Chapter 18.</p> | <p>provisions of Chapter 12;</p> <p>(e) Parking facilities in DCD-8 shall be provided in accordance with the provisions of Chapter 14;</p> <p>(f) Landscaping and buffering in DCD-8 shall be in accordance with the provision of Chapter 15;</p> <p>(g) The erection of signs in DCD-8 shall be in accordance with the provisions of Chapter 16;</p> <p>(h) Applications for development permits in DCD-8 shall be in accordance with the provisions of Chapter 18.</p> | <p>This amendment will correct errors in the Figure references contained within Subpart 9C.3.15.</p> |
| | | <p>9C.3.15 (3) Heritage Policy Area</p> <p>(a) Application</p> <p>This policy area applies to all parcels that contain existing heritage buildings, as shown in Figure 9.6</p> <p>9C.3.15 (4) Mixed-Use Policy Area</p> <p>(a) Application</p> <p>This policy area applies to the area as shown in Figure 9.6</p> <p>9C.3.15 (4) Mixed-Use Policy Area</p> <p>(d) Site Development Standards (iv) 7. A minimum of 65% coverage of</p> | <p>(e) Parking facilities in DCD-8 shall be provided in accordance with the provisions of Chapter 14;</p> <p>(f) Landscaping and buffering in DCD-8 shall be in accordance with the provision of Chapter 15;</p> <p>(g) The erection of signs in DCD-8 shall be in accordance with the provisions of Chapter 16;</p> <p>(h) Applications for development permits in DCD-8 shall be in accordance with the provisions of Chapter 18.</p> | <p>9C.3.15 (3) Heritage Policy Area</p> <p>(a) Application</p> <p>This policy area applies to all parcels that contain existing heritage buildings, as shown in Figure 9.7</p> <p>9C.3.15 (4) Mixed-Use Policy Area</p> <p>(a) Application</p> <p>This policy area applies to the area as shown in Figure 9.7</p> <p>9C.3.15 (4) Mixed-Use Policy Area</p> <p>(d) Site Development Standards (iv) 7. A minimum of 65%</p> | <p>This amendment will correct errors in the Figure references contained within Subpart 9C.3.15.</p> |

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| | | <p>facades at the ground level storey, as indicated in Figure 9.7</p> <p>9C.3.15 (5) Low-Density Residential Policy Area</p> <p>(a) Application</p> <p>The policy Area applies to the area as shown in Figure 9.6</p> <p>9C.3.15 (5) Low Density-Residential Policy Area</p> <p>(d) Site Development Standards (vi) Where rear yard access is not possible on internal streets, garages shall be turned perpendicular to the street providing driveway access as illustrated in Figure 9.8.</p> <p>9C.3.15 (6) Medium-Density Residential Policy Area</p> <p>(a) Application</p> <p>The Policy Area applies to the area as shown in Figure 9.</p> <p>9C.3.15 (6) Medium-Density Residential Policy Area</p> | <p>coverage of facades at the ground level storey, as indicated in Figure 9.8</p> <p>9C.3.15 (5) Low-Density Residential Policy Area</p> <p>(a) Application</p> <p>The policy Area applies to the area as shown in Figure 9.7</p> <p>9C.3.15 (5) Low Density-Residential Policy Area</p> <p>(d) Site Development Standards (vi) Where rear yard access is not possible on internal streets, garages shall be turned perpendicular to the street providing driveway access as illustrated in Figure 9.9.</p> <p>9C.3.15 (6) Medium-Density Residential Policy Area</p> <p>(a) Application</p> <p>The Policy Area applies to the area as shown in Figure 9.7</p> <p>9C.3.15 (6) Medium-Density Residential Policy Area</p> | |
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| | | | <p>(d) Site Development Standards</p> <p>(i) Front porch elevations shall include a stoop, and may include a porch and patio, and/or a light court, as depicted in Figure 9.9.</p> <p>9C.3.15 (6) Medium-Density Residential Policy Area</p> <p>(d) Site Development Standards</p> <p>(ix) Where rear yard access is not possible on internal streets, garages shall be turned perpendicular to the street providing driveway access as illustrated in Figure 9.8.</p> <p>9C.3.15 (7) High-Rise Residential Policy Area</p> <p>(a) Application</p> <p>The Policy Area applies to the area as shown in Figure 9.6</p> | <p>(d) Site Development Standards</p> <p>(i) Front porch elevations shall include a stoop, and may include a porch and patio, and/or a light court, as depicted in Figure 9.10.</p> <p>9C.3.15 (6) Medium-Density Residential Policy Area</p> <p>(d) Site Development Standards</p> <p>(ix) Where rear yard access is not possible on internal streets, garages shall be turned perpendicular to the street providing driveway access as illustrated in Figure 9.9.</p> <p>9C.3.15 (7) High-Rise Residential Policy Area</p> <p>(a) Application</p> <p>The Policy Area applies to the area as shown in Figure 9.7</p> | | <p>This amendment will ensure uniform application of the Zoning Bylaw. Secondary suites are permitted only where detached dwellings are not permitted in the Mixed Use Policy Area.</p> <p>This amendment will ensure uniform application of the Zoning</p> |
| 49 | 9.40 | <p>9C.3.15 – Direct Control District – DCD-9</p> <p>That subsection 9C.3.15 (4) (b) Mixed Use Policy Area Permitted Uses be amended by deleting the reference to “Secondary Suites”.</p> | | | | <p>This amendment will ensure uniform application of the Zoning Bylaw. Secondary suites are permitted only where detached dwellings are not permitted in the Mixed Use Policy Area.</p> |
| 50 | 9.45 | <p>9C.3.15 – Direct Control District – DCD-9</p> | | | | <p>This amendment will ensure uniform application of the Zoning</p> |

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| | | That subsection 9C.3.15 (4) (b) Medium Density Residential Policy Area Permitted Uses be amended by deleting the reference to “Secondary Suites”. | | | Bylaw. Secondary suites are permitted only where detached dwellings are permitted. Detached Medium Density Residential Policy Area. |
| 51 | 9.48 | 9C.3.15 – Direct Control District – DCD-9 That subsection 9C.3.15 (4) (b) High Rise Residential Policy Area Permitted Uses be amended by deleting the reference to “Secondary Suites”. | | | This amendment will ensure uniform application of the Zoning Bylaw. Secondary suites are permitted only where detached dwellings are permitted. Detached dwellings are not permitted in the High Rise Residential Policy Area. |
| 52 | 9.55 | 9C.3.17 – Direct Control District-DCD-11 That subsection 9C3.17 (6) be deleted and replaced with the new subsection in column E. | <p>(6) Additional Regulations</p> <p>(a) Where applicable the regulations of Chapter 4 shall apply to developments in Direct Control District DCD-11.</p> <p>(b) Accessory uses in DCD-11 shall be in accordance with the provisions of Chapter 11.</p> <p>(c) Temporary uses in DCD-11 shall be subject to the provisions of Chapter 12.</p> <p>(d) Parking facilities in DCD-11 shall be in accordance with the provisions of Chapter 14.</p> <p>(e) Landscaping and buffering in DCD-11 shall be in accordance with the provisions of Chapter 15.</p> <p>(f) The erection of signs in DCD-11 shall be in accordance with the provisions of Chapter 16.</p> <p>(g) Applications for development permits in DCD-11 shall be in accordance with the provisions of</p> | <p>(6) Additional Regulations</p> <p>(a) Where applicable the development regulations of Chapter 4 shall apply to developments in Direct Control District DCD-11.</p> <p>(b) Subject to the more specific provisions in this section, development shall be in accordance with the applicable provisions of Chapter 6.</p> <p>(c) Accessory uses in DCD-11 shall be in accordance with the provisions of Chapter 11.</p> <p>(d) Temporary uses in DCD-11 shall be subject to the provisions of Chapter 12.</p> <p>(e) Parking facilities in DCD-11 shall be in accordance with the provisions of Chapter 14.</p> <p>(f) Landscaping and buffering in</p> | <p>This amendment, contained in new subpart (b), will correct an error in the omission of a cross reference to Chapter 6 – Residential Regulations within the Direct Control District development standards.</p> |

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| | | | Chapter 18. | <p>DCD-11 shall be in accordance with the provisions of Chapter 15.</p> <p>(g) The erection of signs in DCD-11 shall be in accordance with the provisions of Chapter 16.</p> <p>(h) Applications for development permits in DCD-11 shall be in accordance with the provisions of Chapter 18.</p> | <p>This amendment, contained in new subpart (b), will correct an error in the omission of a cross reference to Chapter 6 – Residential Regulations within the Direct Control District development standards.</p> |
| 53 | 9C.3.18 – Direct Control District-DCD-12 That subsection 9C3.18 (5) be deleted and replaced with the new subsection in column E. | 9.57 | <p>(5) Additional Regulations</p> <p>(a) Where applicable, the development regulations contained in Chapter 4 of this Bylaw shall apply to developments in Direct Control District DCD-12.</p> <p>(b) Where applicable, overlay zone regulations contained in Chapter 10 shall apply to developments in DCD-12.</p> <p>(c) Accessory uses in DCD-12 shall be in accordance with the provisions of Chapter 11.</p> <p>(d) Temporary uses in DCD-12 shall be in accordance with the provisions of Chapter 12.</p> <p>(e) Parking facilities in DCD-12 shall be in accordance with the provisions of Chapter 14.</p> <p>(f) Landscaping and buffering in DCD-12 shall be in accordance with the provisions of Chapter 15.</p> <p>(g) The erection of signs in DCD-12 shall be in accordance with the provisions of Chapter 16.</p> <p>(h) Applications for development</p> | <p>(5) Additional Regulations</p> <p>(a) Where applicable, the development regulations contained in Chapter 4 of this Bylaw shall apply to developments in Direct Control District DCD-12.</p> <p>(b) Subject to the more specific provisions in this section, development shall be in accordance with the applicable provisions of Chapter 6.</p> <p>(c) Where applicable, overlay zone regulations contained in Chapter 10 shall apply to developments in DCD-12.</p> <p>(d) Accessory uses in DCD-12 shall be in accordance with the provisions of Chapter 11.</p> <p>(e) Temporary uses in DCD-12 shall be in accordance with the provisions of Chapter 12.</p> <p>(f) Parking facilities in DCD-12 shall be in accordance with</p> | |

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| | | | permits in DCD-12 shall be in accordance with the provisions of Chapter 18. [2011-29] | <p>(g) the provisions of Chapter 14. Landscaping and buffering in DCD-12 shall be in accordance with the provisions of Chapter 15.</p> <p>(h) The erection of signs in DCD-12 shall be in accordance with the provisions of Chapter 16.</p> <p>(i) Applications for development permits in DCD-12 shall be in accordance with the provisions of Chapter 18.</p> | |
| 54 | 10.26 | <p>10C.6 – Holding Overlay Zone</p> <p>(a) That subsection 10C.6.2 (3) be deleted.</p> <p>(b) That Table 10.6: Holding Overlay Zones, be deleted.</p> | 10C.6.2 (3) For administrative or reference purposes, Table 10.6 lists the Holding Overlay Zones established by Council. | | This amendment will remove Table 10.6 which was intended to be used for administrative purposes only. The table has not been actively updated within the Zoning Bylaw; and the information that was to be kept in this table may be kept in administrative files. |
| 55 | 11.6 | <p>11B.8 – Setback Exceptions For Residential Zones</p> <p>That subsection 11B.8.1 (a) (i) be amended as shown in column E.</p> | <p>11B.8.1 (a) (i) Garage or Carport</p> <p>Where:</p> <p>(a) a garage or carport is located in the rear yard, it shall not be located closer than:</p> <p>(i) 1.5 metres to an alley used for direct access; and</p> | <p>11B.8.1 (a) (i) Garage or Carport</p> <p>Where:</p> <p>(a) a garage or carport is located in the rear yard, it shall not be located closer than:</p> <p>(i) 1.5 metres from a property line abutting a lane toward which a vehicle door faces; and</p> | This amendment will clarify the provisions for the lane setback required for a garage located in the rear yard. |
| 56 | 13.6 | 13C.1 Non-Conforming Uses | 1.4 Termination | 1.4 Termination | This amendment updates the |

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| | | <p>1.4 Termination</p> <p>That section 13C.1.4 be amended by deleting the reference to “six consecutive months” and replacing it with “twelve consecutive months”.</p> | When a non-conforming use has been discontinued for a period of six consecutive months, all subsequent uses shall be in accordance with this Bylaw. | When a non-conforming use has been discontinued for a period of twelve consecutive months, all subsequent uses shall be in accordance with this Bylaw. | timeframe regarding the discontinuation of non-conforming uses to conform to the requirements of <i>The Planning and Development Act, 2007</i> . |
| 57 | 14.2 | <p>14B.1 – Application For Off-Street Parking Requirements</p> <p>NEW REGULATION</p> <p>That subsection 14B.1 be amended by adding the new regulation in column E.</p> | | <p>14B.1.5. – Municipal Heritage Property and Provincial Heritage Property</p> <p>(1) Notwithstanding any other parking requirements contained within the <i>Regina Zoning Bylaw 9250</i>, development of designated Municipal Heritage Property and Provincial Heritage Property shall not be required to provide parking and loading facilities in accordance with the provisions of Chapter 14.</p> <p>(2) Where required, the number of parking spaces existing upon Municipal Heritage Property and Provincial Heritage Property, at the time of such heritage designation, shall be maintained with any development approved after such date.</p> | <p>This amendment will act as an incentive for the adaptive re-use of Municipal Heritage Property and Provincial Heritage Property, especially within the downtown zone. This type of property rarely has the site area available for modern parking standards to be applied to it, thereby making it difficult for developers to meet the parking for their intended land use, as required by the bylaw.</p> |
| 58 | 14.13 | <p>14B.4 – Regulations For Residential Parking</p> <p>That subsection 14B.4.5. be amended by:</p> <p>a) deleting subsection 14B.4.5 (4)</p> | <p>14B.4.5 Front Yard Parking</p> <p>(4) Vehicles parked in tandem shall be considered to constitute one parking space</p> | <p>14B.4.5 Front Yard Parking</p> <p>(4) Except for a Bed and Breakfast Homestay and Supportive Living Home, vehicles parked in tandem shall be considered to constitute one required parking space.</p> | <p>This amendment will provide for efficient use of the existing parking areas for Bed and Breakfast Homestays and Supportive Living Homes.</p> |

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| | | and replacing it with the wording in column E. | | | |
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| 59 | 14.14 | <p>14B.4 – Regulations For Residential Parking</p> <p>That subsection 14B.4.5 (6) (b) be amended by:</p> <p>Deleting the words “October 1 to April 30,” and replacing them with the words “November 1 to April 1”.</p> | 14B.4.5 (6) – Front Yard Parking | 14B.4.5 (6) – Front Yard Parking | <p>This amendment was requested by the Bylaw and Licensing Branch to better accommodate those “snow birds” who travel south into the United States annually during winter months. Enforcement action on the existing regulation saw a large number of violators fall into this group of RV enthusiasts.</p> |
| 60 | 14.16 | <p>Table 14.4 Off-Street Parking Requirements for Residential Uses</p> <p>That the third line of the Table be amended by adding the land use “Duplex”.</p> | | | <p>This amendment corrects the omission of duplexes from the parking requirements table.</p> |
| 61 | 15.39 | <p>15C – Visual Screening and Buffering</p> <p>That section 15C be amended by adding the new subsection shown in column E.</p> | | <p>15C.2.7 – Specific Visual Screening Requirements</p> <p>1. Garbage/Refuse Collection</p> <p>(a) all garbage and refuse collection areas, within multi-family residential (four or more dwelling units), commercial, industrial or special zones, shall be screened with landscaping or fencing to the satisfaction of the Development Officer.</p> | <p>This amendment will introduce screening standards for refuse collection areas in an attempt to aesthetically accommodate this aspect of the required site landscaping.</p> |
| 62 | 17.6 | <p>Table 17.1 Incentive and Amenity System</p> <p>Delete the entire row that</p> | | | <p>This amendment will eliminate the incentives for the provision of climate controlled walkways which are no longer permitted with</p> |

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| | | references “Climate Controlled Walkway” from the table. | | | City Council’s adoption of the Downtown Plan. |
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| 63 | 18.19 | 18C.5 Discretionary Uses 5.9 Time Limitation That Section 5.9 Time Limitation be amended as shown in column E. | 5.9 Time Limitation The City shall endeavour to render its decisions on discretionary use applications within 50 working days of the receipt of the completed application. But where it is impractical to render a decision within 50 working days, the Development Officer shall inform the applicant before the 50 days expire. | 5.9 Time Limitation The City shall endeavour to render its decisions on discretionary use applications within 70 working days of the receipt of the completed application. But where it is impractical to render a decision within 70 working days, the Development Officer shall inform the applicant before the 70 days expire. | This amendment conforms to the approved time lines in the Fees and Operational Review. |
| 64 | 18.35 | 18D.1 – Public Notice Posting That section 18D.1.1 be amended by adding the new subsection shown in column E. | 18D.1 – Public Notice Posting 1.1 Required Posting Except where specifically exempted by City Council, the Development Officer shall, upon receipt of an application for a: a) Zoning Bylaw Amendment; or b) Discretionary Use; post one or more public notification signs on the subject property. | 18D.1 – Public Notice Posting 1.1 Required Posting Unless: (a) in the opinion of the Development Officer, the subject property is in a remote location or the site conditions render the property inaccessible; or (b) exempted by City Council, upon receipt of an application for a Zoning Bylaw Amendment or Discretionary Use, the Development Officer shall post one or more public notification signs on the subject property. | This amendment will accommodate real conditions that may be present at affected locations and which make posting of the site virtually impossible in winter months, or after periods of heavy rain. |
| 65 | 18.37 | 18D.4 Public Hearing That this section be amended by: Deleting subsections 4.1. 4.2 and 4.3 and replacing them with the | 18D.4 Public Hearing 4.1 All Development Applications The Development Officer may conduct public hearing into any development | 18D.4 Public Hearing 4.1 Public Notice and Content. Should a public hearing be deemed necessary after the receipt of a | This amendment is required in order to clarify the need for such public hearings which are at the discretion of the Development Officer. Public hearings are not mandatory for development under |

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| | | <p>new subsection 4.1 in column E.</p> | <p>application where, in his opinion, the hearing:</p> <p>(a) will assist in preparing a report to the Regina Planning Commission; or</p> <p>(b) will be useful to assess or address community concerns about the application. [1992/9250]</p> <p>4.2 Public Notice and Content</p> <p>The Development Officer shall publish a notice of a public hearing on the application in at least one issue of a newspaper printed and published in the City of Regina and/or other appropriate means of public notification, which notice shall contain the following [1994/9275]:</p> <p>(a) the name and address of the applicant and, if applicable, the project name and number;</p> <p>(b) the civic address of the property and a description in non-legal terms sufficient to identify its location;</p> <p>(c) a vicinity map indicating the location of the property;</p> <p>(d) a brief description of the approval requested;</p> <p>(e) the date, time and location of the public hearing; and</p> <p>(f) a statement of the right of any person to participate in the public hearing. [1992/9250]</p> | <p>development application; the Development Officer shall issue a notice of the public hearing to be published in at least one issue of a newspaper printed and published in the City of Regina and/or other appropriate means of public notification, which notice shall contain the following :</p> <p>(a) the project name and number;</p> <p>(b) the civic address of the property and a description sufficient to identify its location;</p> <p>(c) a brief description of the approval requested;</p> <p>(d) the date, time and location of the public hearing; and</p> <p>(e) a statement of the right of any person to participate in the public hearing.</p> | <p>the provisions of <i>The Planning and Development Act, 2007</i> and the <i>City of Regina Public Notice Bylaw 2003-8</i>.</p> |
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| | | <p>4.3 Guidelines for Public Hearing on Group Care Facilities</p> <p>(1) Where a public hearing is desirable in connection with an application to develop a group care facility, the hearing shall examine:</p> <p>(a) the need for the facility in the City, neighbourhood, or block;</p> <p>(b) level of concentration of similar facilities in the neighbourhood or block; and</p> <p>(c) whether the proposed facility will be disruptive or detrimental to the operation of existing facilities in the community, neighbourhood, or block.</p> <p>(2) Subsection (1) shall not preclude the consideration of any other factors relevant to the application.</p> <p>[1992/9250]</p> | | |
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Amendment 66

Page 17.9 Chapter 17 Table 17.1 Incentive and Amenity System

Add the following row:

| Bonusable Amenity | Purpose | Applicable Land Use Zone | Incentive to Amenity Ratio (x:y) | Amenity Performance Standards |
|---------------------------------------|--------------------------------|--------------------------|---|---|
| Façade upgrades to existing buildings | To bring existing buildings to | D- Downtown | 50 percent of the costs associated with the removal and replacement of building | <p>The building façade upgrade:</p> <p>1. must demonstrate a public benefit such a public safety, or street activation of a</p> |

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| | current built form standards | | façade, can be applied wholly or in part to offset the Office Contribution Gradient requirement. | previously un-active space. 2. must conform to the built form standards of the D-Downtown Zone. |
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This amendment will encourage upgrading of existing, under used and non-conforming building facades in the downtown to the current built form standards.