



Regina Planning Commission

**Wednesday, April 10, 2019
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, April 10, 2019

Approval of Public Agenda

Adoption of Minutes

Minutes of the meeting held on March 6, 2019

Administration Reports

RPC19-10 Park Naming – Biden and Tell Parks

Recommendation

1. That Capital Crossing MR2 be named Biden Park.
2. That Riverbend MR4 be named Jerry Tell Park.
3. That this report be forward to the April 29, 2019 meeting of City Council for approval.

RPC19-11 Contract Zone Amendment Application (19-CZ-01) Proposed Extension of Temporary Parking Lot Term - 1840 Lorne Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract zone at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, be approved and that an amended contract zone agreement between the City of Regina and the owner of the subject property be executed, which allows for the extension of the permitted use of the property as a temporary surface parking lot until December 31, 2020.
2. That the City Solicitor be directed to prepare the necessary bylaws and contract zone agreement to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.



OFFICE OF THE CITY CLERK

3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC19-12 Discretionary Use Application (19-DU-02) - Proposed Medical Clinic
4535 Rochdale Boulevard

Recommendation

1. That the discretionary use application for a proposed Medical Clinic located at 4535 Rochdale Boulevard, being Plan No. 101305673 in Garden Ridge neighbourhood, be approved, and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 (prepared May 2003) and A-3.2.
 - 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 April 29, 2019 meeting of City Council for approval.

RPC19-13 Discretionary Use Application (18-DU-20) Proposed Planned Group of Dwellings
3121 Green Bank Road

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3121 Green Bank Road, being Parcel H, Plan No. 102241707, in the Towns subdivision be approved and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by North Ridge Development Corporation and dated December 7, 2018.
 - 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 April 29, 2019 meeting of City Council for approval.



OFFICE OF THE CITY CLERK

RPC19-14 Applications for Sale of Dedicated Land & Zoning Bylaw Amendment
(18-SD-02/18-Z-16) 20 Sheppard Street

Recommendation

1. That the application for the sale of dedicated land (public reserve) located at 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, be approved.
2. That the application to rezone 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, from PS - Public Service Zone to I - Institutional Zone, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Sale of Dedicated Land and amendment to the *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC19-15 Application for Concept Plan Amendment and Zoning Bylaw Amendment
(15-CP-03/ 19-Z-01) The Towns Concept Plan, Stage 1FA

Recommendation

1. That the application to amend the Towns Concept Plan (Land Use Plan and Circulation Plan), as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
 - a) Proposed Lot J1 from UH - Urban Holding, R6 - Residential Multiple Housing, and DCD11 - Direct Control District to LC2 - Local Commercial Zone; and
 - b) Lots 1-11, inclusive, in Block 35 from DCD 11 - Direct Control District and UH - Urban Holding Zone to R1 - Residential Detached Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.



OFFICE OF THE CITY CLERK

4. That this report be forwarded to the April 29, 2019, meeting of City Council for approval to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments.

RPC19-16 Amendment to Design Regina: The Official Community Plan
Bylaw No. 2013-48

Recommendation

1. That an amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48*, by adding Policy 14.20E, attached as Appendix A of this report, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 6, 2019

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

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

Present: Councillor Barbara Young, in the Chair
Councillor Jerry Flegel
Councillor Bob Hawkins
David Bale
Frank Bojkovsky
Biplob Das
Andre Kroeger
Jacob Sinclair

Regrets: Adrienne Hagen Lyster
Steve Tunison
Celeste York

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development, Diana Hawryluk
A/Director, Planning & Development Services, Fred Searle
A/Manager, Current Planning, Autumn Dawson
Manager, Development Engineering, Dustin McCall
Senior City Planner, Liberty Brears
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Councillor Hawkins moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 9, 2019 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC19-5 Application for Partial Street Closure (18-CL-04) Road Right-of-Way Adjacent to 702 Toronto Street

Recommendation

1. That the application for the closure and sale of a portion of Toronto Street, as shown on the attached plan of proposed subdivision prepared by Midwest Surveys Inc., dated October 25, 2018 and legally described as Part of Toronto Street, Registered Plan No. FN5273, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the March 25, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Shauna Bzdel, Director, Land & Real Estate Management, and Keith Krawczyk, Manager, Real Estate, addressed the Commission.

Frank Bojkovsky moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-6 Discretionary Use Application (18-DU-18) Proposed Warehousing/Processing, Hazardous Materials/Wastes – 855 Park Street

Recommendation

1. That the discretionary use application for a proposed Warehousing/Processing, Hazardous Materials/Wastes located at 855 Park Street, being Parcel A, Plan No. 102245598, in the Industrial Ross subdivision, be approved and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated November 25, 2016.
 - b) The development shall be subject to applicable provincial ministerial approvals for handling of hazardous materials.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including Section 8D.2.
2. That this report be forwarded to the March 25, 2019 meeting of City Council for approval.

Glen Hill, representing Colliers International, Kate O'Neil, representing Hungerford Properties, and Darrel Versa, representing Univar Canada, addressed the Commission.

Biplob Das moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-7 Discretionary Use Application (18-DU-17) Proposed Retail Use and Addition to Shopping Centre – 803 N Argyle Street

Recommendation

1. That the discretionary use application for the proposed Retail Use and Shopping Centre addition located at 803 N Argyle Street, being Parcel A, Plan No. 75R45335, in the Argyle Park subdivision, be approved and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Alton Tangedal Architect Ltd. and dated September 7, 2018.
 - 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 March 25, 2019 meeting of City Council for approval.

Trevor Munroe and Liam Clarke, representing Alton Tangedal Architect Ltd., addressed the Commission.

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

RPC19-8 Discretionary Use Application (18-DU-16) Proposed Child Day Care Centre - 6339 Leger Bay

Recommendation

1. That the discretionary use application for a proposed Child Day Care Centre located at 6339 Leger Bay, being Lot 3, Block 216, Plan 78R44087, in the McCarthy Park subdivision be denied for the following reasons:
 - a. The development will have adverse impacts on adjacent properties, the character of the neighbourhood, traffic, parking and the public right-of-way due to the nature of the development, which will result in increased noise, vehicle traffic and parking congestion in an area not well suited to mitigate these impacts.

- b. The development is not reasonably compatible with neighbouring uses at the proposed location.
2. That this report be forwarded to the March 25, 2019 meeting of City Council for denial.

The following addressed the Commission:

- Ron Nugent;
- Edna Reynard;
- Ray Wandler; and
- Gerald Ninowski.

Jacob Sinclair moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

COMMUNICATION

RPC19-9 Policy to Administer an Inventory of Heritage Property in Regina and Repeal of Bylaw No. 8912 - A Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties That the Council of the City of Regina May Wish to Designate as Municipal Heritage Properties

Recommendation

That this communication be received and filed.

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

Councillor Hawkins moved, AND IT WAS RESOLVED, that this communication be received and filed.

ADJOURNMENT

Frank Bojkovsky moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:45 p.m.

Chairperson

Secretary

April 10, 2019

To: Members
Regina Planning Commission

Re: Park Naming – Biden and Tell Parks

RECOMMENDATION

1. That Capital Crossing MR2 be named Biden Park.
2. That Riverbend MR4 be named Jerry Tell Park.
3. That this report be forward to the April 29, 2019 meeting of City Council for approval.

CONCLUSION

In accordance with the City of Regina's (City) Civic Naming Committee Guideline, which was adopted by Council in November 2018 (CR-18-116, Policy #2018-OCC-G00005), the Administration has consulted with the applicable developers, Community Associations and Zone Boards to identify names for two neighbourhood parks, Capital Crossing MR2 (Appendix A), located in Hawkstone, and Riverbend MR4 (Appendix B).

During the consultation process, the Argyle North Community Association and North Zone Board expressed a desire to have the Capital Crossing MR2 park named in honour of Mr. Len Biden, a resident who has made significant contributions to the north zone community through his volunteer work. This name is consistent with the guidelines; therefore, Administration recommends that Capital Crossing MR2 be named Biden Park.

The developer in Riverbend submitted the name Mr. Jerry Tell for consideration for Riverbend MR4, in honor of an individual who contributed significantly through leadership activities with sport, health and education organizations and service clubs. During the consultation process with the Arcola East Community Association and East Zone Board, the Community Association indicated that they did not support parks being named after people and preferred an alternative, although they did not provide an alternative for consideration. As the Civic Naming Guideline supports naming parks after residents who have made a contribution to the community, Administration recommends moving forward with assigning Jerry Tell to Riverbend MR4.

BACKGROUND

The Civic Naming Committee Guideline requires the Administration to consider requests from developers, Community Associations and Zone Boards for names to be assigned to parks. Names are first submitted to an internal Civic Naming Committee, which considers the names within the context of the Civic Naming Committee Guideline, adopted by Council in November 2018

(CR05-101). Upon approval by the Civic Naming Committee, names can be assigned to public open space with Council approval.

As part of the process for naming parks, names proposed by developers are shared with impacted Community Associations and Zone Boards. Through this review process, a desire has been expressed by the community to adopt names aligned with Regina's Cultural Plan which recommends that the naming of streets, parks and other civic assets be done in a manner that celebrates Regina's unique history and cultural diversity and that it tells the whole story of Regina.

DISCUSSION

Capital Crossing MR2

In September 2018, Cornerstone Holdings Ltd. contacted the City regarding the naming of the MR2 park space located within Capital Crossing with a request that the park be named "Brighton", a name that was approved for use as a street or park name prior to 2000. The Argyle North Community Association and North Zone Board were notified of this request and informed the Administration that they have concerns with the name "Brighton" and do not support it as they feel this name does not represent their community from a cultural or historical perspective. The origin of this name is not recorded in the Civic Naming List.

Instead, the Community Association and Zone Board have expressed a desire to have the park named in honour of Mr. Len Biden, a resident that has contributed from a community development perspective to Regina, and in particular this area of the city.

Len Biden is a long-serving community organizer in north Regina. Biden joined the Argyle Park Community Association in the 1990s, remaining as part of the community association through two subsequent name changes for the organization. He has been the representative for Argyle North on the North Zone Board for multiple years. Biden was also involved in setting up and running the North Zone Soccer program, when it was first being developed. Biden also worked with Dr. Hanna and St. Timothy schools to ensure the schools were updated on community events and also ran the Dr. Hanna lunch program for years.

The name "Biden" was approved by the Civic Naming Committee in December 2018 as it meets the criteria for park names. Cornerstone Holdings Ltd. has acknowledged the request of the community but prefers to move forward with their initial name request of "Brighton".

Riverbend MR4

In December 2018, the developer for the Riverbend subdivision, Tell Properties Ltd., contacted the City regarding the naming of the MR4 park space in this area. At that time, they informed Administration that they would be requesting the name "Jerry Tell" in honour of Mr. Jerry Tell. This name is approved by the Civic Naming Committee and is on the Civic Naming List.

Jerry Tell (1932-2017) was a local entrepreneur and volunteer. He was the owner and operator of Cindercrete Products Ltd., leading its expansion during the 1970s and 1980s, and later became a developer. Tell was also a member of Queen City Kiwanis, president of the Rotary Club of Regina, president of the Regina Boys Hockey League, and a volunteer for Habitat for Humanity, Hospitals of Regina and Luther High School. He also supported non-profit groups by painting their logos on Cindercrete trucks, helping to keep them top of mind in the community.

When consulting with the East Zone Board and Arcola East Community Associations, they expressed that their preference is not to name parks after people who have made a contribution to the community or have significant historical or cultural connections to Regina. However, in accordance with the Council approved Civic Naming Committee Guidelines, names of people are approved for use as street and park names. This is also supported by the *Regina Cultural Plan*

Policy Alignment

In November 2018, Council approved a new Civic Naming Committee Guideline. A fifty per cent target was established for the assignment of Indigenous names to parks within a concept plan. In 2018, one park was named by Council. That park was assigned an Indigenous name; the two proposed names in this report are not Indigenous names. These parks exist in subdivisions that had approved concept plans prior to the Civic Naming Committee Guideline being approved. Because the concept plan areas are nearing completion and in both situations, Riverbend MR4 and Capital Crossing MR2 are the last park to be named within the concept plan area, the target will not be met. Administration is assessing existing concept plans to ensure the targets are achieved as names are assigned.

Due to the alignment with the *Regina Cultural Plan* and Civic Naming Committee Guideline, Administration is recommending the names Biden and Jerry Tell be assigned to Capital Crossing MR2 and Riverbend MR4. The names will also be translated into Cree syllabics for placement on the signage.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

There are no environmental implications associated with this report.

Policy and/or Strategic Implications

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

Other Implications

There are no other implications associated with this report.

Accessibility Implications

There are no accessibility implications associated with this report.

COMMUNICATIONS

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

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

DELEGATED AUTHORITY

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

Respectfully submitted,



Laurie Shalley, Director
Parks, Recreation & Cultural Services

Respectfully submitted,



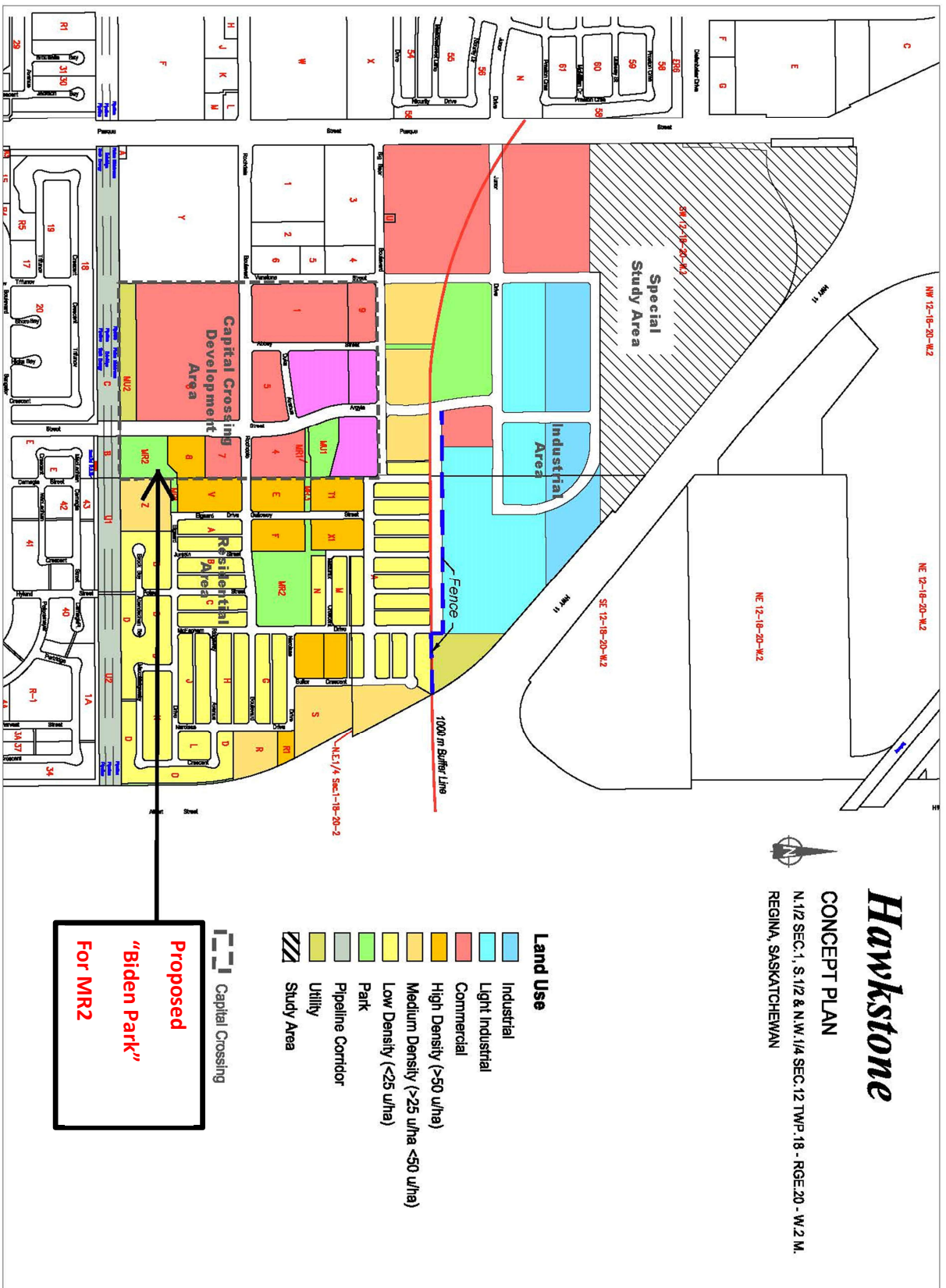
Diana Hawryluk, Executive Director
City Planning & Community Development

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

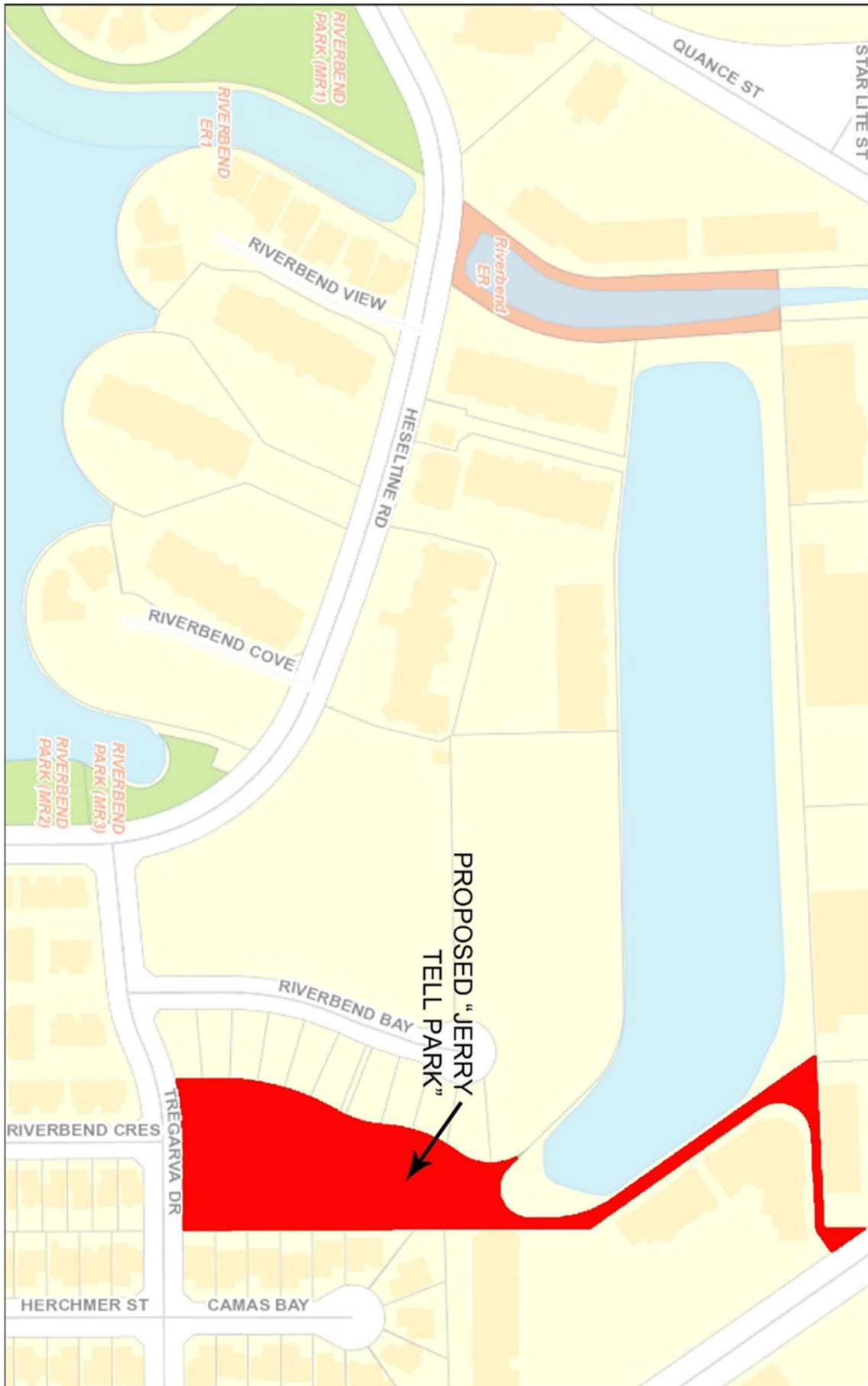
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CONCEPT PLAN

N.1/2 SEC.1, S.1/2 & N.W.1/4 SEC.12 TWP.18 - RGE.20 - W.2 M.
REGINA, SASKATCHEWAN



Riverbend MR4



April 10, 2019

To: Members
Regina Planning Commission

Re: Contract Zone Amendment Application (19-CZ-01) Proposed Extension of Temporary
Parking Lot Term - 1840 Lorne Street

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract zone at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, be approved and that an amended contract zone agreement between the City of Regina and the owner of the subject property be executed, which allows for the extension of the permitted use of the property as a temporary surface parking lot until December 31, 2020.
2. That the City Solicitor be directed to prepare the necessary bylaws and contract zone agreement to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

Namerind Development Corporation (Applicant and Owner) has requested a time extension for the existing contract zone to allow the temporary surface parking lot to continue until the end of 2020. The existing contract zone was in effect for three years and expired in September of 2018. The parking lot allows more time to complete the requirements and support necessary to finalize a development application submission for a mixed-use building on the subject property.

Surface parking lots are not permitted in the D - Downtown Zone; however, in this case, the parking lot is an interim use, which allows the proponent to support the eventual development of a mixed-use building intended for affordable housing. On this basis, Administration recommends approval.

BACKGROUND

An application has been received for a contract zone amendment to accommodate an extension of the time limit imposed on the approval of the temporary surface parking lot at 1840 Lorne Street.

City Council previously approved the use of the site as a temporary surface parking lot in September 2015 through the discretionary use process (CR15-92). The time limit imposed in the contract expired on September 25, 2018.

The Applicant and Owner purchased the adjacent site located to the north at the southwest corner of Lorne Street and 11th Avenue from the City of Regina (City) in 2014. Subsequent to that, the Applicant and Owner also acquired the subject property at 1840 Lorne Street from the Province of Saskatchewan with the intention of assembling both properties to facilitate a comprehensive redevelopment plan.

In July 2012, City Council adopted the new Regina Downtown Neighbourhood Plan and related amendments to *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). The new zoning regulations removed the provisions for surface parking lots as a permitted use in the Downtown Zone. As such, the Applicant and Owner is applying for a contract zone amendment to accommodate a temporary surface parking lot on a site-specific basis at this location. In 2013, a temporary surface parking lot was approved through the discretionary use process at 1755 Hamilton Street with a three-year term limit.

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

DISCUSSION

The Applicant and Owner proposes to amend the existing contract zone agreement to allow the temporary surface parking lot on the subject property located at 1840 Lorne Street until the end of 2020. The subject property is otherwise zoned D - Downtown Zone in which surface parking lots are not permitted. New parking standards under the D - Downtown Zone adopted in 2012 require parking to be screened by an animated storefront, accommodated underground or in structured parking above ground level with active use at street level.

The subject property and the property directly north are under the same ownership. It is the Applicant and Owner's intent to assemble both properties for redevelopment of a mixed-use project, which is aligned with policies adopted in the Regina Downtown Neighbourhood Plan to develop a complete downtown community.

Initially the temporary parking lot was approved with a time limit of three years at the request of the Applicant and Owner. At the time of approval, the Applicant and Owner expected the construction of this project to have been underway before the end of the contract zone term; however, due to unforeseen funding obstacles and the need to refine design, the development has not commenced. The Applicant and Owner is actively pursuing funding opportunities for affordable housing through other levels of government and expects these commitments to be secured. The temporary parking lot would help support the preparation of development plans, which would allow time for development approval process and construction to commence by the end of 2020.

The proposal is consistent with the purpose and intent of contract zoning with respect to enabling City Council to exercise flexibility in the accommodation of specific development proposals which may not otherwise conform to established site or development standards for the underlying zone and considering unique circumstances.

Surrounding land uses include commercial development in all directions. The site is directly west of the SaskTel data centre and in proximity to City Square Plaza, Victoria Park, Cornwall Centre and multiple downtown transit connections. This block of Lorne Street has no established character of active frontage.

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 changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Effective October of 2019, Development Levies will be applied to all intensification development to cover a portion of the capital infrastructure projects required to support growth. As a commercial type land use the new development would be required to pay \$110 per square meter of gross floor area.

Environmental Implications

None associated with the property at this time; however, should the Applicant and Owner move forward with redeveloping the site for a mixed-use affordable housing building, they would be required to perform an environmental assessment before any redevelopment takes place.

Policy/Strategic Implications

The proposal is not consistent with the policies contained in Part B.4 of the OCP, being the Regina Downtown Neighbourhood Plan, with respect to surface parking lots in the Downtown.

Part 4: Built Form Framework

4.4.8 Parking: Parking should not be the dominant image of streets. An important goal of the Regina Downtown Neighbourhood Plan is to cultivate an image where parking, while present, goes relatively unnoticed in the streetscape. Generally, no new surface parking lots will be allowed in the Downtown that are not screened by storefront or active uses along the street. In the rare circumstances where they are accommodated (e.g. improvements to a site that currently includes a surface parking lot) exemplary parking standards must be met.

Policy 34: That the City of Regina will incorporate parking standards and restrictions in the Zoning Bylaw to ensure development decisions result in an active and animated public realm and limits the amount of visible parking from the street.

Animation of the public realm and streets is a strong focus of the Downtown Plan. As such, surface parking lots are not permitted in the downtown as a principle use. The City has adopted stringent parking standards that accommodate parking needs, but also animate the public realm through active commercial frontages with emphasis on screening parking from the public realm. The applicant's proposal uses landscaping for visual screening, but in the short term there will be no active frontage as would otherwise be required by the Downtown Plan.

Given the context of the larger redevelopment intentions, Administration views this development as a temporary exception that will help achieve the broader objectives of creating a high quality public realm and built form.

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

Section E: Realizing the Plan

Goal 8 - Contract Zones - Support beneficial development proposals that meet the intent of this Plan, but require special regulatory treatment to address unique characteristics.

14.42 Apply a Contract Zone designation, at Council's discretion, to development proposals that do not conform with existing zoning requirements (e.g. use of land, site, development or servicing standards, etc.), or that require special regulatory control to ensure compatibility with adjacent development, with the provision that the proposed development:

14.42.1 Conforms with the general intent of this Plan or any applicable concept plan.

14.42.2 Represents a unique and/or positive development opportunity.

14.42.3 Is compatible with existing adjacent development and, where applicable, contributes beneficially to the adjacent public realm.

The Applicant and Owner has demonstrated a larger vision for the site including high density affordable housing. The demolition of the existing buildings on site and proposed temporary Contract Zone time extension are essential first steps in realizing a broader redevelopment at this location and achieving strategic goals relating to intensification in the Downtown.

Other Implications

Should City Council not agree with the recommendations of this report, the use of the property as a temporary surface parking lot would no longer conform to the Zoning Bylaw and would be required to cease.

Accessibility Implications

There are two parking stalls for persons with disabilities included on the site plan.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	February 4, 2019
Will be published in the Leader Post on:	April 13, 2019 April 20, 2019
Public Open House Held	N/A

Administration conducted more extensive public consultation during the initial consideration of this application. Administration circulated the application to the Regina Downtown Business Improvement District (RDBID) for comment. RDBID provided the following comments with regards to the application:

“RDBID offers support for the extension for the temporary parking lot for a period of no more than one year. We support the Regina Downtown Neighbourhood Plan (RDNP) recommendation that no new surface parking be allowed, however, we also recognize the realities of current market conditions. However, if the applicant is able to confirm funding and a construction timeline by the end of 2019, RDBID is prepared to support a further extension of the contract zone to the end of 2020 as requested.

Private investment and residential development should be encouraged in Downtown Regina. It is our hope that the funding application for this project is successful and that the additional time afforded by this extension will lead to project completion”.

The Applicant and Owner and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a 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,



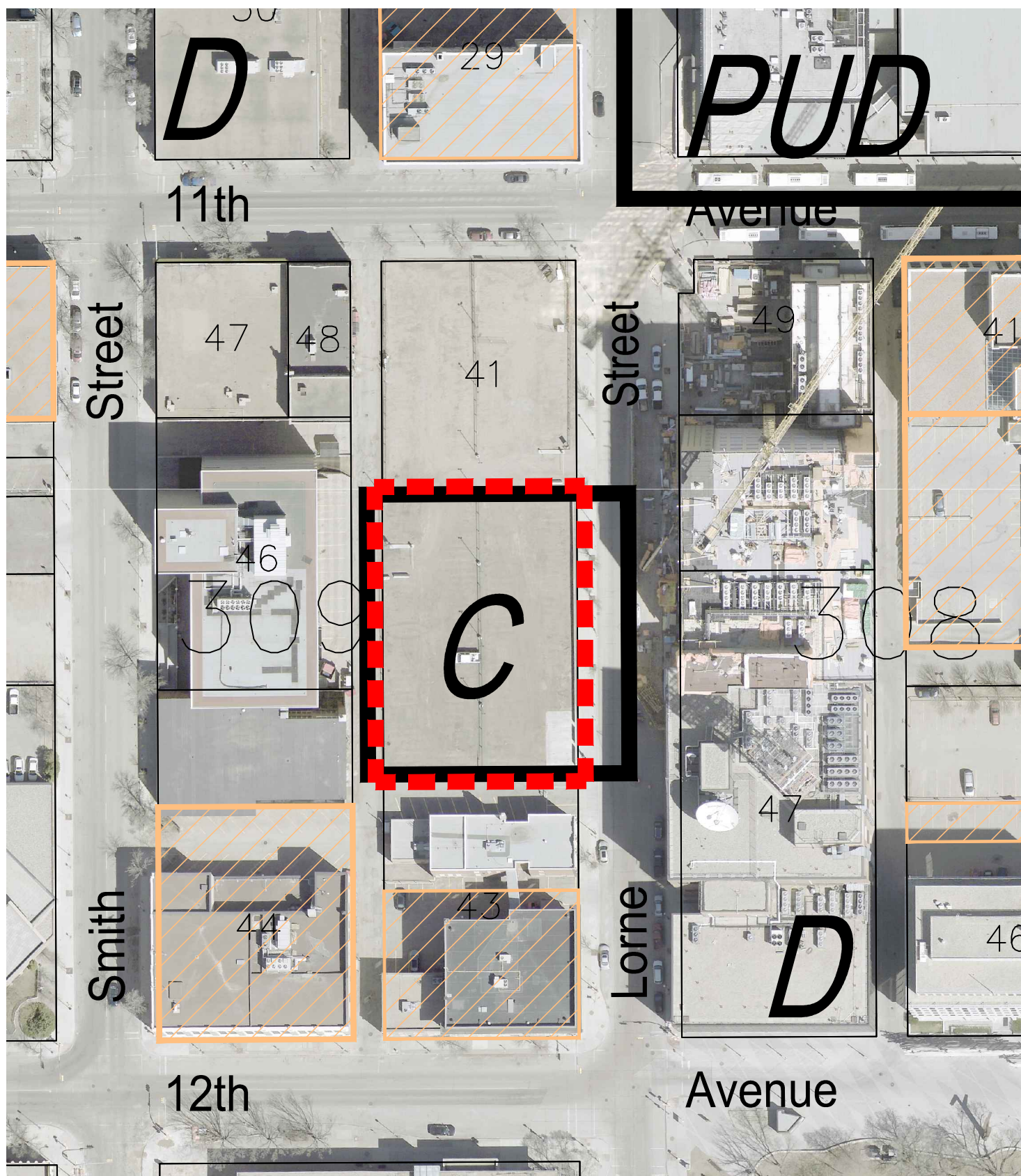
Fred Searle, Director
Planning & Development Services

Prepared by: Ben Mario, Senior City Planner
Brittney Beckie, City Planner I

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development



Subject Property

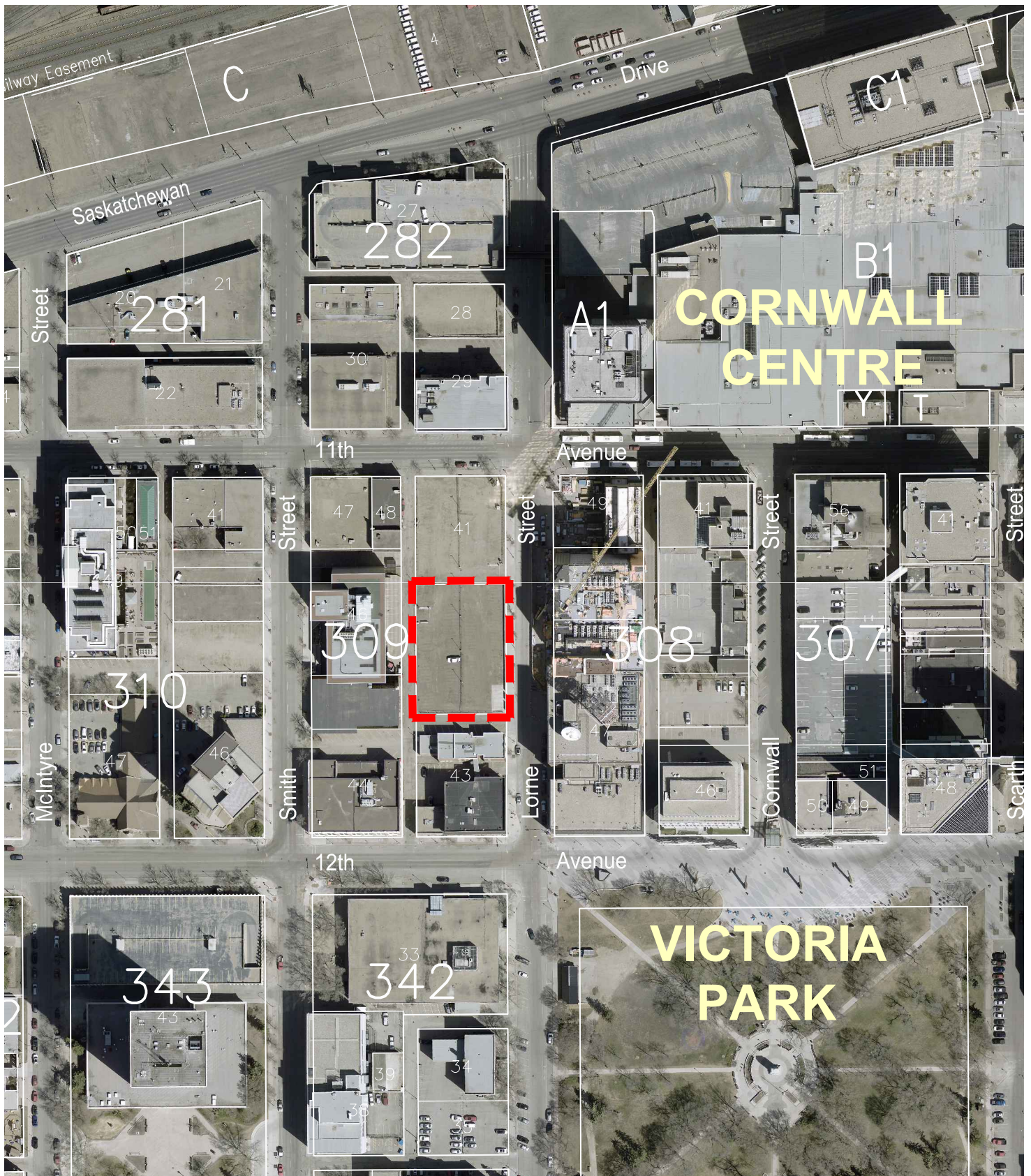
Date of Photography : 2018



Project 19-CZ-01

Civic Address/Subdivision

1840 Lorne Street / OLD 33
Lot 42, Block 309, Plan 00RA12095



Subject Property

Date of Photography: 2018

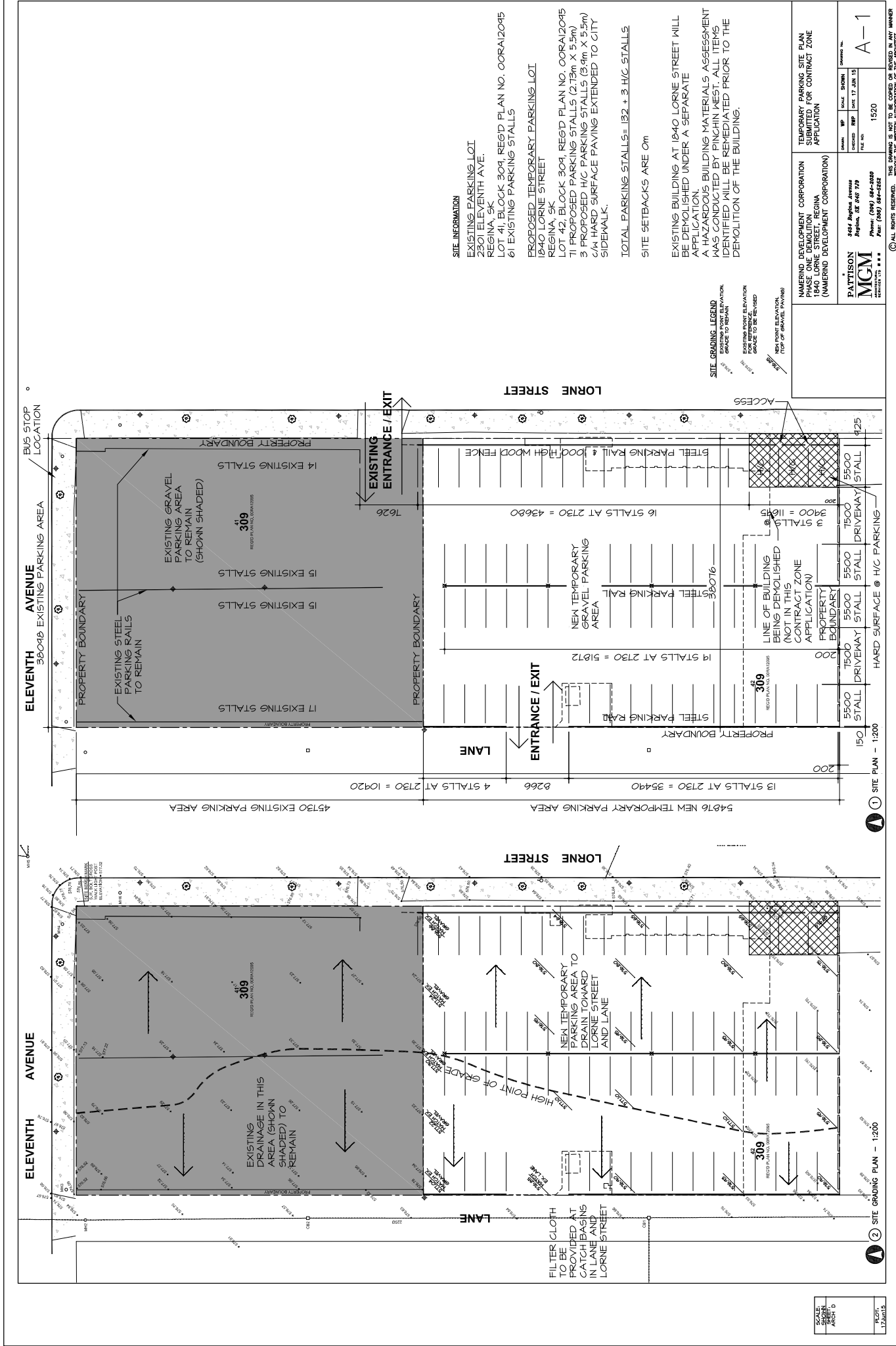


Project 19-CZ-01

Civic Address/Subdivision

1840 Lorne Street / OLD 33
 Lot 42, Block 309, Plan 00RA12095

Appendix A-3



April 10, 2019

To: Members
Regina Planning Commission

Re: Discretionary Use Application (19-DU-02) - Proposed Medical Clinic 4535 Rochdale
Boulevard

RECOMMENDATION

1. That the discretionary use application for a proposed Medical Clinic located at 4535 Rochdale Boulevard, being Plan No. 101305673 in Garden Ridge neighbourhood, be approved, and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 (prepared May 2003) and A-3.2.
 - 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 April 29, 2019 meeting of City Council for approval.

CONCLUSION

Cushman & Wakefield Regina (Applicant), on behalf of the owner, Durban Investments Inc., proposes to develop additional Medical Clinic space that includes physiotherapy and registered massage services in a portion of an existing commercial building located at 4535 Rochdale Boulevard. The property is within the MS – Mainstreet Zone where a Medical Clinic is a permitted use when the floor area per lot is less than 500 square metres and becomes a discretionary use when the use exceeds 500 square metres on a per lot basis. The property is currently a shopping centre with a variety of commercial uses.

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

BACKGROUND

An application has been received to develop additional Medical Clinic space in the MS – Mainstreet Zone located at 4535 Rochdale Boulevard.

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

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

DISCUSSION

The Applicant proposes to develop additional Medical Clinic space within an existing multi-tenant building located at 4535 Rochdale Boulevard. The site already contains some Medical Clinic uses including dental and doctor offices and with the proposed additional Medical Clinic space, the total on site space dedicated to Medical Clinic use will be approximately 715 square metres.

The property at 4535 Rochdale Boulevard is currently developed with two multi-tenant buildings and one single tenant building that accommodate a variety of commercial uses. The subject tenant space is currently vacant; however, there is no requirement for new parking stalls since the shopping centre site has been previously approved and developed and no addition is planned. The proposal will not require any site upgrades; therefore, there will be no impact on site design, building area or parking requirements.

Surrounding land-uses include other commercial lands within the MS – Mainstreet Zone to the north, commercial land uses within the MAC – Major Arterial Commercial Zone to the east and high density residential development to the west and south.

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 development will be taxed and assessed accordingly as development proceeds and will contribute to City tax revenues.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

Section D5: Land Use and Built Environment

Goal 1 – Complete neighbourhoods: Enable the development of complete neighbourhoods.

- 7.5 Encourage appropriate mixed-use development within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

Section D5: Land Use and Built Environment

Goal 4 – Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

- 7.16 Encourage local commercial within residential areas.

The proposed Medical Clinic provides an additional local commercial amenity that is compatible with the established surrounding residential and commercial areas.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of all required parking stalls to be accessible parking stalls. The overall site provides three parking stalls for persons with disabilities, which meets minimum requirements of the Zoning Bylaw.

Communications

Communication with the public is summarized below:

Public notification signage posted on:	February 8, 2019
Letter sent to immediate property owners	February 8, 2019
Will be published in Leader Post on:	April 13, 2019 April 20, 2019
Number of Public Comments Sheets Received	5

There were five public comments received on this application. A more detailed accounting of the respondent's comments and Administration's response is provided in Appendix B.

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

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

DELEGATED AUTHORITY

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

Respectfully submitted,

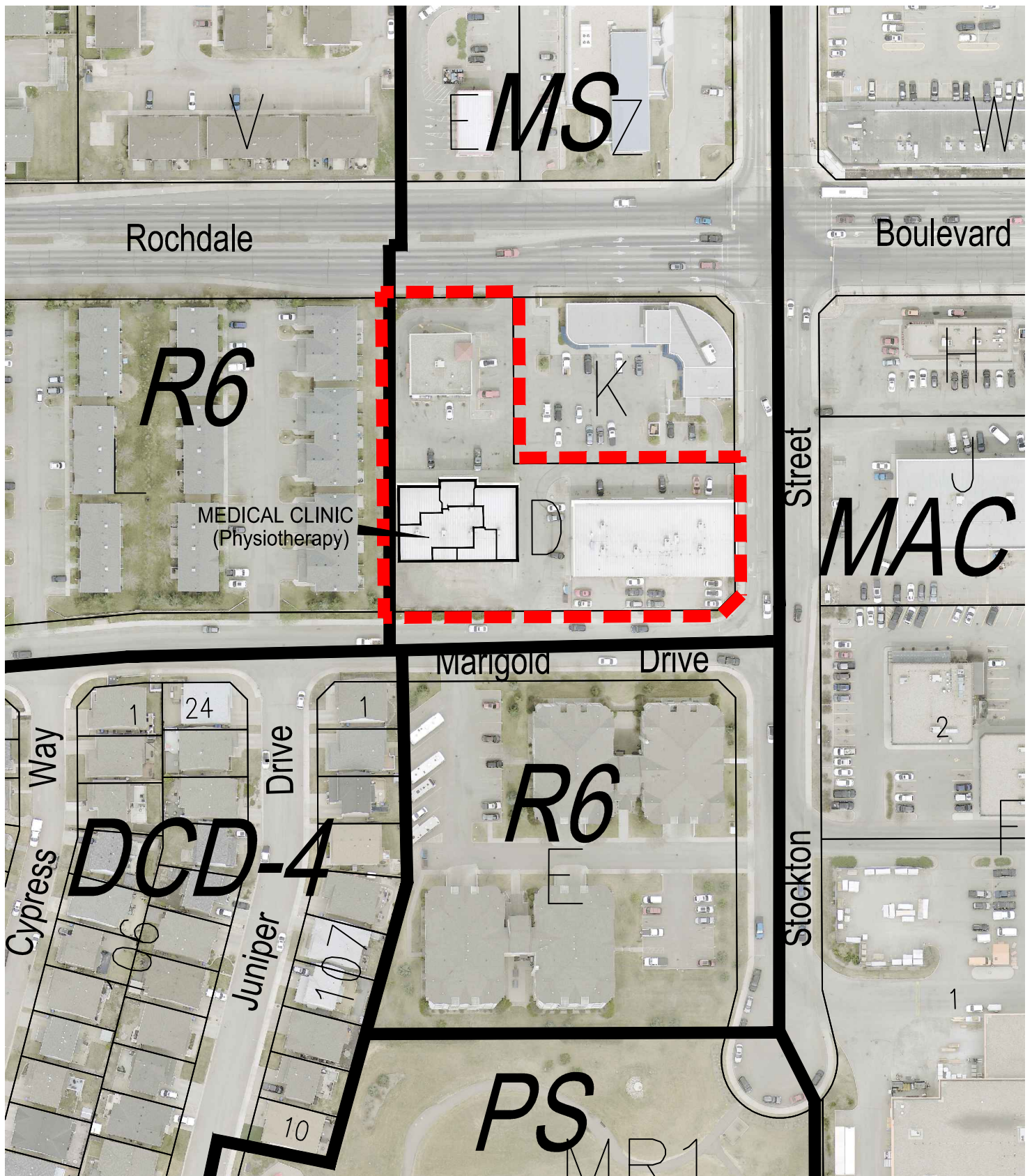
A handwritten signature in black ink, appearing to read 'Fred Searle', written in a cursive style.

Fred Searle, Director
Planning & Development Services
Prepared by: Brittney Beckie, City Planner I

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk', written in a cursive style.

Diana Hawryluk, Executive Director
City Planning & Community Development



Date of Photography : 2018



Subject Property



Project 19-DU-02

Civic Address/Subdivision

4503 Rochdale Boulevard / Garden Ridge
Parcel D, Plan 101305673, Ext 1



Subject Property

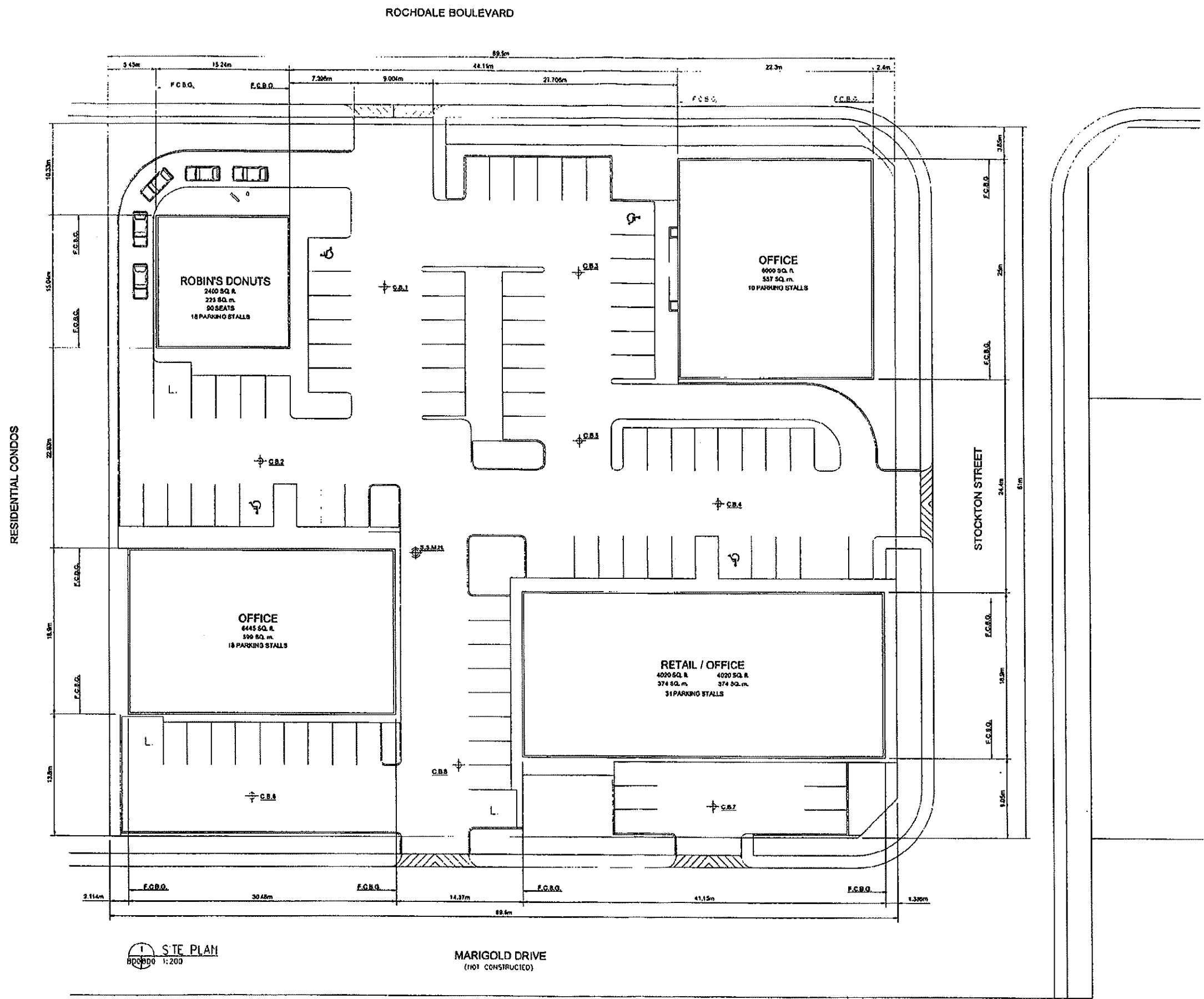
Date of Photography: 2018



Project 19-DU-02

Civic Address/Subdivision

4503 Rochdale Boulevard / Garden Ridge
Parcel K, Plan 101863807, Ext 0



1 SITE PLAN
BDO/BDG 1:200

MARIGOLD DRIVE
(NOT CONSTRUCTED)

DESIGN BUILD CONTRACTOR

DURA CONSTRUCTION LTD.
DURA CONSTRUCTION
555 McDONALD STREET
REGINA, SASKATCHEWAN
Phone: (306) 721-6868
Fax: (306) 721-4700
email: dura-1@accesscom.ca

CONSULTANT

WALKER PROJECTS INC.
2300 Smith Street, Regina, Saskatchewan S4P 2P8
Telephone (306) 422-6434 Fax (306) 322-6431

SEAL

PROFESSIONAL ENGINEER
M.C. WALKER
REGINA
SASKATCHEWAN

ASSOCIATION OF PROFESSIONAL ENGINEERS
OF SASKATCHEWAN
WALKER PROJECTS INC.
CERTIFICATE OF AUTHORIZATION
#C793
POWERED BY CONSULTING FIRM
M.C. WALKER P.E. CONSULTANT

0	ISSUED FOR PERMIT	MAY/03
REV	DESCRIPTION	DATE
PROJECT		
ROCHDALE RETAIL MALL		
REGINA, SASKATCHEWAN		
DRAWING TITLE		
SITE PLAN		
CLIENT		
SECTION NUMBER		
LOCATION SHEET NO.		
SECTION SHEET NO.		
DRAWN	CHECKED	SCALE
GH	MCW	AS SHOWN
DATE	MAY/03	
PROJECT NO.	DRAWING NO.	REVISION
10310	BDO	0

Saskatchewan Land Surveyor's Real Property Report

Civic Address: Rochdale Boulevard. & Stockton Street
Regina, Saskatchewan

Legal Description: Surface Parcel # 146287402
(Block D, Plan 101305673)

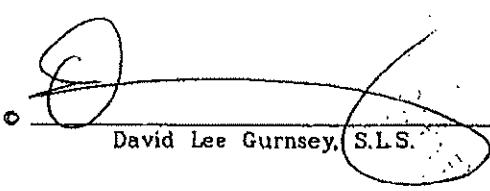
Registered Owner: Dundee Development Corporation
Active Surface Title # 116840033
As of 11-Apr-2003 08:36:59

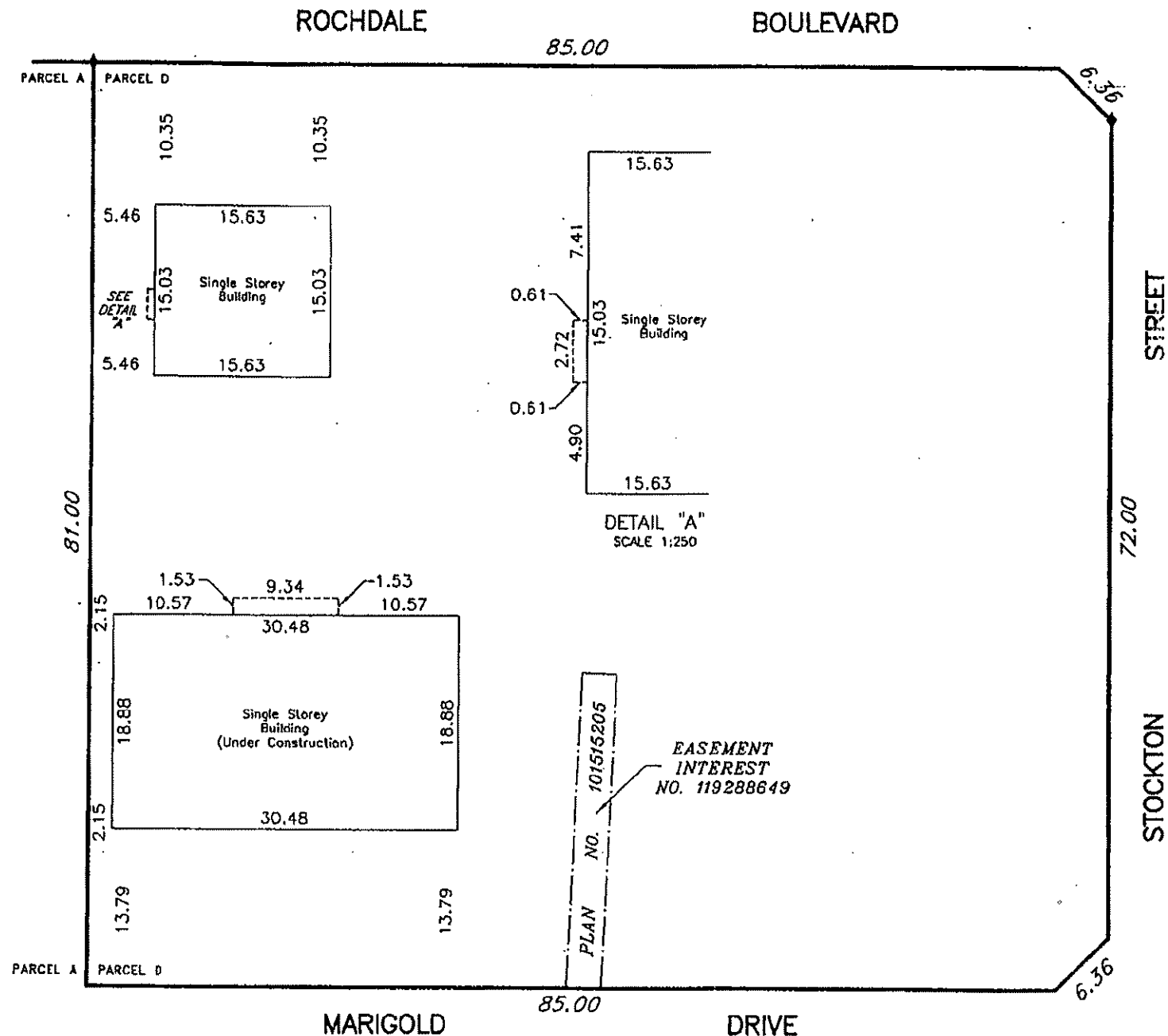
Easements: Interest #119288649 Easement
SaskEnergy Incorporated

I, David Lee Gurnsey, Saskatchewan Land Surveyor, have made a survey of the above-described property on the 11th day of April, 2003, and hereby certify that:

1. This plan forms a Real Property Report prepared in accordance with Bylaw No. XVIII of The Saskatchewan Land Surveyors Act.
2. The permanent buildings now situated on the above-described property are located as shown on this plan.
3. There are no encroachments above ground unless shown.
4. Measurements shown are to foundations at ground level unless noted.
5. This document provides data for mortgage purposes and for the use of the City Building Department and should not be used for any other purpose.
6. Subsurface structures are not shown.
7. This document may not be reproduced without the written consent of the certifying Land Surveyor; further, it represents the conditions shown on the date of certification only.
8. All measurements are in metres and decimals thereof.
9. Survey monuments found or planted are shown thus -----♦

Dated at Regina in
the Province of Saskatchewan
this 14th day of April, 2003.

2003 ©  David Lee Gurnsey, S.L.S.





- Shared Common Area:
Total 1,450 sq.ft
- Gateway Alliance Medical
1,385 sq.ft useable
1,807 sq.ft rentable
- Bayshore offices
200 sq.ft usable
261 sq.ft rentable
- Pharmacy
980 sq.ft useable
1,280 sq.ft rentable
- Physiotherapy
2,185 sq.ft useable
2,852 sq.ft rentable

Public Consultation Summary – 4535 Rochdale Boulevard

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	1	<ul style="list-style-type: none"> - Lack of assigned parking for the clinic - Would not like to see private parking being used by any overflow from the clinic
<i>I support this proposal</i>	4	

1. Issue

There is a lack of assigned parking for the clinic and we would not like to see our private parking being used by any overflow.

Administration's Response:

The building is existing and the site conditions are not changing through this discretionary use application. The proposal meets the minimum parking requirements for shopping centres and medical clinics in the Zoning Bylaw.

April 10, 2019

To: Members
Regina Planning Commission

Re: Discretionary Use Application (18-DU-20) Proposed Planned Group of Dwellings 3121
Green Bank Road

RECOMMENDATION

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3121 Green Bank Road, being Parcel H, Plan No. 102241707, in the Towns subdivision be approved and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by North Ridge Development Corporation and dated December 7, 2018.
 - 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 April 29, 2019 meeting of City Council for approval.

CONCLUSION

North Ridge Development Corporation (Applicant) on behalf of the current owner, City of Regina (City), proposes to develop a Planned Group of Dwellings that consists of 38 dwelling units in semi-detached and townhouse residential buildings. The subject property is within the R5 – Residential Medium Density, where a Planned Group of Dwellings is a discretionary use.

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

BACKGROUND

An application has been received for discretionary use approval to accommodate a Planned Group of Dwellings at 3121 Green Bank Road. The subject property had previously been approved for a Planned Group of Dwellings (CR 17-98 on September 25, 2017), which was not acted upon. This application represents a different proposal than the previously approved discretionary use application.

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

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

DISCUSSION

The Applicant is proposing to build 38 dwelling units in 12 separate residential buildings that consist of semi-detached and townhouse buildings on the subject property. Six of the buildings will be semi-detached dwellings and the other six buildings will be townhouse dwellings. The site configuration and building locations are identified in Appendix A-3.1. The subject property is currently vacant.

The land-use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	R5 – Residential Medium Density	R5- Residential Medium Density
Land Use	Vacant	Planned Group of Dwellings
Number of Dwelling Units	nil	38
Building Area	n/a	4,750.96 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	38 stalls	76 stalls
Minimum Lot Area (m ²)	4,560 m ²	14,902 m ²
Maximum Building Height (m)	11 m	7.488 m
Maximum Floor Area Ratio	0.85	0.31
Maximum Coverage (%)	50 %	32%

The proposed development contains 76 parking stalls located in double car garages attached to each unit, which represents two parking stalls per unit. The proposed number of parking stalls exceeds the minimum required parking stalls established in the Zoning Bylaw of one parking stall per dwelling unit.

The proposed development requires visual screening along the north property line, which will take the form of a 1.83 metre fence. The landscaping elements are identified conceptually on the landscape plan in Appendix A-3.1a. Interior landscaping and amenity space (five per cent) will also be included on the site as per Zoning Bylaw requirements. The detailed landscape plan will be approved during the building permit review.

The proposal complies with the Towns Concept Plan (Appendix A-4), which identifies the subject property for medium density residential development. The subject property is highlighted on the concept plan.

Surrounding land-uses include medium density planned group of dwellings to the south and low density detached dwellings to the north, east and west.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area will receive 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 development will be taxed and assessed accordingly as development proceeds and will contribute to City tax revenues.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

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

Section D6: Housing

Goal 1 – Housing Supply and Affordability: Increase the housing supply and improve housing affordability.

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

The proposal is consistent with the Towns Concept Plan and will help make a complete neighbourhood by providing a diversity of housing choice in close proximity to community services and amenities including schools as shown in Appendix A-2.

Other Implications

None with respect to this report.

Accessibility Implications

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

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	January 10, 2019
Letter sent to immediate property owners	January 10, 2019
Number of Public Comments Sheets Received	2

There were two public comments received on this application. A more detailed accounting of the respondent's comments and Administration's response is provided in Appendix B.

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

The Applicant, owners and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a 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,

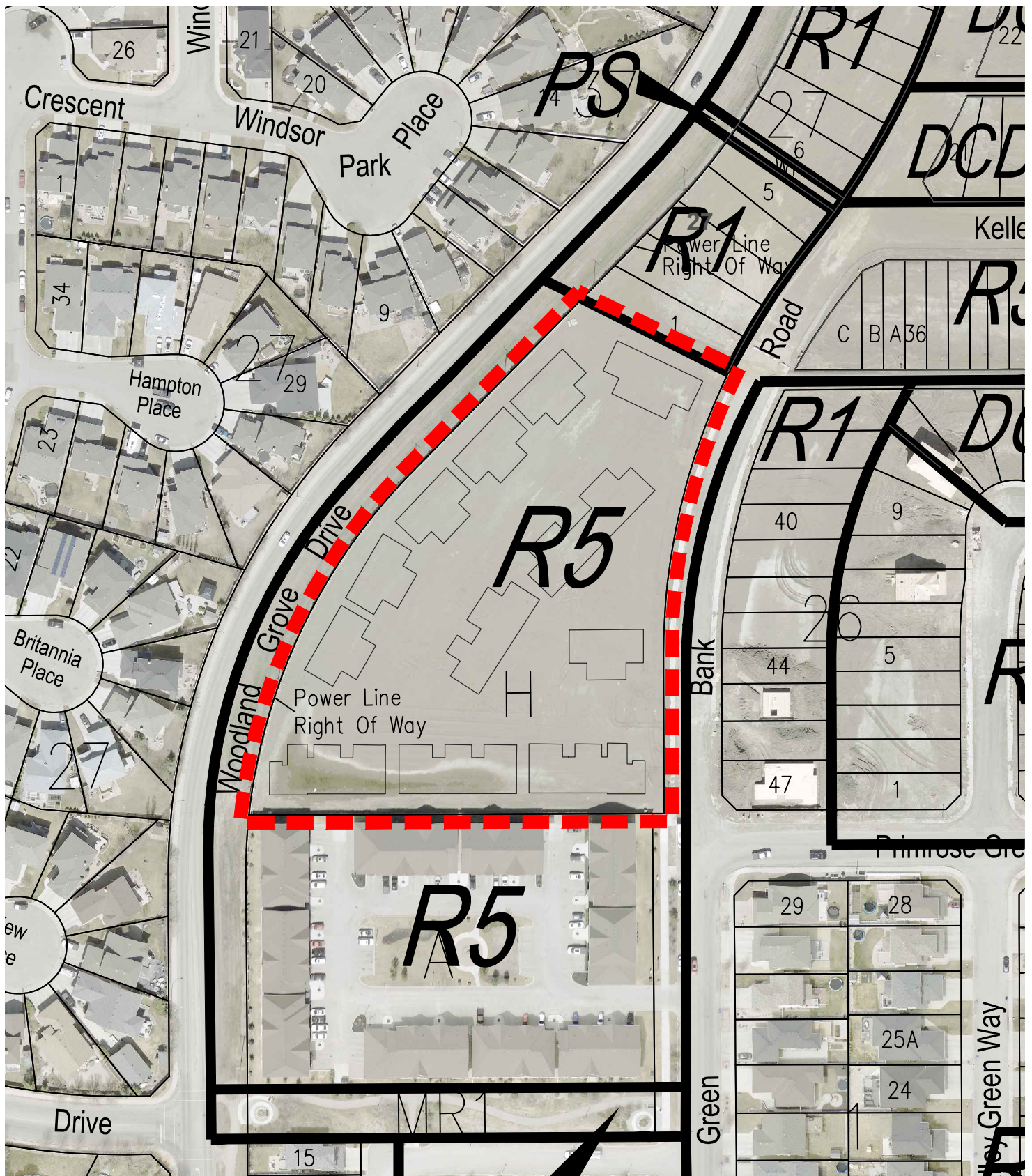


Fred Searle, Director
Planning & Development Services
Prepared by: Pam Ewanishin, City Planner II

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development



Date of Photography : 2018



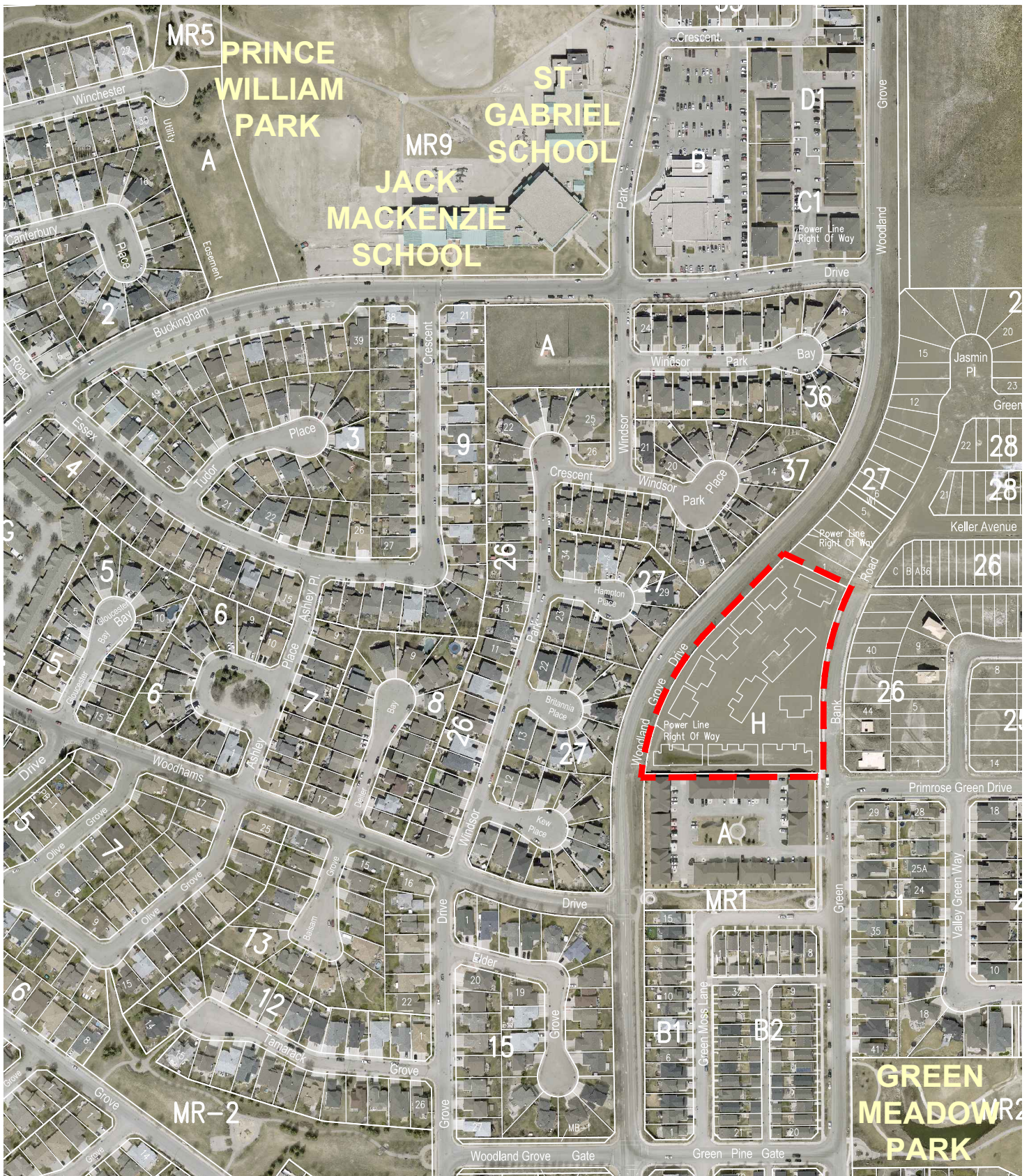
Subject Property



Project 18-DU-20

Civic Address/Subdivision

3121 Green Bank Road / The Towns
Block H, Plan 102241707 Ext 0



Date of Photography: 2018

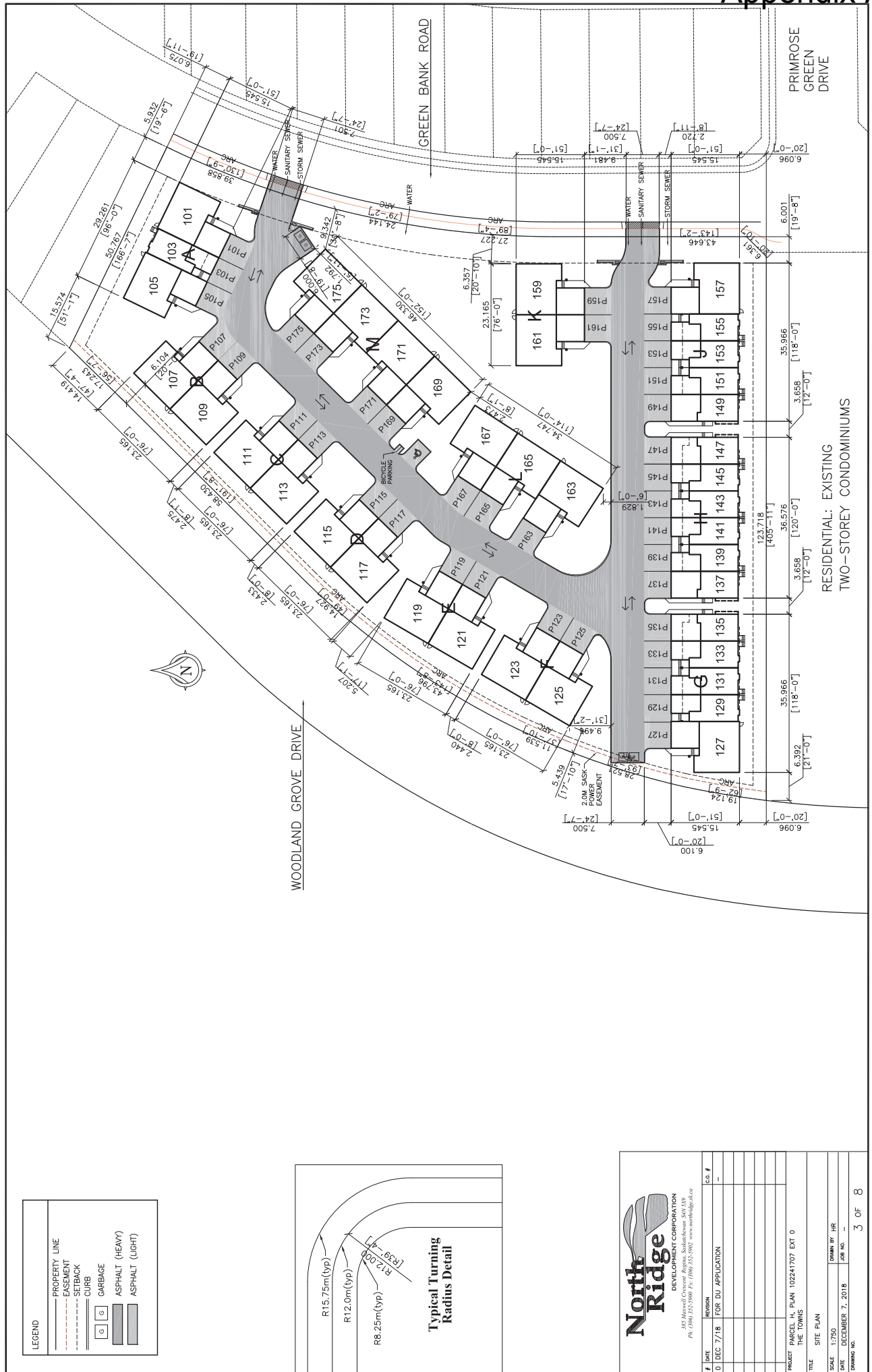


Subject Property

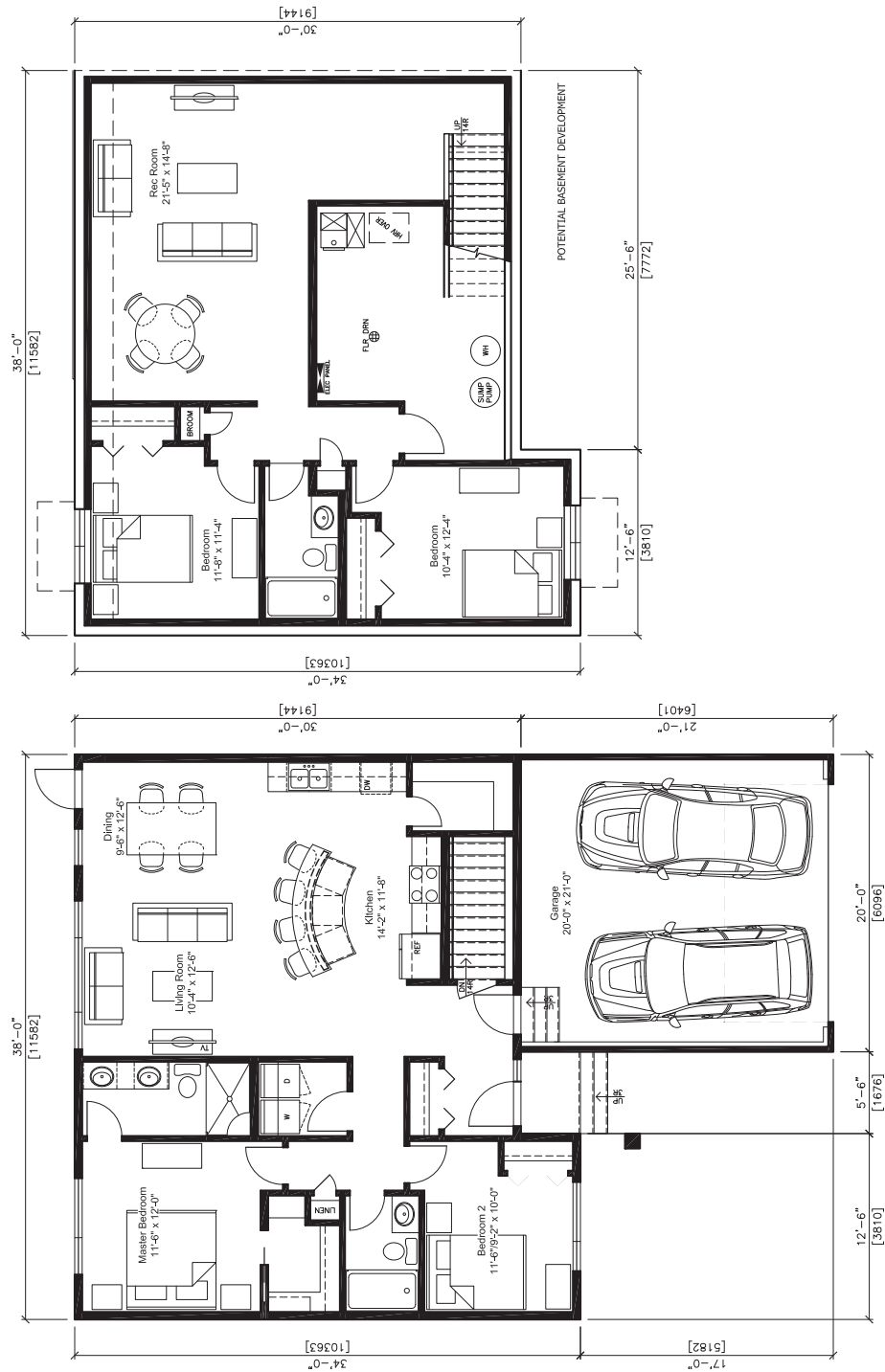
Project 18-DU-20

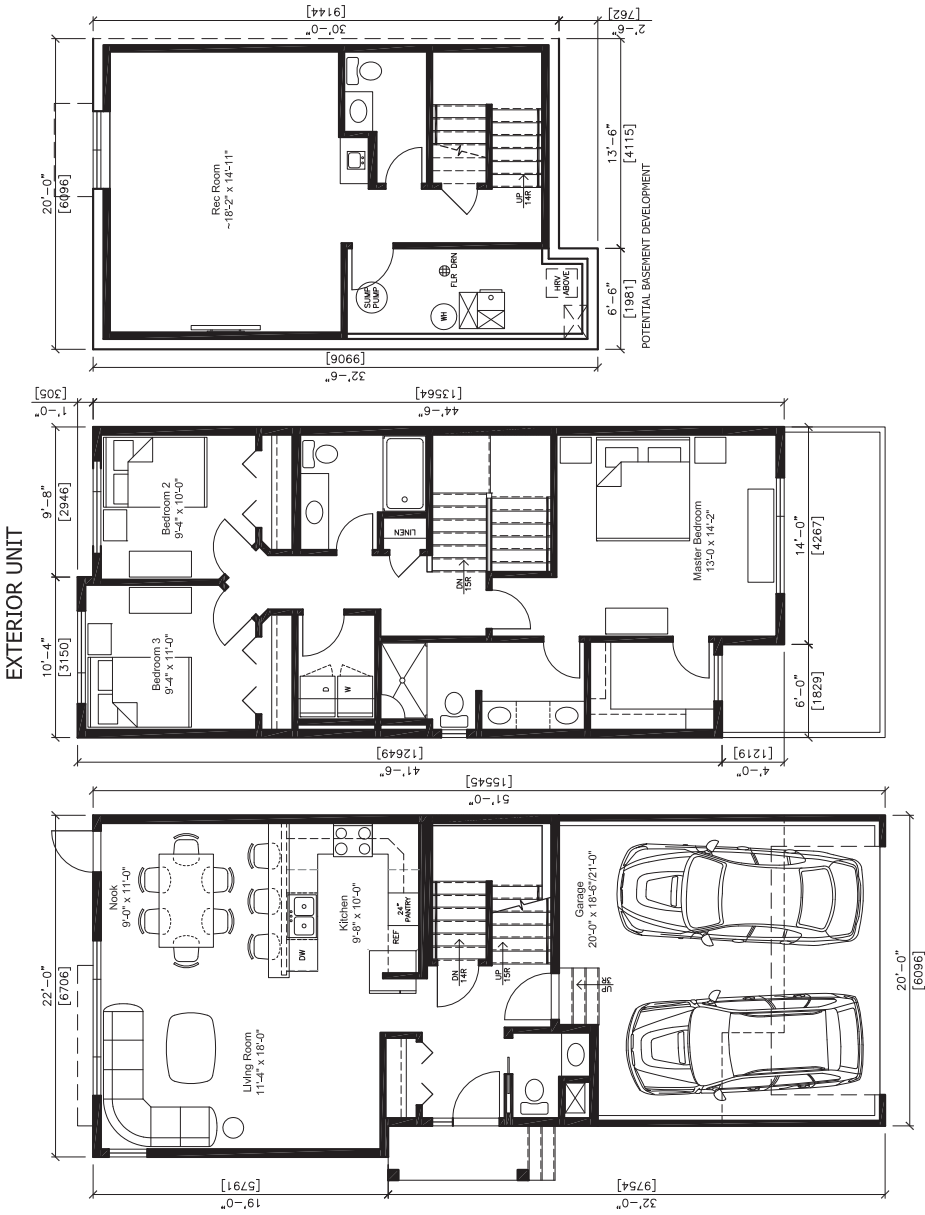
Civic Address/Subdivision

3121 Green Bank Road / The Towns
Block H, Plan 102241707 Ext 0



REVISION

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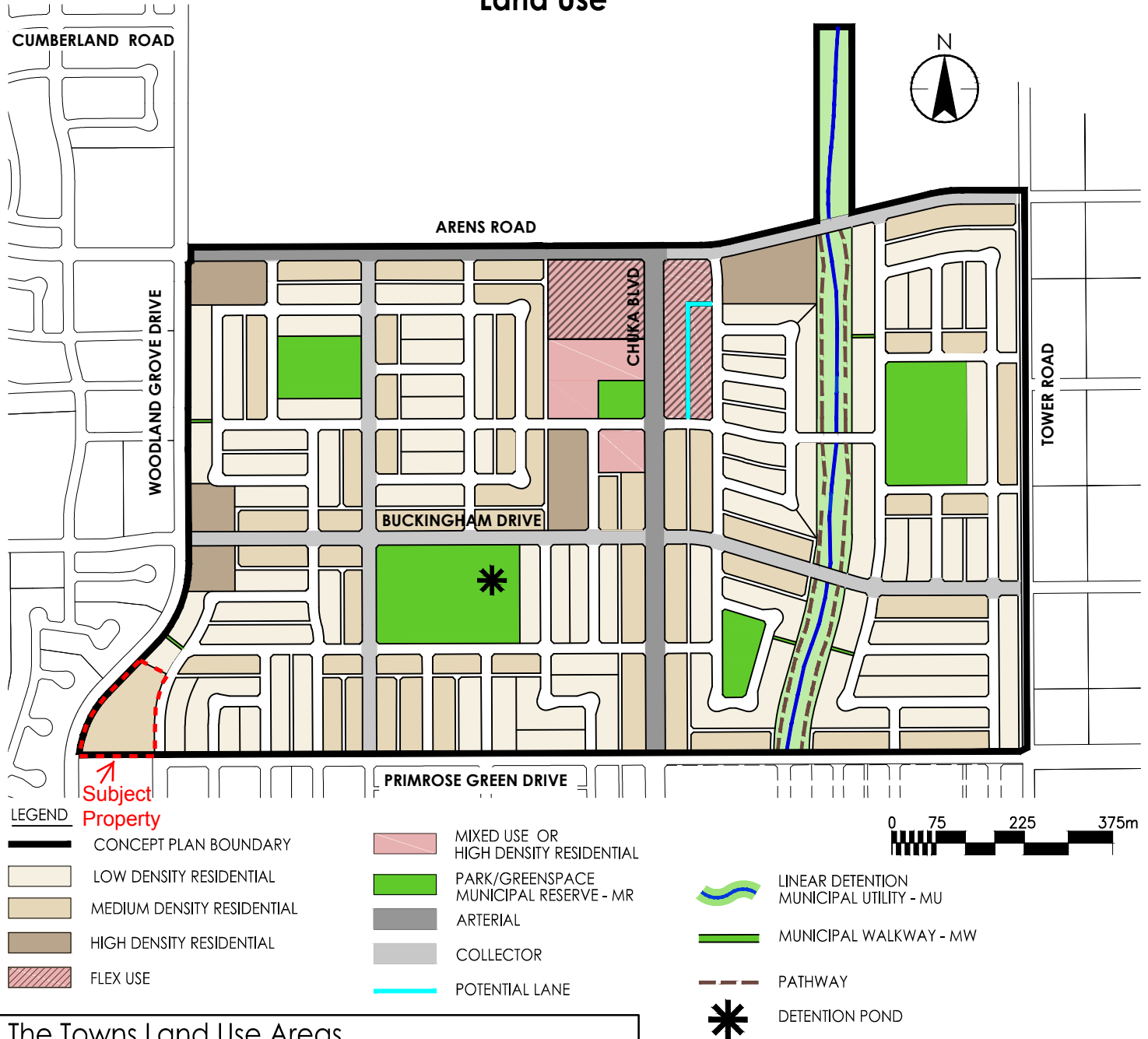
345 Main Street, Suite 200, Northridge, CA 91329
Ph: (818) 705-1000 Fax: (818) 705-1001 www.northridge.com

#	DATE	REVISION	BY	CHK. #
1	DEC 7/18	FOR DU APPLICATION		
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PROJECT: PARCEL H, PLAN 102241707 EXT 0
THE TOWNS
TWO-STORY FLOOR PLANS - EXTERIOR UNITS
SCALE: 1/8"=1'-0"
DATE: DECEMBER 7, 2018
DRAWING NO.: 7 OF 8

Towns Concept Plan

Land Use



The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwelling	40.5	100.1	31.7%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	5.0	12.4	3.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density	2.3	5.7	1.8%
Total Residential	76.1	188.1	59.6%
Municipal Reserve	9.9	24.5	7.7%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.1	0.2	0.1%
Roadways	36.5	90.2	28.6%
Total Area	127.7	315.6	100.0%
Linear Detention Extension	1.9	4.7	N/A
Total Area + Linear Detention Extension	129.6	320.2	N/A

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> - The subject property should be single family residential units/houses, not townhouses or multiple units. - Woodland Grove Drive was not developed to handle the present volume of traffic.
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>		

1. Issue

The subject property should be single family residential units/houses, not townhouses or multiple units.

Administration's Response:

The Towns concept plan identifies the subject property for medium density residential development.

The subject property is zoned R5 – Residential Medium Density Zone which is intended to provide for flexibility in building and site design in locations where residential development or redevelopment is desired at medium density. A variety of development options are available in this zone. A detached dwelling unit (single family home) is a discretionary use in the zone whereas semi-detached dwellings and townhouse dwellings are permitted uses. The proposal is aligned with OCP policy that supports a variety of housing options in all neighbourhoods which contributes to the vision of the OCP to develop complete communities.

2. Issue

Woodland Grove Drive was not developed to handle the present volume of traffic.

Administration's Response:

The projected traffic patterns and volumes for the neighbourhood were evaluated during the review of The Towns Concept Plan. Further to that, the City reviews each development proposal to ensure that it aligns with the concept plan and the capacity of the adjacent roads. After reviewing this proposal, it was determined that the existing road network has capacity to accommodate traffic generated by the proposed development.

April 10, 2019

To: Members
Regina Planning Commission

Re: Applications for Sale of Dedicated Land & Zoning Bylaw Amendment (18-SD-02/18-Z-16) 20 Sheppard Street

RECOMMENDATION

1. That the application for the sale of dedicated land (public reserve) located at 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, be approved.
2. That the application to rezone 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, from PS - Public Service Zone to I - Institutional Zone, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Sale of Dedicated Land and amendment to the *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The City of Regina (City), Real Estate Branch (Applicant and Owner), proposes to sell the dedicated land and rezone the land from PS – Public Service Zone to I – Institutional Zone. The current use of the property is park space with ball diamonds and a soccer pitch.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). The sale of dedicated land is also supported by the City's *2007 Open Space Management Strategy* (OSMS). Accordingly, Administration recommends approval.

BACKGROUND

Applications for sale of dedicated land and zoning amendment have been submitted concerning the dedicated land at 20 Sheppard Street. The application is being considered pursuant to the Zoning Bylaw, OCP, *The Planning and Development Act, 2007* (Act) and *The Cities Act, 2002*.

City Council recently approved (CR18-121) the sale of subject property directly to the Regina Huda School at market value without a public offering. As the property is considered dedicated land, City Council is also required to authorize the sale by the adoption of a municipal bylaw.

DISCUSSION

The Applicant and Owner has been authorized by City Council to sell directly to the purchasers (Regina Huda School) at market value without a public offering, but still requires approval for the sale of dedicated land. The land consists of approximately 8,144 square metres (0.81 hectares) of land which will be sold to the Regina Huda School, who are the occupants of the adjacent property located at 40 Sheppard Street. The Applicant and Owner also proposes to rezone the subject property from PS – Public Service Zone to I – Institutional Zone, which is consistent with the zoning designation of the Regina Huda School's property.

The Regina Huda School has no definite development plans at this time but would like to purchase the land for future expansion to their educational campus. This may include more classrooms, a prayer hall and potentially another building which would serve as a multi-purpose facility and gymnasium for their students. These future uses can be accommodated in the proposed I – Institutional Zone. The development plans will be required to comply with all applicable development standards and will be evaluated at the time of submission.

Surrounding land uses include the Regina Huda School to the north, high density residential and supportive living home to the east, low density residential to the south and park space to the west.

Park Space

The dedicated land is located in the park space known as Sheppard Park in the Coronation Park neighbourhood. The subject property is developed with two ball diamonds and a soccer pitch. The OSMS identifies that dedicated open space for a neighbourhood shall be provided based on 1.2-1.6 ha/1,000 people. The Coronation Park neighbourhood has a total of 16.19 hectares of dedicated open space and an approximate population of 6,875.

Based on the above hectare/people guideline, the Coronation Park neighbourhood has a surplus of 5.19 hectares of neighbourhood level park space. The removal of 0.81 hectares would reduce the surplus balance to 4.38 hectares of open space in the neighbourhood. The OSMS rates the condition of Sheppard Park as "poor". The ball diamonds are currently used; however, there is capacity at other facilities to accommodate user groups. Administration is supportive of the sale as the open space is surplus to the needs of the City and community user groups.

Traffic

Administration considered the potential traffic impact of the proposed change. The property is located on the west side of Sheppard Street, between 6th Avenue and McMurchy Avenue. Sheppard Street is classified as a local roadway and is approximately 11 metres wide, which is wide enough to accommodate two traffic lanes and two parking lanes. Sheppard Street connects

6th Avenue North to McMurchy Avenue, which are classified as arterial and collector streets respectively.

This section of Sheppard Street has 1,800 vehicles per day. Under current traffic conditions, peak traffic flows on Sheppard Street were observed to occur during the Regina Huda School's morning and drop off and afternoon pick up periods. This traffic flow pattern is in line with other school zones throughout the city.

At the time of development permit application, Administration will require a Traffic Impact Assessment report for the future development of the site.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the dedicated land is \$681,234.75. The sale of the land will relieve the City of any obligations for maintenance or physical condition. The Act and *The Dedicated Lands Regulations, 2009* require that all moneys received by the City from the sale of dedicated lands be paid into a dedicated lands account. The use of the funds is restricted to purposes related to purchase, development or upgrading of new or existing public parks or recreation facilities.

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The Applicant and Owner 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.

Effective October 2019, Development Levies will be applied to all intensification development to cover a portion of the capital infrastructure projects required to support growth. As an institutional type land-use the new development would be required to pay \$110 per square meter of gross floor area.

The development will be taxed and assessed accordingly as development proceeds and will contribute to City tax revenues.

Environmental Implications

The subject property is located within the Moderate Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable protection performance standards, which are reviewed at building permit phase.

Policy/Strategic Implications

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

Section D8: Culture

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

- 10.1 Build partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sectors to encourage cultural development opportunities and conserve historic places.

Goal 2 – Inclusion: Ensure learning opportunities, resources and activities provided by the City are culturally inclusive.

- 10.12 Respond to the cultural needs and aspirations of Regina's increasingly diverse population through culturally relevant programs, services and facilities.

Goal 3 – Accessibility: Ensure access to cultural resources, learning opportunities and activities

- 10.15 Partner with stakeholders to improve promotion of, awareness of, and access to cultural resources, learning opportunities and activities.

- 10.16 Support equitable access to cultural resources practices and activities.

Section D11: Social Development

Goal 5 – Social Inclusion: Ensure that Regina is socially inclusive and strives for social equality regardless of age, ethnicity, religion, income, sexual orientation, ability or family structure.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Will be published in the Leader Post on:	April 13, 2019 April 20, 2019
Letter sent to immediate property owners	December 13, 2018
Number of Public Comments Sheets Received	24

The application was circulated to the Coronation Park Community Association and residents in the area. There were 24 public comments received on this application. A more detailed accounting of the public comments and feedback from the community association, as well as Administration's response is provided in Appendix B.

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

DELEGATED AUTHORITY

City Council's approval and adoption of a bylaw are required, pursuant to Section 199 of *The Planning and Development Act, 2007*.

Respectfully submitted,

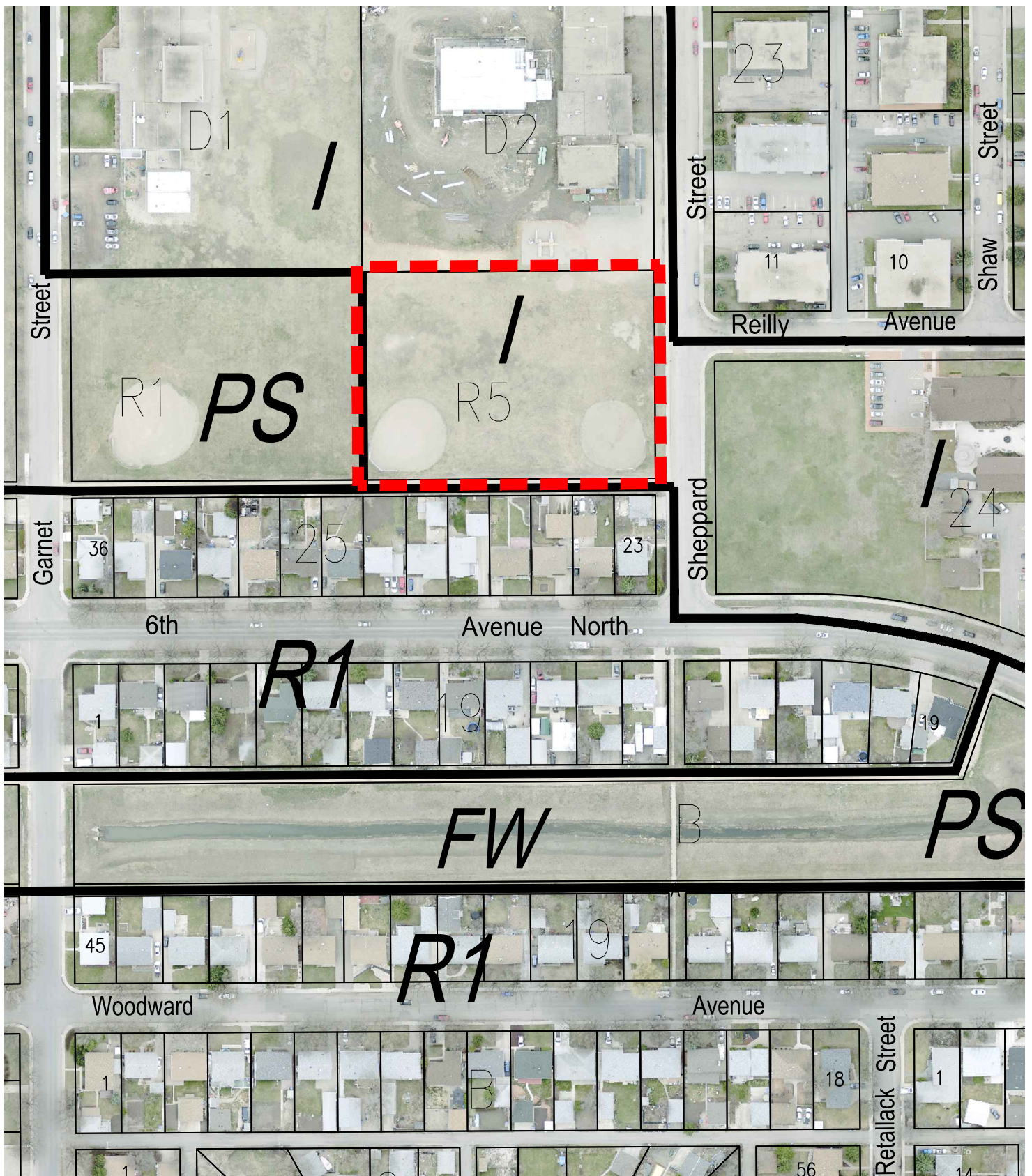
A handwritten signature in blue ink, appearing to read 'Fred Searle'.

Fred Searle, Director
Planning & Development Services
Prepared by: Pam Ewanishin

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk'.

Diana Hawryluk, Executive Director
City Planning & Community Development



Date of Photography : 2018



Subject Property



Project 18-SD-2
18-Z-16


Civic Address/Subdivision

20 Sheppard Street / Coronation Park N.
Parcel R5, Plan 65R29321 Ext 0



Date of Photography: 2018



 Subject Property

Project 18-SD-2
18-Z-16

Civic Address/Subdivision

20 Sheppard Street / Coronation Park N.
Parcel R5, Plan 65R29321 Ext 0

Appendix A

1:1,200



Corporate Services/Land and Real Estate Management/Real Estate

Project: Proposed Sale

Civic Address: 20 Sheppard Street
Legal Description: Blk/Par R5-Plan 65R29321 Ext 0



Appendix B
Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	14	<ul style="list-style-type: none"> - Keep baseball diamonds and park area for children use. - Loss green space, especially city park lands. - If the City invested in planting trees, upgrading with new play structures and making the area more inviting, more people would utilize the space. - Height of buildings block the sun from properties to the East. - Vehicle/pedestrian traffic and parking problems already exist due to the congestion of schools in one area. - The local street cannot handle traffic on Sheppard Street, hardly room to drive down the road. - Difficult accessing alley as park cars block alley during drop-off/pick-up periods. - Parking will be a problem when building is expanded. - Increase in noise. - High density of students on small parcel of land. - This project should be for a newer area with more space. - A better use of the land would be to build affordable housing, senior home/complex or a community centre. - Decrease in property values.
<i>Accept if many features were different</i>	2	<ul style="list-style-type: none"> - The park is used by lots of kids and adults for other uses than just baseball. - Not keen about the school increasing in students. - Might be more suitable on a bigger street that can accommodate more traffic. - Concern with vehicle traffic control for the greatly expanded facilities including law enforcement and pedestrian cross-walks. - Concerns with respect to sewer and water infrastructure, and degradation to nearby streets during construction period(s). - Love having Huda School in the neighbourhood at its current size. - Support education of students in the community, which includes expanded classrooms and proper gymnasium.
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	8	<ul style="list-style-type: none"> - Expanded facility is important for this demographic of the community. - Important to keep supporters of the Regina Huda School in Regina and surrounding area as they may attract more people into the community. - School needs more classrooms as there are many kids waiting for admission. - Kids will have bigger multipurpose room to do more activities. - No concern as long back alley road passage is not affected.

1. Issue: Loss of Park

- *Keep baseball diamonds and park area for children use.*
- *The park is used by lots of kids and adults for other uses than just baseball.*
- *Loss green space, especially city park lands.*
- *If the City invested in planting trees, upgrading with new play structures and making the area more inviting, more people would utilize the space.*

Administration's Response:

The 2007 *Open Space Management Strategy (OSMS)* identifies that dedicated open space for a neighbourhood shall be provided on the basis of 1.2-1.6 ha/1,000 people. The Coronation Park neighbourhood has a total of 16.19 hectares of dedicated open space. Based on the ha/people guideline the Coronation Park area has a surplus of 5.19 hectares of neighbourhood level park space. The removal of 0.81 hectares would result in a surplus balance of 4.38 hectares of open space in the neighbourhood. Sheppard Park has a rating of poor condition from the OSMS. Administration is supportive of the sale as there is a need for the adjacent school to expand and the availability of this land. This is seen as an appropriate future use of the land given the context of the site.

The user groups of the ball diamonds can be accommodated at other facilities within the City.

2. Issue: Height of Buildings

- *Height of buildings block the sun from properties to the East.*

Administration's Response:

Any development on the site would have to conform to the development standards of the Zoning Bylaw. Under the current Zoning Bylaw the maximum height for a building within the I - Institutional Zone is 15 metres. The development would also have a minimum front yard setback of 4.5 m and a minimum side yard setback of 3 m from the property line. There is a road between the subject property and residential development to the east and a lane from the subject property and the residential development to the south. It is not anticipated that, considering the height and setback requirements, any future development would block the sun from residential development nearby.

3. Issue: Parking, Traffic, Streets

- *Vehicle/pedestrian traffic and parking problems already exist due to the congestion of schools in one area.*
- *Concern with vehicle traffic control for the greatly expanded facilities including law enforcement and pedestrian cross-walks.*
- *The local street cannot handle traffic on Sheppard Street, hardly room to drive down the road.*
- *Might be more suitable on a bigger street that can accommodate more traffic.*
- *Difficult accessing alley as park cars block alley during drop-off/pick-up periods.*
- *Parking will be a problem when building is expanded.*

Administration's Response:

The Administration has considered the potential traffic impact of the proposed change. There is sufficient capacity on the adjacent and nearby roadways to accommodate the proposed rezoning. A more detailed Traffic Impact Assessment (TIA) report will be required at the time of development permit application to identify if any further upgrades are required to accommodate the revised traffic flow. This will include an assessment of driveway locations.

4. Issue: Size of Land

- *High density of students on small parcel of land.*
- *This project should be for a newer area with more space.*
- *Not keen about the school increasing in students.*
- *Love having Huda School in the neighbourhood at its current size.*

Administration's Response:

The City's Zoning Bylaw regulates the development on the site and during the development review of any future proposal the site will be evaluated using established regulations. The number of students permitted is regulated by the Regina Public School Board.

5. Issue: Alternative Use for the Land

- *A better use of the land would be to build affordable housing, senior home/complex or a community centre.*

Administration's Response:

The same review process would need to occur for any proposed development at the site. The City would need to sell the dedicated land and the proposal would be subject to zoning regulations. The current PS – Public Service would not permit residential development. The City has determined that given the context of the site that the intended future use is appropriate.

6. Issue: Property Values

- *Decrease in property values.*

Administration's Response:

Development in established neighbourhoods often generates concerns about the impact on property values. The Administration acknowledges that residents have these concerns, but is not aware of any evidence that such development will necessarily have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance, but will be affected by the perceptions, experiences and resultant actions of individual households, over time.

7. Issue: Infrastructure

- *Concerns with respect to sewer and water infrastructure, and degradation to nearby streets during construction period(s).*

Administration's Response:

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. For any future development on the site 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.

Community Association Consultation Summary

1. **Issue:** Concern of the long period of time before development and that the future plans for development will remain the same in the future. Concern the park will turn into a parking lot or a fenced area with no access.

Administration Response:

The City cannot hold purchaser to those plans, but any development will be required to conform to the Zoning Bylaw. An expanded parking lot, in support of the school would be permitted on the lot as per the Zoning Bylaw. However, the purchaser's intentions are to develop the site as a campus for educational needs.

2. **Issue:** If there is no specific date to start construction, then it should be left as it is. Can the land be sold down the road when they are ready to build?

Administration Response:

The purchaser approached the City to purchase the land, it is our understanding the timing of their plans will be based on financial capacity to move forward, these timelines are subject to change. Ultimately it is City Council's decision to approve the sale of dedicated land at this time or to defer it.

3. **Issue:** If their intent is to have parking space, then that should be included in the proposal.

Administration Response:

The purchaser has not indicated that the land would be used as a parking lot. They have indicated that they plan to construct a building including more classrooms, a prayer hall and potentially another building which would serve as a multi-purpose facility and gymnasium.

4. **Issue:** What happens to the money from the sale of the land? Do the funds help to improve other parks in the Coronation Park area? Are we (the community) going to be notified as to how the funds from the sale will be used?

Administration Response:

The money from the sale of the property would be deposited into the Dedicated Lands Reserve. There are no specific plans to reinvest the cash at this time. However, *The Planning and Development Act, 2007* and *The Dedicated Lands Regulations, 2009* restrict the use of the funds to purposes related to purchase, development or upgrading of new or existing public parks or recreation facilities.

April 10, 2019

To: Members
Regina Planning Commission

Re: Application for Concept Plan Amendment and Zoning Bylaw Amendment (15-CP-03/
19-Z-01) The Towns Concept Plan, Stage 1FA

RECOMMENDATION

1. That the application to amend the Towns Concept Plan (Land Use Plan and Circulation Plan), as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
 - a) Proposed Lot J1 from UH - Urban Holding, R6 - Residential Multiple Housing, and DCD11 - Direct Control District to LC2 - Local Commercial Zone; and
 - b) Lots 1-11, inclusive, in Block 35 from DCD 11 - Direct Control District and UH - Urban Holding Zone to R1 - Residential Detached Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the April 29, 2019, meeting of City Council for approval to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments.

CONCLUSION

Terra Developments (Applicant), on behalf of the land owners, City of Regina (City), proposes to amend The Towns Concept Plan and to rezone lands within Stage 1, Phase 1FA of the subdivision area. The proposed amendments would add a local commercial area and reconfigure a low-density residential area on a 1.63 ha portion of land. The proposed amendments align with the purpose and intent of policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) to provide local commercial areas in neighbourhoods and policies in the Southeast Regina Neighbourhood Plan (SENP) to provide for limited and compatible non-residential uses in residential areas.

The proposed amendments to The Towns Concept Plan comply with the OCP, including Part B.16, which is the SENP. The proposed amendments to the *Regina Zoning Bylaw No. 9250*

(Zoning Bylaw) also comply with the proposed amendments to The Towns Concept Plan. Accordingly, Administration recommends approval.

BACKGROUND

Applications have been submitted to amend The Towns Concept Plan and the Zoning Bylaw concerning the property in Phase 1, Stage 1FA of The Towns subdivision. The Towns Concept Plan was originally approved by City Council on April 25, 2016 (CR16-36) and most recently amended on July 30, 2018 (CR18-74).

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

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to Administration. A copy of the plan of proposed subdivision is attached for reference purposes only as Appendix A-3.3.

DISCUSSION

Concept Plan Amendment

The Applicant propose to amend a 1.63 ha area of The Towns Concept Plan. Currently, the site provides for a 0.64 ha site intended for high density residential and a 0.99 ha area for low density residential. A copy of the current Towns Concept Plan is attached as Appendix A-3.1, which also highlights the portion of the plan proposed to be amended. The proposed Towns Concept Plan (Appendix A-3.2) provides for a 0.85 ha commercial site and the balance of the block would continue to be low-density residential but would be reconfigured as a cul-de-sac to accommodate the future development of detached dwellings.

The Applicant initially proposed a commercial site of approximately 1.12 ha, but through the review process, the size of the commercial site was reduced. This is as a result of policy concerns with respect to commercial distribution within The Towns Concept Plan area and the SENP, which does not explicitly identify the subject property for commercial use, but rather a “Neighbourhood Area”, which is to consist of “predominantly residential uses with limited and compatible non-residential uses”. The land-use concept of the SENP is provided for reference as Appendix C.

The SENP provides specifically for commercial or mixed uses areas south of Victoria Avenue and a Neighbourhood Hub adjacent to Chuka Boulevard and Arens Road, which are intended to service broader markets. The addition of the proposed commercial area is being recommended as it is deemed to be a “limited and compatible” non-residential, local-commercial use. The reduction of the size of the proposed commercial area from 1.12 ha to 0.85 ha is intended to meet the intent of the policy by providing a limited amount of commercial use that services a local market and does not compromise the SENP commercial strategy to develop a mixed-use Neighbourhood Hub.

Administration examined similar developments and found that Floor Area Ratio (i.e. ratio of floor area to site area) ranged from 0.23 to 0.33 ha. Generally, this development pattern results from the balance of on-site parking and landscaping requirements to accommodate a proposed building on a site. Assuming a similar development pattern, the site is likely to accommodate a floor area between 1955 square metres and 2805 square metres.

Administration accepts a development of approximately 2800 square metres in floor area as appropriate for a local commercial context.

Zoning Bylaw Amendment

The Applicant proposed zoning amendments to reflect the proposed amendments to the Towns Concept Plan, totalling an area of 1.63 ha. A summary of the proposed amendments is provided below:

Land Description	Intended Development	Current Zone	Proposed Zone
Proposed Parcel J1	Commercial	R6 – Residential Multiple Housing; DCD 11 - Direct Control District, and UH - Urban Holding	LC2 - Local Commercial
Proposed Lots 1-11, Block 35	Single Detached Dwellings	DCD 11 - Direct Control District and UH - Urban Holding	R1 - Residential Detached Zone

The application of the LC2 - Local Commercial Zone in this context is consistent with the intent of the zone:

- (1) This zone is intended for the establishment of commercial and personal service uses at moderate intensity in new neighbourhoods rezoned from peripheral agricultural or urban holding to an urban use after January 16, 1984.
- (2) It is designed to 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.
- (3) A greater range of establishments is allowed in this zone than the LC1 – Local Commercial Zone because potential land use conflicts associated with commercial developments can be avoided at the initial design stage.
- (4) The zone is restricted to minor arterial and collector streets and the size of permitted establishments is restricted to 300 square metres to minimize their undesirable impacts on adjacent residential neighbourhoods.

- (5) The zone reflects the OCP objective to integrate neighbourhood shopping facilities in residential areas.

The LC2 - Local Commercial Zone will allow for a range of commercial uses, which are intended to suit a local commercial context. A list of allowable (permitted and discretionary) uses is provided in Appendix D for reference purposes.

Transportation Impacts

Administration reviewed a Transportation Impact Assessment (TIA) provided by the Applicant in support of the concept plan amendment. The purpose of the TIA was to model the impact of the proposed amendment on the adjacent transportation network and to inform the design of the transportation infrastructure in the subdivision phase.

The TIA concluded that the intersection of Woodland Grove Drive and Buckingham Drive would function satisfactorily with the addition of a traffic signal upon construction of Stage 1FA of the Towns neighbourhood. Administration has accepted the results of the TIA. Access requirements to the commercial site will be required to conform to City standards and will be confirmed upon review of a development permit. In addition, Buckingham Drive has been identified as a potential transit route.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

The development will be taxed and assessed accordingly as development proceeds and will contribute to City tax revenues.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods.

7.1 Require that new neighbourhoods, new mixed use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

7.1.4 Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation.

Goal 4 – Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

7.16 Encourage local commercial within residential areas.

Goal 7 - Zoning Bylaw Compliance: Ensure that the Zoning Bylaw facilitates development in accordance with goals and policies of this Plan

14.40 Ensure that applications to amend the zoning regulations, or requests for the rezoning of land consider the following:

14.40.1 The nature of the proposal and its conformity with all relevant sections of this Plan, as well as any approved concept plans.

14.40.2 The need to protect all forms of land use from harmful encroachments by incompatible uses.

14.40.3 The capability of the existing roadway and public transit systems to service the proposed use, and the adequacy of the proposed supply of off-street parking.

14.40.4 The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools, and other utilities and community services.

14.40.5 The impact of the proposal on the continued viability of the local community and local community services.

14.40.6 The on-going need to promote a compact and efficient city form.

14.40.7 Any other matter authorized by this Plan or The Planning and Development Act, 2007(as amended).

The proposal is consistent with the policies contained within Part B.16 of the SENP with respect to:

Composition of Neighbourhood Area

- 4.2(b) Neighbourhood Areas shall consist of predominantly residential uses with limited and compatible non-residential uses.

The proposed amendments have considered all relevant policies in the OCP, including the SENP. The addition of commercial lands to the neighbourhood would be appropriately scaled to a local context and zoned to ensure that the range of potential commercial uses is appropriate to the neighbourhood context. The addition of limited commercial development in this context will benefit the local community by providing opportunity for development of convenience goods and services.

Zone Forward Implications

Upon adoption of the currently proposed Zoning Bylaw, the subject property will be rezoned to the corresponding zones and will be required to conform to use and development standards in effect upon development permit approval.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	July 12, 2018
Will be published in the Leader Post on:	April 13 and 20, 2019
Letter sent to immediate property owners	June 25, 2018
Public Open House Held	July 11, 2018
Number of Public Comments Sheets Received	20

Administration consulted the community with a plan that included a commercial development of 1.12 ha, which specifically included a gas station and four separate multi-tenant commercial buildings. That application was being reviewed as a Contract Zone (File No. 18-CZ-03). All comments from the consultation reflected this former proposed development. The public consultation partially informed the change to the plan.

A more detailed accounting of the respondent's comments and Administration's response is provided in Appendix B. It should be noted that outside of the City's public consultation process, a prospective developer of the site submitted 58 comment sheets that they prepared and collected in support of the proposed changes. Furthermore, Administration received comments from other commercial developers and interests in the SENP area. Generally, those parties raised concerns regarding conformance with the SENP and impact on existing and/ or approved commercial areas.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

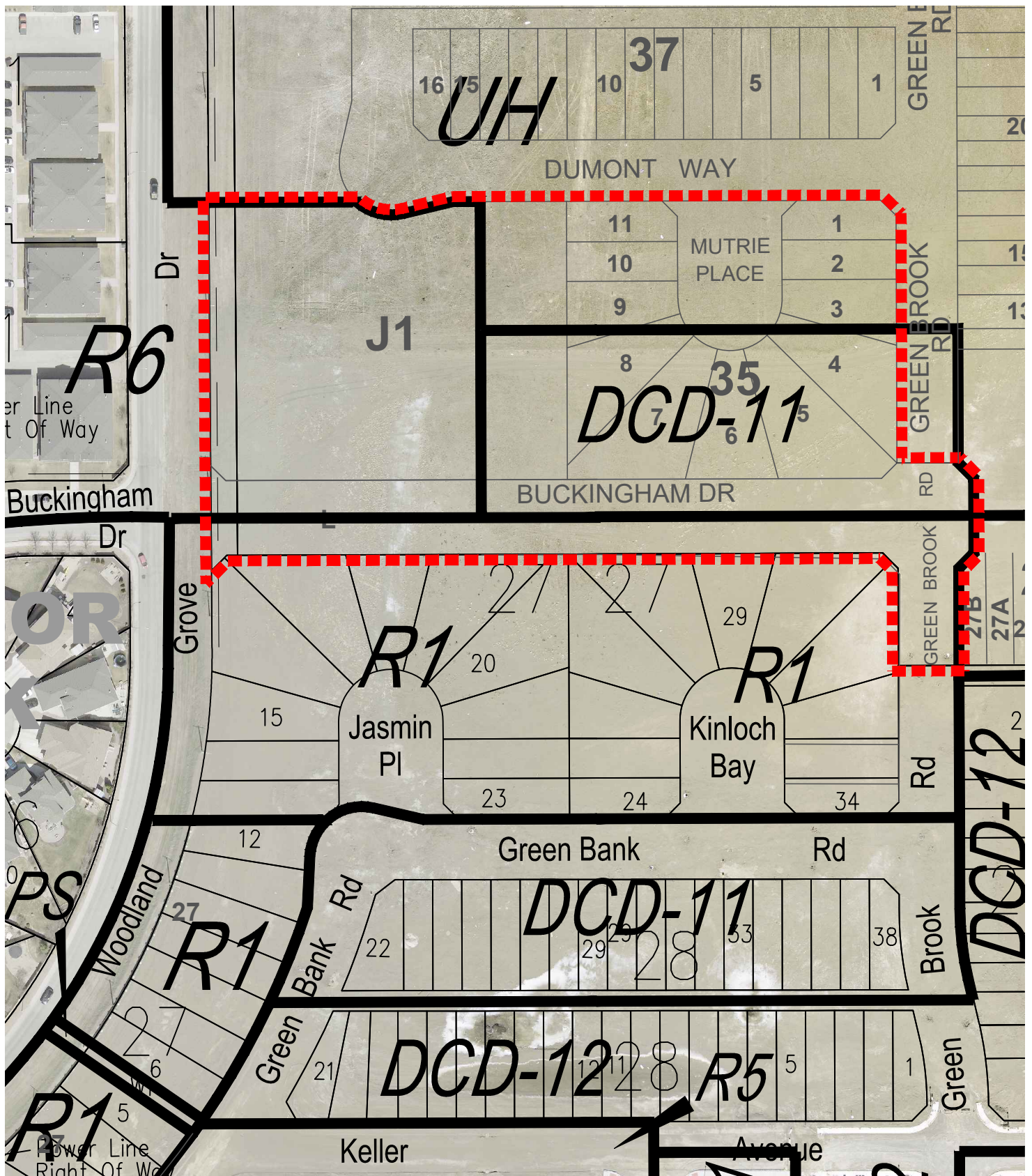
A handwritten signature in blue ink, appearing to read 'Fred Searle'.

Fred Searle, Director
Planning and Development Services
Prepared by: Ben Mario, Senior City Planner


Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk'.

Diana Hawryluk, Executive Director
City Planning & Community Development



Date of Photography : 2018

 Subject Property



Project 19-Z-01
(18-SN -10) Civic Address/Subdivision 3000 Woodland Grove Drive / The Towns (Phase 1FA)
SW 14-17-19-W2M, EXT 9



Subject Property

Date of Photography: 2018



Project 19-Z-01
(18-SN -10)

Civic Address/Subdivision

3000 Woodland Grove Drive / The Towns (Phase 1FA)
SW 14-17-19-W2M, EXT 9

Towns Concept Plan

Land Use

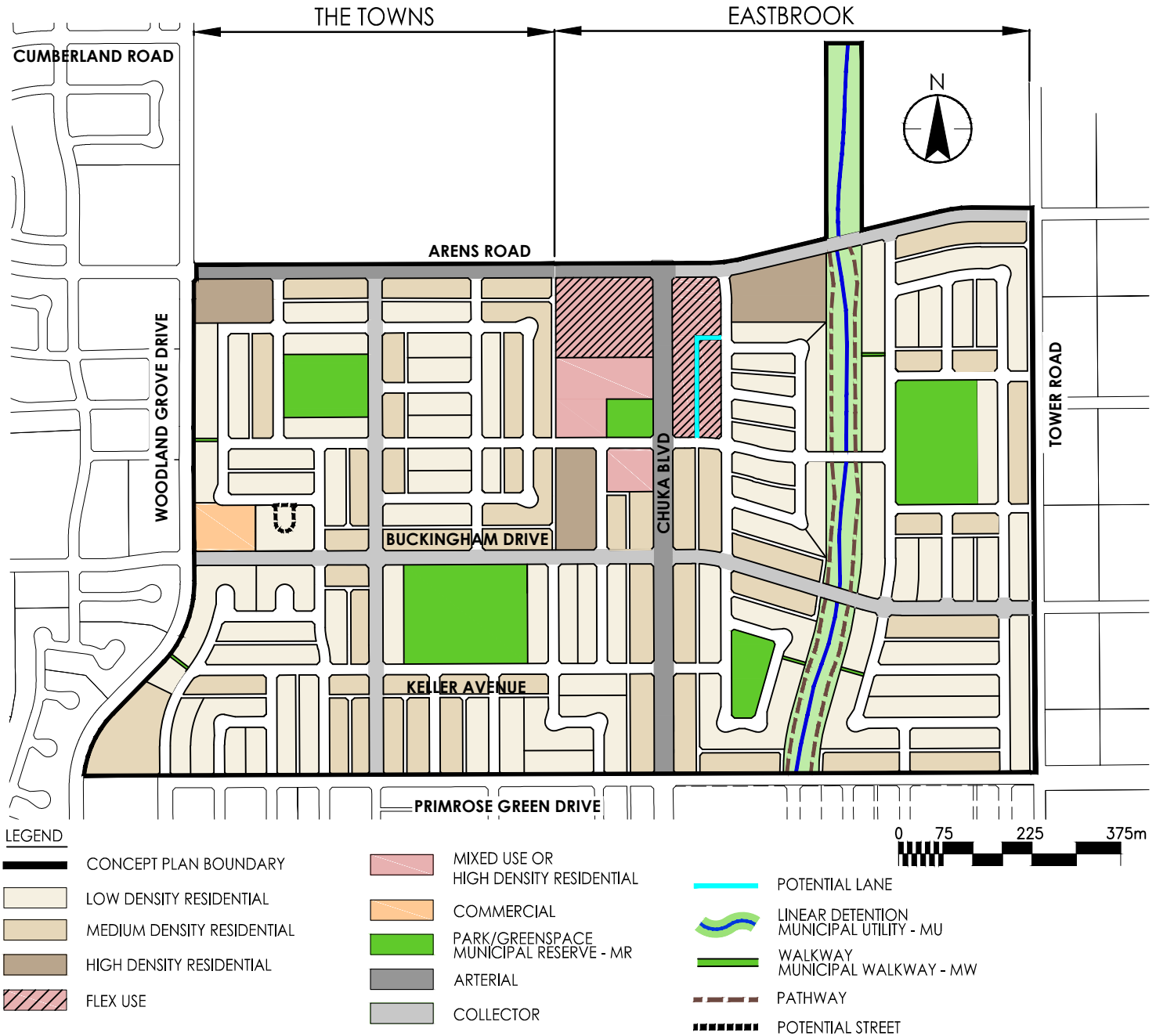


The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwelling	42.0	103.7	32.9%
Medium Density Multi Unit Dwellings	23.6	58.3	18.5%
High Density Multi Unit Dwellings	4.1	10.1	3.2%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density	2.3	5.7	1.8%
Total Residential	76.3	186.7	59.8%
Municipal Reserve	9.1	22.5	7.1%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.0	0.0	0.0%
Roadways	37.2	91.9	29.1%
Total Area	127.7	315.6	100.0%
Linear Detention Extension	1.9	4.7	N/A
Total Area + Linear Detention Extension	129.6	320.2	NA

Towns Concept Plan

Land Use



The Towns Land Use Areas

Land Use	Hectares	Acres	%	Units/Ha	Units	People/Unit	Population	People/Ha	Elementary Population
Residential									
Low Density Single Family Detached Dwellings	42.1	104.0	33.0%	25	1053	3	3,158	75	632
Medium Density Multi Unit Dwellings	23.2	57.3	18.2%	50	1160	2.1	2,436	105	464
High Density Multi Unit Dwellings	3.7	9.1	2.9%	100	370	1.7	629	170	74
Flex Use	4.3	10.6	3.4%	70	301	1.7	512	0	60
Mixed Use or High Density Residential	2.3	5.7	1.8%	70	161	1.7	274	0	32
Total Residential	75.6	186.7	59.2%		3,045		7,008		1,262
Commercial	0.8	2.0	0.6%						
Municipal Reserve	9.1	22.5	7.1%						
Linear Detention	5.1	12.6	4.0%						
Municipal Walkway	0.1	0.2	0.0%						
Roadways	37.0	91.4	29.0%						
Total	127.7	315.4	100.0%		3,045		7,008	54.9	1,262
Linear Detention Extension	1.9	4.7							
Total Area & Linear Detention Extension	129.6	320.1							

**THE TOWNS - PHASE 1 STAGE 1FA
PLAN OF PROPOSED SUBDIVISION
OF PART OF
PARCEL B, REG'D PLAN No. 99RA08035
AND PART OF
SW1/4 SEC 14, TWP 17, RGE 19, W2 Mer
REGINA, SASKATCHEWAN
2019
SCALE = 1:1000**

CITY OF REGINA APPROVAL
THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD
DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW
NO. 7748-LA-B84 OF THE CITY OF REGINA.
DATED THIS _____ DAY OF _____ A.D. 20____

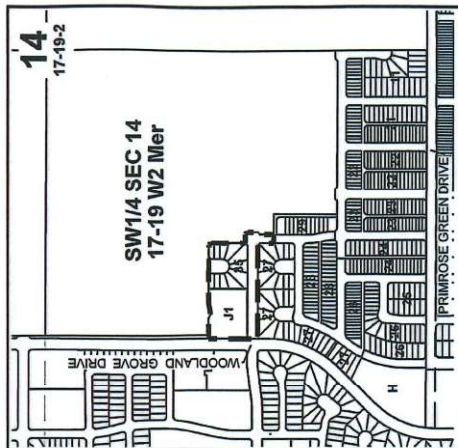
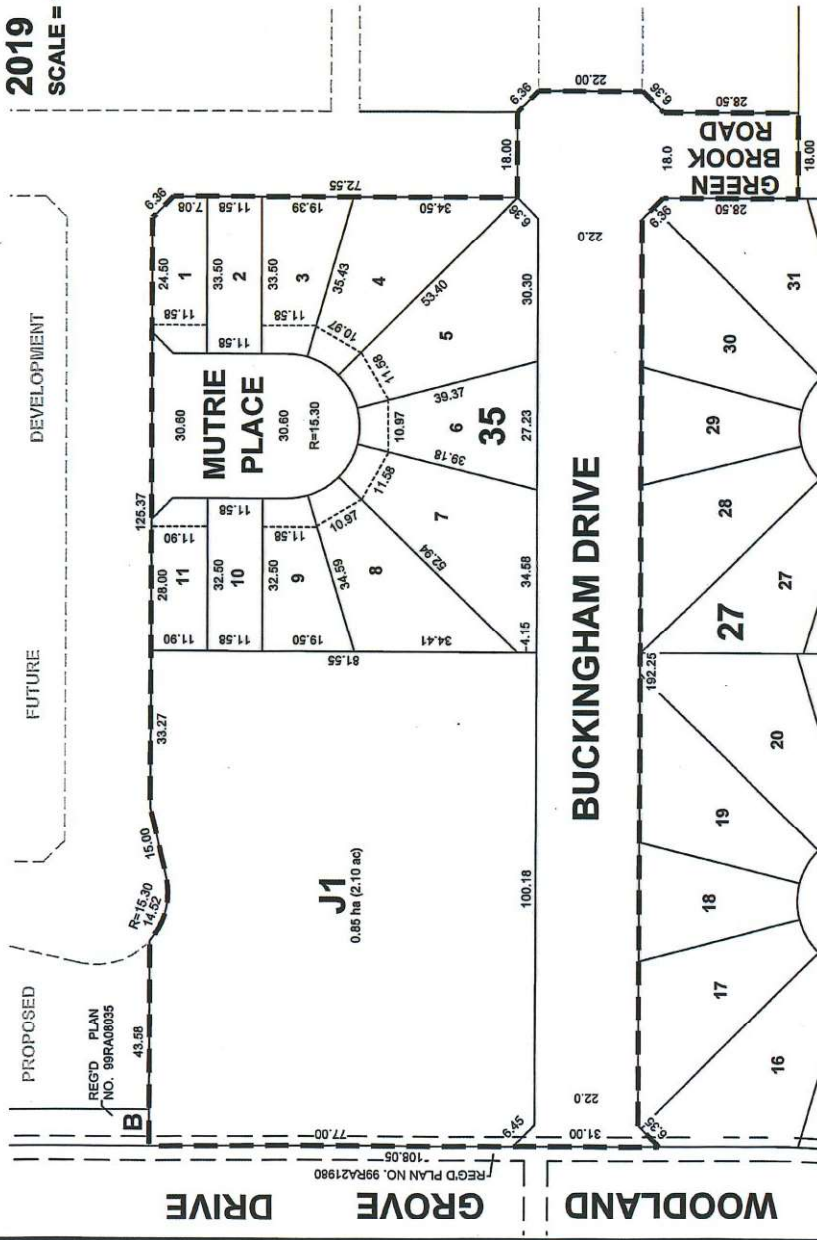


NOTES:
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE
FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 METRE.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE
AND CONTAINS 2.20 ha (5.44 ac)
- TYPICAL CORNER CUTOFFS ARE 4.5 METRES.

DATE Jan 28/2019
S. Rajakumar
SURESH KUMAR RAJAKUMAR
SASKATCHEWAN LAND SURVEYOR

CITY CLERK

PROPOSED
FUTURE
DEVELOPMENT



KEY PLAN

OWNER:

CITY OF REGINA



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	8	<ul style="list-style-type: none"> • Traffic issues on Woodland Grove Drive. • Proximity to schools and pedestrian safety • Incompatibility between residential and commercial, property value, commercial light spillage. • Gas station is not appropriate for this location.
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	3	<ul style="list-style-type: none"> • Would support if improvements are made to Woodland Grove Drive.
<i>I support this proposal</i>	9	<ul style="list-style-type: none"> • Amenities closer to home, specifically a gas station

1. **Issue: Woodland Grove Drive is not appropriate for commercial development. Pedestrian safety at the intersection of Woodland Grove Drive and Buckingham Drive will be an issue.**

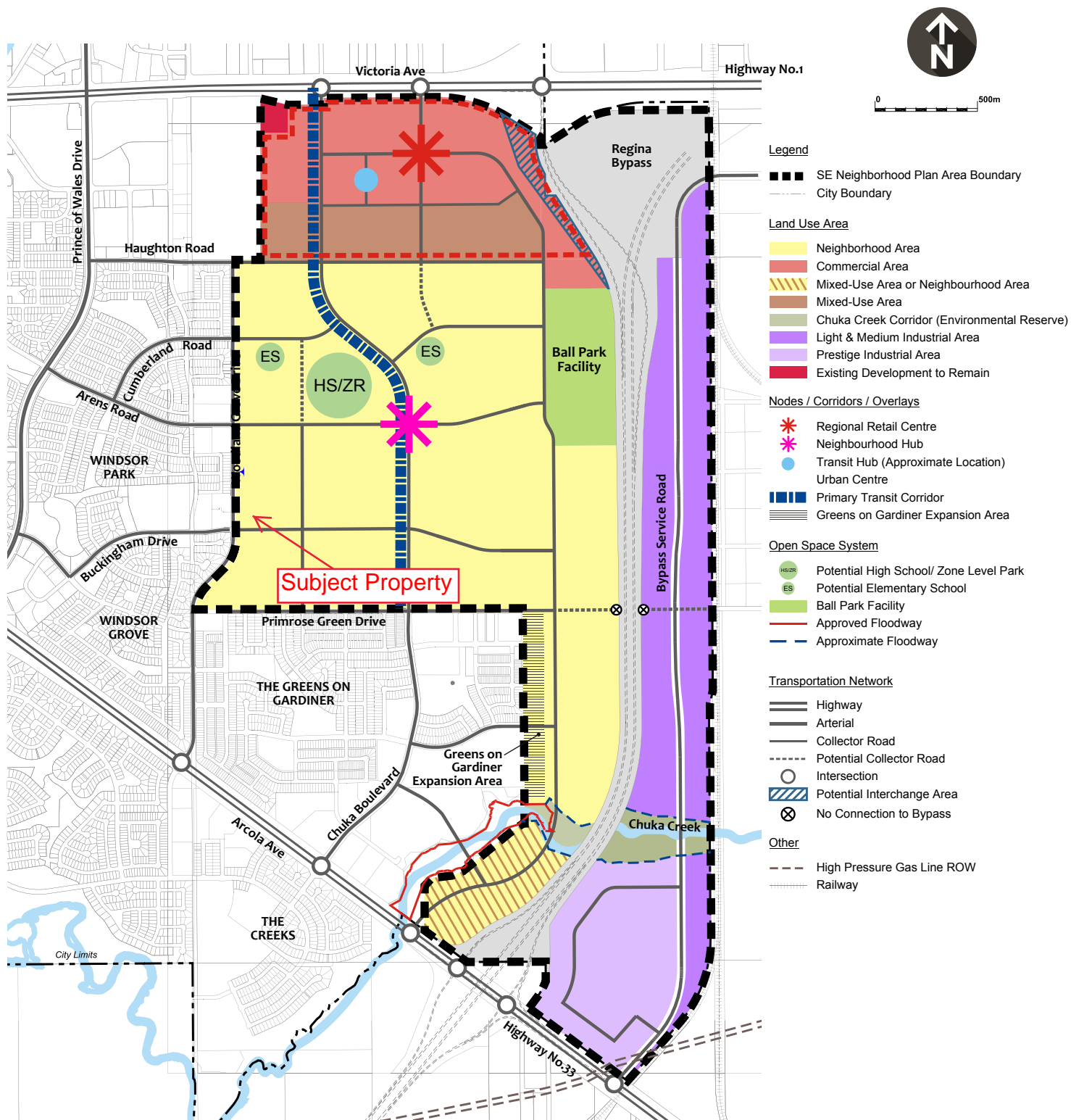
Administration's Response: The Administration has reviewed and accepted a Traffic Impact Assessment prepared by the proponent in support of the development. The study recommends that traffic signals are installed at the intersection of Buckingham Drive and Woodland Grove Drive to manage traffic and improve pedestrian safety. The development will be required to conform to City standards for access control on Buckingham Drive and Woodland Grove Drive.

2. **Issue: Commercial development will not be compatible with surrounding residential area. A gas station is not appropriate for this location.**

Administration's Response: The Administration maintains that the commercial development will be appropriately scaled and development standards will mitigate concerns regarding incompatibility between commercial and residential development.

Woodland Grove Drive is approximately 20m in width and provides buffer separation between the commercial and existing residential. The development will also be required to install perimeter landscaping consisting of trees and shrubs. The multi-use path and trees up to Woodhams Drive will continue north along Woodland Grove Drive, providing additional relief from commercial impacts.

F11 | Land Use Concept



Appendix D

Permitted and Discretionary Uses in the LC2-Local Commercial Zone

Permitted Uses	Discretionary Uses
Residential Business	Dwelling Unit
Secondary Suite	Office (200 sq. m or greater)
Animal Hospital	Licensed Club (max seating capacity 100)
Financial Institution	Medical Clinic (200 sq m or greater)
Office (200 sq.m or less)	Outdoor Eating and Drinking Area (if greater than 16 seats)
Club	Recreation Service Facility, Licensed (max seating capacity 100)
Community Centre	Ambulance Service
Day Care Centre, Adult	Fast Food Outlet
Day Care Centre, Child	Grocery Store
Humanitarian Service Facility	Licensed Cocktail Room (max seating capacity 100)
Library	Licensed Restaurant (max seating capacity 100)
Medical Clinic (300 sq m or less)	Licensed Dining Room (max seating capacity 100)
Nursery School	Liquor Store
Outdoor Eating and Drinking Area	Mixed Use Building
Off-Site Caveated Parking Lot	Shopping Centre (200 sq m or greater)
Personal Service (200 sq.m or less)	
Recreation Service Facility	
Religious Institution	
Repair Service (200 sq.m or less)	
Bakery Shop	
Convenience Store	
Gas Bar	
Restaurant (max seating capacity 100)	
Retail Use (300 sq m or less)	
Service Station (200 sq.m or less)	
Shopping Centre (200 sq m or less)	
Art Gallery or Museum	
Community Garden	
Public Use	

April 10, 2019

To: Members
Regina Planning Commission

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

RECOMMENDATION

1. That an amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48*, by adding Policy 14.20E, attached as Appendix A of this report, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The intent of the proposed amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) addressed through this report is to establish an exemption to the OCP phasing policy that would accommodate development exceptions where it is demonstrated that the criteria of the proposed policy is met. This proposed amendment would allow opportunity to accommodate unique and beneficial developments to the community that are located on future development phases, which are contiguous to built-out neighbourhoods or neighbourhoods that are in the process of being developed.

The consideration of this policy amendment to the OCP was triggered by a specific development request for a recreation sports facility. The applicant, The Sports Compound (TSC), supported by the current land owner Long Lake Investment proposes to amend the OCP phasing policy to allow the development of a sport and recreation facility within a site located in the Southeast Regina Neighbourhood Plan (SENP). Although triggered by a specific development proposal, the proposed policy amendment could accommodate other development proposals that meet the criteria set forth in the proposed policy. Administration recommends the proposed amendment because it will allow merit-based development, except residential/commercial, to proceed to achieve OCP Goal 2 – Access to Recreation Programs and Services, along with OCP Goal 1 – Economic Vitality and Competitiveness. Industrial development may already proceed on a case by case basis in accordance with OCP Policy 7.20. Accordingly, Administration recommends approval.

BACKGROUND

An application has been received to amend the OCP. The City of Regina (City) is currently undertaking a five-year review of OCP Part A – Citywide Plan; however, TSC has indicated that they would like to continue with the amendment to the section of the OCP Part A, prior to the five-year review completion.

This is a development driven application and will help create opportunities for sports and recreation opportunities in the region that other facilities may not be able to provide, in addition to achieving community vibrancy and cohesiveness.

DISCUSSION

The intent of the proposed amendment to the OCP is to establish an exemption to the OCP phasing policy and accommodate exception where it is demonstrated that the criteria of the proposed policy is met.

The development proposal which triggered this proposed amendment (Appendix C) is intended to accommodate a privately owned and operated athletic/sports facility consisting of a large indoor artificial turf that can be used for a variety of sports, including football, baseball, field lacrosse, soccer or cricket, while also including a gymnasium, non-ice sports arena, indoor climbing wall, indoor skate park with an indoor walking/jogging track. Other supplementary services will include office, retail, lounge, training facility and food services and common gathering areas for facility users and community members through a user-pay system; however, as the site for the proposed development is within a designated Phase 3 area, according to Map 1b of the OCP (Appendix B), the development conflicts with the existing OCP Policy 14.20 regarding phasing of growth areas. This conflict is since the location is not in the current phase (300K) but is located immediately adjacent to it. The development could locate elsewhere but results in significant amendments to an existing neighbourhood plan and concept plan if located elsewhere in the existing development phase

The existing phasing policy (Policy 14.20) requires that, for lands identified as New Neighbourhoods and New Mixed-Use Neighbourhoods, as shown on Map 1, that development must be in accordance with the phasing schedule shown on Map 1b. This phasing schedule requires development to be phased-in, sequentially, starting with the build-out of the Phase 1 areas, followed by Phase 2, then Phase 3, etc. According to existing policy, development in the Phase 2 and 3 areas cannot happen until the preceding phase area is substantially built-out.

Notwithstanding the above, Administration in its review of the proposal has determined that the following aspects of the proposed location and development are considered beneficial:

- The location is contiguous to a developed area or an area being developed and is within a current growth horizon of a 300,000 population of OCP map 1 and 1b.
- This policy amendment will allow the development of one principal land-use, such as public, civic, recreational and institutional (i.e. research, education, medical); recreation (i.e. sports, athletics) to proceed.

- The location is compatible with the adjacent development, which includes the existing ballpark facility (Pacer Park) or planned future development.
- The facility will provide sports and recreation services for residents and will help achieve Goal 2 of the OCP, Section D7 – Access to Recreation Programs and Services.

The options for responding to the application to amend the OCP Part A are as follows:

Option 1: Amend the OCP phasing policy by adding a new policy 14.20E (Recommended) - This option involves amending the OCP phasing policy by adding a new policy as outlined in Appendix A - to provide for exceptions of uses/developments that are generally beneficial to the city.

The most notable outcome of this option is that it will allow merit-based beneficial development to progress within the city if the particular development conforms to the requirements of the proposed policy set out in Appendix A of this report.

Option 2: OCP Policy Map1b Amendment - This option involves amending Map 1b to change the status of the subject site to Phase 1 instead of Phase 3. The implications of this amendment are that the change would be localized to a particular development area and no other beneficial development would be able to proceed in the future phases until such phases become current or would require similar amendment to the phasing map for every site in the future. Furthermore, if this development does not proceed, a change to the map could mean that the City would need to entertain a different application that is not desirable at this time, since the land would be considered in-phase.

Option 3: No Amendment – Status Quo - This option would involve delaying the application to consider this amendment as part of the five-year review of the OCP, which is anticipated to be completed later this year, or not to proceed with any amendment in the foreseeable future; therefore, this proposal or any similar beneficial developments that promotes sport, recreation and education and is out of phase in the OCP, would not be able to proceed in the near-term if the location out of phase is fixed. Alternatively, these potential developments could proceed within the current phase if needed in the near-term and may result in significant changes to approved Neighbourhood and Concept Plans.

The recommended policy amendment (Option 1) will allow the development of demonstrably unique and beneficial facilities such as recreational (i.e. sports, athletics), institutional (i.e. research, education, medical) and civic/public use only for a greater benefit to residents. This development is a “limited and compatible use” within the SENP and an amendment to the SENP is not required. Examples of such beneficial development may include: four season sports facilities, civic facilities, medical facilities, schools etc. The proposed policy would not accommodate residential, general commercial or industrial development and any beneficial development would be considered by City Council through a re-zoning process.

If this development proceeds, the next step would be to rezone the property to either PS - Public Service or I - Institutional and amend either of the zones to accommodate a recreational service

facility as described above, which would allow development to occur on the lands. Consideration of the specific development permit for the recreational service facility would occur following the approval of the zoning amendments referenced above.

RECOMMENDATION IMPLICATIONS

Financial Implications

There may be a financial risk to the City by allowing development to occur out of phase. If future infrastructure is required to be oversized (mainly sanitary service) in the area it will not be possible to collect a contribution from this development (endeavour to assist) if the servicing agreement has already been executed. This could result in the City/Utility paying for the areas share of the oversized infrastructure.

To mitigate such risk, all servicing will be deemed interim, thus services required for subdivision and development until a permanent solution is constructed and in operation shall be funded 100 per cent by the developer, including the ongoing operational and maintenance costs of the interim services. Construction of interim services does not preclude the developer from having to also make financial contribution to a permanent servicing solution.

Additionally, the City shall register an interest against title(s) of the impacted property in the ISC Land Registry at the time of subdivision for any property that does not obtain full services at the time of initial development identifying the outstanding payment owing to the City and the obligation of the landowner to make payment to the City prior to obtaining connection to City owned water or wastewater services.

Furthermore, the City may, at its discretion, ask for a payment in trust from the original developer that would either be applied to future oversizing or returned to the developer at that future date when deemed not required

Such development will proceed subject to the approval based on an interim and/or permanent servicing requirement. Any applicant approved for development through the proposed policy amendment will be responsible for the cost of any installation and decommission of any interim servicing and addition or changes to existing infrastructure that may be required to directly or indirectly support the development and payment of appropriate fees, in accordance with City standards and applicable legal requirements. Additionally, when a public sewer works becomes available to a premise served by a private sewage works, the owner or occupant shall connect to the public sewage works in compliance with all applicable City standards, policies and bylaws.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

Section B: Financial Policies

- Goal 2 – Sustainable Services and Amenities: Ensure that City of Regina services and amenities are financially sustainable.
 - 1.3.3 Require that new development meets City standards for infrastructure servicing and require the development proponent to provide any upgrades necessary as a result of the new development.
 - 1.5 Provide infrastructure that meets expected growth and service levels, in accordance with financial resources and capabilities.

Section D7: Parks, Recreation and Open Space

- Goal 2 – Access to Recreation Programs and Services: Ensure access to a variety of recreation programs and services in all neighbourhoods.
 - 9.6 Develop and manage recreation facilities, programs and services such that they adhere to the following:
 - 9.6.2 A variety of recreation programs and services will be provided either directly by the City or indirectly through partnership with other organizations.

Section D10: Economic Development

- Goal 1 – Economic Vitality and Competitiveness: Foster an environment conducive to economic vitality and competitiveness which supports the standard of living of residents in Regina and the surrounding region.
 - 12.2 Minimize regulatory barriers to economic growth to the greatest possible extent, while balancing the needs and aspirations of all Regina residents, fee-and taxpayers and the sustainability of the city.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Letter sent to immediate property owners and stakeholders	January 14, 2019
Number of stakeholder comments sheets received	2
Will be published in the Leader Post on	April 13 & 20, 2019

The application was circulated to property owners within the SENP, the Regina and Region Home Builders' Association, as well as other developers with lands included in the phasing plan within the 300,000-population horizon of the OCP. These stakeholders were also consulted when the current OCP phasing policies were developed. Administration received two responses that support the proposed amendment to the OCP.

The site is within the Joint Planning Area with the Rural Municipality of Sherwood No. 159 (RM), as identified in the OCP. Administration received a letter from the RM stating that they have no objection to the proposed amendment.

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

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part IV Section 39 of *The Planning and Development Act, 2007*. The amendment, if approved by City Council, will require Ministerial approval before it comes in to force.

Respectfully submitted,



Fred Searle, Director
Planning & Development Services
Prepared by: Binod Poudyal, City Planner II

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development

Appendix A – Proposed Policy

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

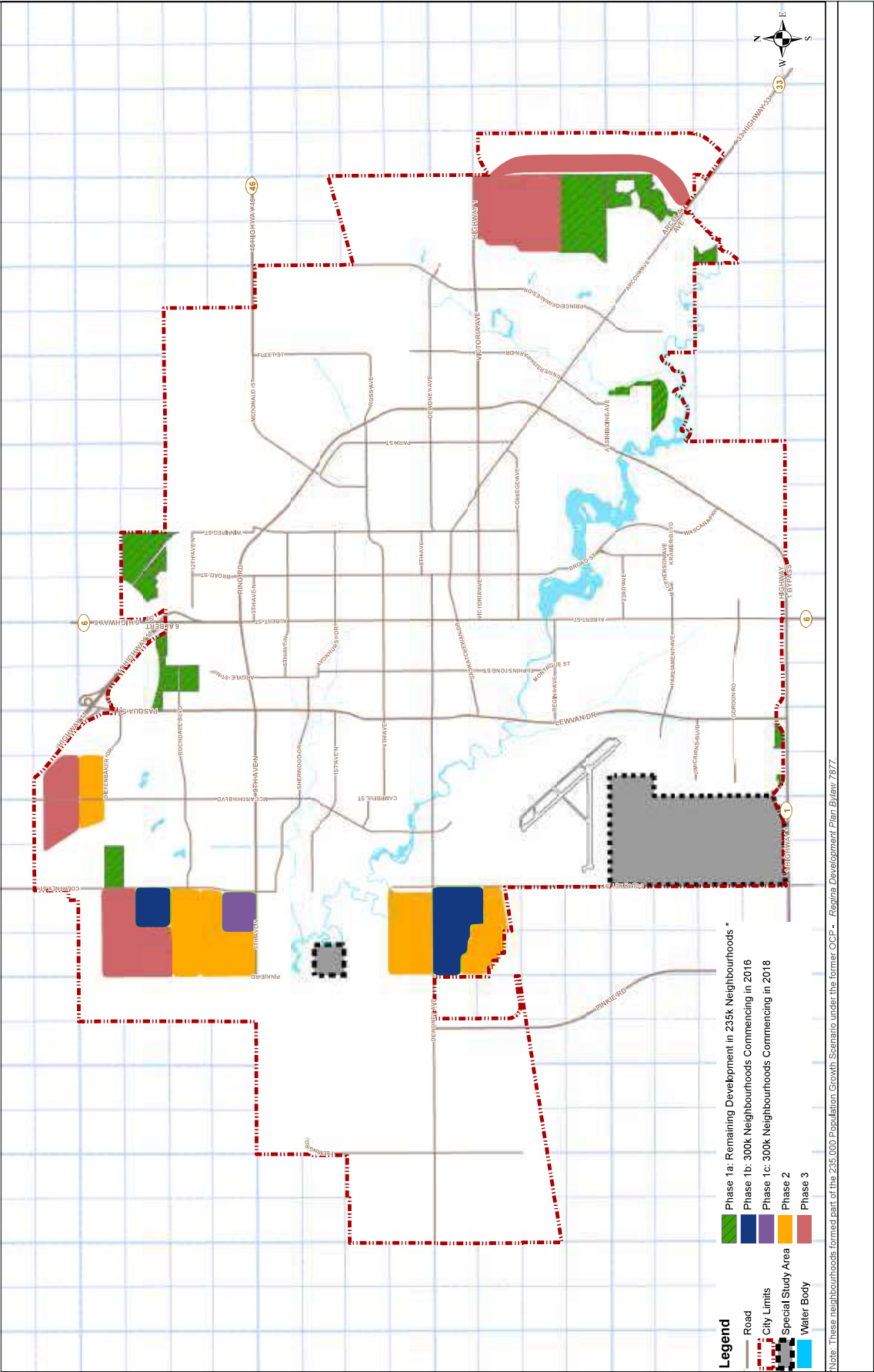


Figure 4.0 - The Sports Compound (TSC) Location Plan

