



# **Regina Planning Commission**

**Wednesday, November 6, 2019  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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## OFFICE OF THE CITY CLERK

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### **Public Agenda Regina Planning Commission Wednesday, November 6, 2019**

#### **Approval of Public Agenda**

#### **Adoption of Minutes**

Minutes of the meeting held on October 9, 2019.

#### **Tabled Report**

RPC19-27 Civic Naming Committee Guideline and Street Name List Review

##### **Recommendation**

1. That the names in Appendix A be stricken from the “Street Where You Live” list;
2. That the name “Firefighters” be approved for use as a park name honouring all firefighters in Appendix B, with future firefighters’ awarded with the Fire Services Exemplary Medal to be added to future signage in a future Firefighters Park;
3. That a review of naming civic buildings and other features be explored after a Sponsorship Naming Policy has been approved;
4. That the Administration be directed to report back on a process for Mayor and Council Awards with assistance from the Civic Naming Committee (CNC) as needed;
5. That the CNC Guideline be amended to remove temporary and supplemental street naming for reasons of health and safety;
6. That Administration report back to City Council on the status of the CNC Guideline in the 2020 annual report, with a full review of the CNC Guideline to be brought to City Council in 2021; and



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## OFFICE OF THE CITY CLERK

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7. That the name “Riel”, which is in Appendix A, be commemorated in an alternative way that honours the legacy of Louis Riel and his importance to Regina, Saskatchewan and Canada, while preserving health and safety by recommending that the question be referred to Reconciliation Regina.

### **Administration Reports**

RPC19-35 Lane Closure Application (19-CL-01) Road Right-of-Way Adjacent to 2150 Alexandra Street

#### **Recommendation**

1. That the application for the closure of Road Right-of-Way adjacent to 2150 Alexandra Street, as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, dated June 26, 2019 and legally described as Lane in Block 40, Registered Plan No. I5211, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the November 25, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC19-36 Zoning Bylaw Amendment Application (19-Z-09) - 2109 York Street

#### **Recommendation**

1. That the application to rezone a portion of 2109 York Street, being Part of Lot 16, Block 40, Plan No. I5211 in CPR Annex subdivision, from PS – Public Service Zone to R1A – Residential Older Neighbourhood Detached Zone, be approved.
2. That the application to sell park lands, being a portion of Lot 16, Block 40, Plan I5211, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the November 25, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.



## OFFICE OF THE CITY CLERK

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### **Administration Communication**

RPC19-37 City of Regina Zoning Bylaw 2019-19 Presentation

#### **Recommendation**

That this communication be received and filed.

### **Adjournment**

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 9, 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  
Andre Kroeger  
Adrienne Hagen Lyster  
Jacob Sinclair  
Steve Tunison  
Celeste York

Regrets: Biplob Das

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Paul Wagner  
Executive Director, City Planning & Community Development, Diana Hawryluk  
Manager, Development Engineering, Dustin McCall  
Manager, West Planning, Yves Richard

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

**Celeste York moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 11, 2019 be adopted, as circulated.**

### ADMINISTRATION REPORTS

#### RPC19-33 Discretionary Use Application (19-DU-09) Proposed Addition to Existing Child Day Care Centre in Contract Zone, 4401 Dewdney Avenue

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##### **Recommendation**

1. That the City Solicitor be directed to prepare the necessary bylaws to discharge the existing contract zone agreement (Bylaw No. 2011-17) in *Regina Zoning Bylaw No. 9250* for 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision.
2. That the discretionary use application for a proposed addition to an existing Child Day Care Centre located at 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision, be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Gilchuk Design & Drafting and dated July 4, 2019; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the October 28, 2019 meeting of City Council for approval.

Ann Perry, representing the Circle Project, addressed the Commission.

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

#### RPC19-34 Application for Contract Zoning (19-CZ-06) Proposed Religious Institution - 2 Sheppard Street

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##### **Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2 Sheppard Street, being Lot 23-Blk/Par 25-Plan No. 62R19206 Ext 0 from R1-Residential Detached Zone to C – Contract be approved and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall generally conform to the attached plans labelled Appendix A-3, prepared by P3A Architecture, and dated May 30, 2019;

- b. The development shall accommodate a maximum of 25 persons at one time;
  - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
  - d. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective to *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 28, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Waqar Ahsan addressed the Commission.

**Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

#### ADJOURNMENT

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 4:20 p.m.

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Chairperson

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Secretary

September 11, 2019

To: Members  
Regina Planning Commission

Re: Civic Naming Committee Guideline and Street Name List Review

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**RECOMMENDATION**

1. That the names in Appendix A be stricken from the “Street Where You Live” list;
2. That the name “Firefighters” be approved for use as a park name honouring all firefighters in Appendix B, with future firefighters’ awarded with the Fire Services Exemplary Medal to be added to future signage in a future Firefighters Park;
3. That a review of naming civic buildings and other features be explored after a Sponsorship Naming Policy has been approved;
4. That the Administration be directed to report back on a process for Mayor and Council Awards with assistance from the Civic Naming Committee (CNC) as needed;
5. That the CNC Guideline be amended to remove temporary and supplemental street naming for reasons of health and safety;
6. That Administration report back to City Council on the status of the CNC Guideline in the 2020 annual report, with a full review of the CNC Guideline to be brought to City Council in 2021; and
7. That the name “Riel”, which is in Appendix A, be commemorated in an alternative way that honours the legacy of Louis Riel and his importance to Regina, Saskatchewan and Canada, while preserving health and safety by recommending that the question be referred to Reconciliation Regina.

**CONCLUSION**

To prevent unfettered growth of unused names on the “Street Where You Live” list while still honouring individuals whose names have already been approved in an alternative way and to provide alternate means of honouring individuals.



## BACKGROUND

At the November 26, 2018 meeting of City Council, item CR18-116 and adopted the following resolution:

” 7. That the Civic Naming Committee bring forward expanded ways of honouring individuals whose names are on the civic naming list as of November 26, 2018 in addition to names that come forward under the existing criteria.

8. That Administration review the criteria for eligibility for names to be included on the civic naming list and report back to Regina Planning Commission in Q2 of 2019.”

## DISCUSSION

There are currently 381 names approved but not yet used on the “Street Where You Live list”. Of these, 216 names are unused but not reserved for a developer, while 165 are unused but reserved for a developer.

City Council has directed the Civic Naming Committee (CNC) to bring forward expanded ways of honouring individuals whose names are on the civic naming list. The intention behind this was to reduce the number of names that are unused on the “Street Where You Live” list. Projected growth in the city of Regina means that it will take decades to reduce the size of the “Street Where You Live” list without looking at alternative measures.

### **Removing Names from Existing List**

One method for reducing the number of names on the “Street Where You Live” list is to delete the existing list of unused names. Because the CNC does not have a mechanism for removing names from the “Street Where You Live” list, Regina Planning Commission (RPC) approval will be required.

Determining eligibility for removing names is a potentially problematic exercise:

- Removing names of individuals may be perceived as removing an honour or recognition well deserved;
- Removing names with an Indigenous connection will reduce an already-limited available list of Indigenous names at a time when developers are seeking such names for park and street naming;
- Developers have reserved some names for current or future developments’

Despite these challenges, there are some potential methods for removing names from the unused list. See Appendix A for full list of names:

The 39 unreserved and unused names were identified using the following criteria:

- Flora and fauna;
- Would pose a health and safety threat due to name duplication elsewhere in the city (Roland J. Groome);
- Names with unknown origins that appear to be truncated versions of existing street names (Batten); and

The 12 reserved and unused names were identified using the following criteria:

- Reserved and unused names that were reserved for use in subdivisions that have now been completed.

One group identified during the City Council discussions on November 26, 2018 as having the potential to be honoured in a different manner than via a street or park name was firefighters who have been awarded the Fire Services Exemplary Service Medal. The Regina & Region Home Builders' Association delegation suggested that a developer could select "Firefighters Park" as a park name, placing a placard honouring all eligible individuals and then theme the park toward firefighters (using fire truck themed playground equipment, for example).

There are 31 unreserved and unused firefighter names and 17 names that are currently being co-honoured on existing street or park names in Appendix B that could be recognized in this manner. The placard in a future Firefighters Park could then be expanded to include future winners of the Fire Services Exemplary Service Medal. Firefighters who have performed extraordinary service in other ways or who have been innovators or pioneers in their field could still be honoured with a street or park name for their additional service (for example, the first female or Indigenous firefighter, a firefighter who won a Medal of Bravery, or a firefighter who also performed volunteer duties within the community).

### **Expanded Naming for Other Features Within the City**

Another method for honouring individuals in an alternative way would be to expand the number of features being named within the City. Other jurisdictions name features beyond streets and parks, including:

- Individual sports fields, playground equipment, water features or other items within a larger park;
- Bridges.

Within the city of Regina, there are some features within a larger park that are named for an individual; for example, the skateboard features named for late councillor Terry Hincks. These features have typically been named by City Council on a case-by-case basis. Most features, including pathways, dog parks or individual sports fields within a larger park, are not named separately.

Civic buildings are another commonly named feature in other jurisdictions. Regina has given some of its buildings formal names honouring individuals (e.g. fire halls, leisure centres), while other buildings have been given utilitarian names (e.g. Parks & Facilities Building, Building Y). Fire Halls have traditionally been named for former fire chiefs.

The meeting rooms where council and committee business is conducted have been named (e.g. Henry Baker Hall, Darlene Hincks Room, Larry Schneider Boardroom, Doug Archer Boardroom, Doreen Hamilton Room), but the west side meeting rooms on the main floor have letters for identification purposes rather than names (e.g. Meeting Room A, Meeting Room B, Meeting Room C, Meeting Room D, Meeting Room E). In CR08-129, Council approved the naming of the four main floor meeting rooms near Henry Baker Hall for former members of Council, in keeping with the theme of municipal governance. The rooms were named for a duration of ten years. There were no formal guidelines established in this report for future naming of main floor rooms in City Hall, and no review mechanism was established for future renaming. The ten year naming period expired on October 20, 2018 without a review. Thus, the potential exists to name buildings, or rooms within a civic building, for individuals already selected for honour on the “Street Where You Live” list.

Other jurisdictions also name bridges. Bridges within the city of Regina have been named in a manner similar to buildings. Most bridges have a utilitarian name (e.g. Broad Street Bridge), while some have a formal name (e.g. Albert Memorial Bridge).

The CNC Guideline could be amended by RPC to incorporate naming other features such as elements within a park, buildings, rooms or bridges.

One potential issue with naming other features is that the City has been investigating sponsorship naming rights for some of these other features. The largest and most obvious sponsorship naming example is Mosaic Stadium, but the potential exists to name other buildings or features within a park for a corporation that may provide sponsorship funding dedicated toward the park. Any amendment to the CNC Guideline to name other features would need to work in coordination with guidelines on sponsorship, which will be going to the Priorities and Planning Committee on October 23, 2019.

### **Mayor or Council Awards**

Other jurisdictions have novel ways to honour their outstanding citizens, including:

- Mayor’s honours
- Keys to the city
- Mayor’s Achievement Award
- Awards of Excellence
- Citizen of the Year
- [Honouree] Day

These honours and awards share commonalities:

- Awarded to people or groups who have achieved a goal or improved the community;
- Awarded on an annual or semi-annual basis;
- Spotlighted in media and via a ceremony or celebratory event;
- Clear criteria for the award;
- Determination made by City Council or an advisory committee.

The City of Regina has bestowed some of these honours upon citizens in the past. Keys to the city have been awarded in the past, although no records of total numbers exist in this regard. Previously, the City of Regina has also handed out Citizen of the Year awards, which is now a process managed by CTV Regina.

Awards bestowed by Mayor or Council are beyond the scope of the CNC and the RPC and would need to be developed by other members of the Administration.

### **Temporary or Supplemental Street Naming**

A temporary street name changes the name of a street for a predetermined short amount of time, typically in conjunction with a special event, award or other special occasion. For example, a street may be temporarily named as “Juno Road” to honour a city playing host to the Juno award ceremonies. A temporary street name change does not correspond to the existing registered street name. This renaming does not impact the registration of the road because it is temporary secondary signage, but it creates an “alias” name for the road, which impacts health and safety in the community. Other jurisdictions permit temporary street naming.

A supplemental street name is a name permanently affixed to signage on a street or route. Regina’s example is “The Green Mile”, which commemorates the Saskatchewan Roughriders’ Grey Cup victory. A supplemental street name does not correspond to the existing registered street name. This renaming does not impact the registration of the road because it does not alter the registered street name, but it creates an “alias” name for the road, which impacts health and safety in the community. Other jurisdictions permit supplemental street naming.

Translated names are the non-English translation of an existing registered street name. Translated names have already been addressed within the CNC Guideline and are not included in this review.

Temporary or supplemental street naming poses a problem for health and safety and wayfinding. Both methods of honorific naming were discussed in 2017/18 during development of the CNC Guideline and rejected for inclusion in the guidelines. Temporary or supplemental street naming creates an alias name for a street (or multiple streets, in the case of a route), which can cause difficulties in emergency services dispatch.

There are two options for temporary or supplemental street naming:

1. Disallow temporary or supplemental street naming in accordance with the current guidelines in order to preserve health and safety within the community (recommended);
2. Permit temporary or supplemental street naming by amending the current guidelines

### **Eligibility Criteria for Names in CNC Guideline**

The CNC Guideline review took place in 2017/018. In 2017, an extensive public engagement process was conducted that included:

- Online survey
- Open houses
- Social media engagement
- Citizen feedback via email and telephone
- Delegations at RPC and City Council

All criteria included in the current CNC Guideline were incorporated based on the feedback from public engagement.

The volume of applications for street and park names varies widely depending on housing starts within Regina. Most submissions are made by developers to name streets and parks under development. Non-developer submissions are a very minor percentage of overall submissions to the CNC. The housing market in Q1 of 2019 has slowed, meaning that development has slowed, resulting in fewer applications to the CNC. Since November 26, 2018, when the CNC Guideline was passed by City Council, five applications have been reviewed by the CNC. This included applications that had been tabled while the CNC Guideline review took place, beginning in summer 2017. The very low volume of applications is expected to continue throughout 2019.

Changes in naming responsibility will also influence the number of names submitted by developers once the housing market recovers. The current CNC Guideline places responsibility for naming arterial and collector roads with the City of Regina, while developers will now name local roads only. This is a change from the previous practice where the City of Regina named arterial roads only. Additionally, developers will be required to select 25 per cent of names from the “Street Where You Live” list and will be expected to work toward meeting a target of Indigenous names comprising 25 per cent of street and 50 per cent of park names. The City of Regina will create a pool of Indigenous names for developers to select from after a consultation process with Indigenous elders and Knowledge-Keepers. This should have the net result of greatly reducing the overall number of submissions to the CNC from developers because developers will have a much lower need for names even after the housing market recovers. Because of the extremely low volume of applications received since 2017, it is not possible to gauge the impact of the new CNC guidelines on the overall length of the list at this time.

## **Other Issues**

The name “Riel” is reserved for use by the City of Regina. The name was placed on the list in the mid-1990s, but its use at the current time would cause major health and safety issues. In 2001 the Government of Saskatchewan renamed the entire length of Highway 11 as Louis Riel Trail, in honour of the route it follows, which connects major sites of the 1885 North-West Resistance. Use of “Riel” as a street or park name within the City of Regina would cause health and safety issues.

Given the importance of Louis Riel as a historical figure in Canada and Regina in particular, his legacy should be honoured in an alternative way that will not negatively impact community safety. Suggestions for alternative methods to honour Riel’s legacy could include:

- An art installation;
- Plaque or monument;
- Ceremony, festival, conference or performance art piece.

Consultation with the Indigenous community should be conducted in advance of deciding upon a method to honour Riel’s legacy. Reconciliation Regina would be an appropriate venue to begin discussions on a method to honour Riel’s legacy.

## **RECOMMENDATION IMPLICATIONS**

### **Financial Implications**

None with respect to this report.

### **Environmental Implications**

None with respect to this report.

### **Policy and/or Strategic Implications**

None with respect to this report.

### **Other Implications**

None with respect to this report.

### **Accessibility Implications**

None with respect to this report.

## COMMUNICATIONS

All names approved by the Committee are included in the Civic Naming Committee annual report, which is brought forward to Council in order to celebrate the achievements of honourees.

## DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

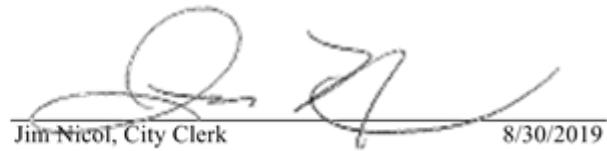
Respectfully Submitted,



Amber Ackerman, Deputy City Clerk

8/29/2019

Respectfully Submitted,



Jim Nicol, City Clerk

8/30/2019

Report prepared by:  
Dana Turgeon, Historical Information & Preservation Supervisor

**Appendix A Potential Culls and Alternative Honourings**

**Potential Culls from Unreserved and Unused Street Where You Live List**

Arctic Fox	Arrowhead	Avens
Badger	Batten	Brooks Lane
Bullsnake	Burbot	Buttercup
Chickweed	Coltsfoot	Columbine
Comandra	Couer de Lion	Fern
Frogmore	Gaillardia	Goldenrod
Goose	Gopher	Grasshopper
Greasewood	Ironplant	Licorice
Loon	Mammoth	Muskrat
Pheasant	Pickrel	Plum
Porcupine	Rattlesnake	Rubberweed
Roland J. Groome	Sarsaparilla	Spadefoot
Toadflax	Trout	Weasel



**Potential Culls from Reserved Unused Street Where You Live List**

Barnstorm	Bolingbroke	Brighton
Gimjaw	Green Ginger	Green Hazelnut
Huey	Jenny	Moss Green
Parachute	Smokejumper	Swallow

**Name to be Commemorated in Alternate Way**

Riel

**Appendix B**

**Fire Services Exemplary Service Medal Winners**

**Approved and Unused Names on Street Where You Live List**

Arsenault, Lieutenant Simon and Arsenault, Fire Fighter Roger	Beatty, Lieutenant Dean	Besplug, Captain Bert
Boychuk, Fire Fighter Marianne	Braden, Captain Ralph	Brittner, Captain Thomas
Cousins, Lieutenant Peter	Daku, Captain Hartley	Forrester, Captain Ronald
Herauf, Captain Leonard	Jeske, Captain Rick	Kinvig, Assistant Chief David
Kullman, Captain Randy	Mintzler, Captain Glen	Monz, Captain Richard
Moorhead, Lieutenant Richard	Parisien, Captain Trevor	Polsom, Fire Chief Ernie
Quinnett, Lieutenant Marc	Reiman, Assistant Chief Trevor	Ryba, Fire Marshall Randall
Sax, Lieutenant Robert	Seifert, Captain Myles	Senkow, Captain Clifford
Shull, Fire Fighter Jerry	Sorenson, Lieutenant Todd	Stark, Fire Fighter Mike
Sundeen, Lieutenant Neil	Swanton, Captain Lyle	Treleaven, Captain Gregory
Wagner, Fire Fighter Glen and Wagner, Senior Captain Ivan		

**Approved Names Co-Honoured on Existing Street Names**

Andrews, Senior Captain Michael	Benson, Fire Inspector Dennis	Boyer, Lieutenant Darren
Brown, Lieutenant Tod	Cole, Fire Fighter Rodney	Davidson, Captain Dwaine
Boan, Lieutenant Wayde (co-honoured under Doan)	Donison, Captain Robert	Gibson, Lieutenant Dwayne
Graham, Fire Fighter Gordon	Hanson, Captain Bradford	Jackson, Deputy Chief Layne
Nagel, Captain Curtis	Nicurity, Assistant Chief Grant	Newman, Senior Captain Mel
Sinclair, Fire Fighter Kevin	Thomas, Fire Fighter Dean	

November 6, 2019

To: Members  
Regina Planning Commission

Re: Lane Closure Application (19-CL-01) Road Right-of-Way Adjacent to 2150 Alexandra Street

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**RECOMMENDATION**

1. That the application for the closure of Road Right-of-Way adjacent to 2150 Alexandra Street, as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, dated June 26, 2019 and legally described as Lane in Block 40, Registered Plan No. I5211, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the November 25, 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 close and consolidate the lane right-of-way adjacent to a property located at 2150 Alexandra Street, as shown on Appendix A-3. The portion of the right-of-way proposed to be closed has never been built as a lane and is not currently used by the travelling public or service providers, except as driveway access to a parking lot associated with a City facility.

The proposal does not conflict with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) or the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Further, as the right-of-way is not being used as a lane, and will not be required as a future lane, the proposed lane closure will not impact traffic flow or circulation. Accordingly, Administration recommends approval.

**BACKGROUND**

The Applicant and Owner proposes to close approximately 976 square metres of lane right-of-way and consolidate it with 2150 Alexandra Street to create Parcel A, as shown on the attached plan of proposed subdivision in Appendix A-3. The right-of-way is located on lands directly west of Lewvan Drive and between 13<sup>th</sup> Avenue and Wascana Creek system. The right-of-way has not been constructed as a lane and serves, primarily, as driveway access to a parking lot associated with 2150 Alexandra Street, which is a property accommodating a City facility (Parks District 3 Maintenance Depot) (Appendix A-1).

The application is being considered pursuant to the Zoning Bylaw, OCP, *The Planning and Development Act, 2007* and *The Cities Act, 2002*. A related subdivision application, creating proposed Parcel A shown in Appendix A-3, is being considered concurrently by the Administration, in accordance with *Subdivision Bylaw No. 7748, as Amended*, by which subdivision approval authority has been delegated to the Administration.

## DISCUSSION

The right-of-way is not developed and therefore the closure will not impact any existing traffic flow or circulation. Further, there is no connecting roadway due to the presence of the Wascana Creek to the south. There is one residential property adjacent to the right-of-way; however, the dwelling has legal access from York Street and would not require the lane as per the Zoning Bylaw and the dwelling has a driveway access off York Street. If approved, the northern portion right-of-way will continue to be utilized by the City Park Depot facility as a driveway and parking area and the remaining portion would be incorporated with the open space.

The land within this block is not developable as the sanitary sewer in the area is subject to surcharge and new services are not allowed in this area, as well, part of the area is in the Flood Way Zone which does not permit development or the land that is not in the Flood Way.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

None with respect to this report.

### Environmental Implications

The right-of-way is in both the Flood Fringe and Floodway Zones. Future development is only permitted in the Flood Fringe area and must conform to the regulations of Zoning Bylaw and include flood prevention measures. No development is permitted within the area zoned as Flood Way.

### Policy/Strategic Implications

None with respect to this report.

### 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 <i>The Leader-Post</i> on:	November 9, 2019
Letter sent to immediate property owners	July 23, 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 the Administration's response is provided in Appendix B.

The application was circulated to the Cathedral Community Association who commented that they had no issue with the request.

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

The recommendations contained in this report require City Council's approval pursuant to Section 13 of *The Cities Act, 2002*.

Respectfully submitted,



Fred Searle, A/Exec. Director, City Planning & Community Dev.

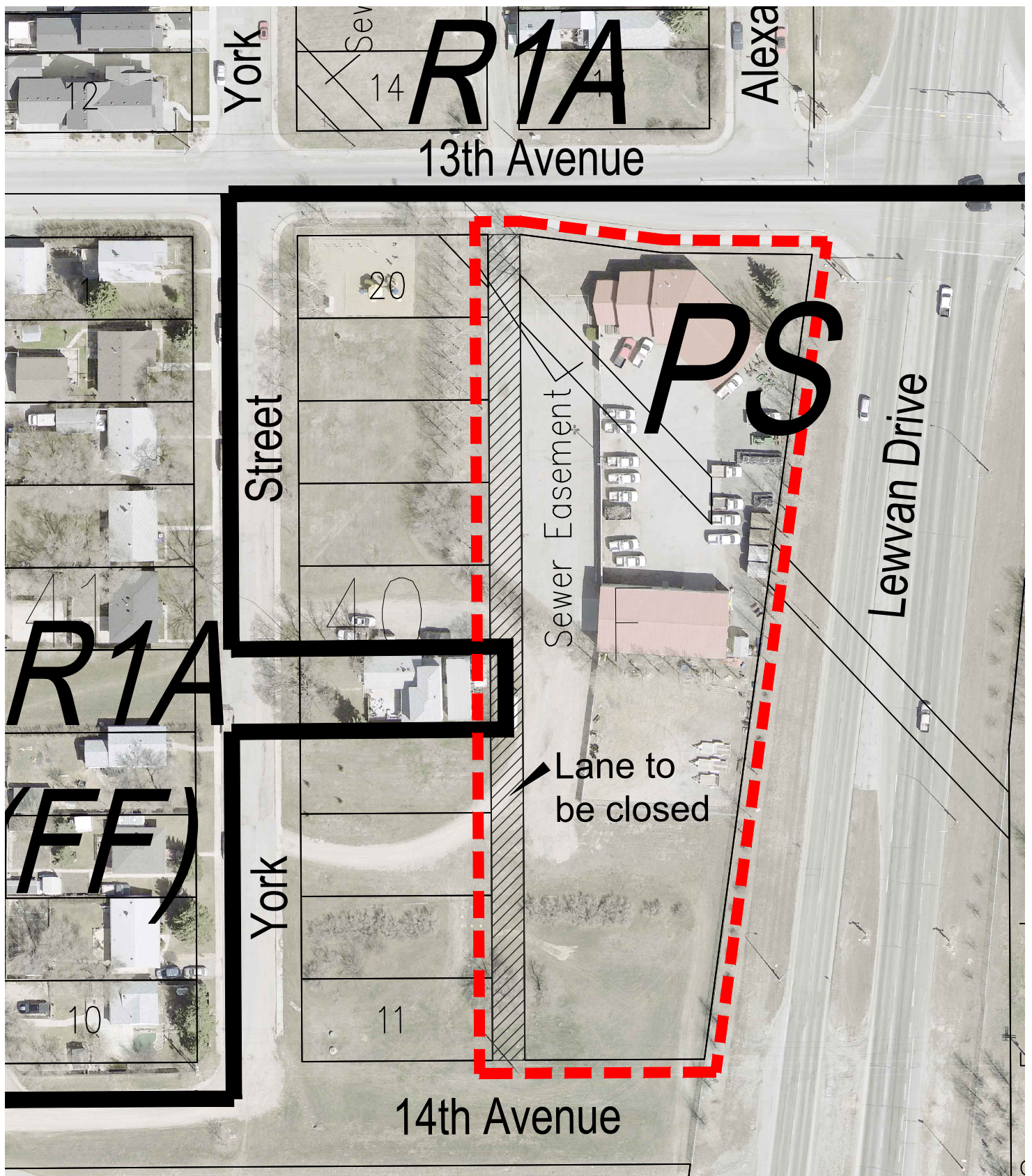
10/24/2019

Respectfully submitted,



Diana Hawryluk, Executive Director, City Planning & Community Dev.

10/29/2019



Date of Photography : 2018



Subject Property



Project 19-SN-16  
19-CL-01

Civic Address/Subdivision

Lane west of 2150 Alexandra Street  
Lane in Block 40, Plan I5211 and Parcel F, Plan 86R21544





Subject Property

Date of Photography: 2018



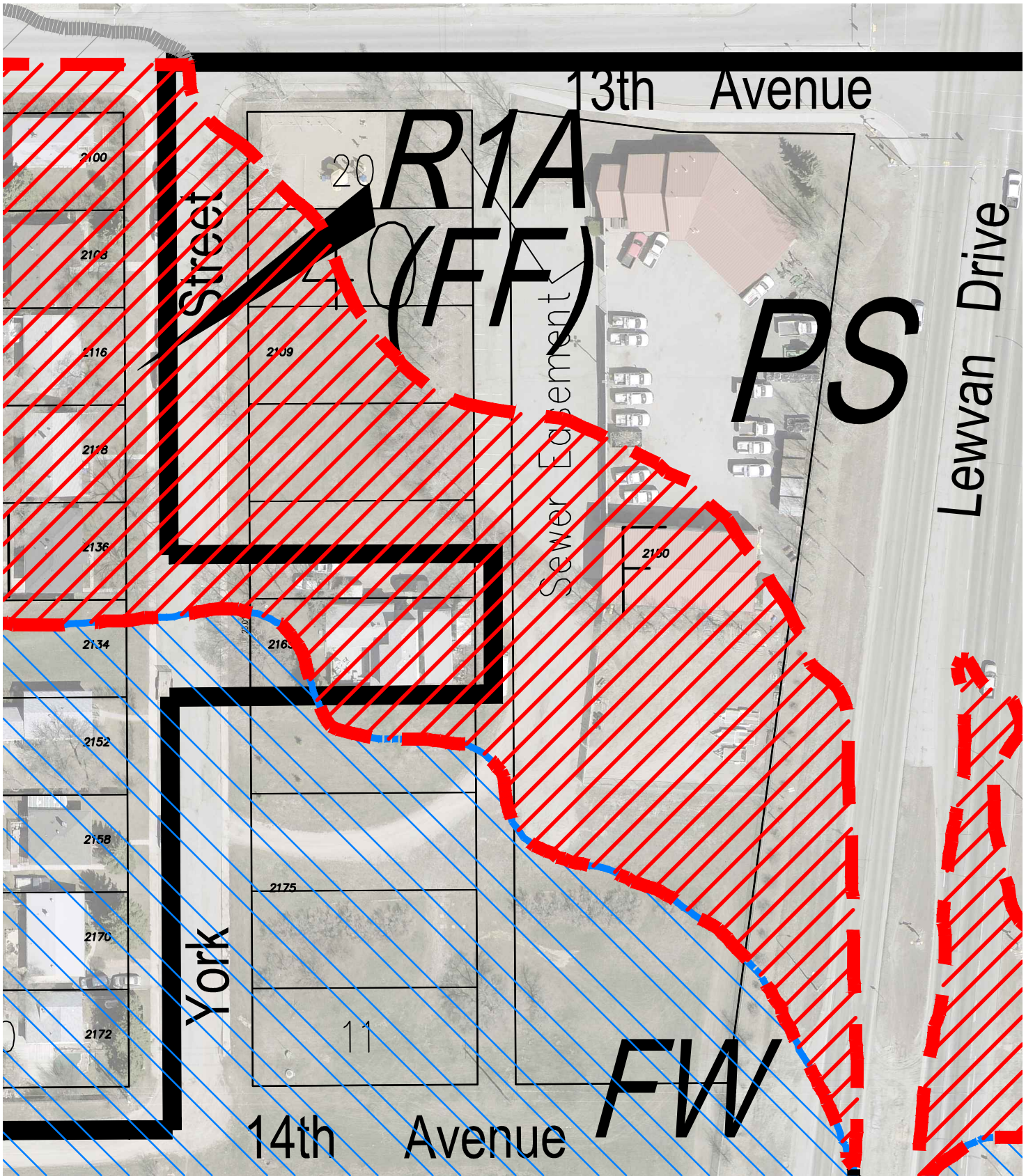
Project 19-SN-16  
19-CL-01

Civic Address/Subdivision

Lane west of 2150 Alexandra Street  
Lane in Block 40, Plan I5211 and Parcel F, Plan 86R21544



The image shows five different roof cross-sections labeled A through E. A is a simple gable roof. B is a more complex gable roof with a smaller gable on top. C is a hipped roof. D is a mansard roof. E is a flat roof with a low parapet wall.



 Flood Fringe

 Floodway

Date of Photography : 2018



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	- There is no need to close the North/South lane on 2150 Alexandra Street. It has been like this for many years and has never been developed.
<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"> <li>- Would recommend access to the lane via York Street closed or gated, as would like to minimize public access due to the dust it creates.</li> <li>- Conditional support based on approval of offer to purchase a portion of 2109 York Street and consolidate with 2165 York Street as the residence of 2165 York Street require vehicle access to the back of the property.</li> </ul>
<i>I support this proposal</i>		

**1. Issue: Need for Lane Closure***Administration's Response:*

The lane has never been developed, it is not needed by adjacent properties and the consolidation of the lane to 2150 Alexandra Street will accommodate the existing parking on the property.

November 6, 2019

To: Members  
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (19-Z-09) - 2109 York Street

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**RECOMMENDATION**

1. That the application to rezone a portion of 2109 York Street, being Part of Lot 16, Block 40, Plan No. I5211 in CPR Annex subdivision, from PS – Public Service Zone to R1A – Residential Older Neighbourhood Detached Zone, be approved.
2. That the application to sell park lands, being a portion of Lot 16, Block 40, Plan I5211, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the November 25, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

**CONCLUSION**

Douglas Muskaluk (Applicant) on behalf of the landowner The City of Regina (City), Real Estate Branch (Owner), proposes to rezone a portion of 2109 York Street (Subject Property) from PS – Public Service Zone to R1A – Residential Older Neighbourhood Detached Zone and then subdivide and sell the Subject Property. The Subject Property forms part of a parcel used primarily for park purposes; however, the Subject Property, itself, is currently used by the adjacent landowner for vehicle parking.

The Subject Property represents a minimal amount of land area and is not currently being used for park/recreation purposes. Further, the proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is not in conflict with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, Administration recommends approval.

**BACKGROUND**

The Subject Property (the portion of land subject to proposed rezoning and subdivision) forms part of a parcel being primarily vacant, but is currently used by the owner of the adjacent residential property (2165 York Street) for parking their vehicles. This residential property is surrounded by City owned property to the north, east and south and by a City street to the west.



The City owned lands to the north are being used for park/open space purposes; however, no municipal reserve designation applies. An undeveloped lane transects the subject block of land and only serves as driveway access to a parking lot associated with a City park/recreation related facility. The Owner (City Real Estate Branch) does not oppose the sale of the Subject Property to the owner of the adjacent residential property.

Concurrent with the proposal to rezone, subdivide and sell the Subject Property, the Owner is proposing to close the adjacent unused lane. The proposed lane closure is addressed through a separate concurrent application proceeding to the same Regina Planning Commission meeting as this application. The lane is not required for traffic circulation purposes or to accommodate access to any future development.

The zoning amendment application is being considered pursuant to the Zoning Bylaw, OCP, *The Planning and Development Act, 2007* (Act) and *The Cities Act, 2002*. 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.

## DISCUSSION

### Zoning and Land Use Details

The Subject Property is currently zoned PS – Public Service Zone and FF – Flood Fringe Overlay Zone. (Appendix A-4) Should the Subject Property be rezoned to R1A – Residential Older Neighbourhood Detached Zone, the FF – Flood Fringe Overlay Zone would still apply; therefore, the driveway and any buildings (e.g. garage) would have to conform to the regulations within the Zoning Bylaw in regard to front yard parking and flood proofing standards applying under the Building Bylaw.

<b>Land Use Details</b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Zoning	PS – Public Service Zone	R1A - Residential Older Neighbourhood Detached Zone
Land Use	Vacant / Open space	Portion of yard space with Detached Dwelling

Although the Subject Property forms part of a parcel that is vacant open space and the lands in the vicinity are not part of the dedicated (municipal reserve) open space system for the neighbourhood.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The sale price for the Subject Property is \$27,930 plus GST. The sale of the land will relieve the City of any obligations for maintenance or physical condition.

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

#### Environmental Implications

The subject property is located within the FF – Flood Fringe Overlay Zone as shown on Appendix A-4. Development is allowed within the Floodway Fringe provided that appropriate flood proofing is incorporated into building design. The proposal for the Zoning Amendment does not impact the existing Floodway Fringe.

#### Policy/Strategic Implications

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

#### Section D9: Health and Safety

##### Goal 1 – Safety and Urban Planning

- 11.5 Prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body

#### Other Implications

None with respect to this report.

#### Accessibility Implications

None with respect to this report.

#### COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	August 20, 2019
Will be published in <i>The Leader-Post</i> on:	November 9, 2019 November 16, 2019
Letter sent to immediate property owners	August 13, 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 Cathedral Community Association who responded that they had no issue with this application.

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*, and Section 101 (1)(I) of *The Cities Act*.

Respectfully submitted,



Fred Searle, A. Exec. Director, City Planning & Community Dev.

10/24/2019

Respectfully submitted,

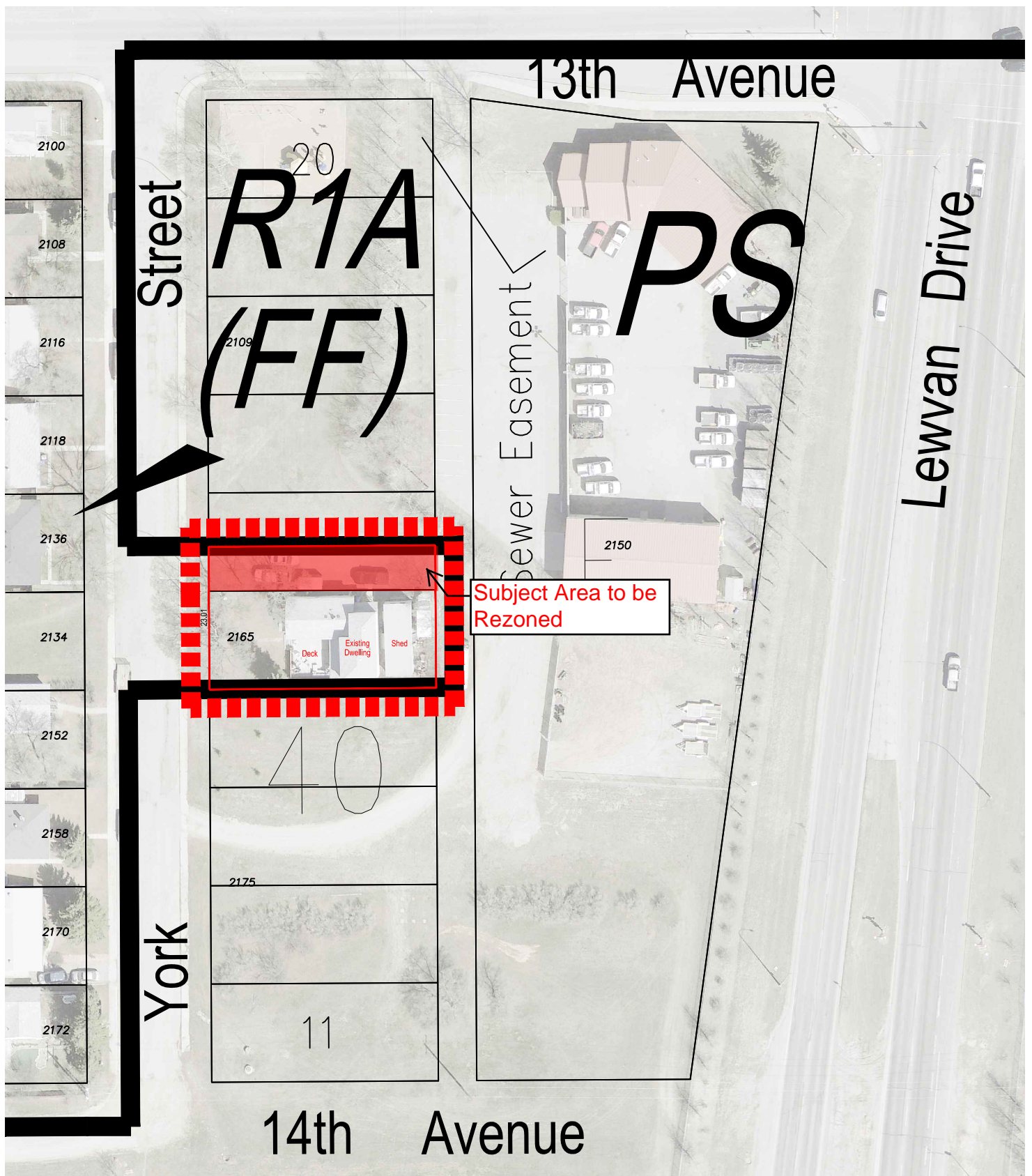


Diana Hawryluk, Executive Director, City Planning & Community Dev.

10/29/2019

Prepared by: Pam Ewanishin

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Date of Photography : 2018



Subject Property



Project 19-Z-09  
19-SN-17

Civic Address/Subdivision

Plan of Proposed Subdivision of all of LOT15 and  
part of LOT16, BLK40, Plan# I5211





Subject Property

Date of Photography: 2018

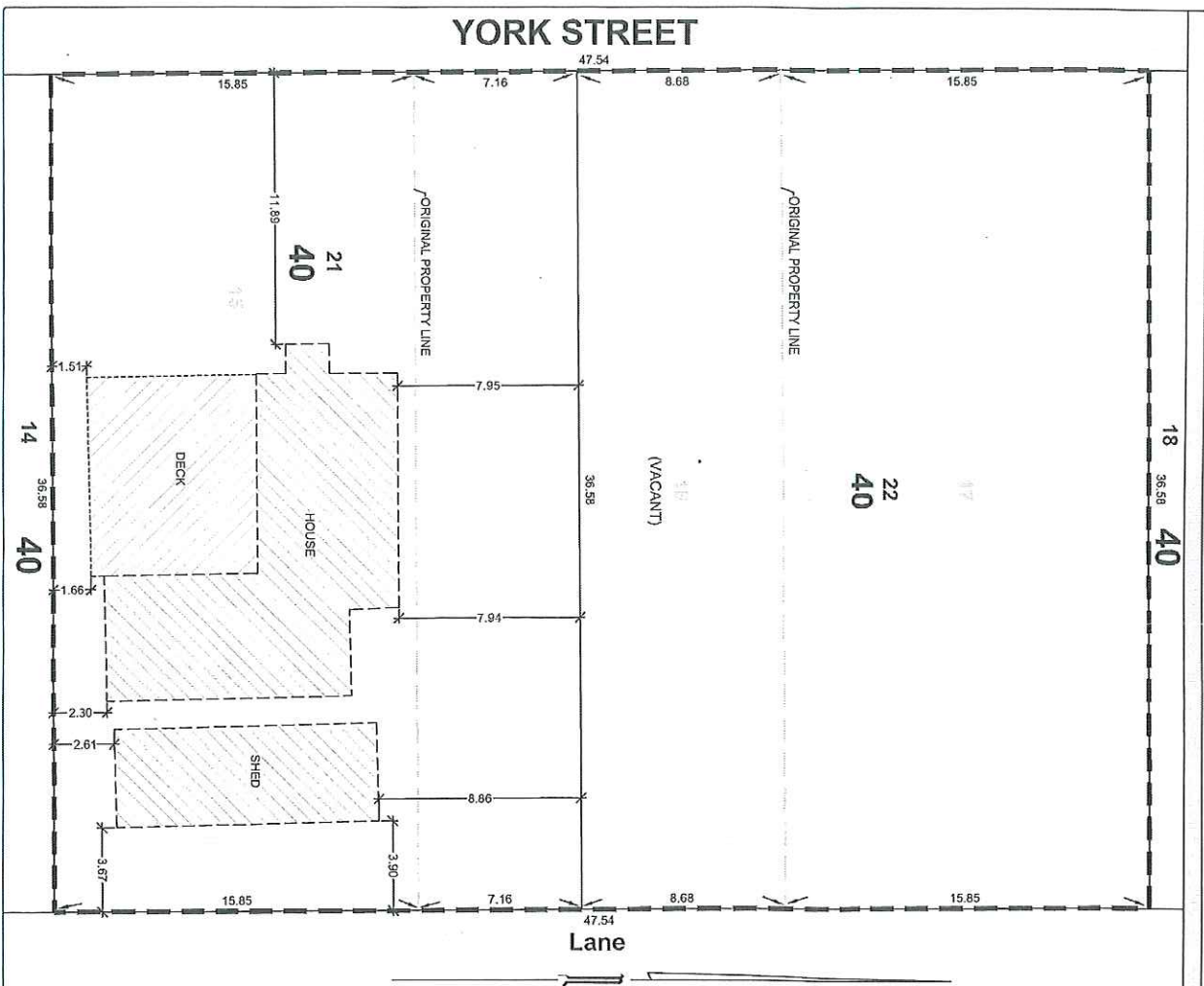


Project 19-Z-09  
19-SN-17

Civic Address/Subdivision

Plan of Proposed Subdivision of all of LOT15 and  
part of LOT16, BLK40, Plan# I5211





PLAN SHOWING

**PLAN OF PROPOSED SUBDIVISION**  
 OF ALL OF  
 LOTS 15, 16 & 17, BLOCK 40, REG'D PLAN NO. 15211  
 SE1/4 SEC 23, TWP 17, RGE 20, W2 Mer  
 2109 & 2165 YORK STREET,  
 REGINA, SASKATCHEWAN  
 2019  
 SCALE = 1:200

## CITY OF REGINA APPROVAL

THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD  
 DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW  
 NO. 7748-LA-884 OF THE CITY OF REGINA.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

CITY CLERK

LANDOWNER: LOT 15, BLOCK 40, REG'D PLAN NO. 15211

LANDOWNER: LOT 16 &amp; 17, BLOCK 40, REG'D PLAN NO. 15211

DONALD AS DONALD MUSKALUK

BRANDILEE JOAN THOMPSON

## 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 5 METRES.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.17 ha (0.43 ac)

## SURVEYORS CERTIFICATION

31.6 / 24 / 2019  
 Date of

3.10.2019  
 Saskatchewan Land Surveyor



MIDWEST SURVEYS INC.

405 MAXWELL CRESCENT  
 REGINA, SK  
 S4N 5X3  
 TEL: 306-525-8706

S20719RC-0142-110CADD00C-0142-19-11-1PFS-1 (Rev)

No.	DATE	REVISION / ISSUED	JOB No.	PAGE 1 OF 1
0	June 20, 2019	Final Issued	RC-0142-19	0
		REVISION		
		REVISION		

SURVEYED BY: CG CALCTD BY: SR DRAWN BY: DLS  
 RC-0142-19-11-1PFS

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	<ul style="list-style-type: none"> <li>- Additional parking does not have to be 23 ft by 125 ft. Restrict size to 12 ft wide to limit excessive vehicles.</li> <li>- No need to create a subdivision for a ½ lot at 2109 York Street to be used for additional parking (parking lot) by 2165 York Street.</li> <li>- Rezone all lots to Residential to allow for infill housing instead of parking for one property owner.</li> <li>- Fix zoning in our area because our alleys are not considered “legal” just the same as the gravel curved road around 2165 York Street.</li> <li>- The curved roadway may not be zoned as a “legal alley but its purpose is the same as the “non legal” alley in behind the properties west of York Street.</li> <li>- This is not just open park space as indicated. This was an alley/lane for over 60 years and how can you take away a developed and maintained roadway to sell to someone for a ready made driveway?</li> <li>- The horseshoe road was created as an alley which the homeowner can and has access to the rear of his property if needed.</li> <li>- We don’t see any reason why a subdivision needs to be created or why 2165 York Street needs even more parking than everyone else on the block. There is plenty of parking on the street.</li> </ul>
<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	

**1. Issue: Size of Potential Driveway***Administration’s Response:*

2165 York Street has offered to purchase 262 m<sup>2</sup> of area (half of lot 16) for a potential driveway with a parking pad or garage in the rear yard. The driveway, parking stalls and garage must meet the regulations within the *Regina Zoning Bylaw No. 9250* regarding width size and location.

**2. Issue: Why Does the property need driveway off York Street?**

*Administration's Response:*

Within the *Regina Zoning Bylaw No. 9250*, every dwelling unit requires at least one off-street parking stall per unit. The property of 2165 York Street requires one off-street parking stall for the site. Since a legal lane was never built in the rear of the property, 2165 York Street would need to have access to parking from York Street.

3. **Issue: Rezone all lots within 2109 York Street to Residential**

*Administration's Response:*

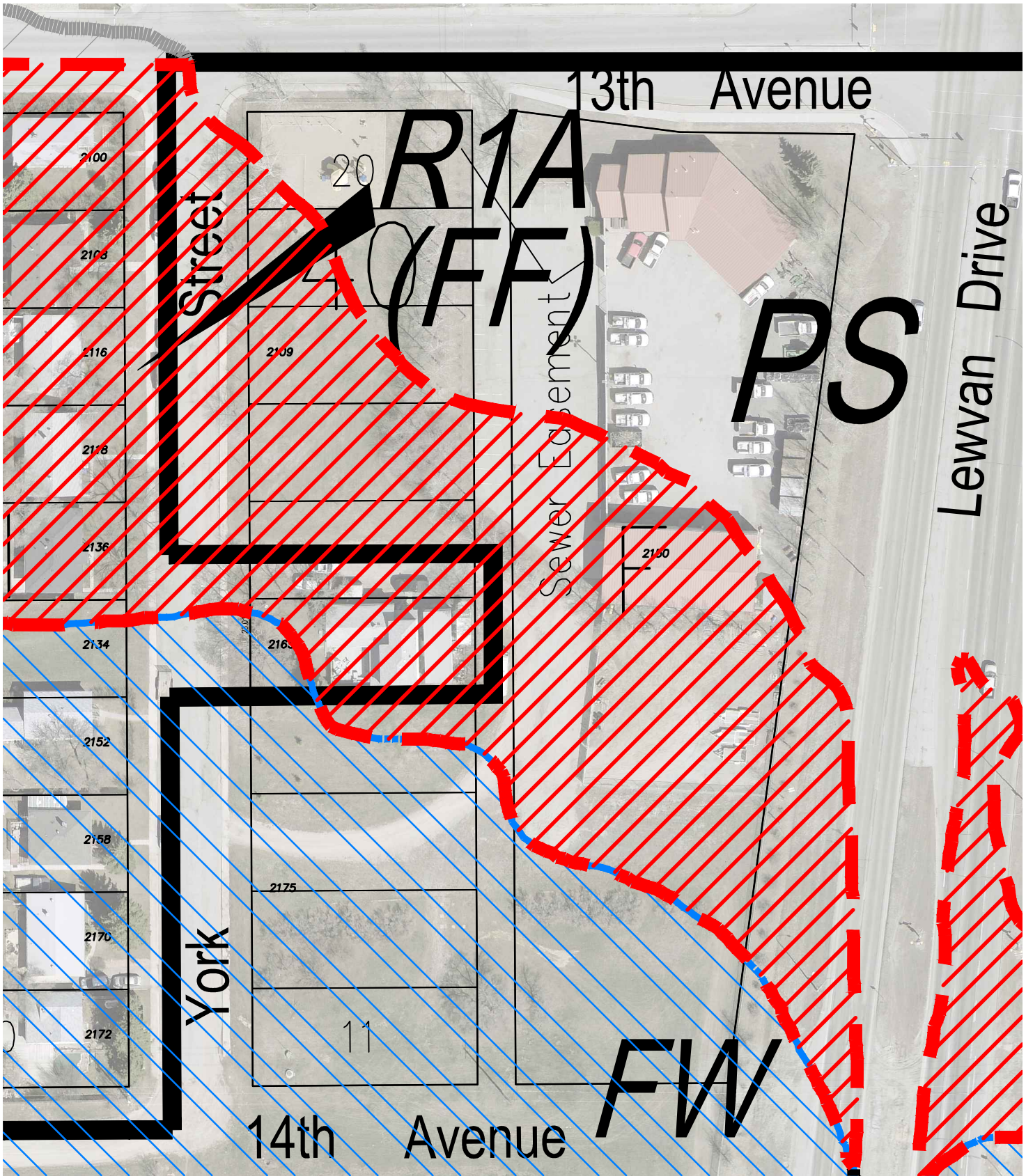
2109 York Street is located within the FF - Flood Fringe Overlay zone. Development is allowed within the Floodway Fringe provided that appropriate flood proofing is incorporated into building design. Having said that, the lots located at 2109 York Street are not developable as residential lots. The sanitary sewer in the area is subject to surcharge so water and sewer do not allow new services in the area.

4 **Issue: Have the Horseshoe road remain as an alley/lane**

*Administration's Response:*

This road is on City own property / park space and is not considered a legal lane. Parks, Recreation and Cultural Services does not intend to remove the road, as they may use it for park maintenance to access their compound. There may be consideration to install bollards to prevent through access.





 Flood Fringe

 Floodway

Date of Photography : 2018





# Memo

November 6, 2019

To: Members,  
Regina Planning Commission

Re: City of Regina Zoning Bylaw 2019-19 Presentation

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## RECOMMENDATION

That this communication be received and filed.

## BACKGROUND

The purpose of this communication is to provide an overview of the *City of Regina Zoning Bylaw 2019-19* (new Zoning Bylaw).

Respectfully Submitted,

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Diana Hawryluk, Executive Director, City Planning & Community Dev.

10/29/2019