



Regina Planning Commission

**Wednesday, October 7, 2020
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, October 7, 2020**

Approval of Public Agenda**Minutes Approval**

Minutes of the meeting held on September 9, 2020.

Administration Reports

RPC20-32 5600 Waterer Road - Zoning Bylaw Amendment - PL202000132

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 5600 Waterer Road, legally described as Lot FF, Block 72, Plan No. 102165375 Ext 1, from RH – Residential High-Rise Zone to I – Institutional Zone.
2. Direct the City Solicitor to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its October 28, 2020 meeting, following the required public notice.

RPC20-33 805 Toronto Street - Discretionary Use Application (PL202000144)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed “Storage, Hazardous Material” within a building located at 805 Toronto Street.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. Approved use with a total area of 423 square meters as shown in Appendix A-2 shall be entirely located within the existing building.



OFFICE OF THE CITY CLERK

- b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*;
 - c. Approval from the Ministry of Environment shall be submitted prior to issuance of development permit; and
 - d. Prior to occupancy, an Emergency Response Plan for handling of hazardous materials shall be required to be submitted to the Fire & Protective Services for review and approval.
3. Approve these recommendations at its October 28, 2020 meeting.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 9, 2020

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
Councillor Jerry Flegel (Teleconference)
Councillor Andrew Stevens (Videoconference)
Frank Bojkovsky (Videoconference)
Biplob Das (Videoconference)
Adrienne Hagen Lyster (Videoconference)
Cheri Moreau (Videoconference)
Tak Pham (Videoconference)
Steve Tunison (Videoconference)
Celeste York (Videoconference)

Regrets: Jacob Sinclair

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby (Videoconference)
Executive Director, City Planning & Community Development,
Diana Hawryluk
Director, Planning & Development Services, Fred Searle
Manager, East Planning, Munir Haque (Videoconference)
Manager, West Planning, Yves Richard (Videoconference)
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

Councillor Andrew Stevens 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

Steve Tunison moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 13, 2020 be adopted, as circulated.

(The meeting commenced in the absence of Councillor Flegel and Frank Bojkovsky.)

ADMINISTRATION REPORTS

RPC20-294801 E. Victoria Avenue - Discretionary Use and Removal of Holding Overlay Zone Application (PL202000117)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 4801 E. Victoria Avenue, as shown in Appendix A-1, by removing the H – Holding Overlay Zone from the MLM – Mixed Large Market Zone for the property.
2. Approve the discretionary use application to allow a proposed “Retail Trade, Shop,” greater than 6,000 square meters located at 4801 E. Victoria Avenue as shown in Appendix A-2.
3. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall generally be consistent with the plans attached to this report as Appendix A-2 inclusive, prepared by P3A and dated April 8, 2020.
 - b. The applicant will be required to fully execute the servicing agreement and obtain an executed subdivision plan prior to the issuance of a development permit.
 - c. Parking shall not be allowed along the drive aisle abutting Optimist Drive.
 - d. The development shall comply with all applicable standards and regulations in *the Regina Zoning Bylaw 2019-19*.
4. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its September 30, 2020 meeting, following the required public notice.

Chad Jedlic and Blair Forster, representing Forster Harvard Development Corp., addressed the Commission.

Biplob Das moved that the recommendation contained in the report be concurred in.

Biplob Das	Yes
Adrienne Hagen Lyster	Yes
Cheri Moreau	Yes
Tak Pham	Yes
Steve Tunison	Yes
Celeste York	Yes
Councillor Andrew Stevens	Yes
Councillor Barbara Young	Yes

The motion was put and declared CARRIED.

RPC20-305601 Parliament Avenue - Concept Plan Amendment/ Zoning Bylaw
Amendment/ Discretionary Use - PL202000116

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Harbour Landing Concept Plan to re-designate the property located at 5601 Parliament Avenue from High-Density Residential to Low-Density Residential, in accordance with the Concept Plan shown in Appendix A-3.1.
2. Approve the application to rezone the property located at 5601 Parliament Avenue, legally described as Block BB, Plan No. 102177503, from RH – Residential High-Rise Zone to RU – Residential Urban Zone.
3. Approve the discretionary use application for the proposed development of Building, Planned Group located at 5601 Parliament Avenue, being Block BB, Plan No. 102177503 in the Harbour Landing neighbourhood.
4. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.2, prepared by StreetSide Developments, dated June 18, 2020; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
5. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
6. Approve these recommendations at its September 30, 2020 meeting, after giving the required public notice.

Jonathon Osachuk, representing StreetSide Developments, addressed the Commission.

Steve Tunison moved that the recommendation contained in the report be concurred in.

Steve Tunison	Yes
Celeste York	Yes
Councillor Andrew Stevens	No
Biplob Das	Yes
Adrienne Hagen Lyster	Yes
Cheri Moreau	Yes
Tak Pham	Yes
Councillor Barbara Young	Yes

The motion was put and declared CARRIED.

RPC20-31 1971 Albert Street Contract Zone Application (PL202000118)

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 1971 Albert Street, Lot 50, Blk/Par 342, Plan 102032255 from DCD-D – Downtown Direct Control District Zone to Contract Zone.
2. Approve execution of a contract zone agreement between the City of Regina and the applicant/owner of the subject properties, which shall include the following terms:
 - i. The agreement shall allow for the carrying out of a specific proposal on the lands described as a temporary “Transportation, Parking Lot” lot a period of one year from the date of execution of the Contract Zone agreement.
 - ii. That issuance of development permits and the execution of the contract zone agreement shall be conditional on the applicant being confirmed as the registered owner of the property or the consent of the owner being obtained.
 - iii. That construction of a centre median along Albert Street shall be required to permit the optional right-in-right-out access.
 - iv. The parking lot shall meet all standards for “Transportation, Parking Lot” except that:
 - a. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Planning and Development Services;
 - b. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - v. The development shall generally conform to the attached plans as labelled Appendix A-2 of this report, prepared by Property Development Support Services Inc. and dated May 12, 2020.

- vi. Signage on the subject property shall comply with the development standards for the DCD-D Downtown Direct Control District Zone.
 - vii. Any zoning-related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw 2019-19*.
 - viii. 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. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
 4. Approve these recommendations at its September 30, 2020 meeting, and consider the proposed bylaw at a succeeding meeting after giving the required public notice.

The following addressed the Commission:

- Thomas Le, Butz & Company, representing Gus Kolitsas, RB3 Properties Inc.; and
- Dave Brundige, Willows Wellsch Orr and Brundige LLC, representing Magnetic Capital Corp.

(Frank Bojkovsky joined the meeting.)

Cheri Moreau moved that the recommendation contained in the report be concurred in.

(Councillor Flegel joined the meeting.)

Councillor Andrew Stevens moved that this report be tabled until such time as Regina Planning Commission has an opportunity to review the report on MN20-19, the Temporary Parking Lot Policy.

Cheri Moreau	Yes
Tak Pham	Yes
Steve Tunison	Yes
Celeste York	Yes
Councillor Andrew Stevens	Yes
Frank Bjkovsk	Yes
Councillor Jerry Flegel	No
Biplob Das	Yes
Adrienne Hagen Lyster	Yes
Councillor Barbara Young	No

The motion was put and declared CARRIED.

Owing to the urgency of the application, as advanced by the applicant, and in light of the fact that Regina Planning Commission does not have delegated authority

with respect to the final decision to be taken by City Council, the City Clerk determined that this matter should appropriately be considered by City Council at its meeting on September 30, 2020.

ADJOURNMENT

Celeste York moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:10 p.m.

Chairperson

Secretary

5600 Waterer Road - Zoning Bylaw Amendment - PL202000132

Date	October 7, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-32

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 5600 Waterer Road, legally described as Lot FF, Block 72, Plan No. 102165375 Ext 1, from RH – Residential High-Rise Zone to I – Institutional Zone.
2. Direct the City Solicitor to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its October 28, 2020 meeting, following the required public notice.

ISSUE

The applicant and owner Dream Developments proposes to rezone 5600 Waterer Road (subject property) from RH – Residential High-Rise Zone to I – Institutional Zone to accommodate the development of a parking lot to support the existing Harbour Landing Village, a mixed-use seniors facility, to its immediate south. The I – Institutional Zone will also allow for further development on the lot to support uses similar to Harbour Landing Village. The subject property is an undeveloped vacant site within the Harbour Landing neighbourhood.

This application is being considered pursuant to *The Planning and Development Act, 2007* (Act), *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the *Regina Zoning Bylaw No. 2019-19*, including suitability based on the prescribed evaluation

criteria for discretionary uses established in Part IE.3. The proposal has been assessed and complies with all applicable policies, regulations and standards.

IMPACTS

Financial Impacts

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.

Policy/Strategic Impact

The proposed development does not conflict with any OCP policies and is consistent with the following OCP goals/ policies:

- Section D11, Goal 5, Policy 13.20.1: *Promoting “aging in place” within the design of new and existing neighbourhoods.*

Harbour Landing Village is a seniors-oriented facility. This rezoning will support the continued function of that facility in addition to benefiting further seniors-oriented development.

- Section D5, Goal 1, Policy 7.14: *Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:*
 - *Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation;*

The development will enhance the viability of the existing multi-use development of Harbour Landing Village and further promote the provision of lifestyle needs within the neighbourhood.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal it may refer it back to Administration for further review. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been made.
3. Deny the application. Development of land use will not proceed on the subject property if City Council rejects the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. The Applicant will receive written notification of City Council's decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

Proposal

The proposed development consists of a 30-stall parking lot to the immediate north of the existing Harbour Landing Village. The subject property at 5600 Waterer Road is zoned RH – Residential High-Rise Zone and is proposed to be rezoned to I – Institutional Zone and consolidated with the existing Harbour Landing Village which is on a lot zoned I – Institutional Zone. Transportation, Parking Lot is not a permitted use within the RH – Residential High-Rise Zone. However, with this rezoning the parking lot can be subdivided out of the existing parcel at 5600 Waterer Road and consolidated with 4000 James Hill Road, which contains Harbour Landing Village making it accessory parking which is permitted. The City of Regina is currently reviewing this subdivision application as it under administrative authority and will proceed separately.

Harbour Landing Village is a multi-use seniors facility comprising of seniors housing, a day care, hair salon, coffee shop, and a restaurant. The future parking lot will support the vitality of these uses and reduce the parking overflow onto neighbouring streets. The Harbour Landing neighbourhood is in excess of the 50 people/ha requirement. Therefore, this application will not impact the density requirement of this regulation. The existing development at Harbour Landing Village includes 39 parking stalls, which was a relaxation of the required 43 parking stalls under *Regina Zoning Bylaw No. 9250*. The applicant has indicated significant parking pressure of the development on the surrounding neighbourhood and concluded that more parking was required for the function of the development and neighbourhood.

The remaining parcel at 5600 Waterer Road will retain the I – Institutional Zone. The applicant has indicated a desire for a development on that site similar to the existing Harbour Landing Village, though no application has been submitted at this time.

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

Land Use Details	Existing	Proposed
Zoning	RH – Residential High-Rise Zone	I – Institutional Zone
Land Use	Vacant	Vacant Transportation, Parking Lot
Building Area	Nil	Nil

Zoning Analysis	Required	Proposed
Number of Parking Stalls	0	30
Min. Lot Area (m ²)	500 m ²	6,577 m ²

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. The Harbour Landing Community Association was contacted but did not respond. Comments from neighbouring properties are captured in Appendix B.

DECISION HISTORY

On May 26, 2014 City Council rezoned this property from UH – Urban Holding to CZ – Contract Zone (CR14-54) to support a Multipurpose Care Facility. The development never proceeded, and the Contract Zone was discharged on October 27, 2017. The property reverted to its base zoning of R6 – Residential Multiple Housing Zone, which became RH – Residential High-Rise Zone upon the adoption of *Regina Zoning Bylaw No. 2019-19*.

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

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

Respectfully Submitted,



9/24/2020

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

9/30/2020

Prepared by: Michael Sliva, City Planner II

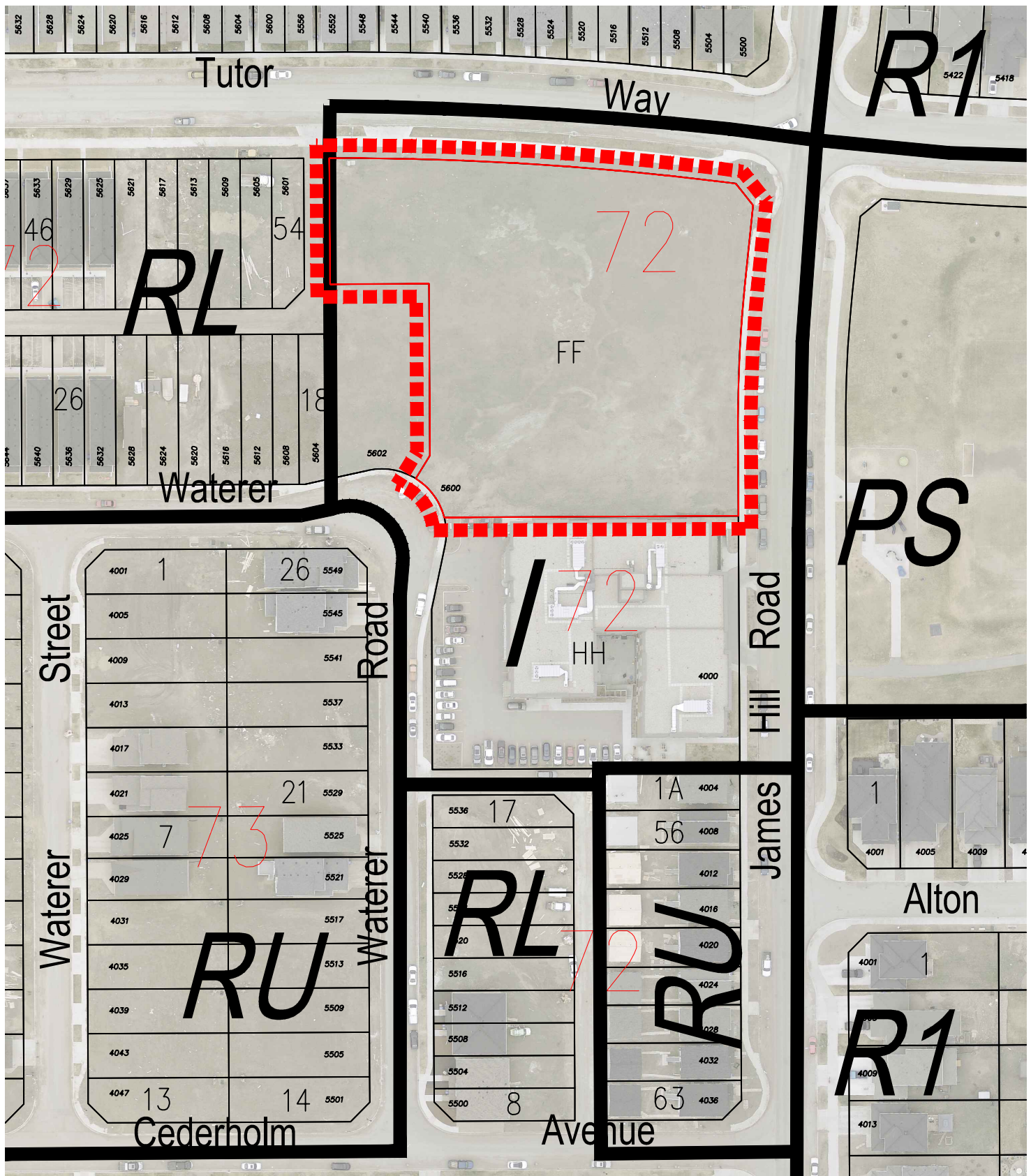
ATTACHMENTS

Appendix A-1

Appendix A-2

Appendix A-3.1

PL202000132 Appendix B



Date of Photography : 2018





Subject Property

Date of Photography: 2018



Project PL202000132

Civic Address/Subdivision 5600 Waterer Road

LEGAL DESCRIPTION

LOT: PARCEL FF
BLOCK: 72
PLAN: 102165375

CIVIC ADDRESS

5600 WATERER ROAD, REGINA,
SASKATCHEWAN

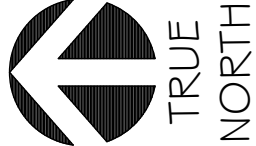
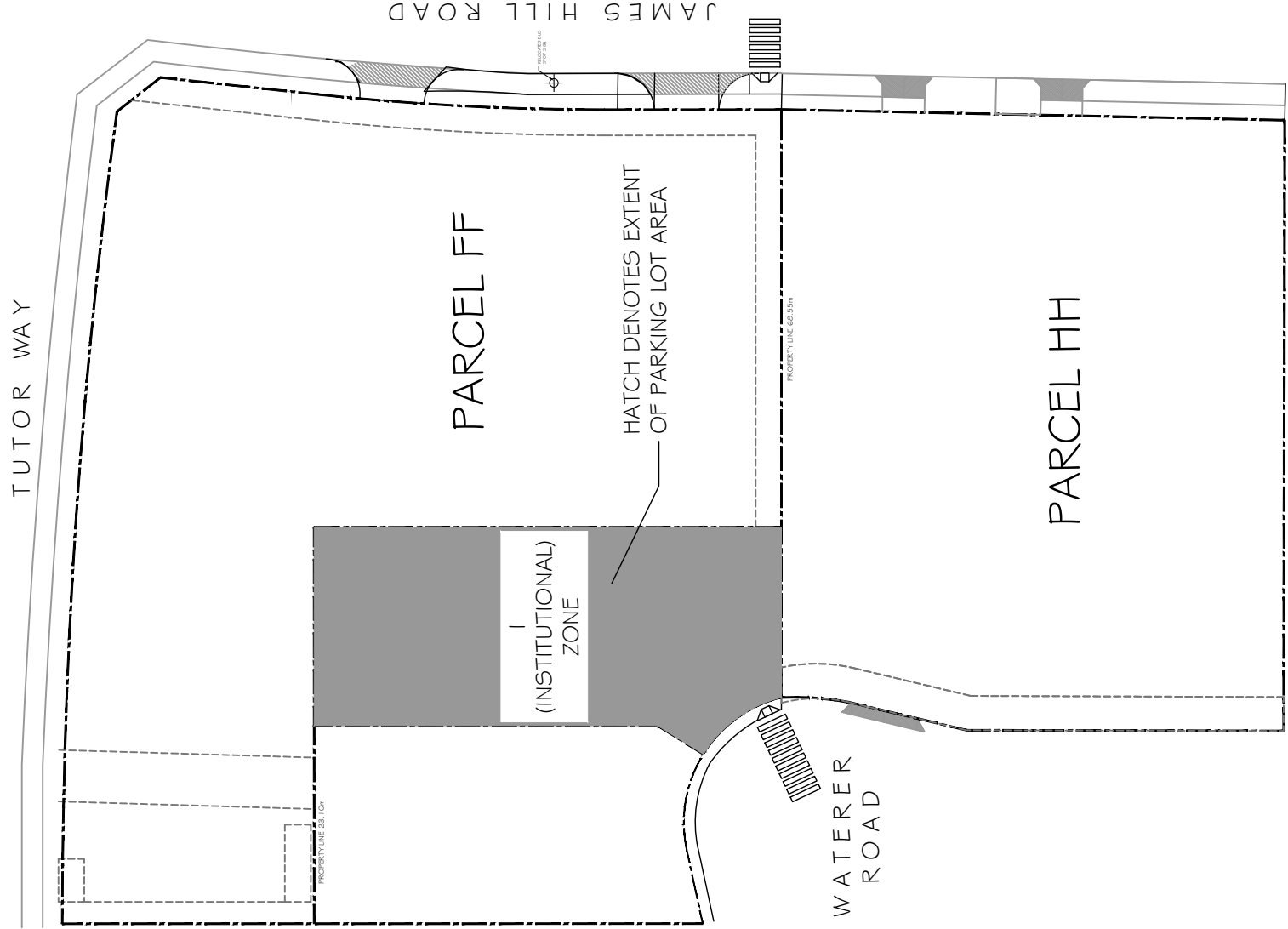
SITE AREA

PARCEL FF
6,550m² (1.62 acres)

PARKING LOT ZONING ANALYSIS:

THE FOLLOWING CODE REVIEW IS BASED ON THE CITY OF REGINA ZONING BYLAW, 2019.

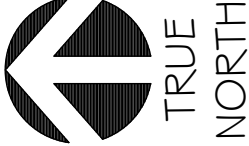
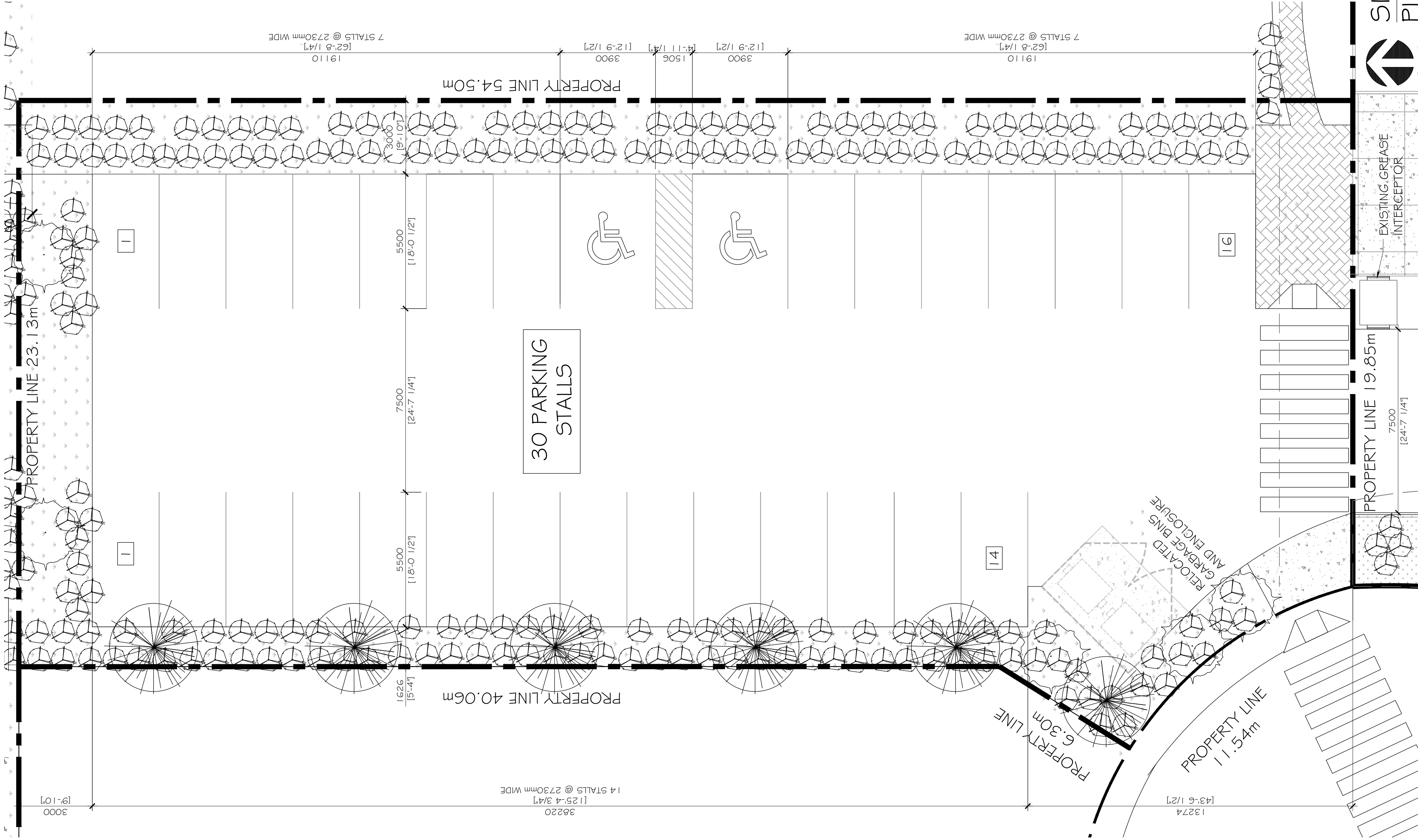
- PROJECT INFORMATION:
SITE AREAS:
PARKING LOT
: 1,261 m² (19.16%)
- ZONING CLASSIFICATION
: I - INSTITUTIONAL ZONE
- LAND USE TYPE
TRANSPORTATION, PARKING LOT
TO BE AMALGAMATED TO EXISTING PARCEL HH
(ZONED AS INSTITUTIONAL)
- DEVELOPMENT STANDARD
MINIMUM LOT AREA
- 500m²
PROVIDED
- 1,261 m²
MINIMUM SIDE YARD SETBACK
- 23.13m
SETBACKS
FRONT YARD SETBACK - 4.5m
SIDE YARD SETBACK - 4.5m
SIDE YARD SETBACK - 3.0m
TOTAL SIDE YARD SETBACK - 6.0m
- PARKING COUNT
TOTAL STALLS PROVIDED - 30 STALLS
STANDARD STALLS - 28 STALLS
BARRIER-FREE STALL - 2 STALLS
- LANDSCAPE
REQUIRED 10% OF SITE AREA
10% OF 1,261m² = 126m²
PROVIDED
- 345m²
TREES - 1/40m² OF REQUIRED LANDSCAPE AREA
PROVIDED - 10 TREES
SHRUBS - 1/20m² OF REQUIRED LANDSCAPE AREA
REQUIRED - 6 SHRUBS
PROVIDED - 150 SHRUBS



SITE KEYPLAN

SCALE 1:750

NOTES:
THESE DRAWINGS HAVE BEEN CREATED USING A COMBINATION OF
AUTOCAD AND REVIT. THE DRAWINGS ARE FOR INFORMATION ONLY.
REVISIONS, CHANGES AND AMENDMENTS ARE TO BE MADE
BY THE ARCHITECT. THE CLIENT IS RESPONSIBLE FOR THE
ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT
TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE
INFORMATION PROVIDED. THE ARCHITECT SHALL NOT BE
RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION
PROVIDED. THE ARCHITECT SHALL NOT BE RESPONSIBLE
FOR THE ACCURACY OF THE INFORMATION PROVIDED.
CONSTRUCTION.



SITE/LANDSCAPING

PLAN - PARKING LOT

SCALE 1:100

Public Notice Comments

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	- Do not want access via Waterer Road
<i>I support this proposal</i>	2	

1. Road access*Administration's Response:*

The developer intends for future development to front James Hill Road and is placing the parking along Waterer Road to divert traffic away from that entrance. The City of Regina does not regulate which of the two roads their access may be from. The proposed driveway meets all technical standards.

805 Toronto Street - Discretionary Use Application (PL202000144)

Date	October 7, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-33

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed “Storage, Hazardous Material” within a building located at 805 Toronto Street.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. Approved use with a total area of 423 square meters as shown in Appendix A-2 shall be entirely located within the existing building.
 - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*;
 - c. Approval from the Ministry of Environment shall be submitted prior to issuance of development permit; and
 - d. Prior to occupancy, an Emergency Response Plan for handling of hazardous materials shall be required to be submitted to the Fire & Protective Services for review and approval.
3. Approve these recommendations at its October 28, 2020 meeting.

ISSUE

The applicant, Kevmar Inc. o/a Canadian Energy, proposes to develop a “Storage, Hazardous Material” land use within an existing building located at 805 Toronto Street. The development consists of storage and light servicing of batteries, which is considered hazardous material under *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) and is a discretionary use at this location.

IMPACTS

Financial Impacts

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.

Policy / Strategic Impacts

The proposed development supports the following *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP) goals/policies:

- Section D5, Goal 4, Policy 7.21 Ensure an adequate supply of serviced industrial land to maintain a diverse range of development opportunities.

Accessibility Impacts

The proposed development shall provide one accessible parking stall.

Environmental Impacts

The applicant shall be required to submit verification of any necessary approvals from Saskatchewan Ministry of Environment prior to issuance of a Development Permit. An Emergency Response Plan shall be submitted to Fire & Protective Services prior to occupancy.

OTHER OPTIONS

Administration recommends approval of the discretionary use to accommodate “Storage, Hazardous Material” land use on the subject property.

Alternatives options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal it may refer it back to Administration for further review. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been

made

3. Deny the application. Development of “Storage, Hazardous Material” land use will not proceed on the subject property if City Council rejects the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as delegation at the Council meeting when the application will be considered. The applicant will receive written notification of City Council’s decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

Applicant’s Proposal

The applicant proposes a land use within an existing building for inventory storage, light servicing and sales of batteries on the subject property. The proposed development will occupy approximately 423 square meters out of a total of approximately 902 square meters of the existing building.

Zoning and Land Use

The Zoning Bylaw classifies the use as “Storage, Hazardous Material” and “Service Trade, Heavy” and “Retail Trade, Shop”. The subject property is zoned IH - Industrial Heavy Zone in which “Storage, Hazardous Material” is discretionary the “Service Trade, Heavy” and “Retail Trade, Shop” under 500 square meters is permitted. The Zoning Bylaw requires that details of a land use involving hazardous materials be provided for review and that approval may be subject to conditions to mitigate potential concerns.

The application was considered for suitability based on the prescribed evaluation criteria for discretionary uses as set out in the Zoning Bylaw section 1E.3 and specific to hazardous use 1E.3.3 (Appendix A-4). Under *the Hazardous Substances and Waste Dangerous Goods Regulations*, Storage of lithium and Lead acid batteries are considered to be dangerous goods. Furthermore, section 1E.3 of the Zoning bylaw considers storage of any hazardous material or dangerous good to be discretionary and subject to this subpart. As required under the section 1E.3.3 of the Zoning Bylaw, the applicant submitted full description of all hazardous materials and dangerous goods that will be stored on this site for review to identify the potential environmental effects created by the development in terms of the hazardous materials.

Administration reviewed a full description of all hazardous materials and dangerous goods involved in the storage of battery within the proposed development along with the Industrial use application associated with this application to determine the environmental impact of the proposed development and has no concerns.

The land use and zoning related details are provided in the following table:

Land Use Details	Existing	Proposed
Zoning	IH - Industrial Heavy Zone	No change
Land Use	Service Trade, Heavy	“Storage, Hazardous Material,” (Discretionary) “Service Trade, Heavy” and “Retail Trade, Shop” (Permitted)
Building Area	902 m ²	No change

Zoning Analysis	Required	Proposed
Number of Parking Stalls	6	11 (existing)
Min. Lot Area (m ²)	500	6,842
Max. Building Height (m)	16	<7 m (existing building)
Max. Coverage (%)	60	13

The proposal is consistent with the purpose and intent of the IH - Industrial Heavy Zone which is to protect land suitable for the highest intensity of industrial development.

A drywall and painting company occupies the remaining portion of the existing building. The surrounding uses are Toronto Street to the west and south, Ross Avenue and City of Regina Fire Training Centre to the south and Public Service Zone (drainage channel) to the north.

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. No comments were received from the community through the process.

DECISION HISTORY

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

Respectfully Submitted,

Respectfully Submitted,



Fred Seale, Director, Planning & Development Services



9/24/2020

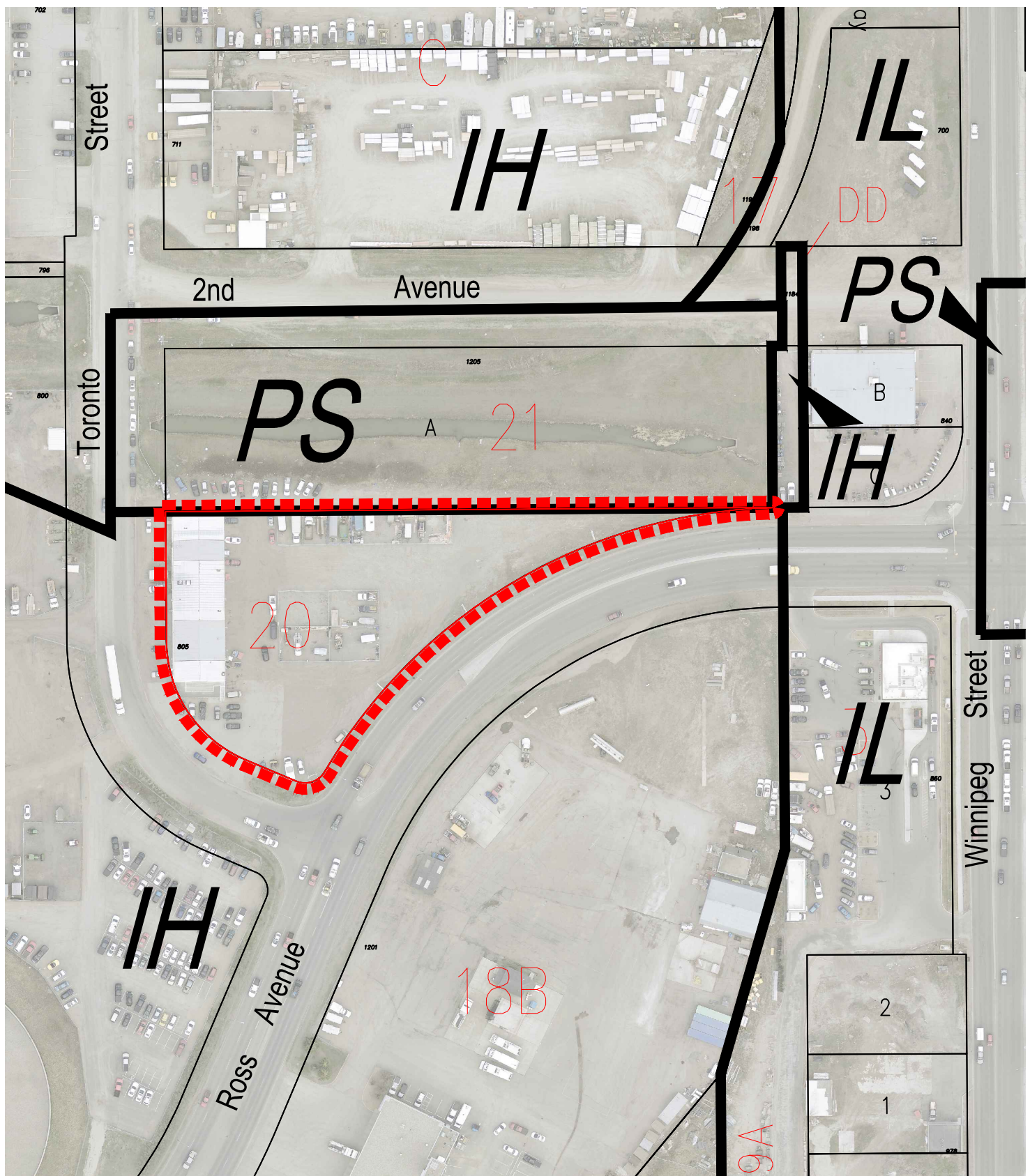
Diana Hawryluk, Executive Director, City Planning & Community Dev.

9/30/2020

Prepared by: Binod Poudyal, City Planner II

ATTACHMENTS

- Appendix A-1 (Aerial Map)
- Appendix A-2 (Site Map)
- Appendix A-3 (Building Interior)
- Appendix A-4 (Reference to Zoning Bylaw)

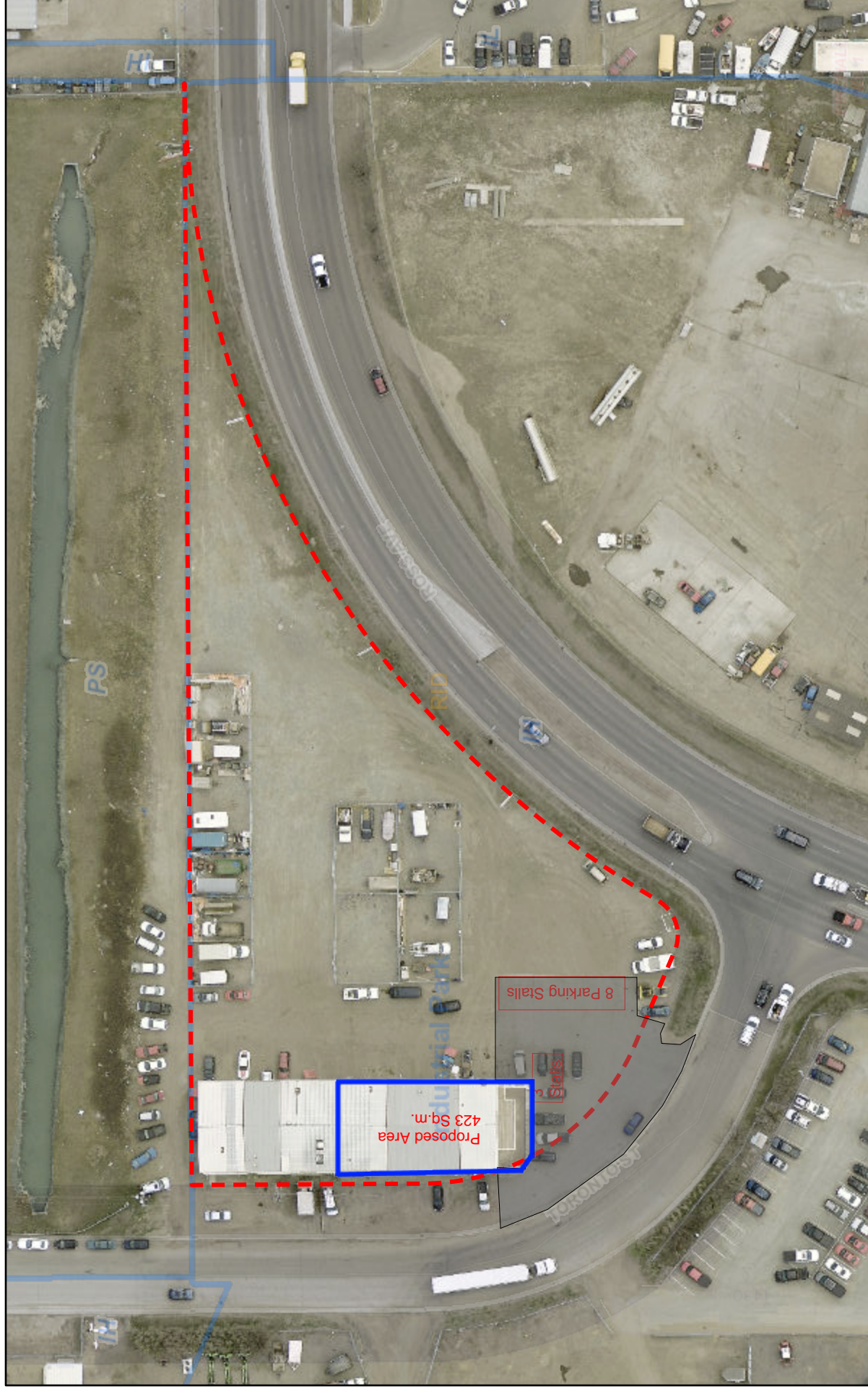


Date of Photography : 2018



Subject Property





Appendix A-3



-
- (4) Except as specifically permitted otherwise by this Bylaw, an accessory use, building or structure shall be located on the same lot as the associated principal use.
 - (5) All accessory uses, buildings and structures shall be removed from a lot from which the associated principal building, structure or use has been removed.
 - (6) Except as specifically permitted otherwise by this Bylaw, no accessory use, building or structure shall include a habitable space.

(#2020-47, s.4, 2020)

1E.3 DISCRETIONARY USE

3.1 APPLICATION

- (1) Any land use, land use intensity, development, structure or activity is considered to be discretionary and subject to this subpart if:
 - (a) it is listed as discretionary in:
 - (i) any provision of this Bylaw; or
 - (ii) the terms or conditions of a Contract Zone;

- (b) any hazardous material or dangerous good will be used, stored, processed or produced on the lot;
- (c) the Development Officer has determined that a House-Form Building or a Residential Business land use will significantly impact the front or side streetscape; or
- (d) the Development Officer has determined that there may be environmental concerns or factors that can affect or be affected by development, including but not limited to:
 - (i) artesian water pressure;
 - (ii) potential impact on biodiversity; or
 - (iii) impact to environmental goals outlined in *The Official Community Plan*.

- (2) The City is authorized to specify a time limit on a discretionary use.

3.2 APPLICATION REQUIREMENTS

In addition to the requirements prescribed in subpart 1E.1, the Development Officer may require that an applicant provide any additional information deemed necessary to evaluate the suitability of the proposed development before reviewing a discretionary use application.

3.3 SPECIFIC DISCRETIONARY USE APPLICATION REQUIREMENTS FOR USES INVOLVING HAZARDOUS MATERIALS

- (1) In addition to the requirements of section 1E.3.2, every application for a development permit made in respect of a discretionary use involving use, storage, processing or production of hazardous material(s) or dangerous good(s) shall also be accompanied by a report:
 - (a) identifying all hazardous material(s) which are stored, used, processed or produced on the site;
 - (b) providing a full description of all hazardous material(s) and dangerous good(s), including:
 - (i) the materials and goods produced or processed;
 - (ii) the manufacturing processes employed; and

- (iii) the industry type(s) that will store, use, process or produce the material(s) and good(s);
- (c) identifying potential nuisances and environmental effects created by the development in terms of glare, air emissions, vibrations, noise, storm water, solid waste, liquid waste(s), hazardous materials and dangerous goods;
- (d) identifying the specific location(s), boundaries, maximum amounts and maximum concentrations of hazardous material(s) and dangerous good(s) on the lot;
- (e) identifying mitigation measures to contain, reduce or eliminate any of the nuisances and environmental effects mentioned in clause (iii);
- (f) demonstrating compliance with the Hazardous Material and Dangerous Good Standards in section 1E.3.3; and
- (g) in the case where the Development Officer is reasonably concerned that a proposed land use or proposed development could present environmental hazards and/or health risks, that includes a Community Impact Analysis (CIA) prepared by a qualified engineer licensed to practice in Saskatchewan, and based on the components and elements provided in Table 1.T1.