



# **Regina Planning Commission**

**Wednesday, March 3, 2021  
4:00 PM**

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



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## OFFICE OF THE CITY CLERK

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### **Revised Public Agenda Regina Planning Commission Wednesday, March 3, 2021**

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

#### **Minutes Approval**

Minutes of the regular and special meetings held on February 3 and February 20, 2021.

#### **Administration Reports**

RPC21-20     1565 Winnipeg Street - Discretionary Use Application - PL202000170

#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Drive-Through, Accessory located on a portion of 1565 Winnipeg Street, being Plan AG4178, Block 16, Lots 40 - 43 and Plan DM5186, Block 16, Lots 1- 5, in the Dewdney Place Subdivision, subject to the following development standards and conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 dated September 26, 2020, A-3.2 dated November 26, 2020 and A-3.3 dated December 22, 2020 inclusive, prepared by Paula Bannerman Designs;
  - b. The subject lots shall be parcel tied or consolidated; and
  - c. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.





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3. Approve these recommendations at its March 10, 2020 meeting.

RPC21-21     1905 E. Redbear Avenue - Discretionary Use - PL202000227

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation use, located at 1905 E. Redbear Avenue, being Plan 73R077003 Block 45 Lot K, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 dated November 2020 inclusive, prepared by Jason Gilchuk of Gilchuk Design and Drafting; and
  - b. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

RPC21-23     1802 E. Stock Road - Discretionary Use - PL202000241

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation, located at 1802 E. Stock Road, being Plan 101955427 Ext 2 Block 41A, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
  1. the development shall generally be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2; and
  2. except as otherwise required by this approval, the development shall



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comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.

2. Authorize the Development Officer to issue a development permit subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

RPC21-24 1768 Quebec Street - Zoning Bylaw Amendment - PL202000185

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the subject property located at 1768 Quebec Street, being Lot 23-Blk/Par 294-Plan OLD33 Ext 0 and Lot 43-Blk/Par 294-Plan 101299440 Ext 28 from RL – Residential Low-Rise Zone to ML - Mixed Low-Rise Zone.
2. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
3. Approve these recommendations at its March 10, 2021 meeting.

RPC21-25 1609 Halifax Street - Official Community Plan & Zoning Bylaw Amendment - PL202000229

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Amend Section 9 of Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by establishing the authorization for the following property to be rezoned to the MH - Mixed High-Rise Zone: 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33.
2. Approve the application to rezone the properties located at 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33, from IL - Light Industrial Zone to MH - Mixed High-Rise Zone.
3. Direct the City Solicitor to prepare the necessary bylaws to authorize the



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amendments to the bylaws, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.

4. Approve these recommendations at its March 10, 2021 meeting.

RPC21-26     5100 E. - 5180 E. Green Jewel Boulevard - Zoning Bylaw Amendment - PL202000243

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw amendment application to rezone Lots 29 - 49, Block 52, Plan 102293951 located at 5100 E. – 5180 E. Green Jewel Boulevard in the Greens on Gardiner Subdivision to apply the LA - Lane Access Overlay Zone.
2. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendment to the bylaw, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
3. Approve these recommendations at its March 10, 2021 meeting.

RPC21-27     2950 Chuka Boulevard - Proposed Concept Plan and Zoning Bylaw Amendment - PL202000224 and PL202000223

### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified in Appendix A-4 as follows:
  - a. From Flex-Use to a combination of Low-Density Residential, Medium Density Residential and Municipal Reserve.
  - b. From Mixed-Use or High Density Residential to Low Density Residential.
  - c. Adopt, by resolution, the proposed amended Towns Concept Plan attached as Appendix A-3 and circulation plan as Appendix A-6.



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2. Approve associated Zoning Bylaw amendment to rezone portions of lands located at 2950 Chuka Boulevard, Blk/Par E, Plan 102289945, Ext 0 within the Towns Concept Plan, as shown in Appendix A-1 as follows:
  - a. From MLM – Mixed Large Market Zone to RU – Residential Urban Zone;
  - b. From MLM – Mixed Large Market Zone to RL - Residential Low Rise Zone;
  - c. From MLM – Mixed Large Market Zone to PS – Public Service Zone; and
  - d. Apply LA - Lane Access Overlay Zone to a portion of proposed RU – Residential Urban Zone.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
4. Approve these recommendations at its March 10, 2021 meeting.

RPC21-22     3700 Green Diamond Road - Discretionary Use - PL202000226

### **Recommendation**

Regina Planning Commission recommends that City Council:

- a. Approve the discretionary use application for the proposed development of “Building, Stacked” located at 3700 Green Diamond Road, being Parcel H, Plan No. 102253889 in the Greens on Gardiner neighbourhood, subject to compliance with the following development standards and conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 & A-3.2, prepared by Abele Architecture, dated November 18, 2020; and
  - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any



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applicable fees or charges and entering into a development agreement if one is required.

3. Approve these recommendations at its March 10, 2020 meeting.

RPC21-28 Options for Regulating Heritage and Architectural Design

**Recommendation**

Regina Planning Commission recommends that City Council:

1. Remove CR20-94 from the List of Outstanding Items for City Council.
2. Receive and file this report.

**Communications**

RPC21-29 Samantha Magnus and Cody Dumonceaux - 3700 Green Diamond Road - Discretionary Use

RPC21-30 Heritage Regina: Options for Regulating Heritage and Architectural Design

**Adjournment**

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 3, 2021

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 John Findura, in the Chair  
Councillor Terina Shaw  
Councillor Shanon Zachidniak  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen Lyster (Videoconference)  
Cheri Moreau (Videoconference)  
Tak Pham (Videoconference)  
Kathleen Wilson  
Celeste York (Videoconference)

Regrets: Jacob Sinclair

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Community Development,  
Diana Hawryluk  
Manager, City Planning, Yves Richard  
Director, Land, Real Estate & Facilities, Shauna Bzdel  
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

**Councillor Terina Shaw 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.**

MINUTES APPROVAL

**Biplob Das moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 6, 2021 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC21-5 Zoning Bylaw Amendment (PL202000194) The Towns, Stage 1H

**Recommendation**

The Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone a portion of lands within the Towns Concept Plan, specifically a portion of SW ¼ SEC 14, TP 17, RG 19 shown in Appendix A-3 as follows:
  - a. Proposed Block 31 from UH – Urban Holding Zone to RU – Residential Urban Zone.
  - b. Proposed Block 32 and Block 33 from UH – Urban Holding Zone to RL – Residential Low-Rise Zone.
  - c. Proposed Block MR4 from UH - Urban Holding Zone to PS – Public Service Zone.
2. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
3. Approve these recommendations at its meeting on February 10, 2021.

Cathy Lawrence, representing Terra Development Inc., addressed the Commission.

**Frank Bojkovsky moved that the recommendation contained in the report be concurred in.**

	In Favour	Against
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	10	0

**The motion was put and declared CARRIED.**

RPC21-6 1654 11th Avenue - Discretionary Use Application (PL202000217)

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed "Assembly, Community" land use located at 1654 11th Avenue, being Lot A, Block 289, Plan No. 90R36844m as shown in Appendix A-3-6.

2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3 to A-6, prepared by SPRA and dated November 9, 2020.
  - b. A Heritage Alteration Permit shall be required for any alterations, such as repairs, demolitions or additions to the Municipal Justice Building.
  - c. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
3. Approve these recommendations at its meeting on February 10, 2021.

Shayna Stock, representing Heritage Community Association, addressed the Commission.

**Adrienne Hagen Lyster moved that the recommendation contained in the report be concurred in.**

	In Favour	Against
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Frank Bojkovsky	✓	
Biplob Das	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor John Findura	✓	
	10	0

**The motion was put and declared CARRIED.**

RPC21-7 1840 Lorne Street - Contract Zone Application (PL202000209)

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the application to extend the existing contract zone for the property located at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, which allows continuance use of the property as a



temporary surface parking lot until December 31, 2022.

2. Approve execution of an amendment to the existing contract zone agreement entered into between the City of Regina and owner of the subject property, providing for the extension of the term of such agreement to December 31, 2022 and affirming all other terms and conditions of the original agreement.
3. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
4. Approve these recommendations at its meeting on February 10, 2021.

Robert Byers, representing Namerind Housing Corporation, addressed the Commission.

**Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in.**

	In Favour	Against
Frank Bojkovsky	✓	
Biplob Das	✓	
Adrienne Hagen Lyster	✓	
Cheri Moreau	✓	
Tak Pham	✓	
Celeste York	✓	
Kathleen Wilson	✓	
Councillor Terina Shaw		✓
Councillor John Findura	✓	
Councillor Shannon Zachidniak		✓
	8	2

The motion was put and declared **CARRIED**.

#### ADJOURNMENT

**Councillor Terina Shaw moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:07 p.m.

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Chairperson

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Secretary

AT REGINA, SASKATCHEWAN, SATURDAY, FEBRUARY 20, 2021

AT A MEETING OF REGINA PLANNING COMMISSION  
HELD IN SPECIAL MEETING SESSION

AT 9:00 AM

**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 John Findura, in the Chair  
Councillor Terina Shaw (Videoconference)  
Councillor Shanon Zachidniak (Videoconference)  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen Lyster  
Cheri Moreau (Videoconference)  
Tak Pham (Videoconference)  
Celeste York (Videoconference)  
Kathleen Wilson

Regrets: Jacob Sinclair

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby (Videoconference)  
Executive Director, City Planning & Community Development,  
Diana Hawryluk  
Director, Parks, Recreation & Cultural Services, Laurie Shalley  
Director, Planning & Development Services, Fred Searle  
Manager, Social & Cultural Development, Emmaline Hill  
Senior City Planner, Ben Mario  
Senior City Planner, Femi Adegeye  
Senior Engineer, Max Zasada (Videoconference)

APPROVAL OF AGENDA

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after adding the following Communications:**

<b>RPC21-9</b>	<b>from Laurie Nenson</b>
<b>RPC21-10</b>	<b>from Ross Keith</b>
<b>RPC21-11</b>	<b>from Jackie Schmidt, Heritage Regina</b>
<b>RPC12-12</b>	<b>from Heather Quale</b>
<b>RPC21-13</b>	<b>from Colan McCrum</b>
<b>RPC12-14</b>	<b>from Mark Hanley</b>
<b>RPC12-15</b>	<b>from Rod McDonald</b>
<b>RPC21-16</b>	<b>from Gerald L. Gerrand, Q.C.</b>

RPC21-17 from Jeannie Mah, Architectural Heritage Society of  
Saskatchewan  
RPC21-18 from Wayne Goranson  
RPC21-19 from Carmen Lien

and that the delegations be heard in the order they are called forward by the Chairperson.

### ADMINISTRATION REPORT

RPC21-8 3160 Albert Street - Heritage Designation Bylaw Amendment, Zoning Bylaw Amendment (Contract Zone), and Partial Street Closure of Hill Avenue (PL202000128, PL202000160)

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#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Deny the application to amend to *Bylaw 2019-7*, being *The Bylaw to Designate the Cook Residence at 3160 Albert Street as Municipal Heritage Property*, as shown on Appendix C.
2. Deny the application to rezone the property located at 3160 Albert Street, on proposed Lot 21, Block 631 (as shown on the plan of proposed subdivision, attached as Appendix D) from R1 – Residential Detached Zone (RID – Residential Infill Overlay Zone) to C – Contract Zone to allow for the carrying out of a specific proposal which would include the development of a “Building, Stacked” land use consisting of 16 Dwelling Unit.
3. Deny the application to close a portion of Hill Avenue, as shown on the proposed subdivision, attached as Appendix D.
4. Approve these recommendations at its special meeting on February 25, 2021.

The following addressed the Commission:

- Sharon Pratchler;
- Maureen Jickling;
- Ross Keith;
- Scott Hardisty;
- Colan McCrum ;
- Don Black;
- Jackie Schmidt, Heritage Regina; and
- Carmen Lien.

**Adrienne Hagen Lyster moved that the recommendation contained in the report be concurred in.**

RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, Councillor Findura called for a 15 minute recess.

Regina Planning Commission recessed at 11:12 a.m.

Regina Planning Commission reconvened at 11:29 a.m.

**The Council Officer called the vote.**

	In Favour	Against
<b>Adrienne Hagen Lyster</b>	✓	
<b>Frank Bojkovsky</b>	✓	
<b>Biplob Das</b>	✓	
<b>Cheri Moreau</b>	✓	
<b>Tak Pham</b>	✓	
<b>Kathleen Wilson</b>	✓	
<b>Celeste York</b>	✓	
<b>Councillor Shanon Zachidniak</b>	✓	
<b>Councillor John Findura</b>	✓	
	<b>9</b>	<b>0</b>

**The motion was put and declared CARRIED.**

RPC21-9	Laurie Nenson: Cook Residence - 3160 Albert Street
RPC21-10	Ross Keith: Cook Residence - 3160 Albert Street
RPC21-11	Jackie Schmidt, Heritage Regina: 3160 Albert Street - Cook Residence
RPC21-12	Heather Quale: Cook Residence - 3160 Albert Street
RPC21-13	Colan McCrum: Cook Residence - 3160 Albert Street
RPC21-14	Mark Hanley: Cook Residence - 3160 Albert Street
RPC21-15	Rod McDonald: Cook Residence - 3160 Albert Street
RPC21-16	Gerald L. Gerrand, Q.C.- Cook Residence - 3160 Albert Street
RPC21-17	Jeannie Mah, Architectural Heritage Society of Saskatchewan: Cook Residence - 3160 Albert Street
RPC21-18	Wayne Goranson - Cook Residence - 3160 Albert Street
RPC21-19	Carmen Lien - Cook Residence - 3160 Albert Street

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**Kathleen Wilson moved, AND IT WAS RESOLVED, that Communications RPC21-9 through RPC21-19 be received and filed.**

ADJOURNMENT

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

The meeting adjourned at 12:17 p.m.

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Chairperson

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Secretary

## 1565 Winnipeg Street - Discretionary Use Application - PL202000170

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-20

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Drive-Through, Accessory located on a portion of 1565 Winnipeg Street, being Plan AG4178, Block 16, Lots 40 - 43 and Plan DM5186, Block 16, Lots 1- 5, in the Dewdney Place Subdivision, subject to the following development standards and conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 dated September 26, 2020, A-3.2 dated November 26, 2020 and A-3.3 dated December 22, 2020 inclusive, prepared by Paula Bannerman Designs;
  - b. The subject lots shall be parcel tied or consolidated; and
  - c. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

## ISSUE

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The applicant, Ken MacMurchy of ABA Coffee Holdings Ltd., proposes to develop a portion of vacant lands at 1565 Winnipeg Street to accommodate a walk-up and drive-through only coffee shop, to which a “Drive-Through, Accessory” is a discretionary use in the IL – Industrial Light Zone.

All properties in the city of Regina are assigned a zoning designation under *The Regina Zoning Bylaw, 2019* (Zoning Bylaw). Within each zoning designation, land use is permitted, not permitted (i.e. prohibited) or discretionary. Discretionary uses require a public and technical process and review by the Regina Planning Commission and City Council's approval to proceed.

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 Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and deemed to comply with all applicable policies, regulations and standards.

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, the arrangement of a building) and aspects of site design (e.g. landscaping, site access, parking, loading), but not including architectural details.

## IMPACTS

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### **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 infrastructure 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.

### **Accessibility Impacts**

As per the Zoning Bylaw, Chapter 6, subpart 5B.6.2(1), *a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Light zone*. As no parking stalls are required by the total floor area of the proposed building, no accessible parking stalls are required. However, one has been proposed by the applicant.

### **Environmental Impacts**

The City of Regina has a community goal of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this, City Council has asked Administration to provide energy and greenhouse gas implications of recommendations so that they can evaluate the climate impacts of their decisions. Drive-through establishments are known to contribute to the amount of vehicle idling in communities which increases carbon emissions. Differences in wait times and traffic volume make it difficult to quantify exact fuel consumption and greenhouse gas emissions. However, using industry estimates,

Administration has calculated that vehicle idling at this drive-through will consume approximately 9,000 litres of fuel per year (82,000 kWh of energy) which would produce an additional 20 tonnes of CO<sub>2</sub>e emissions. For context, this is equivalent to the average yearly amount of emissions generated by 5 vehicles. There is currently no policy or bylaw restricting vehicle idling in the city.

### **Policy / Strategic Impacts**

The proposed development supports the following goals, policies and objectives of Part A of the OCP:

- Section C: Growth Plan - Goal 3: Enhance the city's urban form through intensification and redevelopment of existing built-up areas.

This area is within the intensification area of OCP Map 1C. The proposal will see the redevelopment of an under-utilized vacant lots to an active commercial use.

- Section D5, Goal 4 – Employment Uses: Provide appropriate location and development opportunities for a full range of industrial, commercial and institutional activities.
  - Policy 7.23 *Protect industrial lands by avoiding re-designations of industrial areas, except where the City determines that a different land use is more beneficial.*
  - Policy 7.24 *Within industrial areas, permit supporting services or amenities that complement industrial uses or cater to industrial employees or customers.*

As a discretionary use, Council is provided with the discretion to determine the suitability of the proposed development, evaluated based on the criteria prescribed in Part 1E.3 of the Zoning Bylaw. The proposal aligns with all other development standards outlined by the *Zoning Bylaw No. 2019-19*.

The proposed development will provide an added amenity that will be readily accessible to the local area's employees and customers.

- Section D10, Goal 2 – Economic Growth: Optimize the economic development potential of Regina, the region and the Province of Saskatchewan.
  - Policy 12.5.1: *Identifying and leveraging opportunities to expand existing industries.*
- Section D10, Goal 3 – Economic Generators: Cultivate entrepreneurship and support economic generators.
  - Policy 12.7: *Encourage innovative options to support and incubate new entrepreneurs and commercial ventures*
    - Policy 12.7.1 *Encourage the development and commercialization of new ideas that have to potential to diversify the economy*

The development will be one of the first walk-up and drive-through only coffee shop establishments in Regina and will foster further economic innovation within the city and a service for nearby businesses and residents.



## OTHER OPTIONS

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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 to consider further recommendations and direct that the report be reconsidered by Planning Commission or brought back directly to Council following such 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 “Drive-Through, Accessory” land use will not proceed on the subject property if City Council rejects the application.

## COMMUNICATIONS

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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 is considered. Public notice of Council’s consideration of this application is given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of the Council’s decision in accordance with The Act.

## DISCUSSION

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### Proposal

The applicant proposes to develop a ‘Drive-thru Accessory’ (coffee shop) that will provide services by a walk-up window and drive-through only. The proposed building will house the coffee establishment operations and will not include customer access or seating inside.

The proposed site plan, elevations and landscape plan are provided as Appendix A-3.1 to A-3.3.

### Consideration

As per the Zoning Bylaw, the subject property is zoned IL - Industrial Light Zone. The proposed coffee shop building is 31.22 square metres in area. The proposed development is classified under the land use “Food & Beverage, Restaurant” as a permitted use, in which an associated “Drive-Through, Accessory” is a discretionary use within the zone. Permitted uses are evaluated through the administrative approval process and do not require Council approval.

Services to the public will be provided via a walk-up window and drive-through. A drive-through is classified under the land use “Drive-Through, Accessory” and is considered a discretionary use.

The Zoning Bylaw require a parking stall be provided on site for every 175 square metres of gross floor area. Two per cent of the required parking must also be allocated as accessory parking. The scale of the establishment does not require standard or accessory parking under the Zoning Bylaw. However, the proposed development will provide a total of 13 parking stalls including one accessible stall on site.

The proposal meets all criteria in the City's Design Standard. The proposed development is anticipated to create less than 100 vehicles per hour, which is the City's threshold for requiring a Transportation Impact Assessment (TIA), therefore, no TIA was completed. As the proposed development utilizes existing vehicle access points and crossings, provides sufficient drive-through queuing space for vehicles on site and does not include customer seating, it is anticipated that there will be no conflict with traffic-flow and surrounding road networks. The Zoning Bylaw does not include requirements or restrictions pertaining to the number of queuing spaces for "Drive-Through, Accessory".

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

Land Use Details	Existing	Proposed
Zoning	IL – Industrial Light	No Change
Land Use	Vacant Lot	"Drive-Through, Accessory" (Discretionary)  "Food & Beverage, Restaurant" (Permitted)
Building Area	None	31.22 square metres

Zoning Analysis	Required	Proposed
Number of Parking Stalls	None (One stall is required per 175 square metres of <b>total floor area</b> )	13 total parking stalls on site
Minimum Lot Frontage (m)	30	33.78
Minimum Lot Area (m <sup>2</sup> )	200	1580.39
Maximum Site Coverage	50%	2%
Maximum Building Height (m)	15	3.81
Minimum Landscape Area (m <sup>2</sup> )	79.02 (5% of lot area)	79.02

The parcels of land associated with the proposal, as shown in Appendix A-2, are currently vacant. The surrounding land uses (Appendix A-1) include a variety of light industrial and commercial activity in all directions, with Winnipeg Street to the west and Dewdney Avenue to the north of the property.

Based on Administration's evaluation of the proposal for land use, development standards and criteria established in Part 1E.3 of the Zoning Bylaw, the development is suitable at the proposed location. No adverse impacts have been identified.

### 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 public notification sign was posted on the subject site. A summary of public feedback and Administration's response is provided in Appendix B.

### DECISION HISTORY

---

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

2/18/2021

Respectfully Submitted,



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

2/24/2021

Prepared by: Linda Huynh, City Planner II

### ATTACHMENTS

Appendix A-1 (Subject Property Map)  
Appendix A-2 (Aerial Map)  
Appendix A-3.1 (Site Plan)  
Appendix A-3.2 (Building Elevations)  
Appendix A-3.3 (Landscape Plan)  
Appendix B (Public Comment)



Subject Property

Civic Address/Subdivision

1565 Winnipeg Street  
Lot(s) 40-43, Block 16, Plan No. AG4178  
Lot(s) 1-5, Block 16, Plan No. DM5186





Subject Property

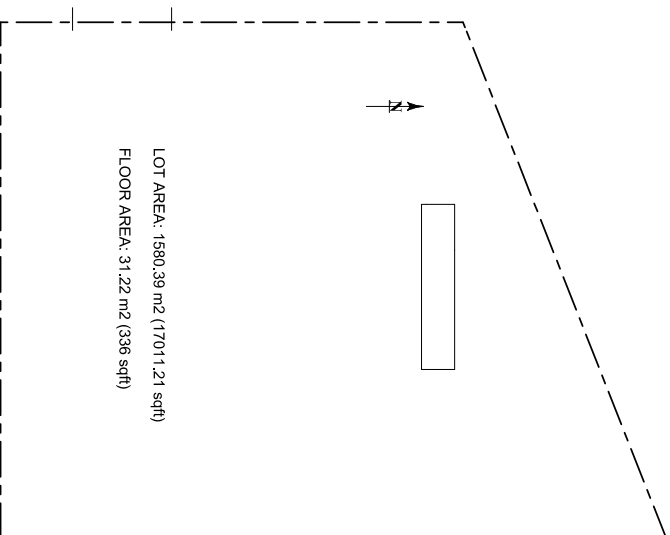
Date of Photography: 2018



Project PL202000170

Civic Address/Subdivision

1565 Winnipeg Street  
 Lot(s) 40-43, Block 16, Plan No. AG4178  
 Lot(s) 1-5, Block 16, Plan No. DM5186



DEWDNEY AVE.

LANE

P.L. 38100 [125'-0"]

P.L. 49180 [161'-4"]

GARB  
RECY

**SITE DEVELOPMENT PLAN**  
**scale - 1:200**



**DESIGNER  
CONTACT**

Paula Bannerman  
paula@pbdesigns.ca  
306-533-0540

**DISCLAIMER**

DESIGNED  
FOR  
BREWED AWAKENING  
© Kon and Lisa MacIsaac

1. All dimensions and information to be confirmed and  
reviewed by General Contractor prior to construction and/or  
installation.  
2. Faux Burnham Design assumes no liability or  
responsibility for any errors, omissions and any incidental  
direct or consequential damage whatsoever, arising from  
the use of the drawings or the information provided therein.

DESIGNED  
FOR  
BREWED AWAKENING

ADDRESS

1565 Winnipeg St  
 Lot(s): 40-43 1-5 Block 16 Plan No: AG4178 DIMS186

5. The contractors involved will be responsible for obtaining all permits necessary for completion of this contract. Conceptual renderings are to aid in portraying a design concept, therefore proposed colours, finishes, fixtures and layout may not be exactly as shown.

TIME

PROPOSED  
DRIVE-THRU

DATE:

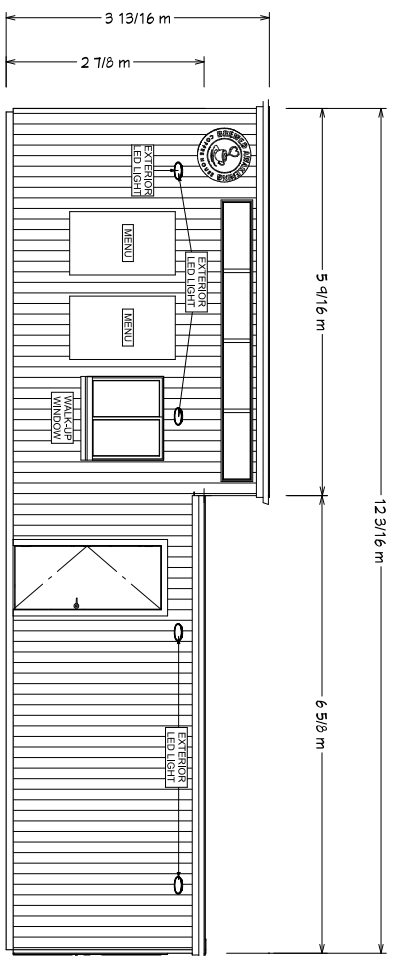
SEPT 1, 2020

SCALE

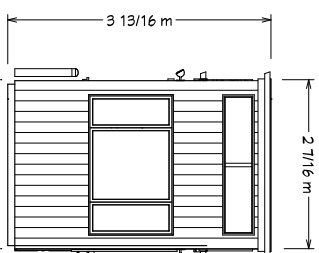
AS NOTED

WEST:

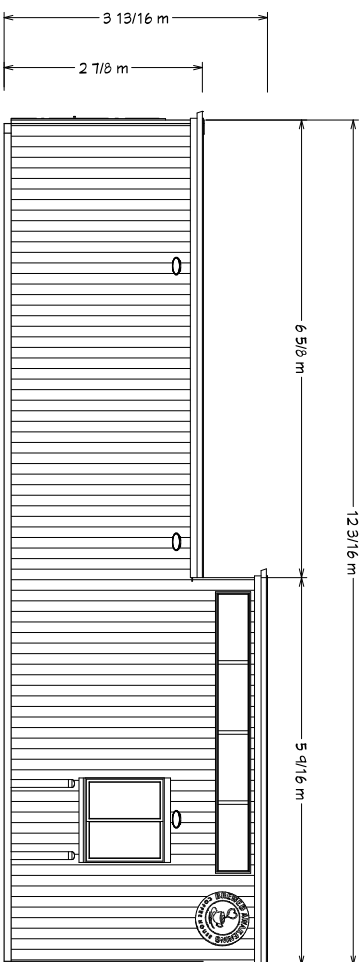
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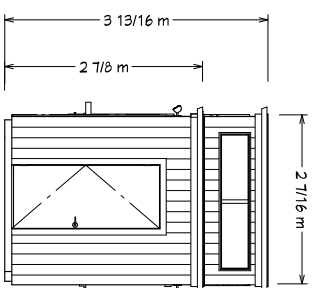
E1 SOUTH EXTERIOR ELEVATION  
scale: 1:50



E3 WEST EXTERIOR ELEVATION  
scale: 1:50



E2 NORTH EXTERIOR ELEVATION  
scale: 1:50



E4 EAST EXTERIOR ELEVATION  
scale: 1:50

**PAULA BANNERMAN DESIGNS**  
RESIDENTIAL COMMERCIAL  
ARCHITECTURE

**DESIGNER**  
CON-ACCT  
Paula Bannerman  
paula@pbdesigns.ca  
306-593-0540

**DESIGNED** BREWED AWAKENING  
1006 Weyburn St.  
Unit 1006  
Weyburn, SK S4N 1B6  
1006 Weyburn St.  
Unit 1006  
Weyburn, SK S4N 1B6

**ADDRESS**

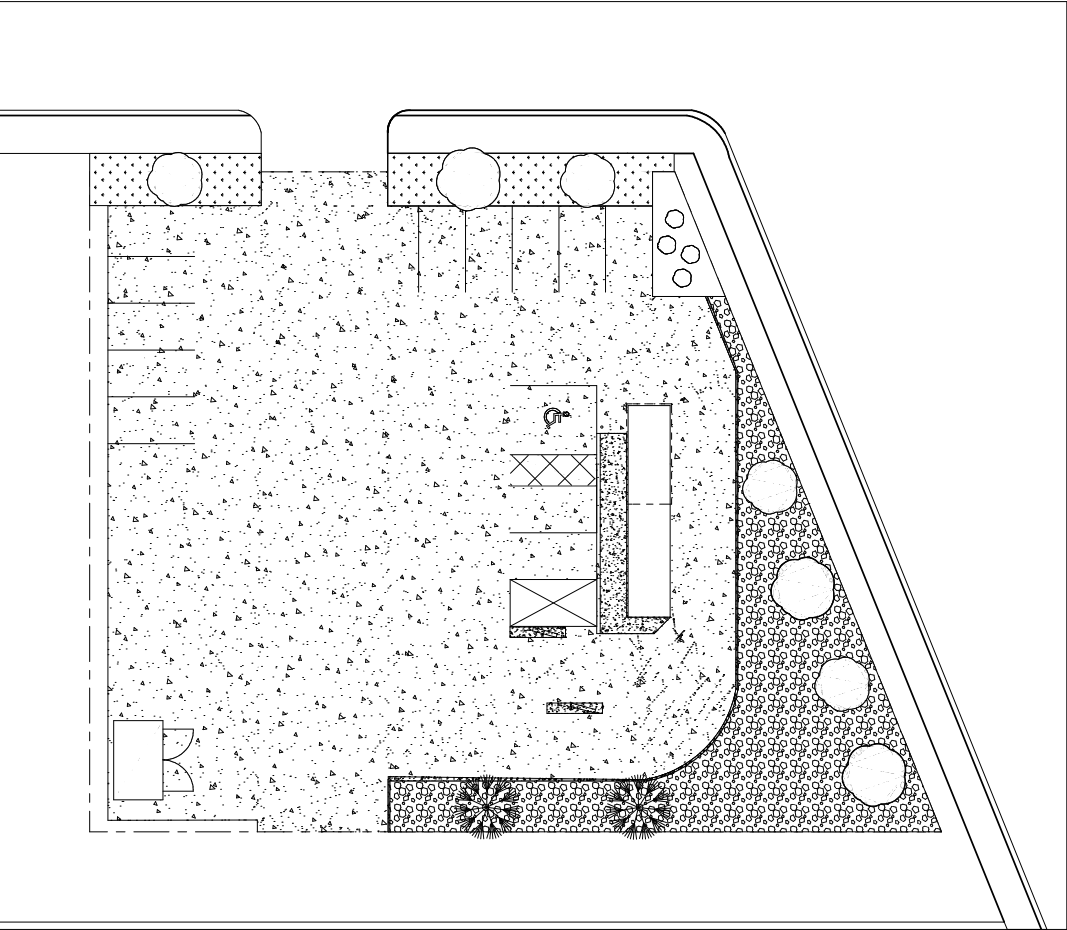
**DISCLAIMER**  
1. All dimensions and elevations are to be confirmed and verified by the client prior to construction. The designer is not responsible for any errors, omissions and any liability incurred by the client or third party in reliance on the drawings. 2. The drawings are the property of Paula Bannerman Designs. 3. The drawings are not to be used for any other purpose without the written consent of Paula Bannerman Designs. 4. Drawings not to be used for any other purpose without the written consent of Paula Bannerman Designs.

**TITLE**  
PROPOSED  
DRIVE-THRU  
ELEVATIONS

**DATE**  
NOV 26, 2020

**SCALE**  
AS NOTED

**SHEET#**  
A-2



LANDSCAPING CALCULATIONS			
total site landscaping	5% x 1580.39 m <sup>2</sup>	79.02	79.02
street trees	1/10 metres 74/10= 7.4	7	7
trees	1/40 m <sup>2</sup> 79.02/20 = 1.98	2	6
shrubs	1/20 m <sup>2</sup> 79.02/20 = 3.95	4	4
total site landscaping adjacent to the street	any parking area	yes	sod

PLANTING LEGEND			
TREES			
SOD		White Birch 40mm caliper	5
GRAVEL		Schubert Choisyem 40mm caliper	2
CONCRETE		Colorado Blue Spruce 40mm caliper	2
ROCK		SHRUBS	
WOOD MULCH		Pinyon Peasemud	4

LANDSCAPE PLAN  
scale - 1:200

**PAULA BANNERMAN DESIGNS**  
RESIDENTIAL COMMERCIAL  
LANDSCAPE DESIGN

DESIGNER  
CONTRACT

**Paula Bannerman**  
paula@pbdesigns.ca  
306-593-0540

DESIGNED BY  
100% DESIGN

**BREWER AWAKENING**  
100% DESIGN  
100% DESIGN  
100% DESIGN

ADDRESS

1000 Weyburn St.  
Unit 100  
Edmonton, Alberta T6E 6K6

TITLE

**PROPOSED  
LANDSCAPE  
PLAN**

DATE

DEC 22, 2020

SCALE

AS NOTED

SHEET#

**A-3**



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	<ol style="list-style-type: none"> <li>1. This is an already congested intersection, and the proposal will impact safety and traffic flow along a busy street.</li> <li>2. There are already too many coffee shops in the vicinity of this site (Eg, Tim Hortons at Winnipeg &amp; Ross, and Park &amp; Dewdney)</li> </ol>
<i>Accept if many features were different</i>	1	<p>A coffee shop in this area would be great and are in favour of drive-throughs in general.</p> <ol style="list-style-type: none"> <li>1. There are concerns about the impact on traffic, specifically: <ol style="list-style-type: none"> <li>a. Enough queuing space provided for the drive-through</li> <li>b. Traffic management of vehicles exiting left (towards the south) onto Winnipeg Street from the site.</li> </ol> </li> </ol>
<i>Accept if one or two features were different</i>	0	N/A
<i>I support this proposal</i>	0	N/A

**1. Issue: Traffic Flow Impact***Administration's Response:*

Due to the size/scale of the proposed development, it is anticipated that there will be sufficient queuing spaces provided by the site to account for any increase in traffic. Additionally, the use of existing vehicle access and crossing has been incorporated as part of this proposal. As no new access points are being proposed at this time, there are no additional changes required.

In summary, it is anticipated that there will be no conflict with traffic-flow and surrounding road network.

**2. Issue: Proximity to Similar Land Use***Administration's Response:*

The Zoning Bylaw does not regulate separation distances between businesses of this type. Application are considered on a site by site basis for compliance with the land use and development standards of the Zoning Bylaw.

Therefore, no conflict concerning land use was identified at this time.

## 1905 E. Redbear Avenue - Discretionary Use - PL202000227

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-21

### RECOMMENDATION

---

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation use, located at 1905 E. Redbear Avenue, being Plan 73R077003 Block 45 Lot K, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 dated November 2020 inclusive, prepared by Jason Gilchuk of Gilchuk Design and Drafting; and
  - b. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

### ISSUE

---

The applicant, Thomas King on behalf of Regina Squash Centre Ltd., and owner John Gross of JPG Holdings Inc., proposes to develop a vacant unit within the existing building at 1905 E. Redbear Avenue to accommodate an indoor squash court facility. This is classified

as an “Assembly, Recreation” use, which is a discretionary use in the IL – Industrial Light Zone.

All properties in the city of Regina are assigned a zoning designation under *The Regina Zoning Bylaw, 2019-19* (Zoning Bylaw). Within each zoning designation, land use can be permitted, not permitted (i.e. prohibited) or discretionary. Discretionary uses require a public and technical process review by the Regina Planning Commission, and City Council's approval to proceed.

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 Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal was assessed and deemed to comply with all applicable policies, regulations and standards.

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, arrangement of a building) and aspects of site design (e.g. landscaping, site access, parking, loading), but not including architectural details.

## 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.

### Accessibility Impacts

The existing site does not require an accessible parking stall; however, one has been provided.

### Policy / Strategic Impacts

The proposed development supports the following goals, policies and objectives of Part A of the OCP:

- Section C: Growth Plan - Goal 3: Intensification: *Enhance the city's urban form through intensification and redevelopment of existing built-up areas.*

This area is within the intensification area of OCP Map 1c. The proposal will see the redevelopment of a vacant unit for recreational use.

- Section D5, Goal 4: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.
  - Policy 7.24 *Within industrial areas, permit supporting services or amenities that complement industrial uses or cater to industrial employees or customers.*

On July 17, 2019, the *Zoning Bylaw No. 2019-19* was brought forward to Council for adoption, which included changes to “Assembly, Recreation” (formerly “Recreational Service Facility”) in the IH – Industrial Heavy Zone from permitted to discretionary.

As a discretionary use, Council is provided with the discretion to determine the proposed development's suitability and evaluated based on the criteria prescribed in Part 1E.3 of the Zoning Bylaw. The proposal aligns with all other development standards outlined by the Zoning Bylaw.

The development will provide an opportunity to offer an additional recreational facility for Regina residents.

## **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 to consider further recommendations and direct that the report be reconsidered by Planning Commission or brought back directly to Council following such 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 an “Assembly, Recreation” land use will not proceed on the subject property if City Council rejects the application.

## **COMMUNICATIONS**

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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 where the application is considered. Public notice of City Council's consideration of this application will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of City Council's decision in accordance with The Act.

## **DISCUSSION**

---

### **Proposal**

The applicant proposes to develop a vacant unit within the existing building to accommodate an “Assembly, Recreational” use (squash court facility) that will provide three squash courts. The proposed site plan, main floor plan and second-floor plan are included as Appendix A-3.1, A-3.2 and A-3.3.

## Consideration

The subject property is currently zoned IH - Industrial Heavy Industrial Zone, in which “Assembly, Recreation” use is discretionary. The existing building has a gross floor area of 748.24 square metres and includes a contractor warehouse.

Within the unit proposed for the squash court facility, the main floor (Appendix A-3.2) is 371.6 square metres in area and will include a total of three squash courts, an accessible washroom, reception and office space, as well as a mechanical room. The second floor (Appendix A-3.3) is 60.59 square metres in area and includes change rooms. The gross floor area of the unit will be approximately 432.19 square metres. A total of eight parking stalls, including an accessible parking stall, are available on site.

The surrounding land uses (Appendix A-2) include commercial and industrial activity in all directions. To the southwest of the site, an existing “Assembly, Recreation” facility and an off-leash dog park are within walking distance. Immediately abutting the west and east of the property are undeveloped parcels of land.

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

Land Use Details	Existing	Proposed
Zoning	IH – Industrial Heavy	IH – Industrial Heavy
Land Use	Vacant Unit	“Assembly, Recreation” (Discretionary)
Unit Area	432.19 square metres	No Change

Zoning Analysis	Required	Existing
Number of Parking Stalls	Five (One stall is required per 175 square metres of <b>total floor area</b> )	Eight parking stalls for existing development

Based on Administration’s evaluation of the proposal for the land use, development standards, and criteria established in Part 1E.3 of the Zoning Bylaw, the development is suitable at the proposed location. No adverse impacts have been identified.

## Community Engagement

In accordance with the public notice requirements of *The Public Notice Bylaw, 2020*, neighbouring property owners within 75 metres of the purposed development received written notice of the application and a sign was posted on the subject site. Administration did not receive comments from the public through this outreach.

## DECISION HISTORY

---

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

2/17/2021

Respectfully Submitted,



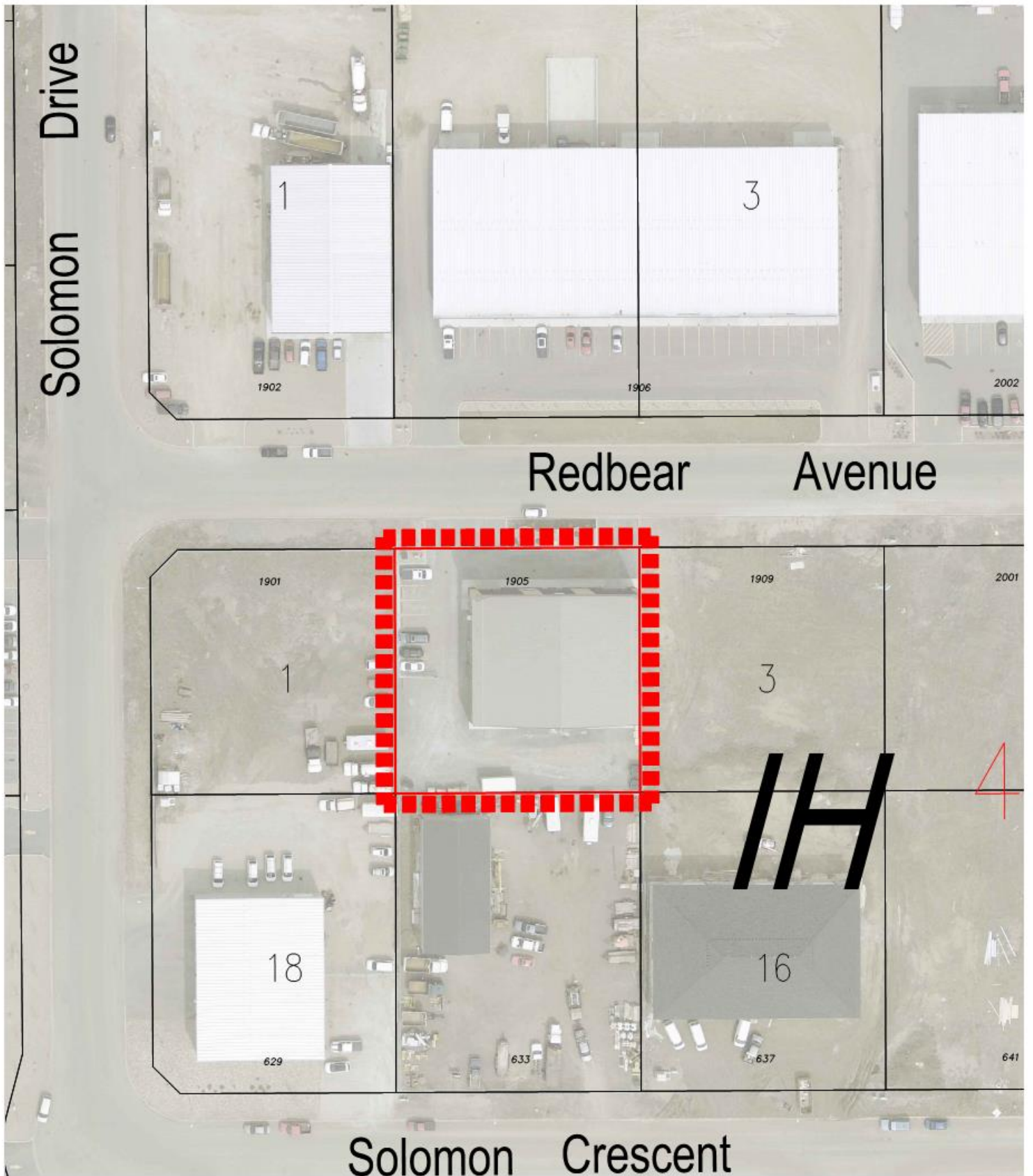
Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/23/2021

Prepared by: Linda Huynh, City Planner II

## ATTACHMENTS

- Appendix A-1 (Subject Property map)
- Appendix A-2 (Aerial Photo)
- Appendix A-3.1 (Site Plan)
- Appendix A-3.2 (Floor Plan - Main Level)
- Appendix A-3.3 (Floor Plan - Second Level)

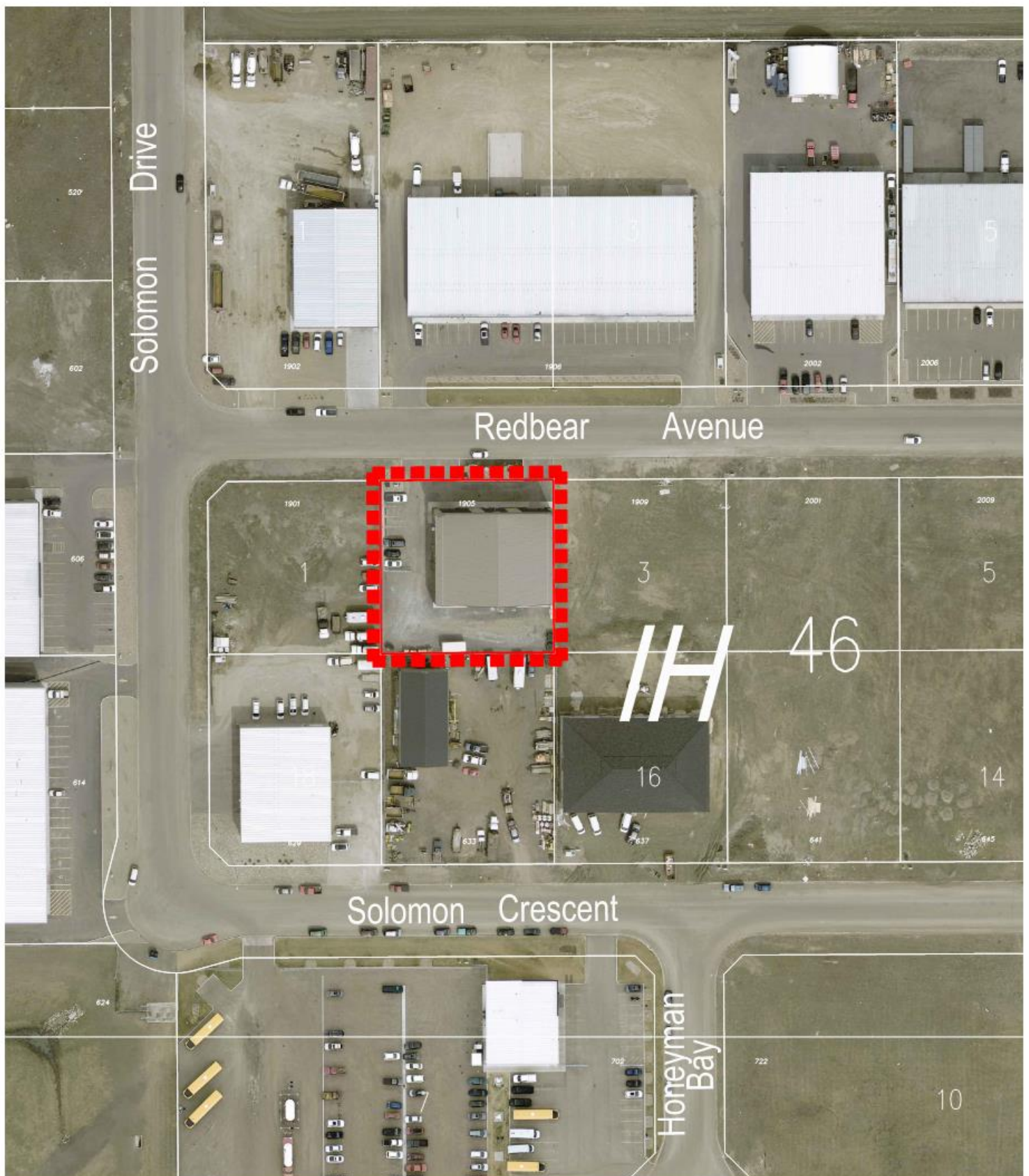


Subject Property

Date of Photography : 2018







Subject Property

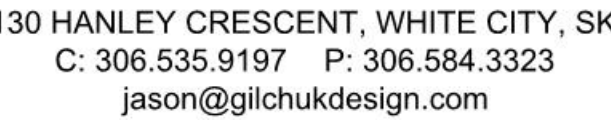
Date of Photography: 2018







- **SHRUBS REQUIRED:**  $101.25/20 = 5$  SHRUBS REQUIRED

[illegible]

- PRIOR TO PROCEEDING WITH CONSTRUCTION THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS OF THIS PLAN AND OBTAIN A PERMIT FROM THE AUTHORITY HAVING JURISDICTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DRAFTSMAN BEFORE CONSTRUCTION COMMENCES.
- BUILDING GRADE ELEVATIONS ARE SUGGESTED ONLY AND MAY HAVE TO BE REVISED TO SUIT EXIST SITE CONDITIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION AND THE AUTHORITY HAVING JURISDICTION.
- WINDOW SIZES & LOCATIONS SHALL BE CONFIRMED BY THE OWNER.
- UTILITY COMPANIES SHALL BE CONTACTED TO LOCATED ALL UNDER GROUND SERVICES PRIOR TO ANY EXCAVATING COMMENCING.

TO = TOP OF  
UIS = UNDERSIDE  
MDF = MEDIUM DENSITY FIBREBOARD  
OSB = ORIENTED STRAND BOARD  
PT = PRESSURE TREATED  
KNO = KNOCK DOWN  
HCW = HOLLOW CORE WOOD  
SCW = SOLID CORE WOOD  
HCM = HOLLOW CORE METAL  
ICF = INSULATED CONCRETE FORM  
PS = PRESSED STEEL  
M.I. = METAL INSULATED  
FIR = DOUGLAS FIR  
S.P.F. = SPRUCE PINE FIR  
O.W.J. = OPEN WEB WOOD JOIST  
T & G = TONGUE AND GROOVE  
PRE-FIN = PRE FINISHED  
RENF = REINFORCED  
GB = GRADE BEAM  
CONC = CONCRETE  
CONT = CONTINUOUS  
WD = WOOD  
B.U. = BUILT UP  
N.B.C. = NATIONAL BUILDING CODE  
H.S. = HOLLOW STRUCTURAL STEEL  
CANT = CANTILEVER

1905e REDBEAR AVENUE, REGINA, SK  
REGINA, SASKATCHEWAN

TITLE: SITE PLAN

DRAWN BY: JASON GILCHUK


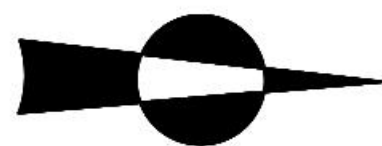
DATE: NOVEMBER 1991

FILE NO: 2276

SCALE: \_\_\_\_\_

SHEET NO.:	REVISION:
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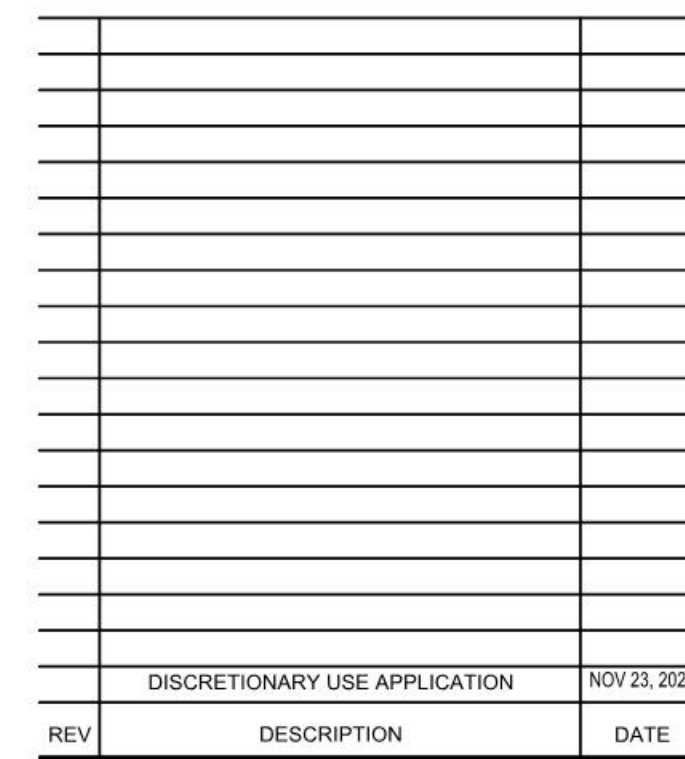
BD1.1



# SITE PLAN - EXISTING

SCALE 1:100






## GENERAL NOTES

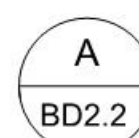
1. PRIOR TO PROCEEDING WITH CONSTRUCTION THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS OF THIS PLAN AND OBTAIN A BUILDING PERMIT FROM THE AUTHORITY HAVING JURISDICTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DRAFTSMAN **BEFORE** CONSTRUCTION COMMENCES.
2. MINIMUM FINISHED ELEVATIONS ARE SUGGESTED ONLY AND MAY HAVE TO BE ADJUSTED TO SUIT EXACT SITE CONDITIONS.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION AND THE AUTHORITY HAVING JURISDICTION.
4. WIND SPEEDS & LOCATIONS SHALL BE CONFIRMED BY THE OWNER.
5. UTILITY COMPANIES SHALL BE CONTACTED TO LOCATED ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATING COMMENCING.

## ABBREVIATIONS

T.O. = TOP OF	S.P.F. = SPOUR PINE FIR
U.B. = UNDERBONE	OWJ = OPEN WEB JOIST
MDF = MEDIUM DENSITY FIBREBOARD	TS = TONGUE AND GROOVE
PC = PRECAST CONCRETE	PRE-FIN. = PRE FINISHED
P.T. = PRESSURE TREATED	GR = GRADE
KC = KNOCK DOWN	GB = GRADE BENCH
CC = CORE CONCRETE	CON = CONCRETE
SCW = SOLID CORE WOOD	CONT = CONTINUOUS
H.W. = HOLLOW CORE WOOD	W.D. = WOOD
FC = FINISHED CONCRETE FLOOR	B.U. = BULL
PS = PRESTRESSED	N.B. = NATIONAL BUILDING CODE
IF = INSULATED FIBRE CONCRETE	CC = HOLLOW STRUCTURAL STEEL
D.F. = DOUGLAS FIR	CONT = CANTILEVER

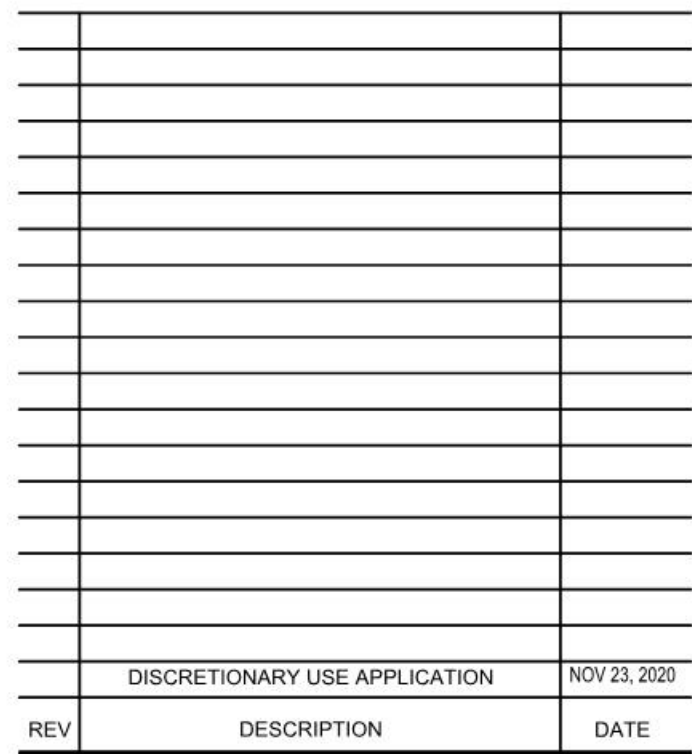
TITLE: **PROPOSED FLOOR PLAN**

SHEET NO.: <b>BD2.2</b>	REVISION: 
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TENANT MAIN FLOOR PLAN - 4000 SQ. FT.  
1/4" = 1'-0





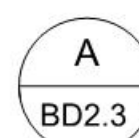
- PRIOR TO PROCEEDING WITH CONSTRUCTION THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS OF THIS PLAN AND OBTAIN A BUILDING PERMIT FROM THE AUTHORITY HAVING JURISDICTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DRAFTSMAN **BEFORE** CONSTRUCTION COMMENCES.
- BUILDING GRADE ELEVATIONS ARE SUGGESTED ONLY AND MAY HAVE TO BE REVISED TO SUIT EXIST SITE CONDITIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION AND THE AUTHORITY HAVING JURISDICTION.
- WINDOWS SIZES & LOCATIONS SHALL BE CONFIRMED BY THE OWNER.
- UTILITY COMPANIES SHALL BE CONTACTED TO LOCATED ALL UNDER GROUND SERVICES PRIOR TO ANY EXCAVATING COMMENCING.

**ABBREVIATIONS**

TJO = TOP OF	S.P.T. = SPRUCE PINE FIR
US = UNDERSIDE	OPEN = OPEN WOOD JOIST
MDF = MEDIUM DENSITY FIBREBOARD	T&G = TONGUE AND GROOVE
OSB = ORIENTED STRAND BOARD	PRE-FIN = PRE FINISHED
P.T. = PRESSURE TREATED	REINF = REINFORCED
KB = KNOCK DOWN	GB = GRADE BEAM
HCU = HOLLOW CORE WOOD	CONC = CONCRETE
SCM = SOLID CORE WOOD	CONT = CONTINUOUS
HCU = HOLLOW CORE METAL	WD = WOOD
ICF = INSULATED CONCRETE FORM	B.U. = BUILT UP
PS = PRESTRESSED STEEL	N.B.C. = NATIONAL BUILDING CODE
M.I. = METAL INSULATED	HSS = HOLLOW STRUCTURAL STEEL
D.FIR = DOUGLAS FIR	CANT = CANTILEVER

1905e REDBEAR AVENUE, REGINA, SK  
REGINA, SASKATCHEWAN

SHEET NO.: 1	REVISION: A
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$1/4'' = 1'-0''$

VISION:



## 1802 E. Stock Road - Discretionary Use - PL202000241

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-23

### RECOMMENDATION

---

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation, located at 1802 E. Stock Road, being Plan 101955427 Ext 2 Block 41A, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
  - a. the development shall generally be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2; and
  - b. except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
2. Authorize the Development Officer to issue a development permit subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

### ISSUE

---

The applicant, Kathy Peters, on behalf of Queen City Volleyball Club Inc. (c/o Rick Stewart, Colliers International Inc.), proposes to develop a vacant unit within the existing building at 1802 E. Stock Road to accommodate an indoor volleyball training facility for female youth ages 13 to 18. An “Assembly, Recreation” use is a discretionary use in the IL – Industrial

Light zone.

All properties in the city of Regina are assigned a zoning designation under *The Regina Zoning Bylaw, 2019* (Zoning Bylaw). Within each zoning designation, land use can be permitted (i.e. prohibited), not permitted or discretionary. Discretionary uses require public and technical process, review by the Regina Planning Commission and City Council's approval to proceed.

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 Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and deemed to comply with all applicable policies, regulations and standards.

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, arrangement of a building) and aspects of site design (e.g. landscaping, site access, parking, loading), but not including architectural details.

## 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.

### Accessibility Impacts

The existing site requires one accessible stall, however includes three accessible stalls on site.

### Policy / Strategic Impacts

The proposed development supports the following goals, policies and objectives of Part A of the OCP:

- Section C: Growth Plan - Goal 3: Intensification: *Enhance the city's urban form through intensification and redevelopment of existing built-up areas.*

This area is within the intensification area of OCP Map 1c. The proposal will see the redevelopment of a vacant unit for recreational use.

- Section D5, Goal 4: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.
  - Policy 7.24 *Within industrial areas, permit supporting services or amenities that complement industrial uses or cater to industrial employees or customers.*

On July 17, 2019, the *Zoning Bylaw No. 2019-19* was brought forward to Council for

adoption, which included changes to “Assembly, Recreation” (formerly “Recreational Service Facility”) in the IH – Industrial Heavy Zone from permitted to discretionary.

As a discretionary use, Council is provided with the discretion to determine the proposed development's suitability, evaluated based on the criteria prescribed in Part 1E.3 of the Zoning Bylaw. The proposal aligns with all other development standards outlined by the Zoning Bylaw.

The proposed development will provide an added recreational amenity to the city.

- Section D10, Goal 2: Optimize the economic development potential of Regina, the region, and the Province of Saskatchewan
  - Policy 12.5.1: *Identifying and leveraging opportunities to expand existing industries.*

The development will provide an opportunity to offer a permanent training facility for female volleyball athletes from ages 13-18 and contribute to recreational amenity in the community.

## OTHER OPTIONS

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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 to consider further recommendations and direct that the report be reconsidered by Planning Commission or brought back directly to Council following such further review. Referral of the report back to Administration will delay approval of the development until the requested information has been gathered or changes to the proposal have been made.
3. Deny the application. Development of an “Assembly, Recreation” land use will not proceed on the subject property if City Council rejects the application.

## COMMUNICATIONS

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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. Public notice of Council's consideration of this application is given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of Council's decision in accordance with the Act.

## DISCUSSION

---

### Proposal

The applicant proposes to develop a vacant unit within the existing building to accommodate an “Assembly, Recreation” use (volleyball training facility) for female youth

ages 13 to 18. The facility will include a total of three indoor volleyball courts.

The proposed site plan and floor plan have been provided as Appendix A-3.1 and A.3.2.

### Consideration

The subject property is currently zoned IH - Industrial Heavy Industrial, in which an “Assembly, Recreation” use is discretionary. The subject property (Appendix A-1) currently consists of a building with a gross floor area of 4,729 square metres. Existing land use within the building includes supplies wholesale and distribution, offices, warehousing and a vacant unit.

The unit is 1197.75 metres squared in area and will include a total of three volleyball courts and washroom facilities (Appendix A-3.2). 63 parking stalls, including three accessible parking stalls, are available on site (Appendix A-3.1). Six short-term bicycle stalls will be provided near the entry of the unit.

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

Land Use Details	Existing	Proposed
Zoning	IH – Industrial Heavy	IH – Industrial Heavy
Land Use	Vacant Unit	“Assembly, Recreation” (Discretionary)
Building Area (m <sup>2</sup> )	4,729	No Change
Unit Area (m <sup>2</sup> )	1197.75	No Change

Zoning Analysis	Required	Provided
Number of Parking Stalls	27 parking stalls (One stall is required per 175m <sup>2</sup> of <b>total floor area</b> )	63 parking stalls for existing development
Number of Bicycle Stalls	Minimum six short term stalls	Six short term stalls to be accommodated (bike rack)

The subject property is located to the southeast intersection of Solomon Drive and Stock Road, where the surrounding land uses primarily include industrial and commercial activities in all directions (Appendix A-2). Lands immediately to the north of the property are vacant.

Based on Administration’s evaluation of the proposal concerning the land use, development standards, and criteria established in Part 1E.3 of the Zoning Bylaw, the development is suitable at the proposed location. No adverse impacts have been identified.

### 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. Administration did not receive comments from the public through this outreach.

## DECISION HISTORY

---

Council Approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

2/23/2021

Respectfully Submitted,



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

2/23/2021

Prepared by: Linda Huynh, City Planner II

## ATTACHMENTS

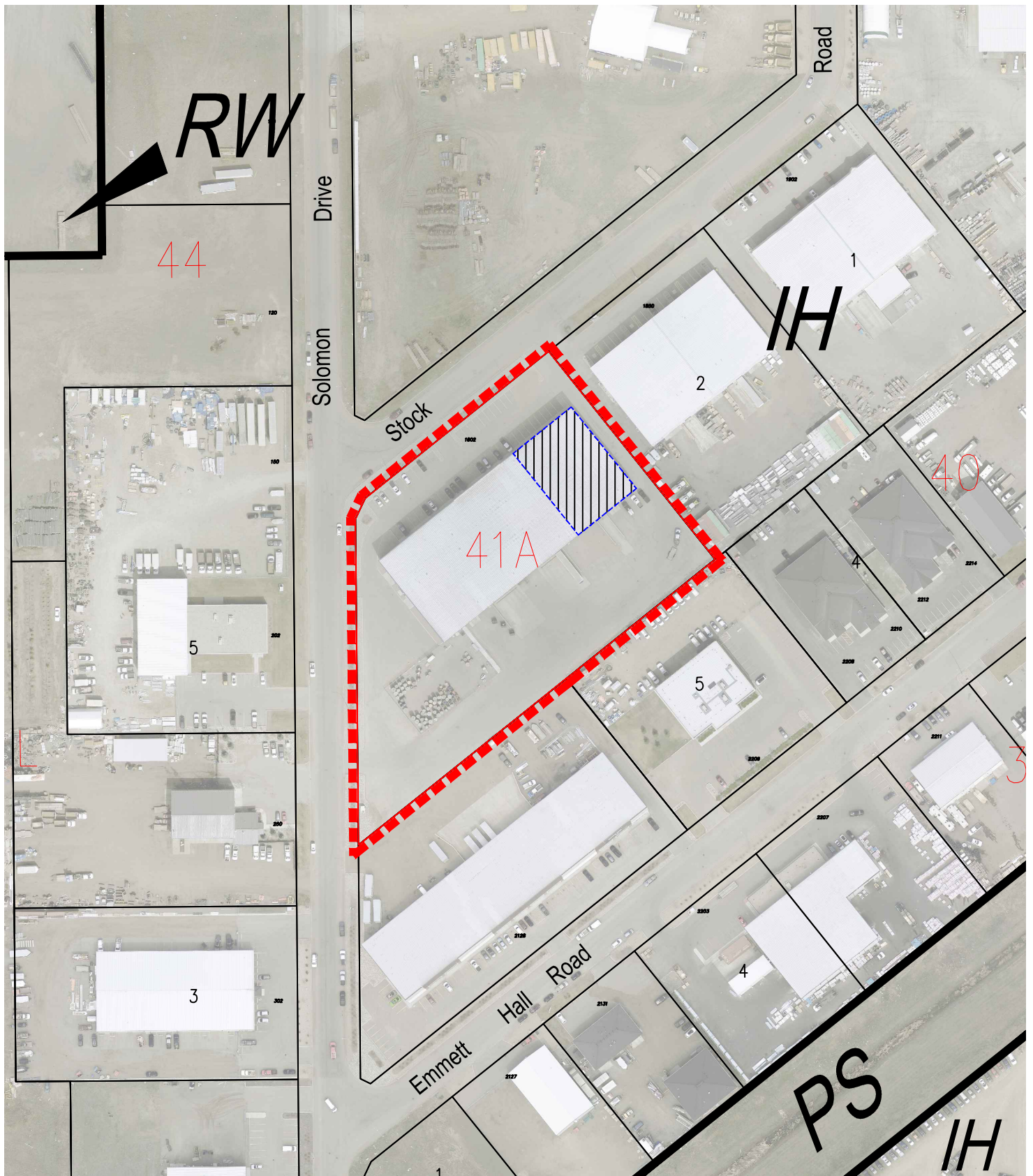
Appendix A-1 (Subject Property Map)

Appendix A-2 (Aerial Map)

Appendix A-3.1 (Site Plan)

Appendix A-3.2 (Floor Plan)





Date of Photography : 2018



Subject Property



Proposed Assembly, Recreation







Subject Property



Proposed Assembly, Recreation

Date of Photography: 2018

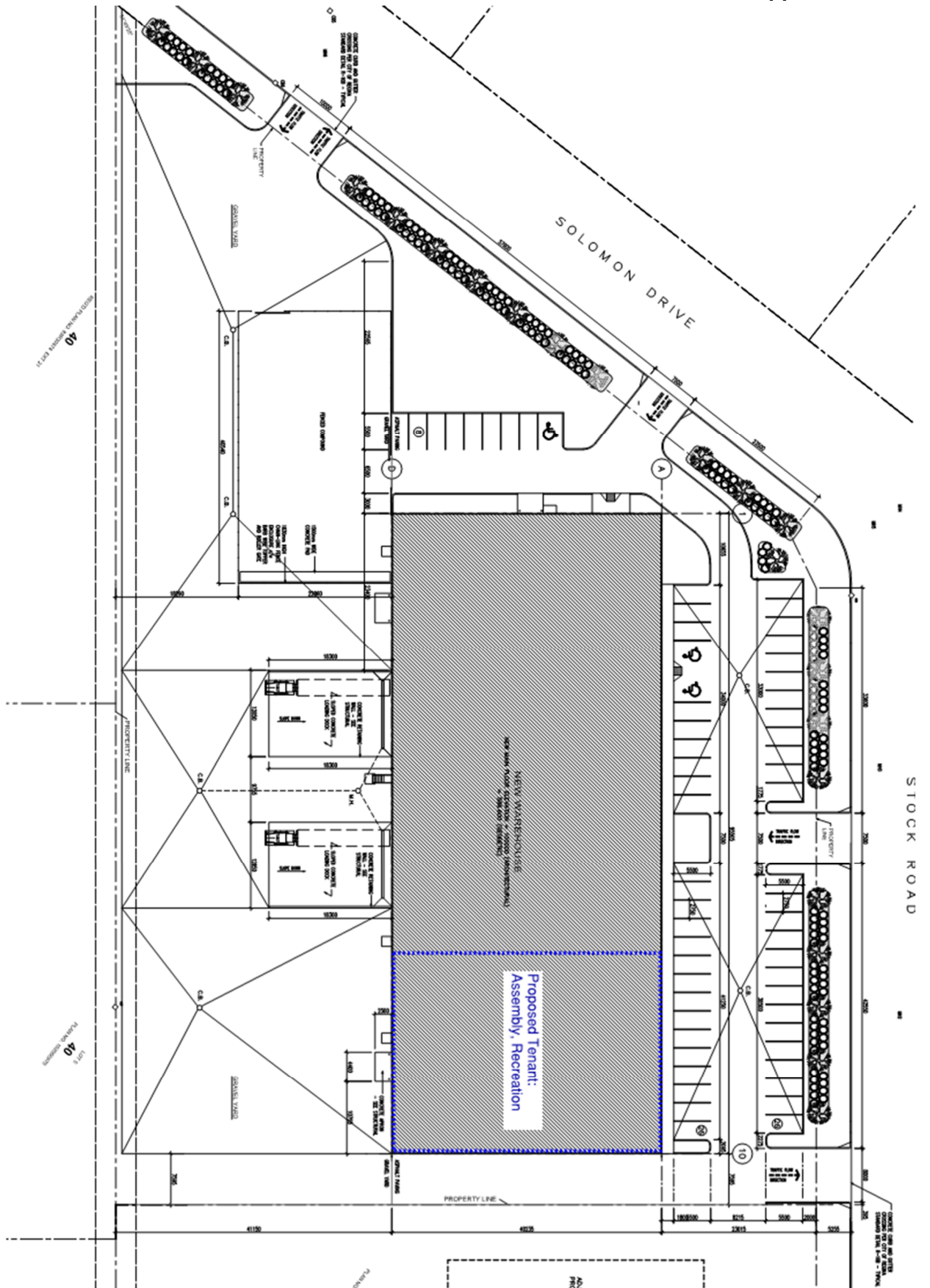


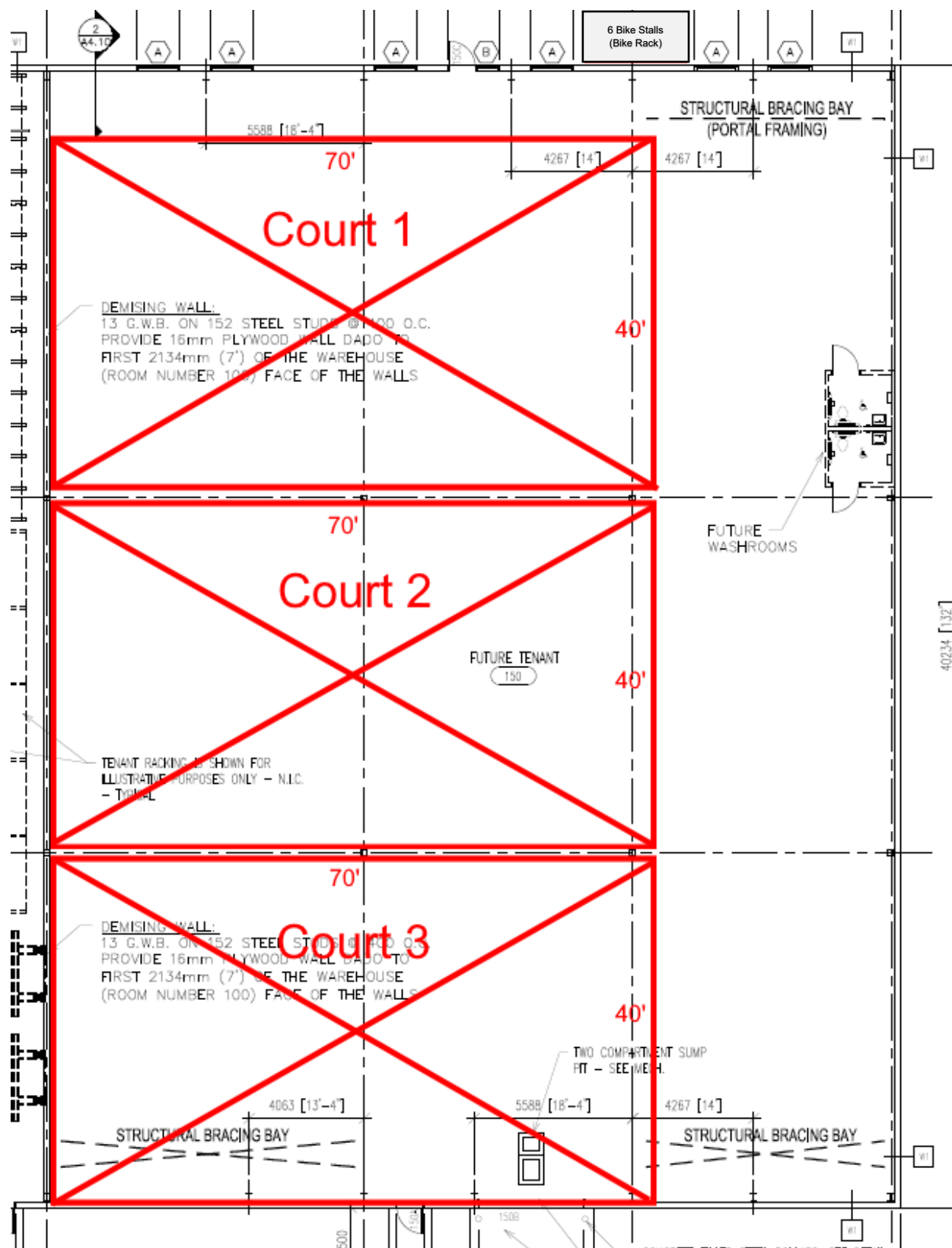
Project PL202000241

Civic Address/Subdivision

1802 Stock Road







Floor Plan – Volleyball Court Configuration

## 1768 Quebec Street - Zoning Bylaw Amendment - PL202000185

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-24

### RECOMMENDATION

---

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the subject property located at 1768 Quebec Street, being Lot 23-Blk/Par 294-Plan OLD33 Ext 0 and Lot 43-Blk/Par 294-Plan 101299440 Ext 28 from RL – Residential Low-Rise Zone to ML - Mixed Low-Rise Zone.
2. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
3. Approve these recommendations at its March 10, 2021 meeting.

### ISSUE

---

The applicant, William Neher, on behalf of Richardson Duffy Holdings Ltd., proposes an amendment to the *Regina Zoning Bylaw, 2019* by rezoning the property located at 1768 Quebec Street, from RL - Residential Low Rise Zone to ML - Mixed Low Rise Zone to legally develop the parking lot to City standards. The subject property is presently being used as a parking lot for the adjacent medical clinic, although it has not been approved and is not permitted in the RL - Residential Low-Rise Zone.

A property owner can submit an application to change the zoning designation of their property, which requires an amendment to *The Regina Zoning Bylaw, 2019* (Zoning Bylaw). Subsequently, it requires review by the Regina Planning Commission (RPC) and approval of the amendment by the City Council. This application includes a public and technical review process in advance of consideration by RPC and Council.

This application is being considered pursuant to the *Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP) and Zoning Bylaw. The proposal has been assessed and is deemed to comply with the Act, OCP and the Zoning Bylaw.

## IMPACTS

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### Financial Impact

The applicant will be responsible for the cost of any additions 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.

### Policy/Strategic Impacts

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

- OCP Part B.8 Core Area Neighbourhood Plan: Implementation, *to enhance the area there is a need for zoning to:*
  - *c) introduce more appropriate commercial zoning on sites adjacent to residential areas*

## OTHER OPTIONS

---

Alternative options would be:

1. Approve the application with specific amendments to the site plan.
2. Refer the proposal back to Administration. If City Council has specific concerns with the proposal, it may refer the application back to Administration for further review and direct that the report be reconsidered by Planning Commission or brought directly back to Council following such review. Referral of the report back to Administration will delay the rezoning of the property until requested information has been gathered or changes to the proposal have been made and until then, the parking use will not be permitted.
3. Deny the application. Existing use as a parking lot for the adjacent medical clinic, although it has not been approved, would be required to cease operations through land use enforcement procedures. Future use of the property would be required to comply with the requirements of the RL - Residential Low-Rise Zone.

## 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. Public notice of the public hearing required at Council when considering the proposed bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

## DISCUSSION

---

The applicant proposes an amendment to the Zoning Bylaw by rezoning the subject property located at 1768 Quebec Street from RL - Residential Low-Rise Zone to ML - Mixed Low-Rise Zone. The subject property is presently being used as a parking lot for an adjacent medical clinic, although it has not been approved and is not permitted in the existing RL - Residential Low-Rise Zone.

Before being used as a parking lot, the City issued a demolition permit in August 2013 for a residential building at this location. The residential building was demolished, and the lot has been vacant but has been used as an unauthorized parking lot for the medical clinic. If the Council approves the rezoning, the subject property will be developed as a parking lot and function as an accessory use parking for the medical clinic exclusively, as shown in Appendix A-3. The owner of the medical clinic also owns the subject property.

If approved, the applicant will be required to consolidate the subject property with the property located at 1100 11<sup>th</sup> Avenue (medical clinic) before the issuance of a development permit for the subject parking lot development. The adjacent medical clinic was approved as a Discretionary Use (CR13-125) with four parking stalls. Under the current zoning bylaw, the applicant requires a minimum of two stalls for the medical clinic. However, the applicant has indicated that the medical clinic requires additional parking stalls to support their staff and customers' parking need and relieve the dependency on on-street parking.

Appendix A-3, provides the proposed parking lot plan. Parking lot approval will be through a separate development permit application process, subject to approval of this application. Surrounding land uses are residential development to the north and mixed-use development to the east (commercial), south (medical clinic) and the west (vehicle repair shop).

The application was circulated to neighbouring property owners, and no comments were received. The application it was circulated to The Heritage Community Association (HCA) for review. The Administration did attempt a second follow up with HCA, but did not receive comments prior to the deadline for submission of this report.

## DECISION HISTORY

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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

2/18/2021

Respectfully Submitted,



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

2/23/2021

Prepared by: Binod Poudyal, City Planner II

## ATTACHMENTS

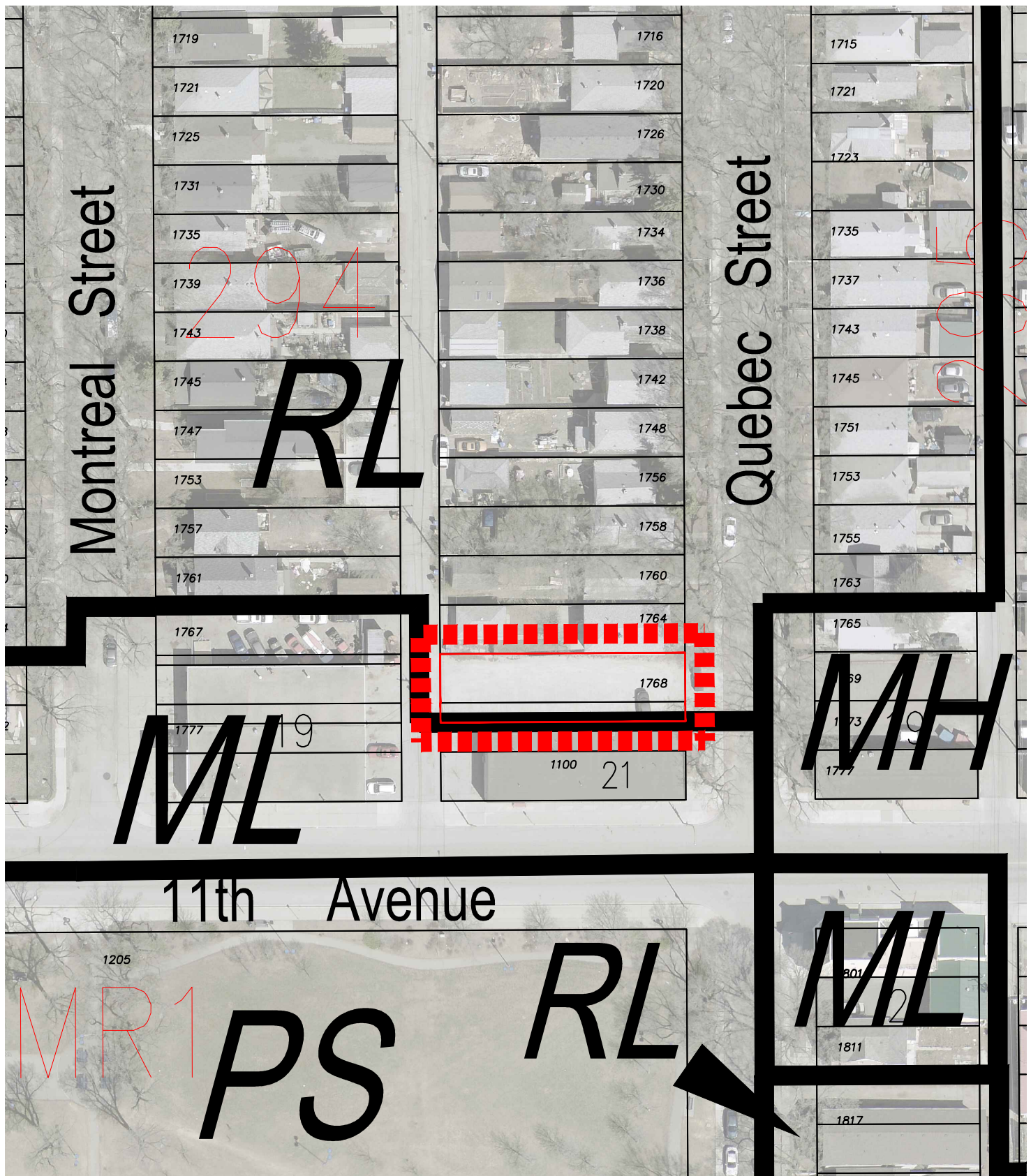
Appendix A-1 (Subject Property Map)

Appendix A-2 (Aerial Map)

Appendix A-3 (Proposed Development)

Appendix B





Subject Property

Date of Photography : 2018





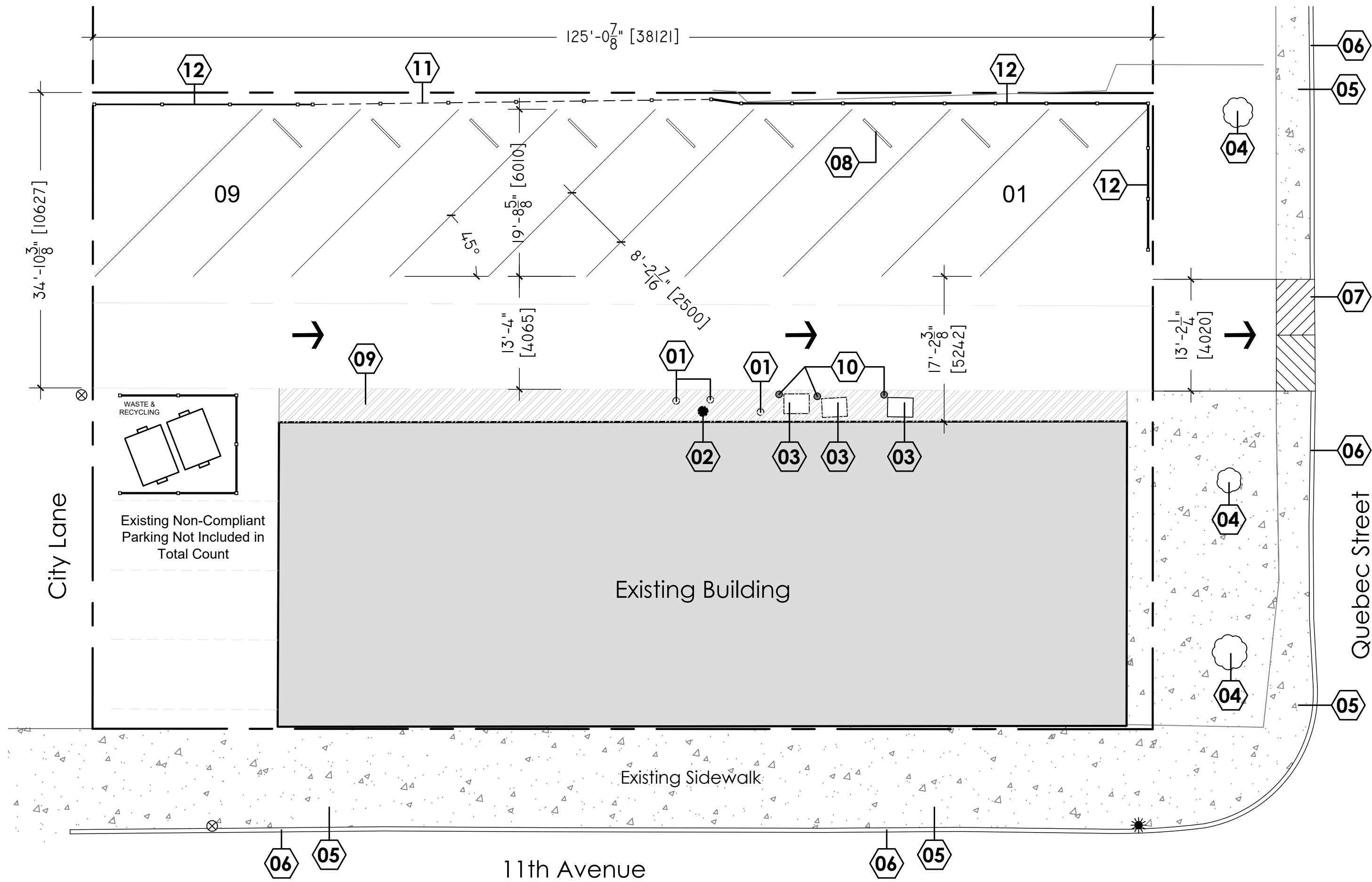


Subject Property

Date of Photography: 2018







Appendix A-3  
(For Reference only)

ZONING REVIEW

REFERENCE: REGINA ZONING BYLAW 2019

ADDRESS

1768 QUEBEC STREET  
REGINA, SASKATCHEWAN  
LOT: 23 BLOCK: 294 PLAN: OLD33  
LOT: 43 BLOCK: 294 PLAN: 101299440  
SUBDIVISION: OLD 33/ HERITAGE NEIGHBOURHOOD

ZONING

CURRENT ZONING:  
RL RESIDENTIAL - LOW-RISE ZONE

REQUIRED ZONING:  
ML MIXED LOW-RISE ZONE (APPLICATION SUBMITTED)

PREVIOUS USE(S):

VACANT LOT

PROPOSED USE:

PARKING LOT - TO SUPPORT THE EXISTING MEDICAL CLINIC LOCATED IMMEDIATELY TO THE SOUTH OF THE LOT.

BUILDING GROSS FLOOR AREA:

1100 11TH AVENUE (MAIN FLOOR & LOWER LEVEL - 668.90

PARKING REQUIREMENTS

ALL OTHER LAND USES - T5.7 For The First 150 m<sup>2</sup> In Total Floor Area, No Parking Stall Is Required.  
For That Portion In Excess Of The First 150 m<sup>2</sup> In Total Floor Area, One Parking Stall Is Required Per 75 m<sup>2</sup> of Total Floor Area.  
669 m<sup>2</sup> - 150 m<sup>2</sup> = 519 m<sup>2</sup>  
519 m<sup>2</sup> / 75 m<sup>2</sup> = 6.92 OR  
7 PARKING STALLS REQUIRED - 9 PROVIDED  
ACCESSIBLE STALLS = 2% OF TOTAL PARKING REQUIRED  
2% OF 11 SPACES = 0.22  
0 SPACES REQUIRED  
0 SPACES PROVIDED

IMPORTANT NOTE:

A LEGAL DESCRIPTIVE PLAN TO CONSOLIDATE THE 2 (TWO) PARCELS THAT COMPRISE THE ADDRESS OF 1768 QUEBEC STREET AND THE 2 (TWO) PARCELS THAT COMPRISE 1100 11TH AVENUE HAS BEEN SUBMITTED TO ISC.

CONSULTANTS:

CONTRACTOR SHALL NOT SCALE DRAWINGS. THE CONTRACTOR IS TO REPORT ANY ERRORS OR OMISSIONS TO NEHER & ASSOCIATES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF NEHER & ASSOCIATES AND SHALL NOT BE REPRODUCED WITHOUT PRIOR AUTHORIZATION.

PROJECT NAME:

Medical Clinic  
Parking Lot  
Development

1768 Quebec Street  
Regina, SK

ISSUE RECORD:

01 - Issued for Development Permit  
Only - 11/06/2020

REVISIONS:

01 - Changes To Bin Placement &  
Fence Position - 02/04/2021

PROJECT NO: 2020-18

DWG FILE: N/A

DRAWN BY: W.G.N.

CHECKED BY: W.G.N.

SHEET TITLE

Parking Lot  
Layout

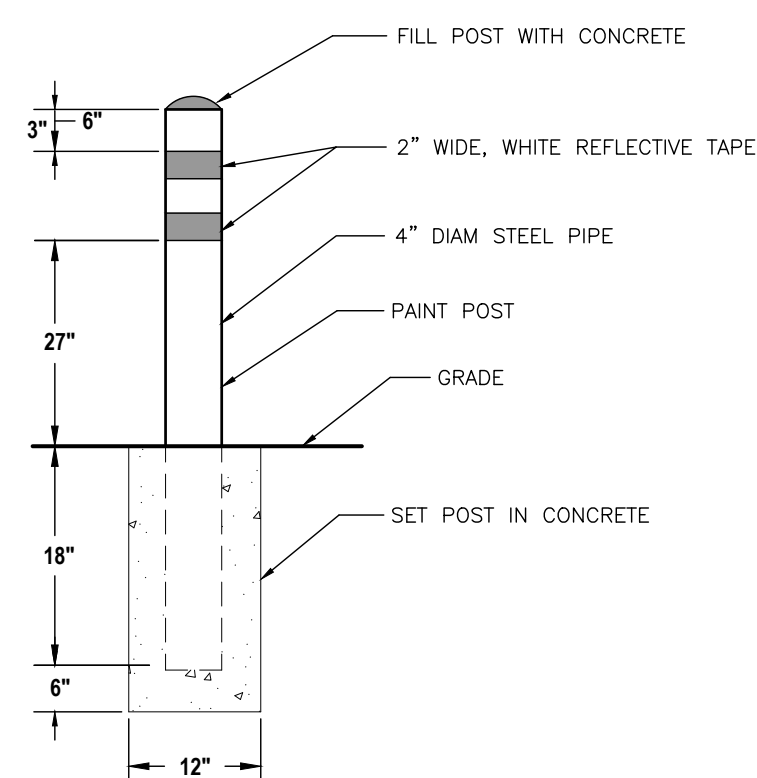
Sheet No.

BD1.0

1 PROPOSED PARKING LOT LAYOUT  
BD1.0 Scale 3/32" = 1'-0"



2 SITE CONTEXT  
BD1.0 Not To Scale



3 TYPICAL BOLLARD DETAIL  
BD1.0 Not To Scale

DRAWING NOTES:

- 01 EXISTING STEEL BOLLARD - TO REMAIN.
- 02 EXISTING NATURAL GAS LINE.
- 03 EXISTING A/C CONDENSERS ON GROUND - TO REMAIN.
- 04 EXISTING TREES - TO REMAIN.
- 05 EXISTING MUNICIPAL SIDEWALK.
- 06 EXISTING MUNICIPAL CURB.
- 07 CUT EXISTING SIDEWALK & CURB TO ACCOMMODATE NEW PARKING LOT EXIT. DESIGN & CONSTRUCTION TO FOLLOW CITY GUIDELINES.
- 08 SHERCOM #2001-PC4 REFLECTED PARKING CURBS.
- 09 STRIPE AREA AS NO PARKING/ STOPPING ZONE.
- 10 INSTALL NEW STEEL BOLLARDS TO PROTECT EXISTING CONDENSER UNITS. SEE DETAIL 3 ON SHEET BD1.0
- 11 EXISTING WOOD FENCE INSTALLED BY THE PROPERTY OWNER TO THE NORTH.
- 12 SUPPLY AND INSTALL NEW WOOD PRIVACY FENCE TO MATCH EXISTING.

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>	1	- How the developer's requirement to put up a barrier/fence will affect my existing fence and the sidewalk.
<i>Accept if one or more features were different</i>		
<i>I support this proposal</i>		
<i>Other</i>		

**1. Issue: Fence requirement:**

*Administration's Response:*

- The Zoning Bylaw requires aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential zone.
- The applicant has proposed 1.83 m high wood screen fence along the property line
- City staff met with the applicant and the neighbouring property owner and the applicant has committed to installing the fence as well as take appropriate measure to protect the sidewalk in question.

## 1609 Halifax Street - Official Community Plan & Zoning Bylaw Amendment - PL202000229

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-25

### RECOMMENDATION

---

Regina Planning Commission recommends that City Council:

1. Amend Section 9 of Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by establishing the authorization for the following property to be rezoned to the MH - Mixed High-Rise Zone: 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33.
2. Approve the application to rezone the properties located at 1609 Halifax Street, legally described as Lots 1 and 2, Block 248, Plan No. OLD33, from IL - Light Industrial Zone to MH - Mixed High-Rise Zone.
3. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendments to the bylaws, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
4. Approve these recommendations at its March 10, 2021 meeting.

### ISSUE

---

The applicant and owner (James Archibald of Arch Transco) proposes to rezone 1609 Halifax Street (subject property) from IL - Light Industrial Zone to MH – Mixed High-Rise Zone to accommodate future development opportunities under the MH – Mixed High-Rise Zone. There is no associated development proposal with this application.

As per the policy of the Core Area Neighborhood Plan (*Design Regina: The Official Community Plan Bylaw No. 2013-48* – Part B.8), the subject property is identified for light industrial land use. The proposed rezoning, therefore, would require an amendment to Section 9 of the Core Area Neighbourhood Plan, as the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw) must be in conformity with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

Property owners can submit applications to change the zoning designation of their property. This requires an amendment to the Zoning Bylaw and requires review by Regina Planning Commission (RPC) and approval of the amendment by City Council. Amendments to the OCP also require Council approval and in addition, require Ministerial approval by the Minister of Municipal Affairs. These applications include a public and technical review process in advance of consideration by RPC and Council.

This application is being considered pursuant to the *Planning and Development Act, 2007* (Act); OCP and Zoning Bylaw. The proposal has been assessed and is deemed to be in compliance with the Act, OCP (Part A) and the Zoning Bylaw.

## **IMPACTS**

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### **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 land-use re-designation (from Light Industrial to Mixed-Use) is consistent with the following OCP – Part A goals/policies:

- Section C, Goal 3, Policy 2.7: *Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan.*
- Section D5, Goal 2, Policy 7.7; 7.7.4: *Collaborate with stakeholders to enhance the City Centre ... by: Supporting the development of a mixed-use environment, with design and density emphasis adjacent to major corridors and public spaces.*
- Section D5, Goal 1, Policy 13.6: *Encourage intensification as a means to revitalize and renew neighbourhoods and existing community resources.*

The subject property is located within Regina's City Centre, close to Saskatchewan Drive, which is a major corridor, and close to the Downtown. The rezoning will accommodate future commercial and/or mixed-use urban development to support the City Centre's role as a hub of commercial and residential activity within Regina.

## OTHER OPTIONS

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Alternative options would be:

1. Refer the applications back to Administration. If City Council has specific concerns with the proposal, it may refer it back to Administration for further review and direct that the applications be brought back to Regina Planning Commission or brought back directly to City Council for reconsideration following such review. Referral of the report back to Administration will delay approval of the bylaws until the requested information has been gathered or changes to the proposal have been made.
2. Deny the application. The zoning and OCP amendments on the subject property will not proceed if City Council denies 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. Public notice of the public hearing to be conducted upon consideration of the proposed bylaws, will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of City Council's decision.

## DISCUSSION

---

### **Proposal**

The applicant proposes to rezone the subject property from IL – Light Industrial Zone to MH – Mixed High-Rise Zone. The applicant has indicated that the intent of the proposed rezoning is to accommodate greater land-use flexibility, as the existing IL – Light Industrial Zone has limitations, including restrictions where a property abuts a commercial or residential property. For example, food service-related uses are prohibited from being sold in the IL – Light Industrial Zone when within 100 metres of a residential or mixed-use lot.

In addition, an amendment to the Core Area Neighbourhood Plan is being requested by the applicant. The amendment would change the land-use designation of the subject property from Light Industrial use to Mixed-Use. This amendment is required as the Zoning Bylaw must not be in conflict with the OCP.

The subject property currently consists of a car wash, located at 1609 Halifax Street, and is bordered on the east and south by properties zoned MH – Mixed High-Rise Zone. The subject property is within the Regina City Centre and the boundary of Regina Downtown Business Improvement District. It is in close proximity to the Saskatchewan Drive Corridor, which is a diversifying corridor that links the Downtown with other key areas in the City Centre. The subject properties are located along the northern edge of the Heritage Neighbourhood; to the west and east is a mix of commercial and light industrial land uses. Additional light industrial land uses, including the Canadian Pacific Railway main rail line, are located to the north. The remainder of this block was rezoned from IL – Light Industrial

Zone to MH – Mixed High-Rise Zone on February 26, 2020 (CR20-13).

### **Policy Analysis**

The proposed rezoning to the MH - Mixed High-Rise Zone conflicts with the Core Area Neighbourhood Plan, as the MH - Mixed High-Rise Zone allows for a mix of commercial and residential development while the applicable designation of the Core Area Neighbourhood Plan limits land-use, of the subject properties, to light industrial. Although there is a policy conflict, the proposed rezoning is in alignment with current development trends in this portion of the Heritage neighbourhood and is in alignment with OCP – Part A, which supports the enhancement and diversification of the City Centre. It should also be noted that the Core Area Neighbourhood Plan is over 30 years old and will be reviewed and updated in the coming years, tentatively scheduled for 2024. The new Plan will consider the future location for land use based on current needs and conditions.

The OCP contains Policy 7.3 which states: “Protect industrial lands by avoiding re-designations of industrial areas, except where the City determines that a different land use is more beneficial.” The Administration has considered this policy and supports a resignation in this situation for the following reasons:

- As these parcels are located adjacent to the downtown, they present an opportunity to develop mixed-use within the City Centre in support of contributing to the downtown as a neighbourhood.
- The site is relatively small and current contains non-industrial uses. As such, it has limited opportunity to attract industrial users.
- This parcel is the last remaining parcel on the block to be zoned industrial. Therefore, Administration’s position is that there is limited industrial potential to this site.

MH – Mixed High-Rise Zone is appropriate for the subject property given its relative near proximity to other mixed-use zoning and development and its relationship to commercial development in the Downtown.

### **Land-Use Analysis**

The proposed rezoning is deemed to be compatible with surrounding commercial uses to the south, west, and east and the industrial land-uses to the north. As the rest of the block was rezoned from industrial to mixed-use in 2020, this rezoning would result in the entire block having the same zoning and allow for more congruity and consistency in future development.

### **Servicing**

No issues from a transportation and servicing perspective were raised at this stage; however, any proposed development for the subject properties will be subject to further review as part of the respective development/building permit application process.

### **Community Engagement**

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the subject property received written notice of the application, and a sign was posted on the subject site. The City did not receive any comments from the public regarding the proposed development.



The Heritage Community Association and the Regina Downtown Business Improvement District were both consulted, and both submitted letters indicating their support for the applications. These letters are included as Appendices B and C to this report.

## **DECISION HISTORY**

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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,



2/17/2021

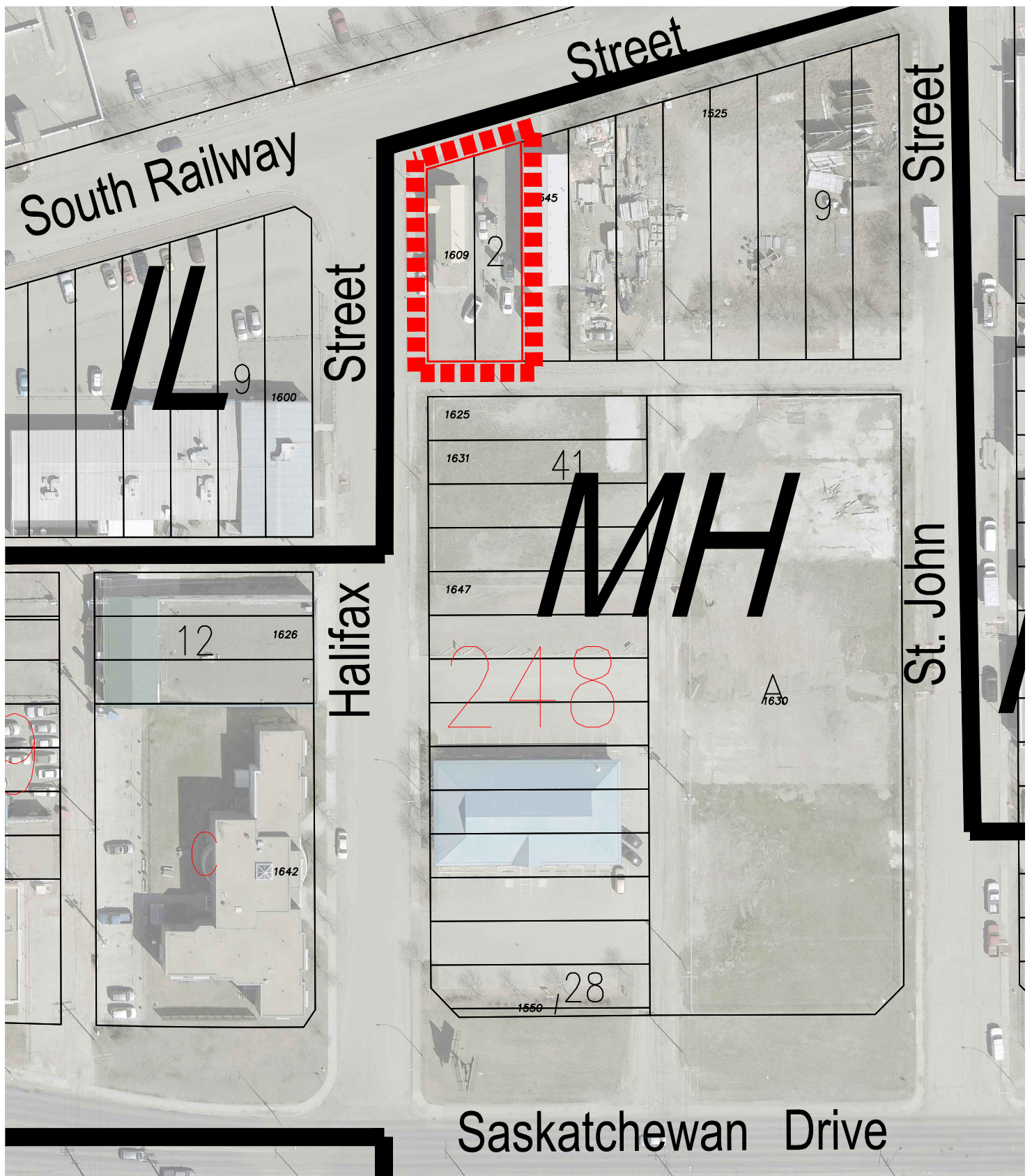
Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/24/2021

Prepared by: Michael Sliva, City Planner II

## **ATTACHMENTS**

Appendix A-1  
Appendix A-2  
Appendix B  
Appendix C



Date of Photography : 2018



Subject Property







Subject Property



October 19, 2020

**Re: Proposed Re-Zoning of 1609 Halifax St.**

To Whom It May Concern:

I am writing in support of Arch Transco Ltd.'s proposal to re-zone the property at 1609 Halifax St. from IL to MH.

The Board of Directors of the Heritage Community Association has reviewed this proposal and does not have any concerns about its impact on the neighbourhood. It is possible that the MH zone will open up development opportunities that could serve our neighbourhood well in the long term, and that align with the Core Neighbourhood Sustainability Plan.

We look forward to learning more about Arch Transco Ltd.'s future plans for this site, and are happy to offer this letter of support for the re-zoning.

Respectfully,

A handwritten signature in cursive script, appearing to read "S. Stock", is positioned above the printed name of the signatory.

Shayna Stock, Executive Director  
Heritage Community Association  
#100 – 1654 11<sup>th</sup> Ave.  
Regina SK S4P 0H4  
306-757-9952  
[director@heritagecommunityassociation.com](mailto:director@heritagecommunityassociation.com)



November 23, 2020

James Archibald  
Arch Transco Ltd.  
3421 Saskatchewan Drive  
Regina, SK S4T 1H7

**Re: 1609 Halifax Street Rezoning**

Dear Mr. Archibald:

Thank you for reaching out regarding your property at 1609 Halifax Street.

Regina Downtown Business Improvement District fully support the rezoning of the properties in question from IL – Industrial Light to MH – Mixed High Rise Zone. In 2018, the City of Regina approved RDBID's request for the expansion of our boundary to include this property. It is our goal that this area of downtown evolve into an eastern gateway for our district. This zoning designation would ensure consistency with the parcels immediately to the south of the property.

Private investment and commercial development should be encouraged in Downtown Regina. It is our hope that the zoning amendment for these properties is approved and that improvements to the area can be made in a timely manner.

Should you have any questions, please do not hesitate to contact me at 306.359.7573.

Thank you.

Sincerely,

Judith Veresuk  
Executive Director  
Regina Downtown Business Improvement District



REGINADOWNTOWN.CA



1822 SCARTH ST. 2ND FLOOR  
REGINA, SK S4P 2G3  
T 306.359.7541  
E INFO@REGINADOWNTOWN.CA

## 5100 E. - 5180 E. Green Jewel Boulevard - Zoning Bylaw Amendment - PL202000243

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-26

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw amendment application to rezone Lots 29 - 49, Block 52, Plan 102293951 located at 5100 E. – 5180 E. Green Jewel Boulevard in the Greens on Gardiner Subdivision to apply the LA - Lane Access Overlay Zone.
2. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendment to the bylaw, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
3. Approve these recommendations at its March 10, 2021 meeting.

### ISSUE

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The applicant and the property owner, Chuka Creek Developers Ltd., proposes to apply the LA - Lane Access Overlay Zone over an existing RL – Residential Low-Rise Zone. The subject properties back onto an existing lane. The *Regina Zoning Bylaw, 2019-19* (Zoning Bylaw) restricts front parking when there is rear lane access; however, the LA – Lane Access Overlay Zone is intended to allow flexibility regarding front and lane access to residential lots. The applicant is seeking the LA – Lane Access Overlay Zone to accommodate townhouses with front-attached (two-car) garages and rear-lane vehicular access.

All properties in the city of Regina are assigned a primary zoning designation under the Zoning Bylaw. The overlay zone applies in addition to the primary zoning designation. The effect is to create a new zone with both the primary and overlay zones characteristics and limitations.

The Administration assesses proposals to apply the LA - Lane Access Overlay Zone on a case-by-case basis. The Zoning Bylaw recommends that it be applied on an entire block face through the Zoning Bylaw amendment process. The application review should evaluate if the specific block is appropriate for having both front and lane access while giving due consideration to the utilization of infrastructure, surrounding land uses, safety or other factors deemed necessary by the City.

This application is being considered under *The Planning and Development Act 2007*, *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP) and the Zoning Bylaw.

## IMPACTS

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### Financial Impacts

The subject properties currently receive a full range of municipal services, including water, sewer and storm drainage. The owner/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 under the City standards and applicable legal requirements.

### Policy/Strategic Impact

The proposal supports the following goals and objectives of *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP).

- Section D6, Goal 3, Policy 8.12: *Allow for flexibility and adaptability in the design and function of housing and consider enabling regulation to increase innovation within the housing stock to accommodate the changing needs of households.*

The subject properties were initially designed for a specific housing type with rear access garage. The LA – Lane Access Overlay Zone would accommodate additional flexibility and design options.

## OTHER OPTIONS

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Alternative options would be to:

1. Approve the application with specific amendments to the proposed plan.
2. Refer the proposal back to Administration. If City Council has specific concerns with the proposal, it may refer it back to Administration for further review and direct that the application be reconsidered by Planning Commission or brought back directly to Council following such review. Referring the application back to Administration will



delay the development approval until the requested information has been gathered or changes to the proposal have been made.

3. Deny the application. The zoning amendment on the subject properties will not proceed if City Council denies the application.

## **COMMUNICATIONS**

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The applicant and other interested parties will receive a copy of the report and notification of their right to participate as a delegation at the Council meeting when the application is considered following *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of City Council's decision.

## **DISCUSSION**

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### **Proposal**

The applicant and the property owner, Chuka Creek Developers Ltd., proposes to apply the LA - Lane Access Overlay Zone over an existing RL – Residential Low-Rise Zone. The applicant is seeking the LA – Lane Access Overlay Zone to accommodate townhouses with front-attached (two-car) garages and rear lane vehicular access.

The site has 21 lots. The surrounding land uses include commercial development (Acre 21) to the west, high-density residential to the north and vacant residential lots to the south and east sides. The fronting street is classified as a collector roadway.

### **Land-Use and Zoning**

The subject properties are designated as “Medium Density” in the Greens on Gardiner Concept Plan and are shown as having a rear lane (Appendix A-3).

The primary RL – Residential Low-Rise Zone of the subject properties is intended to accommodate a neighbourhood environment characterized by a mixture of low-rise multi-unit building types. The RL – Residential Low-Rise Zone regulations permit “Building, Row” building type if it contains a minimum of two dwelling units per building. Some common examples of a “Building, Row” in the RL – Residential Low-Rise Zone would be semi-detached and townhouse-style dwellings.

### **Lane Access Overlay**

The Zoning Bylaw generally restricts front parking on residential lots with rear lane access to reduce redundant infrastructure, support on-street parking and pedestrian mobility. The LA – Lane Access Overlay Zone was established to provide a zoning approach to consider both front and rear access on a case-by-case basis on a whole block face. The review process allows Administration to assess the impact based on its location and context with due consideration to the utilization of infrastructure, surrounding land uses, safety or other factors deemed necessary by the City.



The key regulations for lot frontage for the LA – Lane Access Overlay Zone are contained in Part 8M of the Zoning Bylaw.

- 8M.4(2): *Where a lot contains a building with access to the required parking provided from the fronting street, the development standards of the underlying zone applicable to lots without rear lane access shall apply, regardless of whether the lot also has lane access.*
- 8M.5: *Notwithstanding the parking requirements of the underlying zone, lots with a lane are permitted to have access from: (a) the fronting street; (b) the lane; or (c) both the fronting street and the lane.*

This proposal would be the third instance of applying the LA – Lane Access Overlay Zone. Among the previous two cases, one was for a block in the Rosewood neighbourhood, recently considered and approved by City Council on June 24, 2020. The other one was for a block in the Towns neighbourhood, considered by City Council on May 27, 2020.

The land use and zoning related details of this proposal are provided in the following tables:

Land Use Details	Existing	Proposed
Zoning	RL – Residential Low-Rise	RL – Residential Low-Rise + LA – Lane Access Overlay
Land Use	Vacant Lots	Building, Row with 3-5 dwellings per building

Zoning Analysis	Required	Proposed
Min. Lot Area (m <sup>2</sup> ) for lots without rear lane access	200	245 – 296
Min. Lot Frontage (m) for lots without rear lane access	End Units: 7.3 Interior Units: 6.1	End Units: 8.247 – 7.278 Interior Units: 6.706 – 7.315

If the LA - Lane Access Overlay Zone is applied to the subject properties, as recommended in this report, the applicant may pursue their intended housing product - townhouses (i.e., Building, Row) with both front and rear vehicular access. The proposal conforms with the RL Zone requirements and subsection 8M.4(2) of the LA - Lane Access Overlay Zone.

### **Projected Impact on On-Street Parking**

At present, Green Jewel Boulevard's north side, directly in front of the subject properties, can accommodate approximately 20 on-street parking stalls. The application of LA – Lane Access Overlay on the subject properties will effectively remove all of these on-street parking stalls. This is due to the potential placement of driveways and the Traffic Bylaw requirement that vehicles must be parking a minimum of two metres from driveways.

Green Jewel Boulevard's south side is zoned MLM – Mixed Large Market Zone and forms the side property line of Acre 21 commercial development. There are no driveways on that side between Spring Street and Green Diamond Road. As the road width on Green Jewel

Boulevard is approximately 14.0 metres, designed to accommodate four lanes, there will be as many as 20 on-street parking stalls available on Green Jewel Boulevard's south side between Spring Street and Green Diamond Road.

Existing apartments in the immediate vicinity may put pressure on the on-street parking infrastructure. For the subject properties, there will be ample parking available on-site as there is parking at both the front and rear of the property. While dwellings are only required to have one on-site parking stall, there is space on subject properties to provide additional parking stalls as vehicles can park in tandem on driveways. Homeowners would also have the option of installing another stall on-site, as they can also access the property from the lane.

The application can be further supported because these lots were zoned R5 – Residential Medium Density Zone under the previous *Zoning Bylaw No.9250*, which allowed development with front and rear vehicular access.

In summary, the subdivision was designed with Green Jewel Boulevard being a collector roadway accommodating on-street parking on both sides of the street. However, with current low traffic volumes and lower projected traffic volumes in the future, the addition of front access driveways along this block face is considered acceptable by the City. Given this context, Administration recommends approval of this application.

### **Servicing Implications**

The LA - Lane Overlay Zone and utilization of front access driveways were assessed from transportation and servicing perspectives. There are no servicing implications associated with this proposal.

### **Community Engagement**

Following 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 public notification sign was posted on the subject site. Arcola East Community Association was contacted twice but did not respond. No comments were received from neighbouring properties.

## **DECISION HISTORY**

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- The subject properties originally received subdivision and Zoning Amendment approval under the previous Zoning Bylaw, *The Regina Zoning Bylaw No. 9250*, in April 2016 (CR16-35).
- In June 2020, City Council approved an amendment to the *Regina Zoning Bylaw 2019-19*, which removed the requirement that the LA – Lane Access Overlay be identified at the secondary plan or concept plan stage and allowed applying it on a case-by-case basis through zoning amendment applications (CR20-33).

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,



2/17/2021

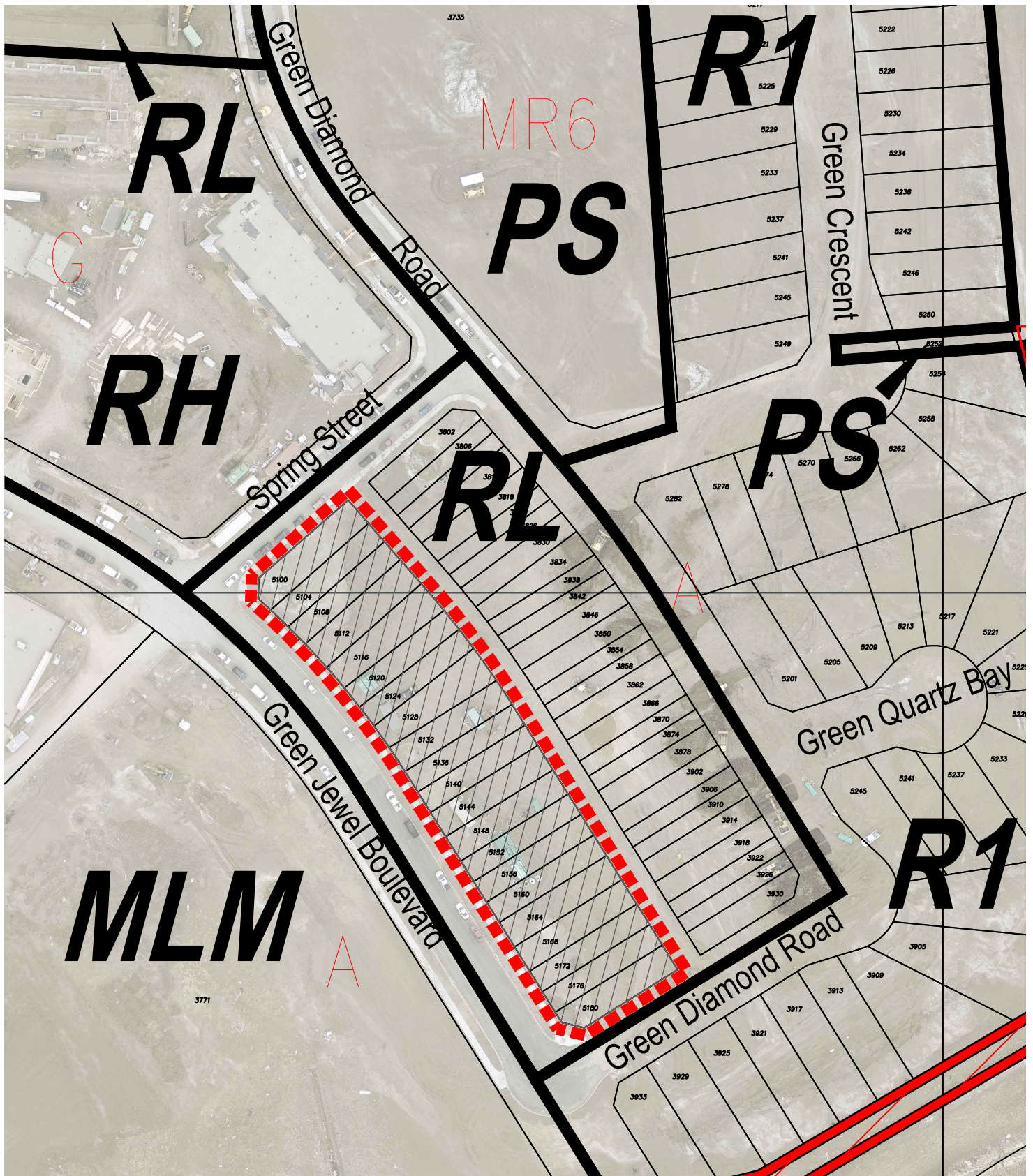
Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/23/2021

Prepared by: Amar Guliani, City Planner II

### **ATTACHMENTS**

- A-1 Subject Property Map
- A-2 Aerial View
- A-3 Greens on Gardiner Concept Plan
- A-4.1 Proposed Site Plan
- A-4.2 Typical Cross Section



Date of Photography : 2018



Subject Property



LA - Overlay



Project PL202000243  
PL202000244

Civic Address/Subdivision

5100 to 5180 E Green Jewel Boulevard  
(Block no. 52, Plan 102293951)





Subject Property

Date of Photography: 2018



Project PL202000243  
PL202000244

Civic Address/Subdivision

5100 to 5180 E Green Jewel Boulevard  
(Block no. 52, Plan 102293951)





## LEGEND

### 1) LAND USE & AREAS

--- CONCEPT PLAN BOUNDARY

LOW DENSITY	64.10 ha	36.15 %
MEDIUM DENSITY	11.89 ha	6.71 %
LIVE/WORK OR MEDIUM DENSITY	0.55 ha	0.31 %
HIGH DENSITY	10.47 ha	5.90 %
MEDIUM OR HIGH DENSITY	2.89 ha	1.63 %
MIXED USE	8.19 ha	4.62 %
MIXED-USE AND/OR COMMERCIAL	8.56 ha	4.83 %
MUNICIPAL RESERVE (MR)	15.28 ha	8.62 %
ROADS	38.26 ha	21.58 %

### OTHER

FLOODWAY / ENVIRONMENTAL RESERVE (ER)	7.88 ha	4.44 %
FLOOD FRINGE / ENVIRONMENTAL RESERVE (ER)	4.46 ha	2.52 %
MUNICIPAL UTILITY (MU)	1.28 ha	0.72 %
SASKTEL	0.17 ha	0.10 %
CHURCH	3.32 ha	1.87 %

TOTAL AREA 177.30 ha 100 %

### 2) INFRASTRUCTURE

ARTERIAL ROAD
COLLECTOR ROAD
LOCAL ROAD
WALKWAY
POTENTIAL STORM POND
CREEK CENTERLINE
PATHWAY
POTENTIAL FUTURE PATHWAY EXTENSIONS









## 2950 Chuka Boulevard - Proposed Concept Plan and Zoning Bylaw Amendment - PL202000224 and PL202000223

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-27

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified in Appendix A-4 as follows:
  - a. From Flex-Use to a combination of Low-Density Residential, Medium Density Residential and Municipal Reserve.
  - b. From Mixed-Use or High Density Residential to Low Density Residential.
  - c. Adopt, by resolution, the proposed amended Towns Concept Plan attached as Appendix A-3 and circulation plan as Appendix A-6.
2. Approve associated Zoning Bylaw amendment to rezone portions of lands located at 2950 Chuka Boulevard, Blk/Par E, Plan 102289945, Ext 0 within the Towns Concept Plan, as shown in Appendix A-1 as follows:
  - a. From MLM – Mixed Large Market Zone to RU – Residential Urban Zone;
  - b. From MLM – Mixed Large Market Zone to RL - Residential Low Rise Zone;
  - c. From MLM – Mixed Large Market Zone to PS – Public Service Zone; and
  - d. Apply LA - Lane Access Overlay Zone to a portion of proposed RU – Residential

Urban Zone.

3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
4. Approve these recommendations at its March 10, 2021 meeting.

## ISSUE

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The applicant, Dream Asset Management Corporation, proposes an amendment to the Towns Concept Plan combined with associated Zoning Bylaw amendment to accommodate low and medium-density residential development. The applicant is also proposing a LA - Lane Access Overlay Zone to allow front and lane vehicle access to some residential lots as labelled on Appendix A-1 and A-2. The subject properties back onto an existing lane. The *Regina Zoning Bylaw, 2019-19* (Zoning Bylaw) restricts front parking when there is rear lane access; however, the LA – Lane Access Overlay Zone is intended to allow flexibility regarding front and lane access to residential lots.

A property owner/developer can submit applications to amend the concept plan and the zoning designation of their property. This requires adoption of the amended concept plan by resolution of City Council and an amendment to the Zoning Bylaw. The process requires review by the Regina Planning Commission (RPC) and approval of the amendment by the City Council. These applications include a public and technical review process in advance of consideration by RPC and Council.

These applications are being considered pursuant to the *Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP) and the Zoning Bylaw. The proposal has been assessed and is deemed to comply with the Act, OCP and the Zoning Bylaw.

## IMPACTS

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### Financial Impact

The applicant will be responsible for the cost of any additions 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. If approved, the subject properties will be assessed as residential development instead of commercial.

### Policy / Strategic Impacts

The proposed development supports the following goals, policies and objectives of Part A of the OCP:

- Section D6: Goal 1 – Housing Supply and Affordability: Increase the housing supply and improve housing affordability.
  - Policy 8.8: *Support residential intensification in existing and NEW NEIGHBOURHOODS to create complete neighbourhoods.*

- Section C: Goal 2 – Efficient Servicing: Maximize the efficient use of existing and new infrastructure.
  - Policy 2.4: *Make use of residual capacity of infrastructure in existing urban areas.*
  - Policy 2.5: *Develop compact and contiguous neighbourhoods.*
- OCP Part B. 16 - Southeast Regina Neighbourhood Plan (SENP):
  - *4.2(b) Neighbourhood Areas shall consist of predominantly residential uses with limited and compatible non-residential uses.*

The Flex-Use area was intended as a possible Mixed-Use area. However, as the community has evolved, commercial development in the community has focused around the Acre 21 site on Chuka Boulevard and as a result, the developer is requesting changes to the original intent of the Flex-Use area to provide for residential development options. The range of uses within the neighbourhood and services have contributed to OCP objectives of developing complete communities.

## OTHER OPTIONS

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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 the application back to Administration to address or make additional recommendations and direct that the report be reconsidered by Regina Planning Commission or brought directly back to Council following such further review. Referral of the report back to Administration will delay approval of the development until the requested information has been gathered or changes to the proposal have been made.
3. Deny the application. Amendment to the concept plan and rezoning of the subject land will not proceed on the subject property if City Council rejects the application.

## COMMUNICATIONS

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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 the City Council's decision in accordance with the Act.

## DISCUSSION

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### Proposal

The subject area is currently designated as Flex-Use and Mixed-Use or High Density Residential, which was intended to accommodate a future Mixed-Use area, the



configuration and extent of which was to be determined as the community developed. The applicant has determined that based on current development trends and the existing commercial and service uses elsewhere in the community, that there is less demand for Mixed-Use (extent of commercial) at the planned Flex-use area. As such, the applicant is advancing a proposal to amend the Concept Plan and rezone the subject property to accommodate low and medium density residential development.

The applicant proposes an amendment to the Towns Concept Plan combined with associated amendments to the Zoning Bylaw to accommodate low and medium-density residential development, which include a variety of single-detached and attached lots for townhouse residential. Further to this, the applicant also proposes to apply the LA - Lane Access Overlay Zone over a portion of the development to allow flexibility regarding front and lane vehicle access to residential lots as shown in Appendix A-3 and maintain consistency with the building types along the proposed street frontage.

The proposed amendment to the Towns Concept Plan will change the land-use designation from:

- “Flex-Use”, which is intended for mix-use residential-commercial development to a combination of low and medium density residential, and
- “High-density residential” development to a combination of low and medium density residential.

This area is currently zoned as MLM -Mixed Large Market Zone, in which low and medium-density residential is not permitted. The applicant proposes to rezone from MLM – Mixed Large Market Zone to the following designations to accommodate developments of single, detached residential and townhouse development:

- A 0.53 Ha parcel from MLM - Mixed Large Market Zone to RL - Residential Low-Rise Zone.
- A 2.79 Ha parcel from MLM - Mixed Large Market Zone to RU – Residential Urban Zone.
- LA - Lane Access Overlay Zone over a portion of the plan area amounting to 0.49 Ha and 0.59 Ha to allow for front attached garage access.
- A 0.09 Ha parcel is also being rezoned to PS - Public Service Zone to accommodate a communication cell tower.

#### **Lane Access Overlay Analysis:**

As per the applicant's information, the proposed lots along the new street are planned for single-detached homes with double car garages, with an approximate frontage of 10 meters per lot. The new street is designed to be 11 meters wide, which is wide enough to accommodate two driving lanes and two parking lanes. The applicant is requesting that a LA - Lane Access Overlay Zone be applied to a portion of this area of approximately 95 meters along the east side of the new street to allow for both front and rear access to ten

lots. Without the LA – Land Access Overlay Zone implemented, these lots would be required to have their access via the rear lane only.

Implementing a lane access to an area of 0.49 Ha at this location would reduce the amount of on-street parking by approximately 14 stalls. There are approximately ten on-street parking stalls located within the vicinity the lots with LA – Lane Access Overlay Zone and will not be affected by the overlay zone.

Furthermore, Lane access overlay zone is being proposed on the lots to the west of the street where additional on-street parking is available between the driveways and other frontage sides of lots within the plan area.

The Zoning Bylaw requires a minimum of one parking stall per dwelling. With double car garages, each lot may accommodate up to four cars within the property itself.

### **Cell Tower Location (Municipal Utility Parcel)**

Cell towers (Municipal Utility Parcel) are required to provide reliable cellular services to the residents of the neighbourhood and are erected by service providers throughout the city. Locating the tower at the edge of a neighbourhood would be preferable from a neighbourhood design perspective, but it may leave gaps in coverage, and defeat the purpose of the tower.

Cell towers are regulated under federal jurisdiction and are not subject to municipal zoning requirements. The City has the ability to participate in the development of cell towers through the federal approval process. As a local land use authority, the Industry Canada regulations allow the City to file a Land-Use Protocol, which service providers are required to consult when selecting a location. This document would intend to provide guidance and establish local preferences for tower locations, such as avoiding environmentally or culturally sensitive lots, or suggest certain tower designs and base treatment depending on neighbourhood character. Again, if preferences within the protocol are not feasible to provide coverage, then Industry Canada may approve the location despite conflict with the municipality. The City has not developed such a document and has instead responded to proposals on a case by case basis and deferred to Federal regulatory requirements.

The applicant explained that the current location was chosen in collaboration with SaskTel based on land availability, spacing from existing towers, existing underground infrastructure locations, proximity to access, and centrally located to adjacent and future developments.

Furthermore, as per Section 7.4 of the Southeast Regina Neighbourhood Plan (SENP), SaskTel has planned for four 35 metres or 45 metres wireless towers to be distributed throughout the neighbourhood, as shown in Appendix A-5. SaskTel has noted that the locations are subject to change based on population density changes and that the towers will be built as required and when capital is available. The proposed location is in relatively close alignment with the location outline in Fig. F24 of the SENP.

### **Neighbourhood Hub**

The proposed amendment will reduce the mixed-use area available within this location from 3.96 to 0.55 hectares. The remaining commercial land combined with the existing commercial development in the Greens on Gardiner (Acre 21) to the south, the under-

construction neighbourhood commercial at the intersection of Buckingham Drive and Woodland Grove Drive and the Urban Centre in Arcola Subdivision to the north near Victoria Avenue and the Bypass (East Victoria Concept Plan area) would still fulfill the need for neighbourhood and regional commercial as per the complete neighbourhood guideline. Furthermore, there are medium and high-density residential development planned around this location in combination with a park.

The surrounding land uses are mixed-use and a proposed park to the south, Chuka Boulevard to the east, low and medium-density residential to the west and vacant land for future development 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. A summary of public comments is outlined in Appendix B of this report. Arcola East Community Association was included in the circulation of the application and did not provide any comments.

### **DECISION HISTORY**

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On April 25, 2016, City Council approved The Towns Concept Plan (CR16-36).  
On July 29, 2019, City Council approved an amendment to The Towns Concept Plan (CR19-65).

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

Respectfully Submitted,



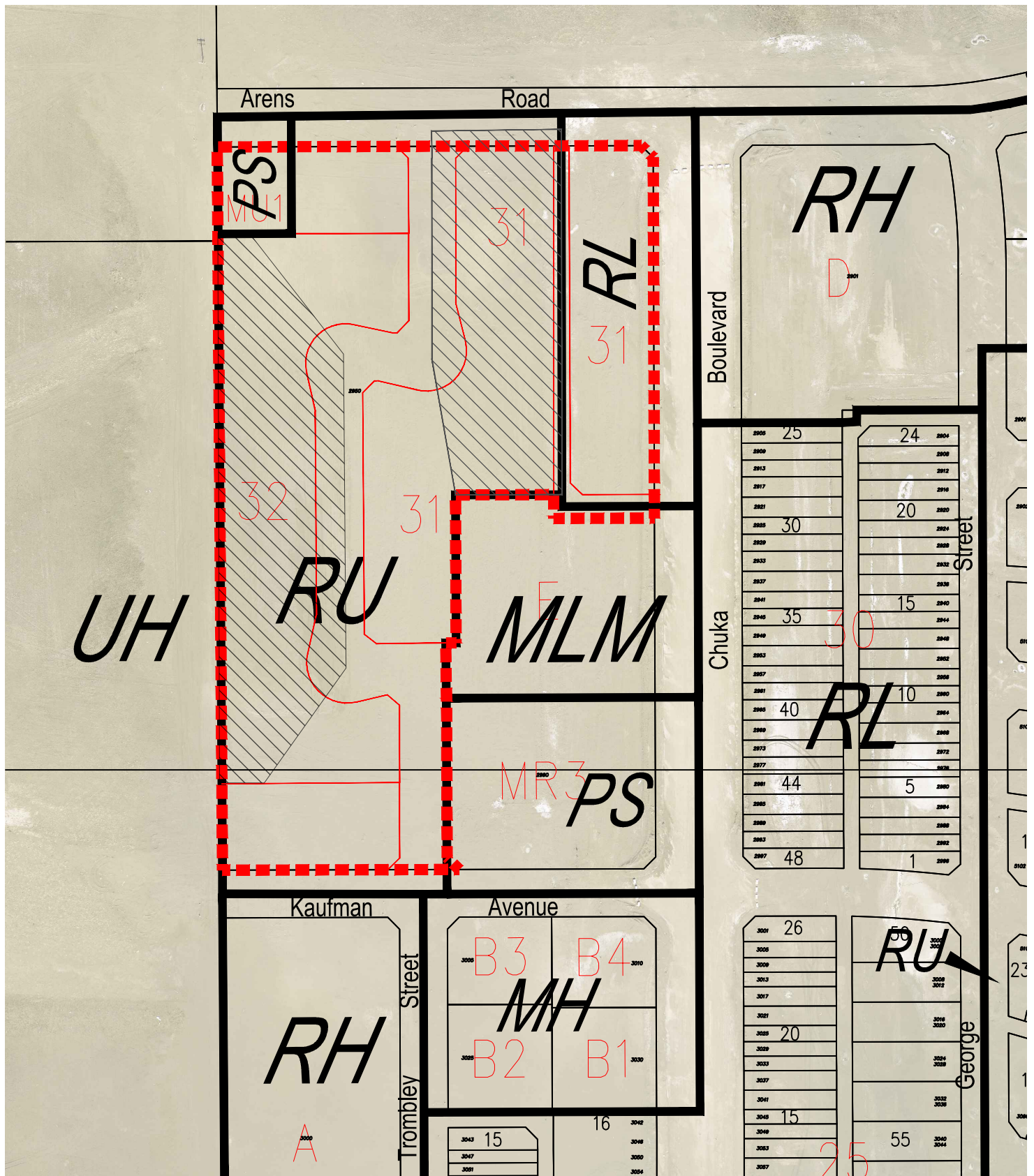
Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/24/2021

Prepared by: Binod Poudyal, City Planner II

### **ATTACHMENTS**

Appendix A-1 (Subject Property Map)  
Appendix A-2 (Aerial Map)  
Appendix A-3 (Proposed Concept Plan)  
Appendix A-4 (Towns Concept Plan)  
Appendix A-5 (SENP Map - Cell Tower location)  
Appendix A-6 (Circulation Plan)  
Appendix B (Public Comment Summary)



Subject Property



LA - Overlay

Date of Photography : 2018





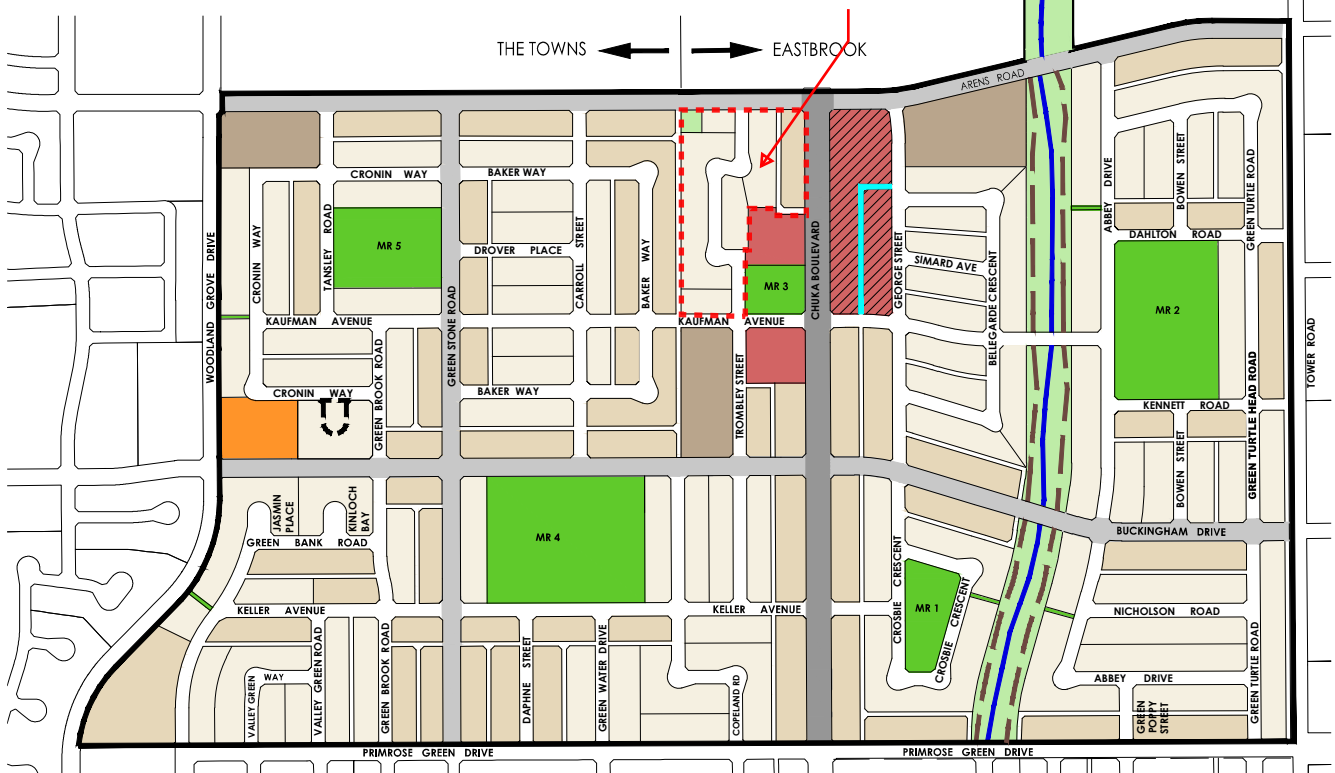




# Appendix A-3 (Proposed Concept plan)

## LEGEND

	CONCEPT PLAN BOUNDARY		MIXED USE OR HIGH DENSITY RESIDENTIAL		COLLECTOR
	LOW DENSITY RESIDENTIAL (LD)		INSTITUTIONAL (I)		WALKWAY
	MEDIUM DENSITY RESIDENTIAL (MD)		COMMERCIAL (C)		
	HIGH DENSITY RESIDENTIAL (HD)		PARK/GREENSPACE		
	FLEX USE (F)		MUNICIPAL RESERVE (MR)		
			ARTERIAL		



## The Towns Land Use Areas

Land Use	Hectares	Acres	%	Units /Ha	Proposed (Current) Units	People /Unit	Proposed (Current) Population	People /Ha	Proposed (Current) Elementary Population
<b>Residential</b>									
Low Density Single Family Detached Dwellings	43.3	107.0	33.9%	25	1,083 (1,033)	3	3,248 (3,098)	75	650 (620)
Medium Density Multi Unit Dwellings	24.4	60.3	19.1%	50	1,220 (1,200)	2.1	2,562 (2,520)	105	512 (480)
High Density Multi Unit Dwellings	3.7	9.1	2.9%	100	370 (370)	1.7	629 (629)	170	75 (74)
Flex Use	2.1	5.2	1.6%	70	147 (301)	1.7	250 (512)	0	30 (60)
Mixed use or High Density Residential	1.1	2.7	0.9%	70	77 (161)	1.7	131 (274)	0	16 (32)
<b>Sub-Total Residential</b>	<b>74.6</b>	<b>184.3</b>	<b>58.4%</b>		<b>2,897 (3,065)</b>		<b>6,819 (7,032)</b>		<b>1,283 (1,266)</b>
Commercial	0.8	2.0	0.6%						
Municipal Reserve	9.2	22.7	7.2%						
Linear Detention and Municipal Utility	5.2	12.8	4.1%						
Municipal Walkway	0.1	0.2	0.1%						
Roadways	37.8	93.4	29.6%						
<b>Total Land Use</b>	<b>127.7</b>	<b>315.4</b>	<b>100.0%</b>		<b>2,897</b>		<b>6,819</b>		<b>1,283</b>
Linear Detention Extension	1.9	4.7							
<b>Total Area &amp; Linear Detention Extension</b>	<b>129.6</b>	<b>320.1</b>							



Stantec  
400-1820 Hamilton street  
Regina, SK S4P 2B8  
Tel: 1.306.781.6350  
www.stantec.com

Client/Project

DREAM TOWNS LANDS  
SOUTH (GP) INC.

Project No.

113101180.951

Title

LAND USE PLAN

Revision

2

Reference Sheet

Date

2021.02.22

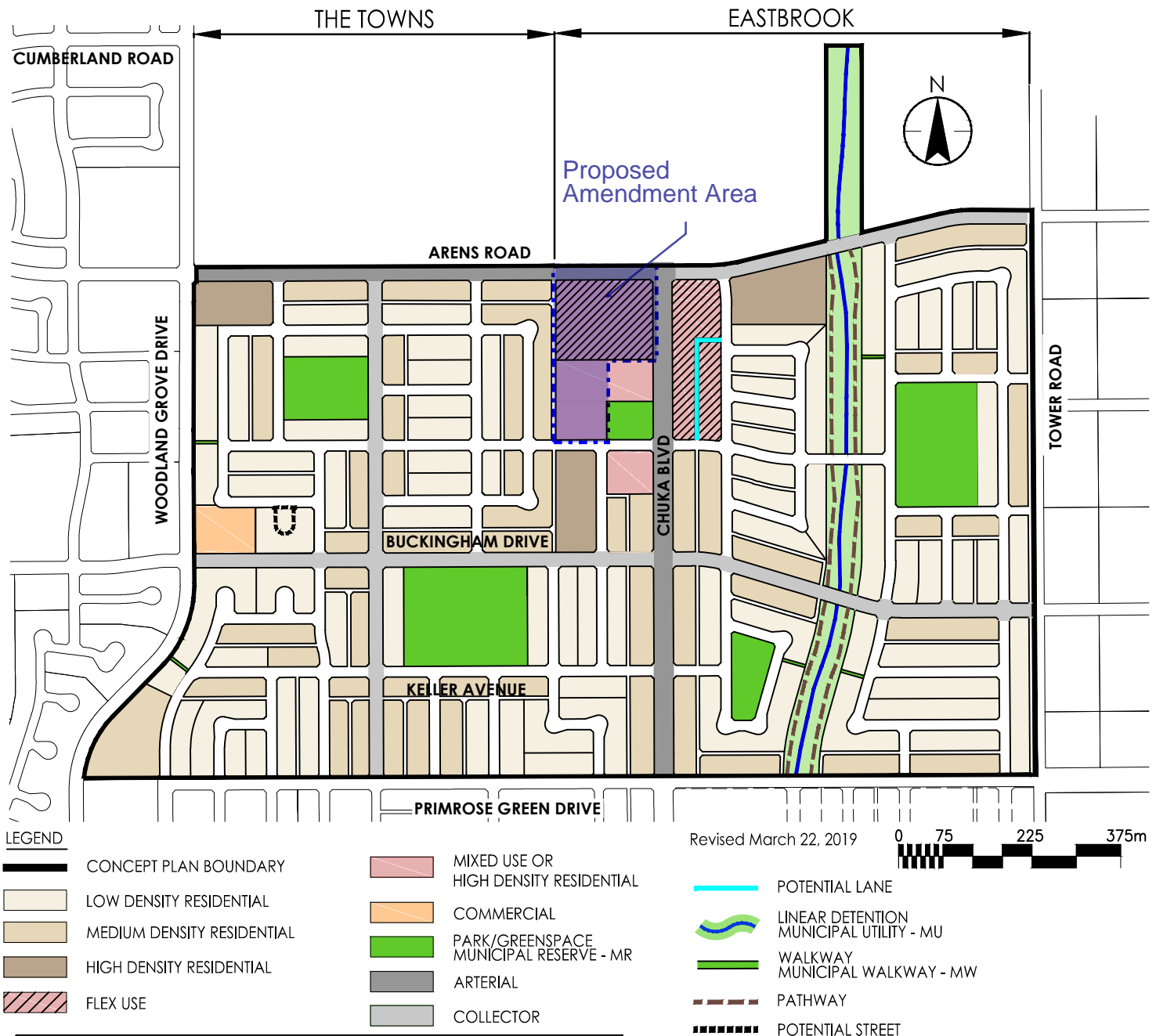
Figure No.

1

# Towns Concept Plan

## Land Use

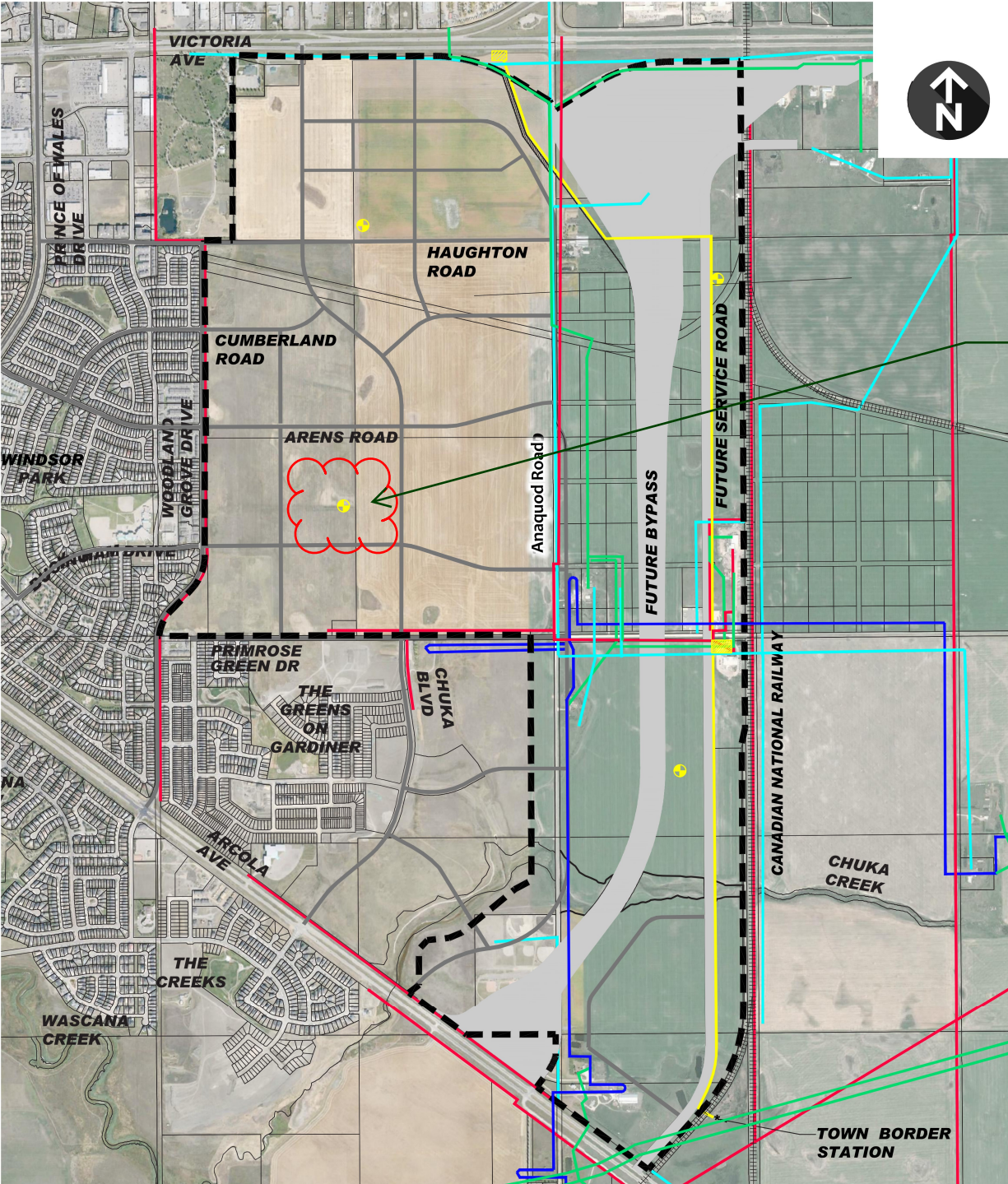
Appendix A-4



### The Towns Land Use Areas

Land Use	Hectares	Acres	%
<b>Residential</b>			
Low Density Single Family Detached Dwellings	41.3	102.0	32.3%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	3.7	9.1	2.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density Residential	2.3	5.7	1.8%
<b>Total Residential</b>	<b>75.6</b>	<b>186.7</b>	<b>59.2%</b>
<b>Commercial</b>	<b>0.8</b>	<b>2.0</b>	<b>0.6%</b>
<b>Municipal Reserve</b>	<b>9.1</b>	<b>22.5</b>	<b>7.1%</b>
<b>Linear Detention</b>	<b>5.1</b>	<b>12.6</b>	<b>4.0%</b>
<b>Municipal Walkway</b>	<b>0.1</b>	<b>0.2</b>	<b>0.0%</b>
<b>Roadways</b>	<b>37.0</b>	<b>91.4</b>	<b>29.0%</b>
<b>Total</b>	<b>127.7</b>	<b>315.4</b>	<b>100.0%</b>
Linear Detention Extension	1.9	4.7	N/A
<b>Total Area &amp; Linear Detention Extension</b>	<b>129.6</b>	<b>320.1</b>	<b>N/A</b>

F24 | Shallow Utilities Servicing



Proposed Cell Tower Location

Legend

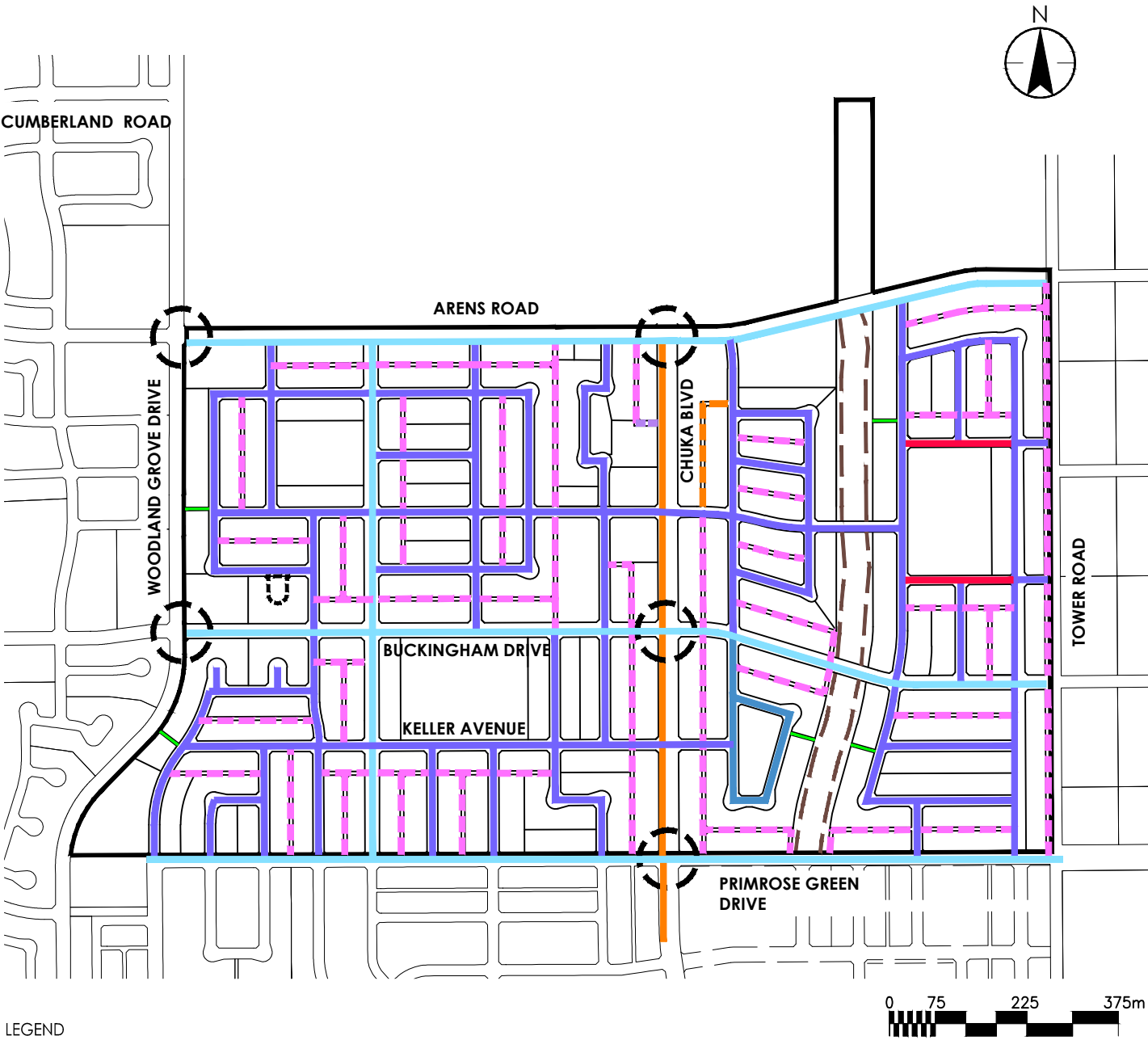
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|--|---------------------------|--|--------------------------------------------|
|  | EXISTING OVERHEAD POWER   |  | PROPOSED NEW GAS LINE (15.0m ROW REQUIRED) |
|  | EXISTING BURIED POWER     |  | PROPOSED REGULATOR STATION                 |
|  | EXISTING BURIED GAS       |  | PROPOSED CELL TOWER                        |
|  | EXISTING BURIED TELEPHONE |  |                                            |

0 500m



# Towns Concept Plan

## Circulation Plan



### LEGEND

- CONCEPT PLAN BOUNDARY
- 33.0m ARTERIAL
- 24.0m ARTERIAL
- 22.0m COLLECTOR
- 18.0m LOCAL RESIDENTIAL
- 15.0m LOCAL WITH MONO WALK
- 15.0m LOCAL WITH SEPARATE WALK

- 6.0m LANE
- POTENTIAL 6.0m LANE
- 9.0m LANE
- POTENTIAL STREET
- PATHWAY
- WALKWAY
- POTENTIAL SIGNALIZED INTERSECTION

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	4	<ul style="list-style-type: none"> <li>- Proposed Location of the Cell Tower within the residential area</li> <li>- Can this cell tower be moved close to the bypass area and not in a residential area?</li> <li>- Issues with health and safety from having a cell tower close to residential homes.</li> <li>- Keep it as initially proposed</li> <li>- Removal of commercial towns square</li> </ul>
<i>Accept if many features were different</i>	1	<ul style="list-style-type: none"> <li>- I support more single-detached lots</li> <li>- Concerned about the cellphone tower at this location</li> </ul>
<i>Accept if one or more features were different</i>	2	<ul style="list-style-type: none"> <li>- A new cell tower could be developed in the nearby industrial area or bypass road area</li> </ul>
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> <li>- Cell towers are needed</li> </ul>
<i>Other</i>		

1. **Issue: Proposed location of the Cellphone tower within the residential area.**

*Administration's Response:*

Cell towers are regulated under federal jurisdiction. The City participation in the development of cell towers through the federal approval process is outlined in the discussion section of this report.

As per Section 7.4 of the Regina South East Neighbourhood Plan (SENP), SaskTel has planned for four 35 m or 45 m wireless towers to be distributed throughout the SENP area as shown. SaskTel has noted that the locations are subject to change based on changes in population density and that the towers will be built as required and when capital is available and planning has occurred.

The proposed location is in related close proximity with the location identified in Fig. F24 of the SENP

2. **Issue: Issues with health and safety from having a cell tower close to residential homes**

*Administration's Response:*

As the regulator, Federal Government is the agency responsible for the development and review of these towers to ensure that the telecommunication providers follow proper safety protocols. Further to this and based on the information provided on the Government of Canada website regarding the health effects of cell phones, cell phone towers, antennas and 5G devices, as it states: *"Based on the available scientific evidence, there are no health risks from exposure to the low levels of radiofrequency EMF which people are exposed to from cell phones, cell phone towers, antennas and 5G devices"*.



3. **Issue: - Removal of Commercial Towns Square**

*Administration's Response:*

A portion of the commercial area as Mixed Large Market Zone for Commercial development as a Neighbourhood Commercial combined with a Municipal Reserve/ Park is being kept. The proposed amendment will reduce the mixed-use area available within this location from 3.96 to 0.55 hectares. The remaining commercial land combined with the existing commercial development in the Greens on Gardiner (Acre 21) to the south, the under-construction neighbourhood commercial at the intersection of Buckingham Drive and Woodland Grove Drive and the Urban Centre in Arcola Subdivision to the north near Victoria Avenue and the Bypass (East Victoria Concept Plan area) would still fulfill the need for neighbourhood commercial as per the complete neighbourhood guideline. Furthermore, there are medium and high-density residential developments planned around this location in combination with a Park.

## 3700 Green Diamond Road - Discretionary Use - PL202000226

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-22

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Building, Stacked” located at 3700 Green Diamond Road, being Parcel H, Plan No. 102253889 in the Greens on Gardiner neighbourhood, subject to compliance with the following development standards and conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 & A-3.2, prepared by Abele Architecture, dated November 18, 2020; and
  - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

### ISSUE

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The applicant, Broadstreet Properties, proposes to develop a 123-unit residential “Building, Stacked” (proposed development) in association with the owner, Greens on Gardiner Development Corporation. The subject property is a vacant undeveloped site within the

Greens on Gardiner Neighbourhood, located at 3700 Green Diamond Road. The subject property is zoned RL – Residential Low-Rise Zone in which a “Building, Stacked” with a height exceeding 11.0 metres is a discretionary use. The proposed development is 15.57 metres tall.

All properties in the city of Regina are assigned a zoning designation under the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw). Within each zoning designation, land-use can be permitted, not permitted or discretionary. Discretionary use applications require a public and technical review; consideration and recommendation by the Regina Planning Commission and consideration and approval by City Council in order to proceed.

This application is being considered pursuant to *The Planning and Development Act, 2007* (The Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and is deemed to comply with all applicable policies, regulations and standards.

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 arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking, loading), but not including architectural details.

## IMPACTS

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### 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 of Regina (City) standards and applicable legal requirements.

### Accessibility Impacts

The proposed development requires three accessible parking stalls, which is what is proposed.

### Policy/Strategic Impact

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

- Section D5, Goal 1, Policy 7.1.5: *Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:*
  - *A diversity of housing types to support residents from a wider range of economic levels, backgrounds and stages of life, including those with specific needs.*
- Section D6, Goal 3, Policy 8.11: *Encourage developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and*

*abilities in all neighbourhoods.*

The subject property is identified as forming part of a “Built or Approved Neighbourhood”, as per OCP – Part A, Map 1; therefore, development must comply with all policy associated with this designation, including Section D5, Goal 1, which requires compliance with “Complete Neighbourhood” goals. The proposed development enhances compliance with the “Complete Neighbourhood” goals of the OCP by providing greater housing diversity.

The development will contribute to housing diversity in the Greens on Gardiner Neighbourhood and will increase opportunities to accommodate a broader diversity of people with differing needs and incomes.

The proposed development is also in compliance within the Greens on Gardiner Concept Plan as discussed further in the discussion section of this report.

## **OTHER OPTIONS**

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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 the application back to Administration for further review and direct that the application be brought back to Regina Planning Commission or directly to City Council for reconsideration following such 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 “Building, Stacked” land use will not proceed on the subject property if City Council rejects the application.

## **COMMUNICATIONS**

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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 Regina Planning Commission Council meeting when the application will be considered. The Applicant will receive written notification of City Council’s decision in accordance with The Act.

## **DISCUSSION**

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### **Proposal**

The applicant proposed to develop one “Building, Stacked (apartment building)” containing 123 residential units. The development proposes 154 parking stalls and is five storeys in height (15.57 metres). Green Diamond Road, which flanks the east side, will serve as the primary access.

The surrounding land uses include high density residential to the northwest and south, planned high density residential to the west, low density residential to the north, and park space to the east. The “Acre 21” commercial development is located approximately 100 metres south of the proposed development and the École Wascana Plains School and École St. Elizabeth School are located approximately 350 metres to the north.

### **Land-Use**

The subject property is zoned RL – Residential Low-Rise Zone in which a “Building, Stacked” is a discretionary use if the building height exceeds 11.0 metres. The proposed development conforms with the intent and development standards and requirements of the RL – Residential Low-Rise Zone; however, as the proposed development is 15.57 metres in height (five storeys), requires consideration through the discretionary use process.

The portion of the building in excess of 11.0 metres is the consideration for Discretionary Use. While other items, such as density and parking, are relevant to the discussion, the only portion that is within the Discretionary decision of City Council is the building height as a “Building, Staked”, with a height of 11.0 metres or less would be a permitted land use in the RL – Residential Low-Rise Zone.

The subject property is deemed suitable for high-density residential due to immediate proximity to a major corridor with transit service and relatively close proximity to schools, parks and a commercial hub. Further, no adverse impacts have been identified besides minimal shadowing concerns on the properties on the north side of Green Apple Drive.

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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	RL – Residential Low-Rise Zone	RL – Residential Low-Rise Zone
Land Use	Vacant	Building, Stacked
Building Area	Nil	12,602m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls	123	154
Number of Long-Term Bicycle Parking Stalls	7	10
Number of Short-Term Bicycle Parking Stalls	0	16
Min. Lot Area (m <sup>2</sup> )	400 m <sup>2</sup>	11,365m <sup>2</sup>
Min. Lot Frontage (m)	14.6m	91.3m
Max. Building Height (m)	11.0m permitted 20.0m discretionary	15.57m
Max. Floor Area Ratio	3.0	2.2
Max. Coverage (%)	60%	24.5%
Communal Space	5%	5.0%
Min. Landscape Area (%)	15%	19.2%



The proposed development requires 123 parking stalls (one parking stall per unit) and the applicant has provided 154 parking stalls. There is potential for limited on-street parking on Green Diamond Road and Green Apple Drive. The proposal meets the requirements of the Zoning Bylaw for the provisions of bicycle parking. The proposal contains 16 bike parking stalls which are located in an enclosed structure on the subject property. Further, there is transit service along Chuka Boulevard directly in front of this development.

The proposal provides some amenities on site for the residents of the development including an 800 square foot community garden, 600 square foot dog run, covered outside seating/patio space and a playground.

### **Concept Plan**

The proposed development is in compliance with the approved Greens on Gardiner Concept Plan (Appendix A-3.3), which identifies the subject property as suitable for either medium-density or high-density development.

### **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 Arcola East Community Association was contacted but did not respond. Comments from neighbouring properties are captured in Appendix B.

### **DECISION HISTORY**

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On July 28, 2014 City Council rezoned this property from UH – Urban Holding Zone to R5 – Medium Density Residential Zone (CR16-35). the subject property was subsequently rezoned to RL – Residential Low-Rise Zone as part of the new Zoning Bylaw adoption.

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

Respectfully Submitted,

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

2/22/2021



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

2/23/2021

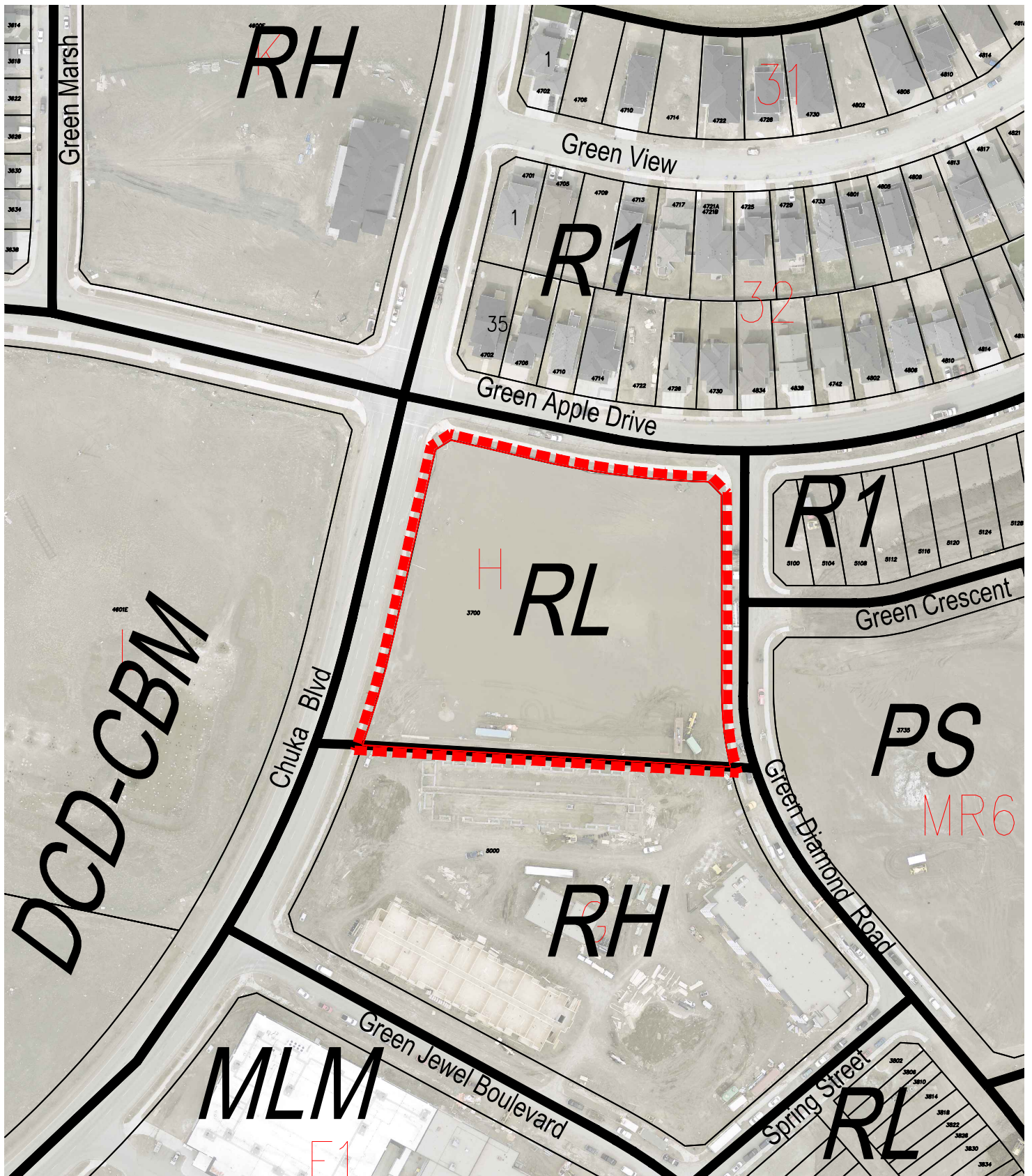
Prepared by: Michael Sliva, City Planner II

### **ATTACHMENTS**

Appendix A-1

Appendix A-2

Appendix A-3.1  
Appendix A-3.2  
Appendix A-3.3  
PL202000226 Appendix B





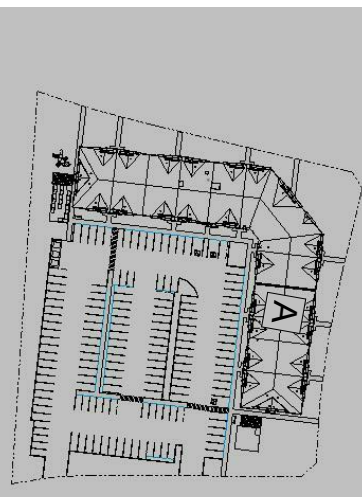


Date of Photography: 2018



Subject Property





PROJECT STATUS:  
ISSUED FOR DEVELOPMENT  
PERMIT

Revision Schedule	
No.	Description
1	CONCEPT DESIGN
A	DEVELOPMENT PERMIT

[illegible]

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT SAA, T: 604.682-8618

THOMAS C. ABELE, ARCHITECT SAA, T: 604.682-681

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. ISSUES REFERENCED AND DISCREPANCIES WILL BE REPORTED AND SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME

COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME

PROJECT NUMBER

ADDRESS:

DRAWING TITLE

DRAWN BY:	BM
CHECKED BY:	PM
DATE:	NOV 18 2020
SCALE:	As indicated
DRAWING #:	REV #:







# GREENS ON GARDINER CONCEPT PLAN LAND-USE



## LEGEND

### 1) LAND USE & AREAS

--- CONCEPT PLAN BOUNDARY

LOW DENSITY	64.10 ha	36.15 %
MEDIUM DENSITY	11.89 ha	6.71 %
LIVE/WORK OR MEDIUM DENSITY	0.55 ha	0.31 %
HIGH DENSITY	10.47 ha	5.90 %
MEDIUM OR HIGH DENSITY	2.89 ha	1.63 %
MIXED USE	8.19 ha	4.62 %
MIXED-USE AND/OR COMMERCIAL	8.56 ha	4.83 %
MUNICIPAL RESERVE (MR)	15.28 ha	8.62 %
ROADS	38.26 ha	21.58 %
OTHER		
FLOODWAY / ENVIRONMENTAL RESERVE (ER)	7.88 ha	4.44 %
FLOOD FRINGE / ENVIRONMENTAL RESERVE (ER)	4.46 ha	2.52 %
MUNICIPAL UTILITY (MU)	1.28 ha	0.72 %
SASKTEL	0.17 ha	0.10 %
CHURCH	3.32 ha	1.87 %
<b>TOTAL AREA</b>	<b>177.30 ha</b>	<b>100 %</b>

### 2) INFRASTRUCTURE

ARTERIAL ROAD
COLLECTOR ROAD
LOCAL ROAD
WALKWAY
POTENTIAL STORM POND
CREEK CENTERLINE
PATHWAY
POTENTIAL FUTURE PATHWAY EXTENSIONS



Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	131	<ul style="list-style-type: none"> <li>- There should be no multi-unit at this location.</li> <li>- There is not enough parking.</li> <li>- This location should be a park, community space, or a dog park.</li> <li>- This project is too tall.</li> <li>- This project should not be allowed to have renters</li> </ul>
<i>Accept if many features were different</i>	5	<ul style="list-style-type: none"> <li>- More parking</li> <li>- Would like one less floor</li> </ul>
<i>Accept if one or two features were different</i>	2	
<i>I support this proposal</i>	3	

The following is a summary of issues identified through public consultation, listed in order of magnitude (starting with most numerous):

1. **Multi-unit**

Administration's Response:

The proposed building type is in accordance with the approved Greens on Gardiner Concept Plan, which identifies the site as suitable for high-density or medium-density residential development, and is in accordance with the RL – Residential Low-Rise Zone, which allows multi-unit buildings up to 20 metres in height (with building ranging between 11.0 metre to 20.0 metres as discretionary).

Developer's Response:

Parcel H, 3700 Green Diamond Road is situated at the corner of Chuka Boulevard, (an arterial road) to the west and Green Apple Drive, (a collector road) to the north. Chuka Boulevard and Green Apple Drive are both used as bus routes. On the east side of the property, there is one house flanking Green Diamond Road and a park. To the south, there is an existing apartment building. The proposed apartment is one block north of the Acre 21 commercial development and one block south of the joint-use elementary school. The proposed apartment at this location ticks all the boxes of the goals and policies outlined in the Official Community Plan. Parcel H is on an Urban Corridor with public transit, it is within walking distance of commercial development, schools and open spaces. If parcel H is not suited for an apartment, then I am not sure where any apartment will ever be allowed to be built in the City of Regina in the future.

A number of the respondents were concerned with an apartment adding too much density to the neighbourhood. I would like to bring to your attention Goal 4 – New Neighbourhoods and Employment Areas Paragraph 2.11.2 in the Official Community



Plan which states New Neighbourhoods should “*Achieve a minimum gross population density of 50 persons per hectare (pph).*” The approved Greens on Gardiner Concept Plan has a gross population density of 54.5 persons per hectare which is just slightly above the prescribed minimum.

2. **Parking**

Administration's Response:

The *Regina Zoning Bylaw No. 2019-19* requires a minimum of one parking stall per unit. There are 154 parking stalls for the 123 units; therefore, the amount of on-site parking provided exceeds the minimum parking requirement by 21 parking stalls.

Developer's Response:

The zoning bylaw requires 1 parking space per unit for an apartment. This development has 154 parking stalls for 123 units which equates to 1.25 parking stalls per unit. This project exceeds the minimum parking requirement by 25%. There is no doubt that there will be some vehicles parked on Green Apple Drive and also Green Diamond Road. Both of these streets are wide enough to accommodate parking. The minimum traffic width for two driving lanes and two parking lanes is 11.0 metres. Green Apple Drive has a traffic width of 13.4 metres and Green Diamond Road has a traffic width of 11.0 metres. These roads were designed with parking in mind. There are seven single family homes with front attached garages on the north side of Green Apple Drive across from the proposed apartment. On the southside of Green Apple Drive east of the of the intersection with Green Diamond Road there are no houses fronting Green Apple Drive and there is a concrete perimeter fence along that side of the street. There are no houses fronting Green Diamond Road across from the apartment. There should be no competition for street parking between the residents of the apartment and the single-family residents. Residents in new neighbourhoods with low density residential units on a street with an 11.0 metre traffic width are allowed to park on the street. I am not sure why this should be any different for residents of an apartment.

3. **Open Space**

Administration's Response:

In new subdivisions, open space (parks) is provided through municipal reserve dedication, through the subdivision process, and a municipality can not require more land for this purpose than what is statutorily prescribed the Act requires up to ten percent Municipal Reserve dedication. In this case, the maximum land for open space was dedicated and allocated in the Concept Plan. The approved Greens on Gardiner Concept Plan shows finalized open space plan.

4. **Renters**

Administration's Response:

Tenure type (ownership or rental) is not an applicable consideration. The City is required to base its review and decision on conformity with the Zoning Bylaw (e.g. land-use and building type).

Developer's Response:

The Official Community Plan addresses housing in section D6 and outlines a number of goals. To paraphrase this section, a complete neighbourhood should have a diversity of housing forms and this includes rental housing. There is a community bias against renters and yet, most people rent housing at some point in their life. It was not long ago when we had a housing crisis in the City of Regina. A Mayor's taskforce was set up to address the lack of rental housing. City Administration, our elected officials and the private sector worked together to increase the supply of rental housing. The role of Administration, Planning Commission and City Council was to approve projects that met the goals and policies of the Official Community Plan, neighbourhood Concept Plans and the Zoning Bylaw. The role of the private sector was to build rental units. The process worked, rental units were built and people had places to live. This application is nothing more than a continuation of this process.

5. **Height**

Administration's Response:

The proposed developed is within the threshold of a Discretionary Use in this zone. The height is appropriate from the context of the Council-approved density within the Concept Plan.

Developer's Response:

The Zoning bylaw allows for a building height on this parcel of a maximum of 20 metres. This apartment is 15.6 metres tall, which is 22% lower than the maximum. Some respondents opposing the apartment suggested that the building should only be three or four stories tall. I am not sure whether it is the height that is the concern or that a fifth storey adds more units and therefore more density. To be clear, The Greens on Gardiner is not building the apartment. However, I do know there is a delicate balance between cost of construction per unit and the market value of rent per unit. While apartments nearby are four stories with flat roofs, the cost of constructing those units at the time they were built and the market rent at that time are completely different than they are today. It is not simply a matter of eliminating the fifth story and the numbers continue to work for the project.

## Options for Regulating Heritage and Architectural Design

<b>Date</b>	March 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-28

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Remove CR20-94 from the List of Outstanding Items for City Council.
2. Receive and file this report.

### ISSUE

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At its meeting on August 13, 2020 (RPC20-27), the Regina Planning Commission (RPC) directed Administration to bring back an informational report respecting options for regulating heritage and architectural design. This direction was put into the following motion at the August 26, 2020 (CR20-74), City Council meeting:

*“... provide a report to Council in Q1 2021 with a detailed plan to protect the historical and architectural value of designated heritage conservation areas with architectural controls for the Crescents Neighbourhood to ensure compatible infill, pursuant to sec. 73 of The Planning and Development Act, 2007 and outlined in Design Regina, Section D8, 10,8, Map 8, Potential Heritage Conservation Districts.”*

The above noted matter relates to a broader discussion regarding heritage and architectural design. Whether a property warrants additional regulation and what the optimal regulatory “tool” is, are important considerations, as the issue affects individual property rights and a community’s relationship to its built-environment. Selecting the optimal tool will depend on the objectives, public input and the degree of additional regulation deemed appropriate.

Regulating heritage and architectural design is potentially relevant for many neighbourhoods within and adjacent to the City Centre area. However, the particular concerns will likely differ; therefore, the implementation of appropriate regulation should be based on comprehensive review and consultation, which occurs, commonly, through a planning process, such as a Neighbourhood Plan review.

The intent of this report is to respond to the above noted direction by providing an overview of regulatory and process options that can inform initiatives to explore the potential for heritage and architectural design regulation at a community level.

**Note:** For the purpose of this report:

- “Built-Form” can be defined as: The design of a building and its relationship to the street: building size, orientation, setbacks, architectural detail, etc.
- “Architectural Detail” can be defined as: The elements of a building that define its exterior appearance: color, material, fenestration (configuration of windows, doors), overall design theme, etc. (Architectural Detail is a component of built-form.)
- “Heritage” can be defined as: Aspects of a property, or group of properties, that is of interest, to the City and/ or community residents, for its architectural, historical, cultural, aesthetic value, etc.

## IMPACTS

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### Financial Impacts

None with respect to the recommendation of this report.

Should the City explore or pursue comprehensive regulatory measures for protecting properties regarded as important for heritage value or architectural design, this would require public engagement and may require the services of a qualified consultant and associated costs. The level of engagement and expert involvement would be assessed and determined on a case-by-case basis.

### Accessibility Impacts

None with respect to this report.

### Policy/Strategic Impact

#### Official Community Plan

Implementing regulatory measures to protect properties regarded as important for heritage value or architectural design is supported by *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). The OCP provides high-level, long-term policy direction, across the city, for such matters as: growth and development; the provision of infrastructure and community services; social, cultural and environmental matters, etc. Regarding heritage and architectural design, there are several key policies:



- Section D5 - Policy 7.8.6 requires that future neighbourhood plan(s) for the City Center include guidelines for heritage conservation, architecture and urban design.
- Section D8 - Policy 10.3 requires the City to identify, evaluate, conserve and protect historic places identified on Map 8 – Cultural Resources.
- Section D8 - Policy 10.5 encourages owners to voluntarily seek heritage designation for qualifying properties.
- Section D8 - Policy 10.8 requires the City to evaluate the areas conceptually identified in Map 8 – Cultural Resources for potential Heritage Conservation District designation.
- Section E - Policy 14.56 requires the City to consider supporting the use of the Architectural Control District in the following contexts: preserve architectural character of an area; aesthetic enhancement; prevent undesirable design features; support “green building” design.

### Neighbourhood Plans

Implementing regulatory measures to protect properties regarded as important for heritage value or architectural design is supported by several neighbourhood plans. Neighbourhood plans are used to guide growth and development at a community/neighbourhood scale and form part of Part B of the OCP. Regarding heritage and architectural design, the applicable neighbourhood plans and associated policy are as follows:

<b>Cathedral NP</b> Section 2.6	Encourages the implementation of a Heritage Conservation District, especially areas east of Elphinstone Street; Victoria Avenue corridor and, “of particular interest”, the Crescents area.
<b>Warehouse NP</b> Section 1.5.2 (c)(i)	Encourages that new development complement the “...design features of the existing and related historic structures and streetscape...”
<b>Yards NP</b> Section 5.2(c)	Requires that new buildings fronting Dewdney Avenue shall complement the design of the historic buildings in Warehouse District.
<b>Downtown NP</b> Policy 27	Requires City to develop new design guidelines for the existing Victoria Park Heritage Conservations District and to study and consider an expansion to this heritage conservations district.
<b>Transition NP</b> Section 3.3.2(3)	Encourages protection of homes along College Avenue via Heritage Conservation District designation; Section 4.6(1) encourages City to consider applying Municipal Heritage Property designation to list of potential heritage properties included in Appendix.

The City is currently embarking on a program (referred to as the “Neighbourhood Plan Program”) to develop new neighbourhood plans for 31 communities, which will provide policy for directing land-use and built-form (considered by Priorities and Planning Committee February 20, 2019 – PPC19-2). Through this process, existing neighbourhood

plans, including those noted above, will be reviewed and replaced, and the issue of built-form, including opportunities for supporting compatible infill development, will be reviewed within each of the neighbourhoods. The sequencing and prioritization of new neighbourhood plans is based on a schedule that formed part of the above noted Committee report.

### Regina Cultural Plan

The Cultural Plan, approved in 2016, establishes high-level, long-term policy respecting the City's cultural objectives, which includes the arts, heritage, cultural diversity, community identity and sense-of-place (architectural design factors into this category). One of three overarching goals of the Cultural Plan is to *commemorate and celebrate Regina's Cultural Heritage*, including objectives to demonstrate leadership through the management of the Heritage Conservation Program, conserve cultural heritage resources and ensure new development contributes to sense-of-place. Regarding heritage and architectural design, the Cultural Plan includes three key actions:

- Use Zoning Bylaw development standards to protect local area character (near-term).
- Identify potential for heritage designation through neighbourhood plans (mid-term).
- Implement Heritage Conservation Districts, Architectural Control Districts, or Direct Control Districts to protect potential heritage areas identified in the OCP and consider other areas (long-term).

### **OTHER OPTIONS**

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Alternative options would be:

1. As the City Council motion made specific reference to the "Crescents", City Council could direct Administration to review opportunities to regulate heritage and/ or architectural design pertaining to the Cathedral Neighbourhood (including the "Crescents") as part of the Neighbourhood Plan Program.

(The Cathedral Neighbourhood Plan is scheduled as the 10<sup>th</sup> plan to be addressed – corresponding, approximately, to year 2024-2025.)

As a variant to Option 1, City Council could direct that the start of the Cathedral Neighbourhood Plan review be advanced. Advancing review of this Plan would delay the preparation of neighbourhood plans for communities preceding in the schedule.

2. Direct Administration to review opportunities to regulate heritage and/ or architectural design pertaining to areas of the city, as specified by City Council (outside of the Neighbourhood Plan Program),
3. Other direction, as determined by Council.

## COMMUNICATIONS

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This report is an informational item only, based on an initial assessment; therefore, no communication with external parties was deemed necessary. However, Administration did send notice of this report to the Cathedral Area Community Association, the Lakeview Community Association, Heritage Community Association, Heritage Regina, the Provincial Heritage Review Board, and the Saskatchewan Architectural Heritage Society.

## DISCUSSION

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### Regulatory Options

Municipalities in Saskatchewan are authorized to regulate new and existing development from the perspective of heritage and architectural design using a range of “tools” authorized through *The Heritage Property Act* (HP Act) and *The Planning and Development Act, 2007* (P&D Act). The appropriate regulatory tool will depend on the objectives, public input, legality, administrative considerations and the degree of additional regulation deemed to be appropriate. Key questions when considering the appropriate regulatory tool include:

- Is the issue about particular architectural themes or styles, or is it more about form and massing (e.g. height, setbacks, etc.)?
- Is the issue about preserving particular architectural themes or styles, or is it more about preventing specific features?
- Is the intent to preserve original buildings for their heritage value and prevent demolition? Or, is demolition okay, as long as certain architectural objectives are respected in new buildings?
- Is the objective to support land-use and built-form diversity while still also ensuring overall compatibility?

The following regulatory tools represent a range of options for addressing the above-noted scenarios (listed in order of “regulatory intensity” – from least to most intense).

### Conventional Zoning Districts (CZD)

CZDs apply across the city and are used to regulate typical development standards: land-use, lot size, building size/ height, setbacks, etc. CZDs are administered through the Zoning Bylaw and are authorized by the OCP and, ultimately, the P&D Act. In terms of regulating built-form, CZDs are ideal where the intent is to support diversity and procedural efficiency while still ensuring consistent massing and height along a streetscape. Features:

- Cannot regulate heritage or architectural design matters, as per P&D Act.
- Neighbourhood plans can include direction for regulating typical development standards.

- CZDs are relatively easy to implement and administer.

To date, a key accomplishment is the new Zoning Bylaw and the *Residential Infill Development Overlay Zone* (RID Zone) that is included. This new zone includes measures to help ensure that residential infill better integrates with existing buildings, including a requirement that the height of new buildings (infill) not exceed the average building height along the block or 8.5 metres – whichever is greater. Most of the lower density residential zones allow buildings to be up to 11 metres in height (this height limit dates back to the City's first Zoning Bylaw – 1927); however, much of the older building stock, beyond the Downtown, does not exceed 8.5 metres, and much is even more modestly scaled.

### Architectural Control Districts (ACD)

ACDs are used to regulate the architectural design of buildings and are administered through the Zoning Bylaw and OCP guidelines and authorized by the P&D Act. ACDs are ideal where the City or a developer wants to support a particular architectural design, or range of design options, or an established theme in a particular area. Normally, the existing, or proposed, area would have consistent, identifiable architectural features deemed desirable. An ACD can also focus on architectural features that are not desired. Features:

- Specially crafted for a particular area, used to regulate the exterior appearance of a building: colour, material, fenestration, overall design theme, etc.
- Must be in accordance with OCP (e.g. neighbourhood plan) guidelines and the architectural standards of a zoning bylaw.
- A developer can appeal a decision of City Council regarding conditions or permit denial.
- The Council may delegate decision authority to the “development officer.”
- Not an effective tool for protecting an original building from demolition.

The only example of an ACD, within the city, applies to the “Former Diocese of Qu’Appelle Lands”. The intent of this ACD is to: “...preserve the physical character of the Former Diocese of Qu’Appelle Lands... requiring that any new development shall adhere to one of three traditional architectural styles: Tudor, Colonial, or Craftsman.” The Former Diocese of Qu’Appelle Neighbourhood Plan provides the enabling OCP guidelines.

### Direct Control Districts (DCD)

DCDs are used to regulate land-use, architectural design, site and development standards and site servicing and are crafted for a particular area deemed to be special or unique. DCDs are administered through the Zoning Bylaw and OCP guidelines and authorized by the P&D Act. A DCD is ideal where the City wants to ensure a high level of land-use and/ or architectural design compatibility – this is potentially achieved by applying regulatory requirements that are “tailored” to a particular development proposal. An example might be: areas where there is a broad mix of architectural styles, but also an expectation that new development meets high aesthetic standards and respects the form and design of adjacent



development. Decisions could be based on OCP guidelines instead of specific, detailed architectural standards found in a zoning bylaw. Features:

- Must be in accordance with OCP (e.g. neighbourhood plan) guidelines.
- Allows Council to apply unique, “tailor-made” regulations to development proposals on a case-by-case basis (enforced via permits and development agreements).
- A developer can appeal a decision of City Council regarding conditions or permit denial.
- City Council may delegate decision authority to the “development officer.”
- Not an effective tool for protecting an original building from demolition.

An example of a DCD, within the city, is the Downtown Direct Control District – this is used to regulate land-use, site design, architectural design, etc. for development located in the downtown. The Downtown Neighbourhood Plan provides the enabling OCP guidelines.

#### Municipal Heritage Property (MHP) & Heritage Conservation Districts (HCD)

MHP and HCD designations are used to regulate the demolition or alteration of heritage properties and are administered through a heritage bylaw and authorized by the Heritage Property Act (HP Act). Heritage designation is ideal where there is a single property (MHP), or an area, including buildings, landscaping and streetscapes (HCD), that complies with a municipality’s heritage objectives or evaluation and where there is a desire to retain original building(s) and where the designation is voluntary. Features:

- MHP designation applies to individual properties and buildings, while HCD designation can apply to a whole area, including buildings, landscaping, streetscapes, etc.
- Used to protect properties with heritage value from inappropriate alteration; demolition.
- “Heritage property”: “...property that is of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic or scientific value ...”
- Designation requires formal registration of an interest against the title of every property to which the protection is intended to apply.
- Decisions relating to applications to alter a designated heritage property can be delegated to a Council committee or to Administration.
- In the event that there is an objection to a denial of a demolition or alteration, which is escalated to the Heritage Review Board, City Council has final say regarding applications to alter or demolish property.

HCDs are usually reserved for special areas with outstanding heritage value. An example might be where buildings, streets and landscaping, combined, have significant heritage value, or where there is a group of original buildings dating back to a specific historic period

and where the area is deemed uniquely representative of the historic period. The only example of a HCD, within the city, is the Victoria Park Heritage Conservation District.

### Implementation Options

In terms of exploring and potentially enacting regulations aimed at protecting properties with heritage or architectural value, there are several options, as follows:

1. Apply Municipal Heritage Property designation on a case-by-case basis.

Consideration of designation may arise through an application to alter or demolish a property that may possess heritage value (whether it has previously been identified in the City's Heritage Inventory or not) or may arise through a proactive City initiative or may arise, voluntarily, through the landowners initiative.

Although the OCP encourages owners to seek heritage designation for qualifying properties voluntarily, the *Heritage Property Act* authorizes a municipality to intervene where a Mayor is of the opinion that a person is engaged in any activity that is considered likely to result in damage or destruction to any potential heritage property. The Mayor may issue a temporary stop order requiring that person to cease the activity. The temporary stop order may be made for a period of not more than 60 days to allow the Council to designate the property.

2. Consider heritage and built-form through the Neighbourhood Plan Program.

The City is currently embarking on a "Neighbourhood Plan Program" to develop new neighbourhood plans for 31 communities, which will provide policy for directing land-use and built-form. Through this, Administration will engage in consultation with residents regarding land-use and built-form, including infill. Note:

- First four plans apply to: Al Ritchie; Hillsdale; Whitmore Park; North Central.
- New plans for Warehouse District and Cathedral Neighbourhood are scheduled as 8<sup>th</sup> and 10<sup>th</sup> new plans, respectively, corresponding to year 2024-2025.
- The Downtown Neighbourhood Plan will be reviewed sometime after 2025.

The implementation of ACDs and DCDs requires that corresponding guidelines be established within the OCP; therefore, the neighbourhood plans, which form part of the OCP, provide an effective platform for pursuing these tools. Neighbourhood plans can also provide guidance regarding heritage matters.

The existing RID Zone can be used to help ensure that infill development better integrates by controlling form and size (e.g. height). In many cases, form and size are the primary matters of concern, as opposed to a particular architecture style. Through the Neighbourhood Plan Program, Administration will engage residents to see what their concerns might be regarding heritage and architectural design. The RID Zone, or similar instrument, will be an important tool for supporting built-form objectives.

### 3. Direction from Council to investigate particular areas.

Should Council choose, Administration can examine regulatory options for a particular area(s) outside of the Neighbourhood Plan Program schedule. Enacting new regulation to protect areas with multiple properties that potentially possess heritage or architectural value can be a significant undertaking, and the process often involves the following:

- Analysis to determine what areas may qualify for regulation; why they qualify; appropriate tools and prioritization schedule.
- Public engagement, as the issue affects both individual property rights and a community's relationship to its built-environment.
- The services of a qualified historian or architect.
- In the case of an ACD or DCD, the preparation of OCP guidelines.
- In the case of an ACD, detailed architectural standards and technical drawings.

Should this option be pursued, Administration will prepare a report outlining a recommended strategy, or options, for pursuing heritage or architectural design related regulations, as well as implications for other related work.

Alternatively, residents or community associations may choose to lead initiatives regarding heritage and/ or architectural design protection (e.g. proposed heritage designation or Zoning Bylaw amendment [ACD; DCD]) and the Administration would review this.

## Conclusion

Regulations relating to heritage and architectural design are optimally applied where it has been determined, through analysis and consultation, that a particular property or area qualifies for or warrants such additional regulation.

- Regulations relating to architectural design are optimally applied where the buildings of a particular area share similar design traits or themes deemed to be important or where particular design traits are discouraged.

The ACD tool is optimal where the focus is on the exterior of the building and where there is a desire to apply specific, pre-identified architectural standards.

The DCD tool is optimal where there is a desire to exercise flexibility and to apply regulations on a case-by-case basis based on OCP guidelines. DCDs can also address land-use, site design and site servicing.

These tools are subject to appeal. If the desire is to preserve an original building(s), heritage designation should be pursued.

- Regulations relating to heritage are optimally applied where the desire is to preserve a property or area (the original building[s]) and where the property or area meets a municipality's heritage objectives and evaluation.

The MHP designation is used for individual properties; whereas, the HCD tool is used

for multiple properties and, potentially, landscaping and streetscapes.

Regina's mature neighbourhoods, within the City Centre and immediately beyond, are noteworthy for their architectural diversity. This diversity may be regarded as an appealing quality and also a catalyst for thoughtful discussion about preservation and change. Through the Neighbourhood Plan Program, community consultation regarding these issues will be undertaken.

## **DECISION HISTORY**

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On August 23, 2020, Council directed Administration to prepare a bylaw to designate 56 Angus Crescent as a Municipal Heritage Property and to provide a report to Council in Q1 of 2021 with a detailed plan to protect the historical and architectural value of designated heritage conservation areas, with architectural controls for the Crescents Neighbourhood to ensure compatible infill (CR20-74).

At its meeting on February 10, 2021, City Council considered a report (CM21-1) and decided not to designate the 56 Angus Crescent property and withdrew the associated proposed bylaw (Bylaw No. 2020-68).

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

2/17/2021

Respectfully Submitted,



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

2/24/2021

Prepared by: Jeremy Fenton, Senior City Planner



To the Regina Planning Committee:

I am writing in response to the 3700 Green Diamond Road (item RPC21-22) as I am unable to attend at the meeting time of 16:00hrs on March 3 2021. I would like to add that having a meeting at this time (even if it is the regularly scheduled time) heavily favours the Developer as most people are working during this time and most people will not take the time to write a letter to you like I have.

Me and my spouse were among the 131 people who were against this development. We stated reasons such as:

1. The increase in traffic in an already busy area. The traffic on Chuka Blvd has become quite dangerous. As a resident who uses Chuka Blvd daily, several times a week I see a near miss accident or people driving dangerously to cross or turn onto this road. The current infrastructure for traffic control is inadequate. The recent addition of a 4 way stop has helped around that area of Chuka, however the area near all the businesses and apartment buildings has several entrances/exits from Chuka that causes chaos and makes it difficult to get around, not to mention hazardous.
2. The proposed number of 1.25 parking stalls per unit is not high enough. Many families have 2 or more vehicles which would increase the need for street parking. As outlined in the Planning Commission's report, the streets are wide enough to accommodate street parking, however, these streets nearby are already packed with cars from other apartment/condo properties in the area.
3. I believe that these complaints all stem from one consequence of completing this project; an increase in population density in the neighbourhood. As outlined in the report that I was provided by the Regina Planning Commission, one thing stuck out to me; the Developer mentioned that New Neighbourhoods should "Achieve a minimum gross population density of 50 persons per hectare (pph)" and that we have an approved plan of 54.5 pph. This means that we are already above the target, so why are we adding more units to this area and increasing the density even more!
4. There is a high vacancy rate already in Regina, so high density housing is unnecessary and would cause the market to be flooded and greatly affect landlords. We have so many apartment/condo complexes in this area already not to mention the complex that is partially built kitty corner to the proposed complex.

All my complaints were commonly raised by the 131 people who were against this development being built. Notably, only 3 people were in favour of this proposed project. What would be the purpose of having an open forum where an overwhelmingly large number of people are against the project yet the developer still gets to build their complex? I think that this response from the community sends a clear message this is NOT what we want in that location. Potentially, this location should have lower density housing or retail.

Thank you for your time

Sincerely,

Samantha Magnus & Cody Dumonceaux



March 3, 2021

Members of the Regina Planning Commission,

**RE: Options for Regulating Heritage and Architectural Design**

Thank you for the opportunity to respond to the document submitted to your committee by Planning and Development Services.

Heritage Regina's recommendation is to continue with the original September 26<sup>th</sup> directive to create a detailed plan for a control zone to protect heritage properties and heritage neighborhoods with heritage stakeholders and input via community engagement.

Our recommendation however, requires an adjustment to the current schedule established by Administration for completing community plans. We feel that Cathedral/Crescents, Lakeview, Transitions/Centre Sq., and Heritage neighborhood plans should be the first to be completed and be made a priority within the current schedule. Considering that the Heritage Policy is about to be supplemented with several new or enhanced initiatives related to incentives and maintenance, it seems prudent to ensure that the neighborhoods that stand to be most impacted by this enhanced heritage policy have their plans in place as soon as possible. Completing these neighborhood plans first, would be the final piece that achieves what would then be a comprehensive and fully functional heritage policy.

Prioritizing these neighborhoods would allow Council an opportunity to direct administration to include heritage as part of the planning process and introduce regulatory measures to support it. This would create an efficiency where-in community and stakeholder consultations for both processes could be combined and result in a comprehensive heritage component to each community plan.

The document submitted to the Planning Commission identifies several regulatory options for council/community to consider. One option is to rely on conventional zoning districts and the Infill Overlay Zone. Our concern with relying on these two zoning tools to protect the character of a neighbourhood is that through the available appeal process, the intent of these bylaws can be eroded over time as property owners/developers ask for exceptions based on their desire to maximize the value of their property or add developments that increase their economic gain. The City has done an admirable job in incorporating the needs and desires of the community and developers into the new Zoning and Infill Bylaws, but we have already seen proposals come forward that seek to significantly vary the elements that preserve neighbourhood character.

Identification and preservation of particular architectural themes and styles, addressing form and massing (e.g. height, setbacks, etc.) and preventing specific features and styles not compliant to the character and intent of the neighborhood are essential requirements to ensure the preservation of heritage neighbourhoods. Maintaining original buildings for their heritage value and preventing demolition with the realization that some demolition is okay if certain architectural objectives are respected in new buildings, supports land-use and build-form diversity while ensuring overall compatibility.

Aside from the Municipal Heritage Property Designations, Heritage Regina does not feel that any one of the remaining options presented will be comprehensive enough to preserve our built heritage. Therefore, we recommend two options used simultaneously to achieve this end. A Heritage Conservation District (HCD) to protect the existing heritage properties within a neighborhood and a Direct Control Zone to guide the infill within a heritage neighborhood and which could direct materials, colors, form and massing, and also apply to rehabilitation and repair when applicable. Utilizing these two options for neighbourhoods would create a comprehensive tool that allows flexibility and control.

A Heritage Conservation District would allow protections for heritage not yet assessed for designation and provide protection for Grade 2 assessed properties that are not eligible for full designation. This would help to address a concern with the current Heritage Policy as to the fate of those properties considered significant for the neighbourhood (Grade 2) but only considered for designation if the property owner wants to pursue it.

Combining a HCD with a Direct Control District (DCD) could supplement or replace the current Residential Infill Development Overlay Zone for heritage neighbourhoods. The DCD provides enhanced controls to ensure that new development fits within the character defining elements of a neighbourhood while allowing for a neighbourhood to be renewed. This option addresses concerns by citizens that demolition and new builds in our heritage neighbourhoods will not change the landscape such that we can no longer recognize these neighbourhoods as the oldest in our city. In addition, these control zones could be highly incentivised through the planned enhancements to the Heritage Incentives Policy.

The goal is to create a healthy heritage policy that builds in a mechanism to maintain the policy by adding and removing properties on a continual basis and expands to additional neighbourhoods as the city ages. The policy must be developed with stakeholder involvement, and include incentives for owners, plans for continual enforcement, and a provision to recognise sites when demolition is necessary but the desire to retain the

history of that location exists. Furthermore, a mechanism whereby changes of ownership of designated properties or properties within an HCD/DCD triggers the City Administration to notify the new owner of the Heritage Policy, including options to pursue designation and the Incentives Program. These components are essential to the success and longevity of that policy. Much work is underway by City Administration to this end but a HCD combined with a DCD would complete this policy and meet many of the objectives of the Official Community Plan and the Cultural Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jackie Schmidt", with a stylized flourish at the end.

Jackie Schmidt