



REGINA PLANNING COMMISSION

**Wednesday, November 30, 2016
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, November 30, 2016

Approval of Public Agenda

Minutes of the meeting held on September 28, 2016.

Administration Reports

RPC16-60 Discretionary Use Application (16-DU-21) Detached Dwelling Unit in R5 Zone
- 4378 James Hill Road

Recommendation

1. That the Discretionary Use application for a Detached Dwelling Unit located at 4378 James Hill Road, being Lot 18, Block 65, Plan No. 102153822, Harbour Landing subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.9 inclusive, prepared by Homes by Dream and dated July 7, 2016; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.

RPC16-61 Discretionary Use Application (16-DU-23) Proposed Restaurant in LC1 Zone
- 166 University Park Drive

Recommendation

1. That the Discretionary Use Application for a proposed Restaurant located at 166 University Park Drive, being Block/Par A, Plan No. 78R53179, University Park Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3. inclusive.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
 - c) No drive-through (Drive-in, as per Section 7D.2 of the *Regina Zoning Bylaw No. 9250*) shall be permitted through this approval.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.



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RPC16-62 Zoning Amendment Application (16-Z-13) 1900 & 1920 McAra Street

Recommendation

1. That the application to rezone all of Lot 3A, Block 84, Plan No. 102148051 and part of Plan No. AD2450 within NE1/4 Sec. 20 Twp. 17 Rge. 19 W2M located at 1900 and 1920 McAra Street from partially UH-Urban Holding Zone and partially IT-Industrial Tuxedo Park Zone to IT-Industrial Tuxedo Park Zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

RPC16-63 Zoning Amendment Application (16-Z-14) The Towns Phase 1, Stage 1D

Recommendation

1. That the application to rezone segments from UH - Urban Holding, be approved as follows:
 - i. Segments A, E, F and I as R1- Residential Detached Zone.
 - ii. Segment D as R5- Medium Density Residential Zone.
 - iii. Segment K as R6- Residential Multiple Housing Zone.
 - iv. Segment B, H and J as DCD11- Direct Control Districts.
 - v. Segment C and G as DCD12 - Direct Control District.All of which are located within The Towns concept plan and legally described as part of Parcel B, Plan No. 99RA08035 and part of SW 1/4, Sec. 14-17-19 W2M as shown on the proposed zoning map (Appendix A-1) and Proposed Plan of Subdivision (Appendix A-3).
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the December 19, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC16-64 Zoning Bylaw Amendment (16-Z-10 & 16-Z-11) MAC3 to MAC - 3705 E Quance Street and 2220 Willow Road

Recommendation

1. That the application to rezone Block FF, Plan No. 101835323 Ext. 0 located at 3705 E Quance Street and Block EE, Plan No. 101852096 Ext. 0 located at 2220 Willow Road from MAC3 - Major Arterial Commercial to MAC - Major Arterial Commercial, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.



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3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC16-65 Contract Zone Application (16-CZ-09) Proposed Medical Clinic
– 2703 Victoria Avenue

Recommendation

1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 2703 Victoria Avenue, being Lot 42, Block 373, Plan No. 98RA28311 Ext. 0 be APPROVED and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to recommendation 1, the proposed Contract Zone Agreement shall include the following terms:
 - a. The development shall conform to the site plan prepared by DS Designs dated October 31, 2016 attached as Appendix A-3.1 and the plans prepared by DS Designs dated September 22, 2016, which are attached to this report as Appendices A-3.2 to A-3.5.
 - b. The permitted uses shall be limited to Medical Clinic and Personal Services and the permitted uses in the underlying R4A-Residential Infill Housing Zone.
 - c. Signage on the subject property shall comply with the development standards for R4A-Residential Infill Housing Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*.
 - d. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
 - e. The Agreement shall be registered in the City of Regina's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the December 19, 2016 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC16-66 Contract Zone Application (16-CZ-04) Humanitarian Service Facility – 1610
Angus Street

Recommendation

1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 1610 Angus Street, being Lot: 31A, Block: 252, Plan No. 102049208 be APPROVED and that the Contract Zone Agreement between the City of Regina and the owner of the subject properties be executed with the following terms:



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- a. All new development on site shall be consistent with the attached plans labelled SHRM Samaritan Project, prepared by SEPW Architecture Inc., and dated June 9, 2016, Appendix A-3.1 to A-3.4.
 - b. Permitted uses on site shall be limited to a Building, Apartment - Low Rise and a Humanitarian Service Facility and which may include residential and daycare uses all as defined under *Regina Zoning Bylaw No. 9250 (Zoning Bylaw)*.
 - c. Any zoning-related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the Zoning Bylaw.
 - d. The agreement shall be registered in the Saskatchewan Land Titles at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007 (Act)*.
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

RPC16-67 2016 Review of Outstanding Items

Recommendation

1. That the following items be deleted from the list of outstanding items for the Regina Planning Commission:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
MN14-2	Regina Planning Commission	Off Leash Dog Park
RPC15-69	Regina Planning Commission	Application for Road Closure (15-CL-15) Portion of 4 th Avenue Adjacent to 1000 Broder Street

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

Adjournment