



REGINA PLANNING COMMISSION

**Wednesday, July 25, 2012
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, July 25, 2012**

Approval of Public Agenda

Minutes of the meeting held on July 11, 2012.

Administration Reports

RPC12-53 RPC12-53 Application for Zoning Bylaw Amendments (12-Z-09) –
Riverbend Subdivision 1902 Heseltine Road

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows, be APPROVED:
 - a. Rezoning of Lot K, as shown on the attached plan of proposed subdivision (prepared by Scott Colvin S.L.S and dated June 1, 2012), from UH - Urban Holding to R6 - Residential Multiple Housing;
 - b. Rezoning of municipal reserve land labelled as MR4 as shown on the attached plan of proposed subdivision (prepared by Scott Colvin S.L.S and dated June 1, 2012), from UH - Urban Holding to PS - Public Service;
 - c. Rezoning of Environmental Reserve land labelled as ER2 as shown on the attached plan of proposed subdivision (prepared by Scott Colvin S.L.S and dated June 1, 2012), from UH - Urban Holding to FW – Floodway; and
 - d. Rezoning of parcel L2 labelled as L2 as shown on the attached plan of proposed subdivision (prepared by Scott Colvin S.L.S and dated June 1, 2012), from UH - Urban Holding to FW – Floodway.
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 August 20, 2012 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC12-54 RPC12-54 Contract Zone Application (12-CZ-4) - Proposed Cultural Arts
Centre with Licensed Restaurant, Performance Venue and Live/Work Units, 1621
11th Avenue

Recommendation

1. That the application to amend the *Regina Zoning Bylaw No. 9250* to



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rezone 1621 11th Avenue, being Lots 1-4 in Block 302, Plan No. Old 33, from LC3 – Local Commercial to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant contain the following terms:

- a. The uses shall be restricted to: a cultural arts centre with a combined licensed restaurant and performance venue, eight live/work units, and any permitted or discretionary uses within the LC3 zone. Each live/work unit shall include an artist studio with at least one person residing in that unit;
 - b. The cultural arts centre/licensed restaurant and performance venue shall have a maximum seating capacity of 125;
 - c. The site shall contain a minimum of eight parking stalls in perpetuity;
 - d. The development shall be consistent with the attached site plan, elevations and floor plans designed by Robinson Residential and dated December 23, 2011;
 - e. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*;
 - f. The approval to initiate the proposed development shall be valid for a period of two years from the date of the bylaw authorizing the zoning amendment and contract zone agreement; and
 - g. The agreement shall be registered in the city's interest at the applicant's cost pursuant to section 69 of *The Planning and Development Act, 2007*.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced Zoning Bylaw amendment; and
 3. That this report be forwarded to the August 20, 2012 City Council meeting so the required public notice can be given for the proposed Zoning Bylaw amendment.

RPC12-55 RPC12-55 Application for Discretionary Use Approval and Zoning Bylaw Amendment (12-DU-1/ 12-Z-15) Accommodation of Office Building for Proposed "Office, Industrial" and "Research and Development" Uses in OA zone and Rezoning from IP to OA Zone4521, 4545 and 4561 Parliament Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - a) That the proposed rezoning of Parcels W2, W3, and W4 in Plan No. 102067949 (being 4521, 4545, and 4561 Parliament Avenue) from IP-Prestige Industrial to OA-Office Area Zone be APPROVED;
2. That the proposed discretionary use for Parcel W2, Plan No. 102067949 to accommodate Industry Office and Research and



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Development within a 3716 m² (40,000 ft²) office building be APPROVED, subject to the following conditions;

- a) The development shall conform to plans attached to this report in Attachments A 3.1, 3.2.1 and 3.2.2;
 - b) Prior to issuance of a building permit, the developer shall pay \$7000 per parking stall in excess of the maximum standard pursuant to the OA-Office Area Zone; and
 - c) The development shall conform to standards and regulations contained in *Regina Zoning Bylaw No. 9250*.
3. This report shall be forwarded to the August 20, 2012 meeting of City Council to allow time for required public notice.

RPC 12-56 RPC 12-56 Regina Downtown Neighbourhood Plan - Amendments to Regina Development Plan Bylaw No. 7877 and Regina Zoning Bylaw No. 9250

Recommendation

1. That an amendment to Bylaw No. 7877 (Regina Development Plan), as generally provided in Appendix A of this report, be APPROVED.
2. That an amendment to Bylaw No. 9250 (Regina Zoning Bylaw), as generally provided in Appendix B of this report, be APPROVED.
3. That the Administration prepare an annual implementation progress report for submission to the Regina Planning Commission.
4. That the City Solicitor be directed to prepare the necessary bylaws to enact the amendments referenced in recommendation 1 and 2 of this report.
5. That this report be forwarded to the August 20, 2012 City Council meeting to allow for the required public advertising of the proposed amendments to occur.

Adjournment