



# **REGINA PLANNING COMMISSION**

**Wednesday, March 27, 2013  
4:00 PM**

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



---

Office of the City Clerk

---

**Public Agenda  
Regina Planning Commission  
Wednesday, March 27, 2013**

**Approval of Public Agenda**

**Minutes of the meeting held on March 13, 2013.**

**Administration Reports**

RPC13-20      Application for Discretionary Use (13-DU-1) Proposed Planned Group of Dwellings, Parcels A and B, SW Corner of Gordon Road and James Hill Road

**Recommendation**

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located at the SW corner of Gordon Road and James Hill Road, being Parcels A and B in Harbour Landing 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, prepared by McGinn Architecture Limited and dated February 28, 2013;
  - b) All driveways connecting Gordon Road to Glide Crescent through the property, with the exception of designated parking areas, shall be signed as “No Parking”, the prohibition to be enforced to ensure adequate access for fire suppression equipment: and
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

RPC13-21      Application for Discretionary Use and Zoning Bylaw Amendment (12-DU-31) - Proposed Office Building Greater than 2.0 Floor Area Ratio (F.A.R.) in D-Downtown Zone – 2074 Rose Street

**Recommendation**

1. That the D-Downtown Zone of *Regina Zoning Bylaw No. 9250* be amended as proposed in Appendix B.



---

## Office of the City Clerk

---

2. That subject to recommendation 1) the discretionary use application for a proposed and office building greater than 2.0 F.A.R. in the D-Downtown Zone located at 2074 Rose Street, being Lots 22-25, inclusive, Block 365, OLD 33 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-3.4 inclusive, prepared by SEPW Architecture Inc. and dated November 14, 2012; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
  - c) Further detail of the landscaped area required for bonusable amenity be subject to review and approval of the Development Officer and shall meet the intent of the Downtown Zone and demonstrate compliance with respect to bonusing provisions in Chapter 17 – Development Alternatives and Incentives of *Regina Zoning Bylaw No. 9250*.
  - d) The applicant shall enter into an agreement with the City with respect to provision of bonusable public amenities.
3. That the City Solicitor be instructed to prepare the required bylaw amendment.

RPC13-22 Park Naming – Fairways West MR-1 and MR-2, Lakeridge Addition MR-1 and MR-3

### **Recommendation**

- 1) That Fairways West MR-1 (7700 Gordon Staseson Boulevard) be named Steinson Park.
- 2) That Fairways West MR-2 (7931 Gordon Staseson Boulevard) be named Bundon Park.
- 3) That this report be forwarded to the April 8, 2013 meeting of City Council for approval.

### **Adjournment**