



REGINA PLANNING COMMISSION

**Wednesday, May 8, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, May 8, 2013**

Approval of Public Agenda

Minutes of the meeting held on April 17, 2013.

Administration Reports

RPC13-26 Application for Zoning Bylaw Amendment (12-Z-33) The Greens on Gardiner Phase 5

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - a. That the Direct Control District 13 – The Greens on Gardiner Mixed Use Direct Control District be adopted as shown in Appendix B of this report, following Section 3.18 in Chapter 9.
 - b. That the following lands be rezoned from UH-Urban Holding to the following specified zone designations for the lands contained within The Greens on Gardiner Phase 5 subdivision:
 - i. To DCD-13 – The Greens on Gardiner Mixed Use Direct Control District
 - Parcel Q
 - Parcel P
 - Parcel N
 - ii. To R6-Residential Multiple Housing
 - Parcel R
 - Parcel S
 - c. That Parcel T be rezoned from UH-Urban Holding and FW-Floodway to R2-Residential Semi-detached and FW-Floodway, with the FW Zone boundary maintaining its existing alignment.
 - d. That Parcel L, Plan No. 102102387, being 4601E Green Apple Drive be rezoned from MX(H)- Mixed Residential Business (Holding Overlay) to DCD13-The Greens on Gardiner Mixed Use Direct Control District.
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 June 10, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



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4. 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.

RPC13-27 Application for Zoning Bylaw Amendment (13-Z-4) Laneway Suites Pilot Project Lots 1-11, Block 23, Plan No. 102102387, The Greens on Gardiner Subdivision

Recommendation

1. That the following amendments to *Regina Zoning Bylaw No. 9250* be APPROVED:
 - a. That the Direct Control District 14 – Laneway Housing Pilot Zone be adopted as shown in Appendix B of this report, following Section 3.19 in Chapter 9
 - b. That Lots 1-11, inclusive, Block No. 23, Plan No. 102102387 in the Greens on Gardiner subdivision be rezoned from DCD-11-Suburban Neo Traditional to DCD 14 - Laneway Housing Pilot.
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 June 10, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-28 Application for Discretionary Use (13-DU-04) Proposed Nightclub and Off-Site Caveated Parking Lot - 2151 Albert Street

Recommendation

1. That the discretionary use application for a proposed nightclub located at 2151 Albert Street, being Lot 13, Block 404, Plan No. OLD 33, OLD 33 Subdivision be APPROVED, subject to the applicant obtaining a Zoning Appeal for the distance requirements for Off-Site Caveated lots, 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 Derek McDonald, Usonia Homes and dated April 4, 2013;
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and



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- c. That there shall be a registerable agreement providing for the shared use of parking executed between the City, Lot 13, Block 404, Plan No. OLD 33 and Lot 12, Block 404, Plan No. OLD 33 and shall bind on the owner of Lot 13, Block 404, Plan No. OLD 33 and restrict the use of the Lot for the purpose of shared parking during proposed hours of operation between 8:00 pm and 2:00 am.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot, being Lot 21, Block 433, Plan No. 98RA28309 be APPROVED, subject to approval from the Development Appeals Board for relaxation of the maximum distance requirements to an Off-Site Caveated parking lot and the following condition:
 - a. The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;
3. That this report be forwarded to the May 21, 2013 meeting of City Council.

RPC13-29 Application for Discretionary Use Approval (12-DU-33) Proposed Expansion of Existing Shopping Centre - 302 University Park Drive

Recommendation

1. That the discretionary use application for a proposed expansion of the existing Gardiner Park Shopping Centre located at 302 University Park Drive, being Parcel K, Plan No. 87R66186, Gardiner Park Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
 - a) Subject to condition b) below, the proposed development (a single-storey, 1,114 m² commercial/retail building) shall be consistent with the plans attached to this report as Appendices A-3.1 to A-3.3 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated March 20, 2013.
 - b) The applicant shall erect barrier fencing, along the full extent of the proposed building and at the adjacent property line, to prevent deliveries from being received at the rear entrances of the building via the Gardiner Park Court right-of-way and the properties to the north of the subject property. No pedestrian connections shall be made from the rear entrances to the existing sidewalks or parking areas on the adjacent properties.



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- c) No single occupancy in the proposed building shall contain a gross floor area of greater than 300 m².
 - d) The future accommodation of a seasonal garden centre on the subject property shall be prohibited.
 - e) The proposed development shall comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the May 21, 2013 meeting of City Council.

Adjournment