



REGINA PLANNING COMMISSION

**Wednesday, July 31, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, July 31, 2013**

Approval of Public Agenda

Administration Reports

RPC13-47 Application for Zoning Bylaw Amendment 13-Z-11 - 1899, 1901, and 1903 Pasqua Street, Text Amendments to Accommodate Future Stadium at Evraz Place

Recommendation

1. That the application to rezone Parcel T, Plan No. 102, 121311 Pasqua Street located at 1899, 1901 and 1903 Pasqua Street from RR-Rail Road to PS-Public Service, be APPROVED.
2. That the following amendments to the Zoning Bylaw be APPROVED:
 - a. That “Stadium” be added as a land use classification and permitted in the PS-Public Service Zone in Table 5.4, including footnotes, as follows:

		AIR	FW	I	PS	PUD	RR	UH	WC
Stadium (Professional Sports Clubs and Promoters) ¹³	7941				p ¹⁴				

13 Refer to the regulations in subpart 9D.2

14 Stadiums are permitted only on Block H, Plan No. 14513 and Parcel T, Plan No. 102121311.

- b. That Appendix B be added to the Zoning Bylaw after subpart 9D.1
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 August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-48 Application for Zoning Bylaw Amendment 13-Z-03 and Discretionary Use Approval (13-DU-05) - Proposed Planned group of Townhouse Dwellings 263 Lewvan Drive

Recommendation

1. That the application to rezone Lots 12 to 29 and Lot 41 Block 25 Plan No. AX 2262 located at 263 Lewvan Drive from I-Institutional Zone to R5-Medium Density Residential, be APPROVED.



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2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings prepared by North Ridge Development Corporation and contained in Appendices A-3.1 to A-3.5 to this report.
 - (b) The proposed development shall otherwise comply with all applicable standards and regulations under Regina Zoning Bylaw No. 9250.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-49 Application for Discretionary Use (13-DU-13) Proposed Planned Group of Dwellings (Apartments), Narcisse Drive - Hawkstone

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on Narcisse Drive, being a portion of Parcel Y in Hawkstone Phase 3 Stage 1B 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 and A-3.2 inclusive, prepared by McGinn Engineering Ltd. and dated April 5, 2013; and
 - b) 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.
3. That this report be forwarded to the August 26, 2013 meeting of City Council.

RPC13-50 Application for Concept Plan and Zoning Bylaw Amendments (13-Z-10, 13-CP-04) Riverbend Subdivision, 1902 Heseltine Road

Recommendation

1. That the application to amend the Riverbend Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.



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2. That the application to rezone Part of Parcel A, Plan No. 101550406, SW 1/4 22-17-19 W2M (Proposed Parcel M) located at 1902 Heseltine Road as shown on the attached plan of proposed subdivision (See Attachment A-3.3), from UH-Urban Holding to R6 - Residential Multiple Housing, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. 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.

Adjournment