



# **REGINA PLANNING COMMISSION**

**Wednesday, September 11, 2013  
4:00 PM**

**Forum, Main Floor, City Hall**



**Public Agenda  
Regina Planning Commission  
Wednesday, September 11, 2013**

**Approval of Public Agenda**

**Minutes of the meeting held on August 13, 2013**

**Administration Reports**

RPC13-61 Application for Zoning Bylaw Amendment (13-Z-15) 3435 Quance Street

**Recommendation**

1. That the application to rezone Lot 34, Block 115, Plan No. 98RA28988 located at 3435 Quance Street from LC2 - Local Commercial Zone to MAC - Major Arterial Commercial, be APPROVED.
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 October 15, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-62 Applications for Zoning Bylaw Amendment (13-Z-07) and Lane Closure (13-CL-01) – Portion of East-West Lane, Block 204 between Lots 12 and Lot C1435 Lorne Street and 2226 Dewdney Avenue

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
  - (a) That the proposed Lot E located at 2226 Dewdney Avenue (south of existing lane) and comprised of Lots 16, 17, 18, 19, and part of east-west Lane, Block 204, Plan No. OLD33 and Lot C, Block 204, Plan No. 98RA02313, be rezoned from WH – Dewdney Avenue Warehouse and IA1 – Light Industrial to WH – Dewdney Avenue Warehouse;
  - (b) That the proposed Lot D located at 1435 Lorne Street (north of existing Lane) and comprised of Lots 11, 12 and part of east-west Lane, Block 204, Plan No. OLD33 retain the current Zoning of IA1 – Light Industrial.



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2. That the application for the closure and sale of a portion of the lane described as "all that portion of the east-west Lane in Block 204, Plan OLD33 lying between Lot 12, Plan Old 33 and Lot C, Plan 98RA02313 in Regina, Saskatchewan," as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated December 6, 2012", be APPROVED.
3. That the City Solicitor be directed to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane; and
4. That this report be forwarded to the October 15, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-63 Application for Street Closure (13-CL-03) — Eastgate

**Recommendation**

1. That the application for the closure and sale of a portion of Argan Drive as shown on the attached plan of proposed subdivision prepared by P. Shrivastava, SLS, dated August 21, 2012 and legally described as follows, be APPROVED:  
"that portion of Argan Drive abutting Lots 1 & 4 Block C Plan 88R42178".
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 15, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC13-64 Application for Contract Zoning (13-CZ-04) Proposed Special Care Home  
310 E. 18th Avenue

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 310 E. 18th Avenue, being Lot 18, Block 12, Plan No. FJ5368 from R6 - Residential Multiple Housing to C – Contract be APPROVED.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The number of residents permitted in the Special Care Home shall not exceed 20 residents;
  - b. That 4 parking stalls shall be developed pursuant to the requirements of *Regina Zoning Bylaw No. 9250*;
  - c. No parking shall be permitted in the rear Lane, with a sign to be erected as "No Parking," so as to not restrict fire and emergency vehicle access;



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- d. The proposed parking stalls shall be designed to eliminate the need for backing and manoeuvring onto the street and shall be suitably paved with a hard surface material (Subpart 14B.3.8 and Subpart 14B.3.4) of *Regina Zoning bylaw No. 9250*;
  - e. Landscaping of the lot shall be developed according to the attached Landscape Plan and comply with the requirements of Chapter 15 of the *Zoning Bylaw*;
  - f. The development shall conform to the attached plans labelled Site Plan, Landscape Plan, A-1, A-2, A-3 prepared by Envision Drafting & Design Ltd., and dated May 2013, attached to this agreement as Appendix A-3.1 to A-3.5;
  - g. Signage on the subject property shall comply with the development standards for Special Zones pursuant to Table 16.1 of the *Zoning Bylaw*, if applicable;
  - h. No accessory structures (i.e., garage or shed) are permitted to be constructed on-site;
  - i. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the *Zoning Bylaw*; and
  - j. 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*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
  4. That the City Clerk be authorized to execute the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property following review by the City Solicitor.
  5. That this report be forwarded to the October 15, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-65      Application for Discretionary Use (13-DU-18) Proposed Planned Group of Dwellings (Apartments), Parcels R and S in Phase 5 Greens on Gardiner

**Recommendation**

1. That the discretionary use application for a proposed Planned Group of Dwellings located at the northeast corner of Chuka Boulevard and Arcola Avenue, being Parcels R and S, The Greens on Gardiner Phase V 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, prepared by Alton Tangedal Architects Ltd. and dated May 21, 2013; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



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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 October 15, 2013 meeting of City Council.

**Adjournment**