



# **REGINA PLANNING COMMISSION**

**Wednesday, November 13, 2013  
4:00 PM**

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



**Public Agenda  
Regina Planning Commission  
Wednesday, November 13, 2013**

**Approval of Public Agenda**

**Minutes of the meeting held on October 23, 2013.**

**Administration Reports**

RPC13-78 Proposed SomerSet Concept Plan (09-CP-01)

**Recommendation**

1. That the proposed SomerSet Concept Plan, attached as Appendix F, be approved.
2. That the proposed SomerSet Concept Plan, attached as Appendix F, be forwarded to the December 16, 2013 City Council meeting to allow sufficient time for advertisement.

RPC13-79 Applications for Zoning Bylaw Amendment (13-Z-02), Concept Plan Amendment (13-CP-02) and Discretionary Use (13-DU-06) – 510 University Park Drive, Gardiner Park Addition

**Recommendation**

1. That the attached Gardiner Park Addition Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel G in the Gardiner Park Subdivision, from MAC-Major Arterial Commercial to R6- Residential Multiple Housing be APPROVED;
3. That the discretionary use application for a proposed planned group of dwellings located at 510 University Park Drive, being Parcel G, Plan No. 101875530 be APPROVED, subject to the following conditions:
  - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
  - b. The development shall be consistent with the plans prepared by Seymour Pacific Developments Ltd., and dated June 10, 2013 and attached to this report as Appendix A-3.1 to A-3.3b; and



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- c. That the applicant / developer provide the City with confirmation that the Saskatchewan Ministry of Environment has confirmed that the site has been sufficiently remediated prior to the issuance of a building permit
- 4. That the City Solicitor be directed to prepare the associated bylaw; and
- 5. That this report be forwarded to the December 16, 2013 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

RPC13-80 Application for Zoning Bylaw Amendment (13-Z-24) R4A to LC3, 2075 Cameron Street

**Recommendation**

- 1. That the application to rezone Lots 5 and 1A, Block 376, Plan No. CE5560 located at 2075 Cameron Street from R4A to LC3, be APPROVED.
- 2. That Section 7C.4.5(2) be amended by adding the following: Notwithstanding, the front yard setback of Lot 5, Block 376, Plan No. CE5560 shall be consistent with that of adjacent setbacks.
- 3. That the Cathedral Area Neighbourhood Plan be amended by adding the following to the table in Section 6.0 Exception:

|                     |   |                           |
|---------------------|---|---------------------------|
| 2075 Cameron Street | Lots 5 and 1A, Block 376, Plan No. CE5560 | LC3-Local Commercial Zone |
|---------------------|---|---------------------------|

- 4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw and Official Community Plan amendments.
- 5. That this report be forwarded to the December 16, 2013 Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-81 Applications for Zoning Bylaw Amendment (13-Z-06) and Road Closure (13-CL-02) Portion of 1800 Block 2<sup>nd</sup> Avenue (West of Broad Street)

**Recommendation**

- 1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
  - (a) That the proposed Lot L encompassing a portion of the Second Avenue Right-of-Way located west of Broad Street, north of Parcel K, Plan No. FN5273, be rezoned from PS – Public Service to IA – Light Industrial;



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2. That the application for the closure and sale of a portion of the Second Avenue Right-of-Way described as "all that portion of Second Avenue, Reg'd Plan No. FN5273, between Cornwall Street and Broad Street as shown as the shaded area on the Plan of Proposed Subdivision signed by Scott L. Colvin, Saskatchewan Land Surveyor, March 1, 2013," 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 December 16, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-82 Application for Zoning Bylaw Amendment (13-Z-18) Laneway Suites Pilot Project in Harbour Landing McCaughey Street and James Hill Road

**Recommendation**

1. That the application to rezone Lots 1-7, 29, 31, 33, and 35-37 in Block 62; and Lots 1-7 in Block 33; Plan No. (TBD) in the Harbour Landing Subdivision, McCaughey Street and James Hill Road, from DCD-12 to DCD-14, be APPROVED.
2. That Appendix B replace Chapter 11, Section 3.20 in *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 December 16, 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.

RPC13-83 Application for Discretionary Use (13-DU-27) Proposed House-Form Commercial Office, 2317 Smith Street

**Recommendation**

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2317 Smith Street, being Lot 22, Block 458, Plan 98RA28309, Centre Square neighbourhood be APPROVED, and that a Development Permit be issued subject to the following conditions:



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- 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 KRN Residential Design and dated August 29, 2013; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the November 25, 2013 meeting of City Council.

**Adjournment**