



REGINA PLANNING COMMISSION

**Wednesday, January 15, 2014
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, January 15, 2014**

Appointment of Chairperson and Vice-Chairperson

Approval of Public Agenda

Minutes of the meeting held on December 4, 2013.

Administration Reports

RPC14-1 Consideration of Meeting Dates and Times for 2014

Recommendation

1. That 2014 meetings of the Regina Planning Commission be held at 4:00 p.m. on the following dates:

January 15 (previously approved)	July 9
February 12	August 6
March 12	September 10
April 2 and 23	October 1 and 22
May 14	November 12
June 11	December 3

2. That the first meeting of the Regina Planning Commission in 2015 be held on Wednesday, January 14, at 4:00 p.m.

RPC14-2 Applications for Zoning Bylaw Amendment (13-Z-28) and Discretionary Use (13-DU-28) – Proposed Planned Group of Dwellings (Townhouses) – 3440 Avonhurst Drive

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Lot B, Block 13, Plan No. 59R10220, in the Regent Park Subdivision, from R1- Residential Detached to R5- Residential Medium Density be APPROVED;
2. That the discretionary use application for a proposed planned group of townhouse dwellings located at 3440 Avonhurst Drive, being Lot B, Block 13, Plan No. 59R10220 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



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- by New Rock Developments Ltd., and attached to this report as Appendix A-3.1 to A-3.3b;
- c. The property owner/developer shall enter into a Shared Access Agreement with the City of Regina to protect existing infrastructure under the proposed site access, being Lot A, Block 12, Plan No. 59R16609, and Lot A, Block 13, Plan 59R10220; and
 - d. That break-away bollards be installed to restrict access onto Argyle Street to emergency vehicles only as shown on Appendix A-3.1.
3. That City Council authorize the initiation of a minor variance application to reduce the side yard setback on the north property line to 2.25 m;
 4. That the City Solicitor be directed to prepare the associated Zoning Bylaw amendment; and
 5. That this report be forwarded to the February 24, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

RPC14-3 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
 - 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 February 24, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.



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RPC14-4 Adult Entertainment Establishments

Recommendation

1. That the Administration be directed to prepare the necessary Zoning Bylaw Amendments for advertisement as per the public notice requirements in *The Planning and Development Act, 2007*, to adopt the recommended Option 1 as listed below:
 - a. The removal of the “Adult Cabaret” and “Adult Theatre” definitions;
 - b. The introduction of a definition for “Adult Entertainment” and “Adult Entertainment Establishment”;
 - c. The replacement of the term “Adult Cabaret” and “Adult Theatre” wherever they appear in the Zoning Bylaw with “Adult Entertainment Establishment”; and
 - d. The amendment of the definition of Night Club to exclude adult entertainment.
2. That the City Solicitor prepare the necessary bylaw for consideration by City Council at its February 24, 2014 meeting.

Adjournment