



# **REGINA PLANNING COMMISSION**

**Wednesday, May 14, 2014  
4:00 PM**

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



**Public Agenda  
Regina Planning Commission  
Wednesday, May 14, 2014**

**Approval of Public Agenda**

**Minutes of the meeting held on April 23, 2014.**

**Administration Reports**

RPC14-20 Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-02, 14-DU-03) Proposed Restaurant in IB - Medium Industrial Zone, Unit D – 2112 Turvey Road

**Recommendation**

1. That the application to amend Table 5.3 Table of Land Uses - Industrial Zones to add “Restaurants” as a Discretionary Use in the IB – Medium Industrial Zone be APPROVED.
2. That the discretionary use application for a proposed restaurant located at Unit D–2112 Turvey Road, being Lot 9, Block 43 Plan No. 101957979, Ross Industrial Park 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-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. dated November 12, 2013 and February 21, 2014; and
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be instructed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the June 23, 2014 meeting of City Council, which will allow sufficient time for the advertising of the required public notices for the amendment.

RPC14-21 Application for Discretionary Use (14-DU-04) Proposed House-Form Commercial Office, 2113 Smith Street

**Recommendation**

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2113 Smith Street, being Lot 22, Block 406, Plan No. 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-3.5 inclusive, prepared by KRN Design Ltd. and dated February 11, 2014; 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 May 26, 2014 meeting of City Council.

RPC14-22      Application for Zoning Bylaw Amendment and Discretionary Use  
(14-Z-07/14-DU-08) 2067 Retallack Street

### **Recommendation**

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:  
That the following item be added to Section 6.0 – Exception:

<u>Civic Address</u>	<u>Legal Description</u>	<u>Development/Use</u>
2067 Retallack Street	Lots 27-28 Block 374, Plan OLD33	LC3 – Local Commercial

2. That the application to rezone Lots 27 and 28 in Block 374, Plan OLD33 located at 2067 Retallack Street from R4A-Residential Infill Housing to LC3-Local Commercial, be APPROVED.
3. That the discretionary use application for a proposed shopping centre located at 2067 Retallack Street, being Lots 27 and 28 in Block 374, Plan No. OLD33, 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-3.6 inclusive, prepared by Tomilin Construction and dated February 21, 2014; and
  - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That a minor variance application be obtained to relax the maximum permitted height by 0.6 m (2 ft.) to the building prior to the issuance of a building permit; and
5. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



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RPC14-23 Application for Concept Plan Amendment (14-CP-01) and Zoning Bylaw Amendment (14-Z-06) for Parcel A in Skyview Phase 1

**Recommendation**

1. That the application to amend the Skyview Concept Plan, as depicted on the attached Revised Concept Plan Appendix A-3.1, be APPROVED;
2. That the application to rezone Parcel A Plan No. 102035742 Ext 0 (part of NE ¼ Sec 10-18-20-W2M) as shown within the dashed line on the attached Subject Property Map Appendix A-1 be rezoned from R1-Residential Detached to R6-Residential Multiple Housing;
3. That the City Solicitor be directed to prepare the necessary bylaws; and
4. That this report be forwarded to the June 23, 2014 City Council meeting to allow sufficient time for advertising of the required public notice for the proposed concept plan and rezoning amendments.

RPC14-24 Application for Contract Zoning (13-CZ-09) Proposed Supportive Living Home 4125 and 4129 Queen Street

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 4125 and 4129 Queen Street, being Lots 22 and 23, Block T, Plan No. 102110207 from R1-Residential Detached Zone to C-Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The applicant shall demonstrate the subject property consisting of two lots has been consolidated or parcel ties registered to prevent one lot from being sold separately;
  - b. Use of the building be limited to a Supportive Living Home with care for no more than 20 persons;
  - c. The development shall conform to the attached plans, see attached as Appendix A-3.1-3.5;
  - d. The Landscape Plan as part of the building permit application shall conform to Chapter 15 of the Zoning Bylaw, and shall generally screen the front of the building with shrubbery and trees, and the rear yard space shall be landscaped with a combination of shrubbery, fencing and trees.



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- e. Signage on the subject property shall comply with the development standards for the R1-Residential Detached Zone pursuant to Table 16.1 of the Zoning Bylaw;
  - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
  - g. 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 this report be forwarded to the June 23, 2014 Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC14-25 Proposed Amendments to Regina Zoning Bylaw No. 9250

### **Recommendation**

1. That the proposed housekeeping amendments to *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the housekeeping amendments.
3. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the Bylaw.

### **Adjournment**