



# **REGINA PLANNING COMMISSION**

**Wednesday, December 3, 2014  
4:00 PM**

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



**Public Agenda  
Regina Planning Commission  
Wednesday, December 3, 2014**

**Approval of Public Agenda**

**Minutes of the meeting held on November 12, 2014.**

**Administration Reports**

RPC14-56 Application for Concept Plan Amendment and Zoning Bylaw Amendment (14-Z-19) - Institutional and Park/Open Space Site – Greens on Gardiner Phase 6

**Recommendation**

1. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-4, be APPROVED.
2. That the following amendments to the Zoning Bylaw associated with lands in Phase 6 of the Greens on Gardiner, as shown in Appendix A-5, be APPROVED:
  - a. That proposed Parcel MR4 be rezoned from UH – Urban Holding to PS – Public Service;
  - b. That proposed Parcel MR5 be rezoned from UH – Urban Holding to I – Institutional; and
  - c. That proposed Lots 1-12 in Block 45 be rezoned from UH – Urban Holding to DCD12 - Suburban Narrow Lot Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the first regularly scheduled City Council meeting in January 2015 to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments and Zoning Bylaw amendments.

RPC14-57 Application for Contract Zone (14-CZ-01) Proposed Low-Rise Apartment Building, 5525 Dewdney Avenue

**Recommendation**

1. That the application to amend Regina Zoning Bylaw No. 9250 to rezone 5525 Dewdney Avenue, being proposed Parcel 25 in Block 3, Plan No. AT233 from PS- Public Service 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:



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- a. The development shall conform to the attached plans labelled 13-19, prepared by Kreate Architecture and Design, dated October 31, 2014, in Appendix A-3.1-3.3;
  - b. The applicant shall be responsible for relocating the power pole south west of the proposed lot, as shown on site plan in Appendix A-3.1 to a location that satisfies the Development Officer; and
  - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw.
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 first regularly scheduled City Council meeting in January 2015, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC14-58 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 2<sup>nd</sup> Avenue Right-of-Way located west of Broad Street, north of Parcel K, Plan No. FN5273, be rezoned from PS – Public Service to MAC – Major Arterial Commercial;
2. That the application for the closure of a portion of the 2<sup>nd</sup> Avenue road right-of-way described as "all that portion of 2<sup>nd</sup> Avenue, Reg'd Plan No. FN5273, as shown 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 road right-of-way; and
4. That this report be forwarded to the first City Council meeting in January 2015, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. That Regional Planning Commission Report 13-81 be removed from the list of outstanding Regina Planning Commission items.

RPC14-59 Application for Zoning Bylaw Amendment (14-Z-15) - Proposed Rezoning from PS – Public Service to MAC – Major Arterial Commercial - 810 Broad Street

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:



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- (a) That the proposed Parcel M, described as “part of Parcel K, Plan No. FC3669”, located west of Broad Street, as shown on the Plan of Proposed Subdivision signed by Scott L. Colvin, Saskatchewan Land Surveyor, June 27, 2014, be rezoned from PS – Public Service to MAC – Major Arterial Commercial.
2. 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
3. That this report be forwarded to the first regularly scheduled City Council meeting in January 2015, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC14-60      13-OCP-10 – Proposed Westerra Neighbourhood Plan and Phase I Concept Plan

### **Recommendation**

1. That Design Regina: The Official Community Plan Bylaw No. 2013-48 be amended by adding the Westerra Neighbourhood Plan, attached to this report as Appendix A-4, as Part B, Part B.14.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend Design Regina: The Official Community Plan Bylaw No. 2013-48.
3. That this report be forwarded to the first regularly scheduled City Council meeting in January 2015 to allow sufficient time for advertisement.

RPC14-61      Zoning Bylaw Housekeeping Amendments and Updates

### **Recommendation**

1. That the proposed amendments to Regina Zoning Bylaw No. 9250 be APPROVED as specified in Appendix A.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendments.
3. That this report be forwarded to the first regularly scheduled City Council meeting in January 2015, which will allow sufficient time for advertising of the required public notices for the Bylaw.

## **Chief Legislative Officer & City Clerk Report**

RPC14-62      2014 Review of Outstanding Items

### **Recommendation**

1. That the following item be deleted from the list of outstanding items for the Regina Planning Commission:



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<b>Item</b>	<b>Committee</b>	<b>Subject</b>
RPC13-74	Regina Planning Commission	Application for Contract Zoning (13-CZ-05) Proposed Parking Lot 1124 Dewdney Avenue East
RPC13-79	Regina Planning Commission	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
RPC14-9	Regina Planning Commission	Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling Unit in Apartment Building, 1936 Cameron Street

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

### **Adjournment**