



REGINA PLANNING COMMISSION

**Wednesday, April 20, 2016
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, April 20, 2016**

Approval of Public Agenda

Administration Report

RPC16-20 Official Community Plan Amendment, Zoning Amendment and Discretionary Use Applications (15-OCP-02) – Mixed-Use Building 3504 13th Avenue and 2064 Elphinstone 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:

Civic Address	Legal Description	Development/Use
2064 Elphinstone Street	Lot 21, Blk/Par 381, Plan DV4420 Ext 0, Old 33	LC3 - Local Commercial

2. That the application to rezone Lot 21, Block 381, Plan DV4420, Old 33 Subdivision located at 2064 Elphinstone Street from R1A-Residential Older Neighborhood Zone to LC3 - Local Commercial Zone be approved.
3. That the discretionary use application for a proposed Mixed-Use building located at 2064 Elphinstone Street, being Lot 21 in Block 381, Plan DV4420, Old 33 Subdivision and 3504 13th Avenue, being Lots 22-25 in Block 381, Plan DV 4420, Old 33 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-3.5 inclusive, prepared by JMA Architecture and dated November 17, December 17 and December 23, 2015 respectively.
 - b. The applicant shall provide a landscaped buffer along the north property line and subject to the approval of the Director of Development Services and shall include tree species, which will adequately protect against privacy concerns.



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- c. The applicant shall provide a 1.8m high fence or masonry wall along the north property line to ensure visual screening and buffering requirements.
 - d. Landscaping along 13th Avenue shall include street trees with adequate soil volume to support tree root growth unless demonstrated impractical due to proximity to utility services.
 - e. Parking abutting 13th Avenue be screened from view from 13th Avenue.
 - f. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective zoning bylaw amendment.
 5. That this report be forwarded to the May 30, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Adjournment