



REGINA PLANNING COMMISSION

**Wednesday, June 8, 2016
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, June 8, 2016**

Approval of Public Agenda

Minutes of the meeting held on May 11, 2016.

Administration Reports

RPC16-28 **RPC16-28** Discretionary Use Application (16-DU-07) Repair Service –
3810 Dewdney Avenue

Recommendation

1. That the Discretionary Use Application for a proposed Repair Service at 3810 Dewdney Avenue being Lot 23, Block 220, Plan No. DV4404 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-3.3 prepared by KRN Tolentino Architecture Ltd. and dated March 2016.
 - b) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

RPC16-29 **RPC16-29** Discretionary Use Application (16-DU-09) House-Form
Commercial – 2305 Cornwall Street

Recommendation

1. That the Discretionary Use Application for a proposed House-Form Commercial Office located at 2305 Cornwall Street, being Lot 1, Block 460, Plan No. Old 33 Centre Square neighbourhood, 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 Appendices A-3.1, A-3.2 and A-3.3.
 - b) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

RPC16-30 **RPC16-30** Discretionary Use Application (16-DU-05) - Planned Group
of Apartment Buildings Westerra Subdivision



Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Apartment Buildings located at NW 21-17-20-W2M, proposed Lot C in the Westerra subdivision as shown in Appendix A-1 and A-2 be approved and that a Development Permit be issued subject to the following conditions:
 - a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
 - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Seymour Pacific Developments Ltd. and dated April 26, 2016.
 - c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250* with the exception of the minimum parking requirement for which a minor variance shall be approved reducing the minimum standard to 288 stalls.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

RPC16-31 **RPC16-31** Discretionary Use Application (16-DU-06) -Seniors Assisted High Rise Apartment Building - Westerra Subdivision

Recommendation

1. That the Discretionary Use Application for a proposed Seniors Assisted High Rise Apartment located at 8351 Canola Avenue, being proposed Lot B in NW 21-17-20-2 in the Westerra Subdivision as shown in Appendix A-1 and A-2 be approved and that a Development Permit be issued subject to the following conditions:
 - a) The development is contingent on subdivision approval of the subject lots and subsequent title creation.
 - b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Maurice Soulo dre Architect Ltd. and dated February, 2016.
 - c) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

RPC16-32 **RPC16-32** Discretionary Use Application (15-DU-29) Addition of an Apartment Building to a Planned Group Dwellings – 75 Michener Drive

Recommendation



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1. That the Discretionary Use Application for a proposed Apartment, High Rise located at 75 Michener Drive, being Block V, Plan No. 77R38342, University Park 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-3.4 inclusive, prepared by AODBT Architecture and Interior Design and dated September 11, 2015.
 - b) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No 9250*.
2. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

RPC16-33 **RPC16-33** Application for Discretionary Use (16-DU-14) Apartment Building Addition – 10 Michener Drive

Recommendation

1. That the existing Contract Zone Agreement be voided and the related Bylaw 8889-ZO-B89 be repealed and the subject property, Parcel B, Plan No. 78R53179 revert to R6-Residential Multiple Housing Zone.
2. That the Discretionary Use Application for a proposed Apartment, High Rise located at 10 Michener Drive, being Parcel B, Plan No. 78R53179, University Park 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-3.4 inclusive, prepared by AODBT Architecture and Interior Design and dated May 4, 2016.
 - b) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the June 27, 2016 meeting of City Council for approval.

RPC16-34 **RPC16-34** Application for Street Closure (16-CL-01) – Portion of Green Falls Drive Greens on Gardiner Phase 8

Recommendation

1. That the application for the closure and sale of a portion of Green Falls Drive as shown on the attached plan of proposed closure survey, prepared by Barry Clark S. L. S., dated March 14, 2016 be approved:

All that portion of Green Falls Drive, registered Plan No.



Office of the City Clerk

- 104144305, as shown on the attached plan of survey prepared by Barry Clark, Saskatchewan Land Surveyor.
2. That the City Solicitor be directed to prepare the necessary bylaw.
 3. That this report be forwarded to the June 27, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Adjournment