

September 26, 2012

To: Members,
Regina Planning Commission

Re: Removal of Items from the Regina Planning Commission Referral List

RECOMMENDATION

Your Administration recommends that the following items be removed from the RPC referral list:

1. That item RPC09-19 be removed from the List of Outstanding Items for Regina Planning Commission;
2. That item RPC10-5 be removed from the List of Outstanding Items for Regina Planning Commission;
3. That item RPC11-64 be removed from the List of Outstanding Items for Regina Planning Commission;
4. That item RPC12-40 be removed from the List of Outstanding Items for Regina Planning Commission; and
5. That item CM11-7 be removed from the List of Outstanding Items for Regina Planning Commission.

CONCLUSION

The Administration has reviewed the List of Outstanding Items for the Regina Planning Commission and has identified several items that can be removed from the list. These are items that have subsequently been withdrawn by applicants or have since been addressed. It is recommended that these items be removed from the List of Outstanding Items.

BACKGROUND

In consideration of development applications over the past few years items have been referred to the Administration for either additional follow up with applicants and report back to the Regina Planning Commission. The Administration has reviewed the List of Outstanding Items and has determined that there are five items that can be presented for removal from the list.

DISCUSSION

It is recommended that the following items be removed from the List of Outstanding Items for the Regina Planning Commission:

Report #:	RPC09-19
Date Tabled/Referred:	March 25, 2009
Subject:	Applications for Discretionary Use and Concept Plan Amendment (08-DU-27) Proposed Apartment Building in MAC Zone 510 University Park Drive (Fronting Arens Road), Gardiner Heights Subdivision
Motion:	This report be tabled until such time as the Administration can meet with the Developer and prepare a report for submission to the Regina Planning Commission on the current environmental condition of the land.
Administration Comments/Status:	Following the RPC meeting the applicant decided not to pursue development on the subject property and the application has been withdrawn. There are no current proposals for development for the site and any subsequent proposals for development are required to have a remediation plan to address the current environmental condition of the property.
Report #:	RPC10-5
Date Tabled/Referred:	February 24, 2010
Subject:	Cell Phone Towers
Motion:	This communication be referred to the Administration for a report on guidelines and/or principles for cell phone towers on City of Regina property.
Administration Comments/Status:	<p>In applying the Zoning Bylaw cell phone towers are classified as a public utility and a public use. Public uses are a permitted land use in all land use zones under the Zoning Bylaw. Permitted land uses are not subject to a public input process, however, the erection of such towers are subject to federal legislation and procedures of Industry Canada. Through the Industry Canada process a public circulation is undertaken to notify residents of the application to erect the tower.</p> <p>Broader consideration of this item will occur as part of the comprehensive review of the Zoning Bylaw in 2014 following the adoption of a new Official Community Plan.</p>
Report #:	CM11-7
Date Tabled/Referred:	July 25, 2011
Subject:	Refusal of Severance Approval (11-SV-8) 3235 Retallack Street
Motion:	That the Administration meet with the applicant to discuss alternatives, including rezoning, for a subsequent report to the Regina Planning Commission in late September.
Administration Comments/Status:	Following consideration of this item at City Council the Administration met with the applicant's to consider a number of options and alternatives for development on site. The applicant has not responded with their development intentions following those discussions and the file has now been closed.

Report #:	RPC11-64
Date Tabled/Referred:	December 7, 2011
Motion:	This report be referred to the Administration to work with the developer to provide a revised plan for the development which would be in compliance with the Zoning Bylaw.
Administration Comments/Status:	The applicant has decided not to proceed with this proposal and will be considering other development options for the subject property and a revised application at a later date.
Report #:	RPC12-40
Date Tabled/Referred:	June 13, 2012
Subject:	Zoning Bylaw Amendment and Discretionary Use Applications (12-Z-8/12-DU-13) - Proposed Townhouse, 1956 Edgar Street
Motion:	This report be referred to the Administration to work with the developer on a revised development of the property that takes into account concerns raised about massing and scale, and the number of units.
Administration Comments/Status:	Following consideration of this Item at RPC the Administration met with the applicant to discuss option. The applicant has since decided to pursue the development of a duplex on the subject property which is a permitted land use under the existing zoning of the property and does not require further consideration by the Regina Planning Commission.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

None with respect to this report.

DELEGATED AUTHORITY

Removal of items from the List of Outstanding Items requires review and approval of the Regina Planning Commission.

Respectfully submitted,



Diana Hawryluk, Director
Planning Department

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

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