



REGINA PLANNING COMMISSION

**Wednesday, January 16, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, January 16, 2013**

Approval of Public Agenda

Minutes of the meeting held on December 5, 2012.

Advisory Committee Report

RPC13-1 Municipal Heritage Advisory Committee: 2012 Annual Report

Recommendation

That the 2012 Annual Report for the Municipal Heritage Advisory Committee be approved.

Administration Reports

RPC13-2 Removal of Holding Overlay Zone (12-Z-30) – 3615 E Quance Gate – Spruce Meadows

Recommendation

1. That the application to amend the *Regina Zoning Bylaw, No. 9250* by removing the (H) - Holding Overlay Zone from Parcel N, Plan No. 101899974, Spruce Meadows Subdivision be APPROVED;
2. That this report be forwarded to the January 28, 2013 City Council meeting for approval as public advertising is not required pursuant to section 71 of *The Planning and Development Act, 2007*.

RPC13-3 Applications for Concept Plan Amendment (12-CP-8) and Zoning Bylaw Amendment (12-Z-21) Harbour Landing Phase 7-3A

Recommendation

1. That the proposed amendment to the Harbour Landing Concept Plan dated August, 2012 (Attachments A-2.1, A-2.2, A-2.3), be APPROVED.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the proposed Lots 1 to 56, as shown on the plan of proposed subdivision prepared by Midwest Surveys and dated July 13, 2012 (Attachment A-3.1), from R6 – Residential Multiple Housing to R5 - Medium Density Residential, be APPROVED.



Office of the City Clerk

3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to the current unavailability of direct public access to the subject lands.
4. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.
5. That this report be forwarded to the February 25, 2013 City Council meeting to allow sufficient time for advertising of the required public notices for the subject concept plan and Zoning Bylaw amendments.

RPC13-4 Application for Lane Closure (11-CL-2) Lane in Block 23, Plan No. F1625 Eastern Annex Subdivision

Recommendation

1. That the application to permanently close the north-south lane within Block 23, between Wallace and Atkinson Street and south of 7th Ave and described as:
“All that portion of North South Lane in Block 23, Reg’d Plan No. F1625 in Regina, Saskatchewan” shown on the Plan of Proposed Subdivision, prepared by W.W. Stockton, S.L.S. and dated November 23, 2010 (also designated as Plan: F.A.5033 Block: K Lot: (MTO F.F.2435)) be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced lane closure; and
3. That this report be forwarded to the January 28, 2013 City Council meeting.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, DECEMBER 5, 2012

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Shawn Fraser
David Edwards
Phil Evans
Ron Okumura
Laureen Snook
Sherry Wolf

Regrets: Dallard LeGault
Mark McKee
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning, Diana Hawryluk
A/Manager of Current Planning, Ben Mario
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Jeremy Fenton

APPOINTMENT OF CHAIRPERSON

The Secretary called the meeting to order and following nomination procedures for the position of Chairperson, Councillor Mike O'Donnell was declared Chairperson of the Regina Planning Commission for the remainder of 2012 and for 2013.

(Councillor O'Donnell took the Chair.)

APPOINTMENT OF VICE-CHAIRPERSON

Following nomination procedures for the position of Vice-Chairperson, Phil Evans was declared Vice-Chairperson of the Regina Planning Commission for the remainder of 2012 and for 2013.

APPROVAL OF PUBLIC AGENDA

Councillor Flegel moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard at the call of the Chairperson.

ADOPTION OF MINUTES

Dave Edwards moved, AND IT WAS RESOLVED, that the minutes for the meetings held on September 13 and September 26, 2012 be adopted.

ADMINISTRATION REPORTS

RPC12-81 Application for Zoning Bylaw Amendment (12-Z-23) Westhill Park
Phase IV

Recommendation

1. That the application to rezone proposed Lots 53-80 in Block 7, which is part of Westhill Park Phase IV, as shown on the attached proposed plan of subdivision (See appendix A 3.1) from R1 – Residential Detached to R2 – Residential Semi-Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment;
3. That this report be forwarded to the January 28, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw amendment.

Dennis Nagel and Chad Jedlic, representing Harvard Developments, addressed the Commission.

Dave Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-82 Somerset Official Community Plan Amendments

Recommendation

1. That the proposed amendments to Bylaw 7877 (The Regina Development Plan), as outlined in Appendix A-3 of this report, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the amendments referenced in recommendation 1 of this report.
3. That this report be forwarded to the January 28, 2013 City Council meeting to allow for the required public advertising of the proposed amendments to occur.

The following addressed the Commission:

- Erik Mehlsen;

- Vic Huard, Gil Ledressay, Kendi Young and Mike Matusiewicz, representing Federated Co-operatives Limited and Consumer's Co-operative Refineries Limited; and
- James Pernu, Rob McCurdy and Bob Pawar, representing Earth King.

Councillor Flegel moved that the recommendation contained in the report be concurred in.

RECESS

Dave Edwards moved, AND IT WAS RESOLVED, that the Commission recess for five minutes.

The Commission recessed at 5:54 p.m.

The Commission reconvened at 6:05 p.m.

(Dave Edwards left the meeting.)

The motion was put and declared LOST.

Laureen Snook moved, AND IT WAS RESOLVED, that:

- 1. This report be referred to the Administration for a report to the February 2013 Regina Planning Commission meeting that considers:**
 - a. Information provided in the letter submitted to the City of Regina on December 4, 2012 by the Saskatchewan Ministry of Environment;**
 - b. Clarification of the phrase “not significant risk to surrounding properties in close proximity to the refinery” as it appears at the end of paragraph 3 on page 3 of the report;**
 - c. Further detail with respect to risk assessments undertaken by CCRL and CP Rail;**
 - d. More information with respect to buffer strips for CCRL; and**
 - e. More information with respect to rail line buffers in relation to other rail line buffers within the city.**
- 2. That a copy of the letter from the Saskatchewan Ministry of Environment be provided to members of Regina Planning Commission for further review.**
- 3. That copies of the presentations by CCRL and the Earth King be provided to members of Regina Planning Commission for further review.**
- 4. That the Manager of Environmental Engineering be present at the February meeting to answer questions with respect to environmental implications.**

RPC12-79 Proposed Renaming of Portions of Elgaard Drive in Hawkstone
Subdivision (11-SN-41)

Recommendation

1. That the request to amend the names of portions of dedicated streets in the Hawkstone Subdivision as follows be APPROVED:
 - a. The portion of Elgaard Drive north of Rochdale Boulevard be renamed to Galloway Street.
2. That this report be forwarded to the December 17, 2012 meeting of City Council as no public notice is required.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-80 Application for Contract Zone Amendment (12-CZ-9) - Proposed Removal of Property from Existing Contract Zone Agreement Lot: 6, Block 23, Plan No. DV 270, Broders Annex Subdivision - 2023 Broder Street

Recommendation

1. That the application to amend the Contract Zone agreement authorized by Bylaw No. 8663, by removing the property legally described as Lot: 6, Block: 23, Plan No. DV 270 and located at 2023 Broder Street, be APPROVED, and that the zoning of the subject property revert to its previous designation as R3 - Residential Older Neighbourhood.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the subject Contract Zone amendment.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the subject Contract Zone amendment, including any addenda or registration amendments related to the original agreement.
4. That this report be forwarded to the January 28, 2012 City Council meeting, which will allow sufficient time for advertising of the required public notice for the Contract Zone amendment.

Ron Okumura moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-83 Consideration of Meeting Dates and Times for 2013

Recommendation

1. That 2013 meetings of the Regina Planning Commission be held at 4:00 p.m. on the following dates:

January 16 (previously approved)	July 17
January 30	August 14
February 13	September 11
March 6 and 27	October 2 and 23
April 17	November 13
May 8 and 29	December 4
June 26	

2. That the first meeting of the Regina Planning Commission in 2014 be held on Wednesday, January 15, at 4:00 p.m.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-84 Review of Outstanding Items

Recommendation

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

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
RPC11-22	Regina Planning Commission	Discretionary Use Application (10-DU-19) Proposed Office Use – Four Office Buildings, SW Corner of Lewvan Drive and Parliament Avenue
RPC12-12	Regina Planning Commission	Residential Housing Developments
RPC12-72	Regina Planning Commission	Applications for Official Community Plan Amendment and Contract Zone Approval (12-CZ-6) Proposed Mixed-Use Building

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

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Laureen Snook moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:36 p.m.

Chairperson

Secretary

January 16, 2013

To: Members,
Regina Planning Commission

Re: Municipal Heritage Advisory Committee: 2012 Annual Report

**RECOMMENDATION OF THE MUNICIPAL HERITAGE ADVISORY
COMMITTEE
- JANUARY 7, 2013**

That the 2012 Annual Report for the Municipal Heritage Advisory Committee be approved.

MUNICIPAL HERITAGE ADVISORY COMMITTEE – JANUARY 7, 2013

The Municipal Heritage Advisory Committee reviewed their Annual Report, attached as Appendix “A”, and after discussion, adopted the following resolution:

That the 2012 Annual Report for the Municipal Heritage Advisory Committee be forwarded to the Regina Planning Commission and the Community and Protective Services Committee for approval.

Councillor John Findura, Donald Black, Ingrid Thiessen, Victor Thomas, Ray Plosker, Ken Lozinsky, Margot Mack and David McLennan were present during consideration of this report by the Municipal Heritage Advisory Committee.

Respectfully submitted,

MUNICIPAL HERITAGE ADVISORY COMMITTEE



Linda Leeks, Secretary

APPENDIX “A”

Municipal Heritage Advisory Committee 2012 Annual Report

The Committee was guided by a work plan containing seven deliverables. Progress on each is noted below.

Deliverable #1 and #2

Improved Heritage Awards program, ceremony, categories, and criteria

- This year there were 12 nominations for the Municipal Heritage Awards – up from six in 2011. There were three nominations in the ‘Youth’ category and the group adjudicating the nominations had a difficult task before deciding on the winners. Council accepted the recommendation of MHAC to rename the Youth award in honour of long-serving community volunteer Keith Knox. It is anticipated that the awards ceremony in February of 2013 will be well-attended and help focus community attention on the importance of our heritage and the unique contributions of the award winners.
- Special thanks must go to MHAC member Ingrid Thiessen of Regina, a registered landscape architect, who provided valuable input on the clarification of the ‘Heritage Open Spaces’ category.

Deliverable #3

Provide recommendations to the Administration regarding development of new OCP (official community plan) during the year

- MHAC continued its involvement in the City’s OCP development process and attended the November 21st stakeholder session at the Regina Inn. It is gratifying to note that as a result of the city’s heritage community input that Regina’s second community priority, as identified in the OCP development process, is to “Embrace Built Heritage and Invest in Arts, Culture, Sport and Recreation”

The committee, while gratified that “Built Heritage” is so prominently recognized, wishes to point out that the term “Built Heritage” is somewhat restrictive and feels that the wider public interest would be better served by omitting the word “Built”.

Deliverable #4

Promotion and awareness of events

- In February, MHAC members attended the Heritage Saskatchewan AGM and Forum in Saskatoon where presentations focused on civic cultural planning.
- July 30th marked the 100th anniversary of the Regina tornado. To help mark the occasion MHAC collaborated with Heritage Regina and installed a commemorative plaque in Victoria Park. MHAC members were on hand for the unveiling of the plaque and assisted administration at events during the ceremonies.
- In September, MHAC members attended a workshop organized by Heritage Saskatchewan that brought together more than 40 citizens from communities throughout Saskatchewan who are either members of an MHAC, or otherwise involved in heritage activities in their communities. Overall this workshop was an

important first step in developing connections for the heritage community at the municipal level.

- Modest enhancements to the Heritage section of the City of Regina's website were completed (and are on-going).

Deliverable #5

Provide recommendations to the Regina Planning Commission, City Council and Administration regarding the conservation of neighbourhood integrity

- Work is on-going on this deliverable and it is anticipated that once a Neighbourhood Planning Branch is established that members of MHAC will more directly engage in this issue.

Deliverable #6

Provide input on the heritage designation form.

- A working group to focus on this important link in the municipal heritage designation process will be formed in 2013.

Deliverable #7

Provide advice on and an understanding of the history of Aboriginal people in Regina and the surrounding district.

- A working group was formed to examine and recommend strategies for protection and recognition for the site of the Regina Indian Industrial School cemetery located at 710 Pinkie Road. The cooperation of the property owners was secured, extensive contact occurred throughout the year with the Truth and Reconciliation Commission and the Saskatchewan Ministry of Parks Culture and Sport provided crucial advice. An agreement was reached with Stantec Ltd. to undertake a pro bono survey of the cemetery site which was completed on November 9th and was presented to the MHAC on December 3, 2012. A report with MHAC's recommendation is forthcoming.

Additional Work

- MHAC recommended that the Crescent Apartments (1550-14th Avenue) and the Jolly residence (1869 Rae Street) be removed from the Heritage Holding by-law and that the former Salvation Army Citadel (1772 Montreal Street) be designated a municipal heritage property. Council concurred with these recommendations.
- The Davin Fountain and its possible restoration was another focus for MHAC during the year. A working group was formed and undertook a thorough study of the fountain and its history and prepared a report with recommendations which will be presented to MHAC at its January, 2013 meeting.

Respectfully Submitted,



Donald Black, Chairperson
Municipal Heritage Advisory Committee

January 16, 2013

To: Members,
Regina Planning Commission

Re: Removal of Holding Overlay Zone (12-Z-30) – 3615 E Quance Gate – Spruce Meadows

RECOMMENDATION

1. That the application to amend the *Regina Zoning Bylaw, No. 9250* by removing the (H) - Holding Overlay Zone from Parcel N, Plan No. 101899974, Spruce Meadows Subdivision be APPROVED;
2. That this report be forwarded to the January 28, 2013 City Council meeting for approval as public advertising is not required pursuant to section 71 of *The Planning and Development Act, 2007*.

CONCLUSION

The applicant proposes to remove the (H) - Holding Overlay Zone to accommodate a car dealership. The removal of the overlay zone is required for development to proceed. The site is subdivided and serviced, thus development can proceed immediately.

BACKGROUND

A Zoning Bylaw amendment application has been submitted to remove the (H) - Holding Overlay Zone on Parcel N in the Spruce Meadows Subdivision. The (H) - Holding designation was established after the concept plan was approved and later subdivided. The concept plan for the area was approved in April 1995 and concurrent with the approved zoning amendment to MAC –Major Arterial Commercial for the site. The Holding Overlay Zone was intended to reserve the lands for future commercial development after the site was serviced and development ready to proceed.

Pursuant to *The Regina Zoning Bylaw No. 9250*, the purpose of the Holding Overlay Zone is to retain lands or buildings for specific future uses usually applied after the adoption or approval of a concept plan, planning study, or subdivision plan. The (H) - Holding Overlay Zone designation identifies the intended land use for the site prior to the site actually being serviced for development. The removal of the Holding Overlay zone allows for the development of the subject lands to proceed in accordance with the approved zoning for the site. The overlay zone was commonly used as a subdivision and development phasing tool, but has become less commonly used as other methods of phasing are employed.

This application is being considered pursuant to *The Regina Zoning Bylaw No. 9250* and *The Planning and Development Act, 2007*.

DISCUSSION

Zoning and Land Use Details

The applicant has requested that the Holding Overlay Zone be removed from Parcel N in the Spruce Meadows Subdivision. The purpose in removing the (H) - Holding Overlay is to allow for the development of a Volkswagen/Audi car dealership on the remaining Parcel N. Automobile Sales and Service is a permitted use in the MAC Zone.

Land Description	Description of Development	Proposed Zone
Parcel N	Subdivided into Parcel N and N1	MAC- Major Arterial Commercial

Surrounding Land Uses:			
North: Commercial development	South: Vacant land zoned for commercial development	East: Regina Memorial Gardens Cemetery	West: Various large-scale commercial

RECOMMENDATION IMPLICATIONS

Financial Implications

Upon removal of the (H)-Holding Overlay Zone, development on the site can proceed. The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Strategic Implications

The proposal is consistent with City policy frameworks pertaining to growth management and community development strategies.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The applicant will be notified of Council's decision. The proposal to remove the (H) - Holding Overlay zone is not subject to the public notification requirements of *The Planning and Development Act, 2007*. Extensive public notification occurred in consideration of the initial proposal to rezone the subject property.

DELEGATED AUTHORITY

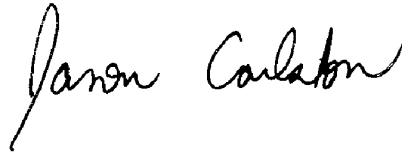
City Council's approval to remove the (H) – Holding Overlay is required pursuant to Section 71 of *The Planning and Development Act, 2007*.

Respectfully submitted,



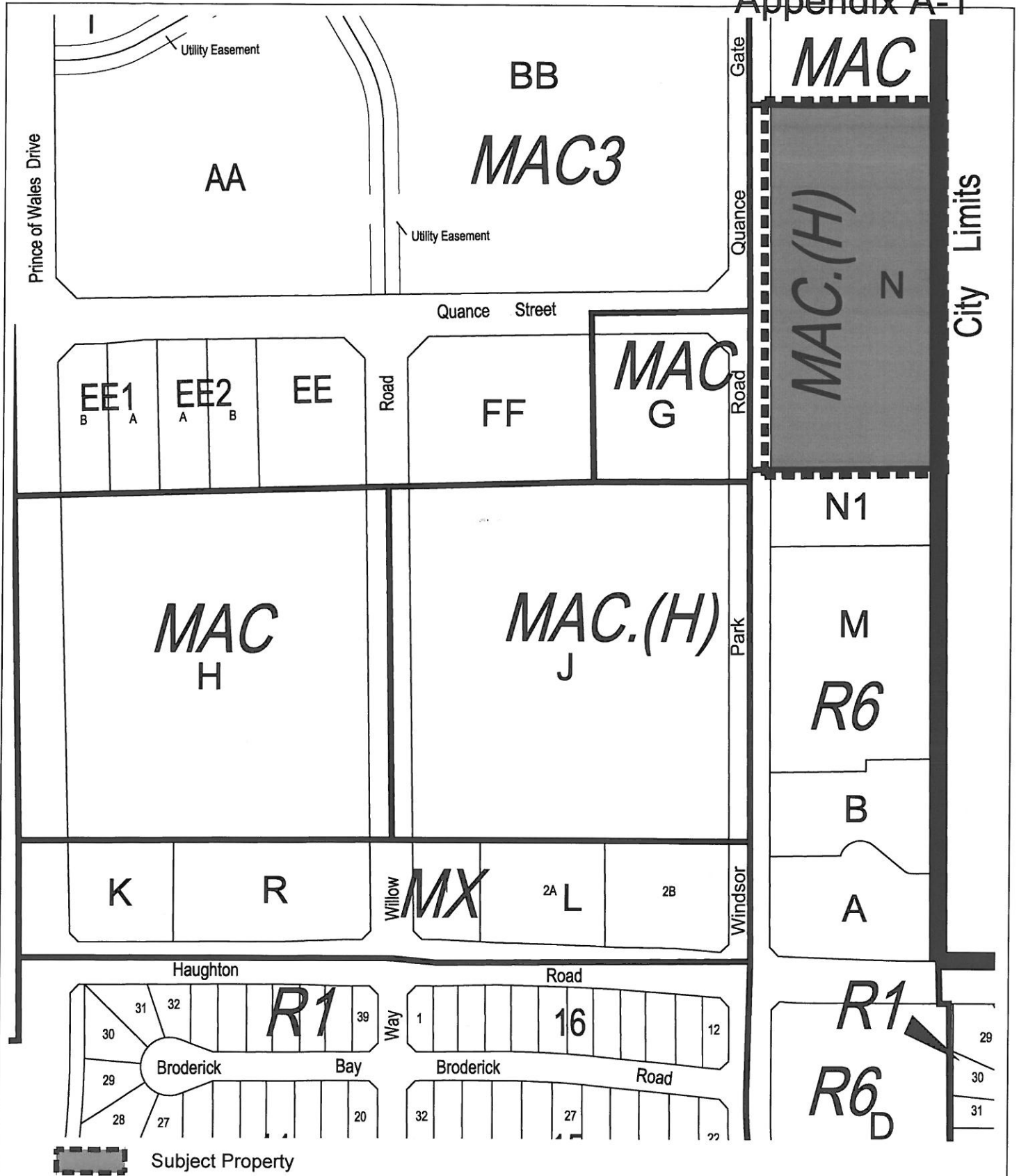
Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Mark Andrews



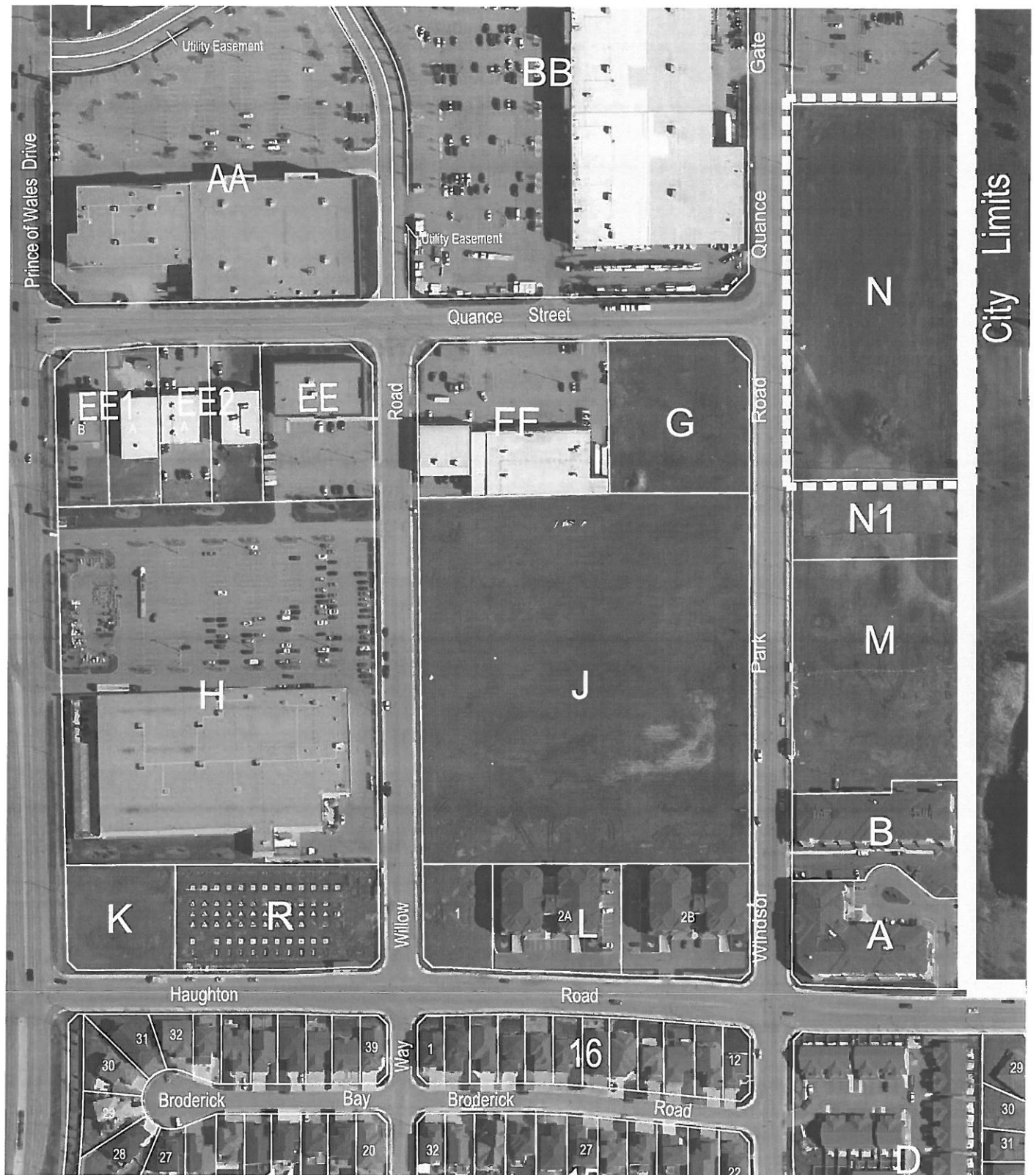
City of Regina

Planning Department

Project 12-Z-30

Civic Address/Subdivision 3615 E Quance Gate

Appendix A-2



Subject Property

Date of Photography : 2009



Planning Department



Project 12-Z-30

Civic Address/Subdivision 3615 E Quance Gate

January 16, 2013

To: Members,
Regina Planning Commission

Re: Applications for Concept Plan Amendment (12-CP-8) and Zoning Bylaw Amendment
(12-Z-21) Harbour Landing Phase 7-3A

RECOMMENDATION

1. That the proposed amendment to the Harbour Landing Concept Plan dated August, 2012 (Attachments A-2.1, A-2.2, A-2.3), be APPROVED.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the proposed Lots 1 to 56, as shown on the plan of proposed subdivision prepared by Midwest Surveys and dated July 13, 2012 (Attachment A-3.1), from R6 – Residential Multiple Housing to R5 - Medium Density Residential, be APPROVED.
3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to the current unavailability of direct public access to the subject lands.
4. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.
5. That this report be forwarded to the February 25, 2013 City Council meeting to allow sufficient time for advertising of the required public notices for the subject concept plan and Zoning Bylaw amendments.

CONCLUSION

The applicant's proposal represents a minor divergence from the Harbour Landing Concept Plan, but is consistent with the City's broader policy objectives that encourage diversity, affordability and responsiveness to special needs in the provision of housing.

BACKGROUND

An application has been received for a Zoning Bylaw amendment pertaining to the proposed subdivision of lands contained within Phase 7 of the Harbour Landing Concept Plan area. The concept plan was originally approved by City Council on August 20, 2007 and more recently September 17, 2012. The proposed rezoning will require a further minor amendment to the current concept plan.

The proposed amendments are being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan, or OCP) and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently by the Administration in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Development Officer.

DISCUSSION

The subject lands were previously considered for subdivision as part of the larger Phase 7 subdivision. The applicant now proposes to re-subdivide the affected lands, which are identified as Harbour Landing Phase 7-3A on the attached plan of proposed subdivision.

The proposed Phase 7-3A contains a total area of 1.18 hectares (ha) and is currently identified within the Harbour Landing Concept Plan for high-density residential. The applicant has applied for a Concept Plan Amendment to decrease the residential density on-site from high to medium.

In conjunction with the Concept Plan Amendment, the applicant has applied for a Zoning Bylaw Amendment, requesting that the residential lands be rezoned from R6 – Residential Multiple Housing to R5 – Residential Medium Density in order to accommodate street-fronting townhouse dwelling units.

The applicant has requested that Lots 1 to 56 be rezoned to R5 - Medium Density Residential in order to accommodate the aforementioned proposal as a permitted use. All lots would comply with the applicable site standards for the R5 zone designation. In order to accommodate the proposed rezoning, a minor amendment to the Harbour Landing Concept Plan is required.

The decrease in density from high to medium will result in a reduction of only 15 residents within the Harbour Landing neighbourhood (from 13085 to 13070 people), according to the proposed concept plan amendment. Although this application represents a decrease in density, it should be noted that the overall population and density of the Harbour Landing neighbourhood has substantially increased. The concept plan which was originally approved in 2007 identified a future population of 9526 residents.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. The costs of water, sewer and storm drainage services are recovered through the utility charges.

Environmental Implications

The proposed subdivision forms part of an approved concept plan that is required to conform to the policies of the OCP, the fundamental principles of which are:

- to promote a sustainable community and encourage development that contributes to maintenance or improvements to the quality of urban life; and
- to ensure that development occurs in a cost efficient, environmentally responsible and socially equitable manner.

The applicant's proposal is also consistent with the following policy objectives contained in Part A of the OCP:

- to promote the development of sustainable suburban neighbourhoods;
- to achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods;
- to facilitate the development and integration of a range of housing types and prices.

Strategic Implications

The proposed Zoning Bylaw amendment allows for greater diversity in housing design and density. The applicant's proposal is also consistent with the following policy objectives contained in Part A of the OCP:

- to promote the development of sustainable suburban neighbourhoods;
- to achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods;
- to facilitate the development and integration of a range of housing types and prices.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Community Input

The subject lands were not sign-posted, due to the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of the Zoning Bylaw, the authority to waive the sign-posting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive this requirement.

The applicant's proposal was circulated to the South Zone Board and the Albert Park Community Association. Comments were not received from either organization prior to the finalization of this report.

Other Agencies

The applicant's proposal was circulated to the Public and Separate School Boards for review and comment. Both boards have indicated in writing that they have no concerns.

Public Notice of Proposed Zoning Bylaw Amendments

Subject to concurrence with the recommendations contained in this report, public notice of the proposed concept plan and Zoning Bylaw amendments will be published in the *Leader-Post* on February 9, 2013 and February 16, 2013 in accordance with Section 207 of *The Planning and Development Act, 2007*.

The applicant and other identified interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval of concept plan and Zoning Bylaw amendments is required pursuant to Parts IV and V, respectively, of *The Planning and Development Act, 2007*.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'D. Hawryluk'.

For Diana Hawryluk, Director
Planning

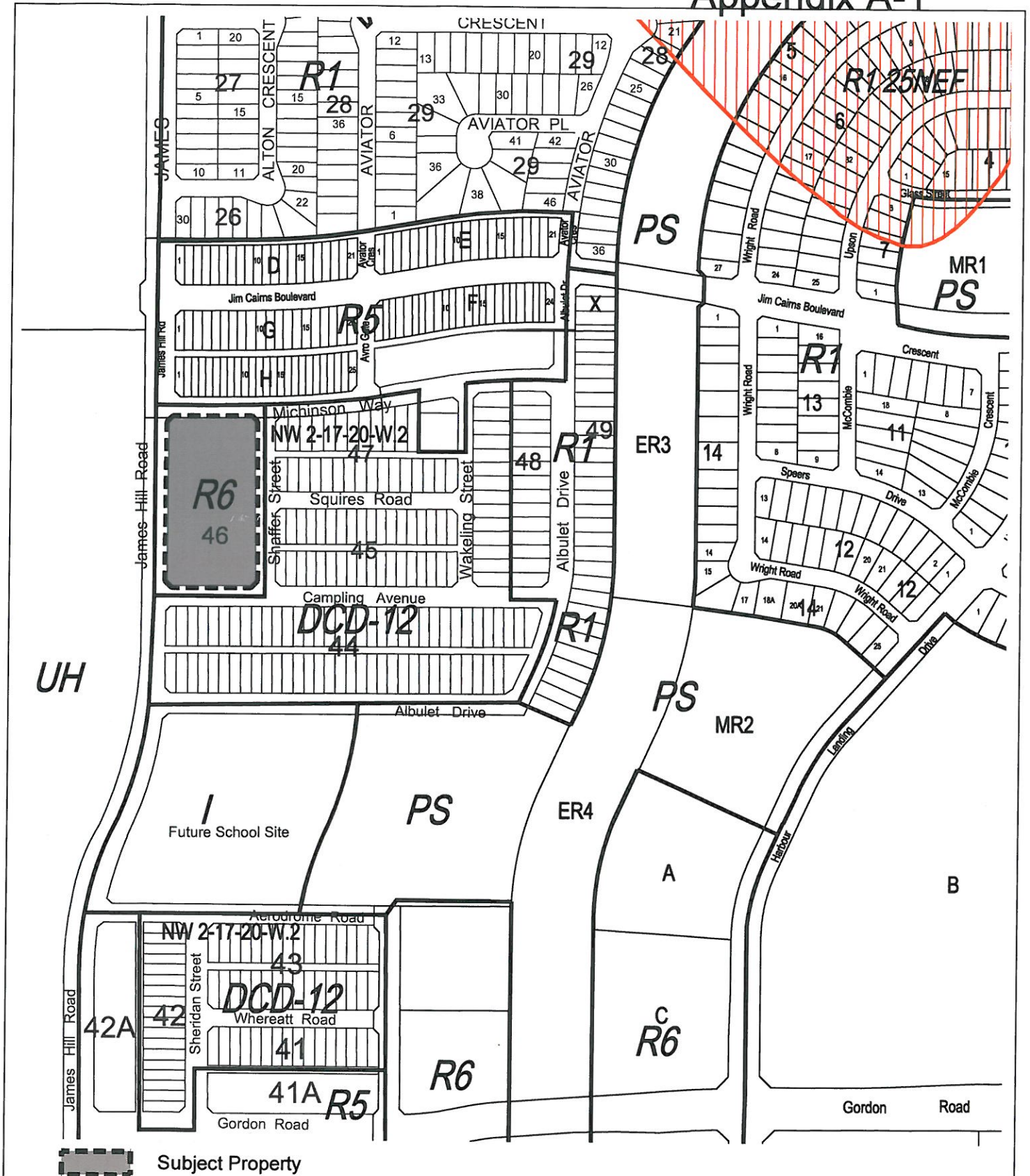
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jason Carlston'.

Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: R. Graham

Appendix A-1



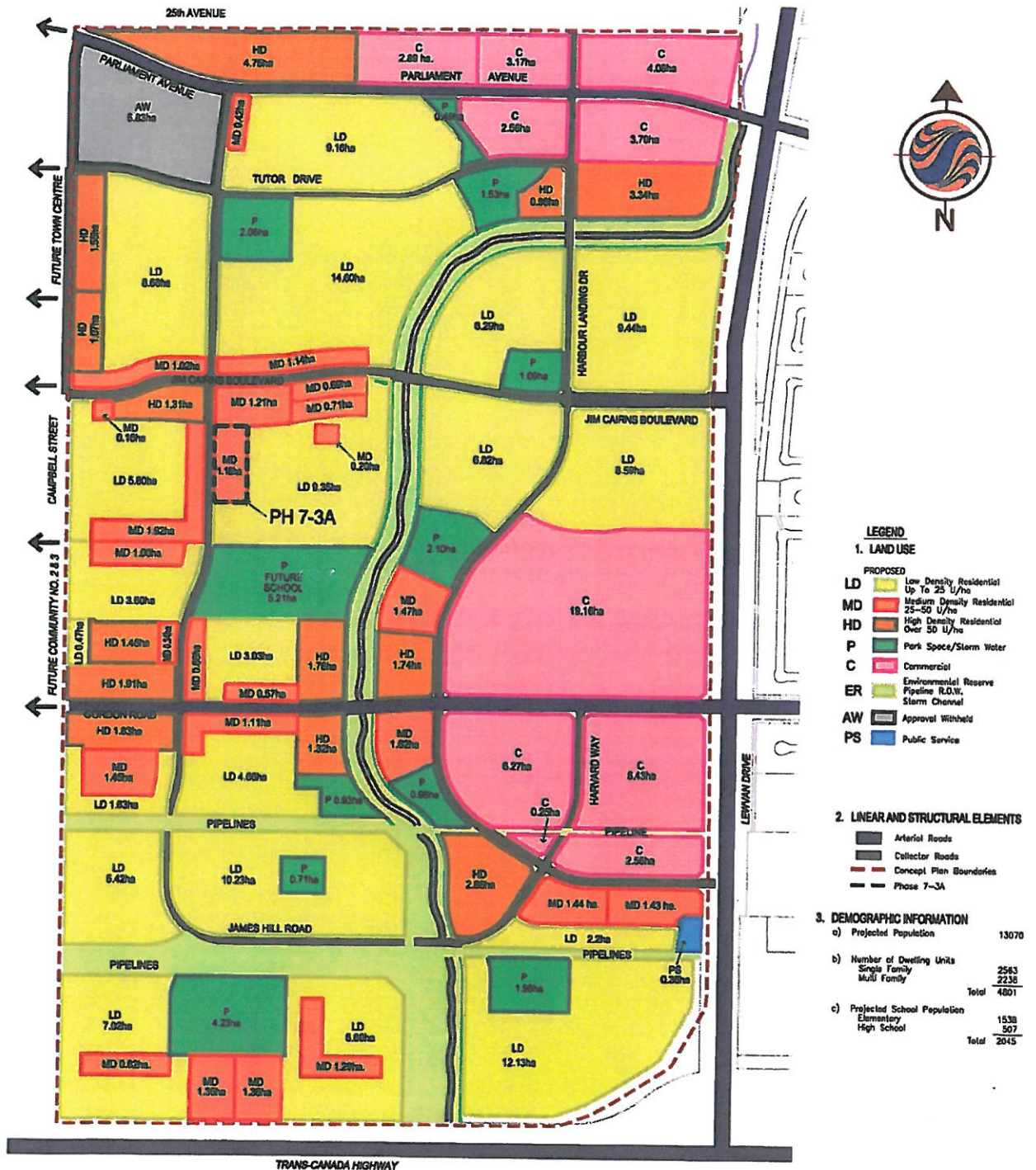
City of Regina

Planning Department



Project 12-Z-21
12-SN-47
12-CP-8

Civic Address/Subdivision Phase 7-3A Harbour Landing



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2012-08-22 02:07PM By: jhoydebo

ORIGINAL SHEET - ANSI A



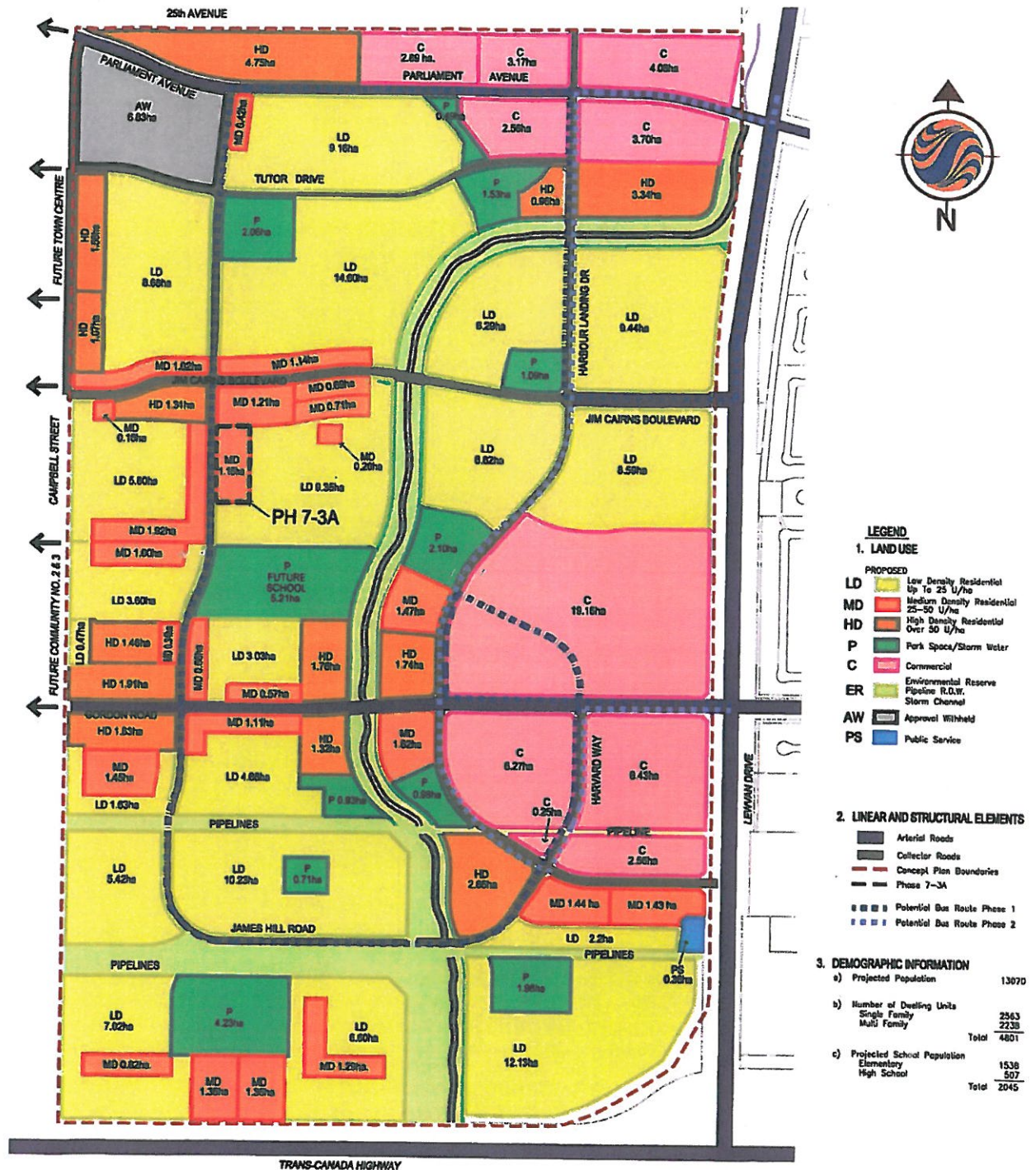
Stantec Consulting Ltd.
300, 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.0
Title
PROPOSED CONCEPT PLAN

AUGUST, 2012
113100100



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2012-08-22 02:07PM By: jhovebo

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AUGUST, 2012
113100100

ORIGINAL SHEET - ANSI A



Stantec

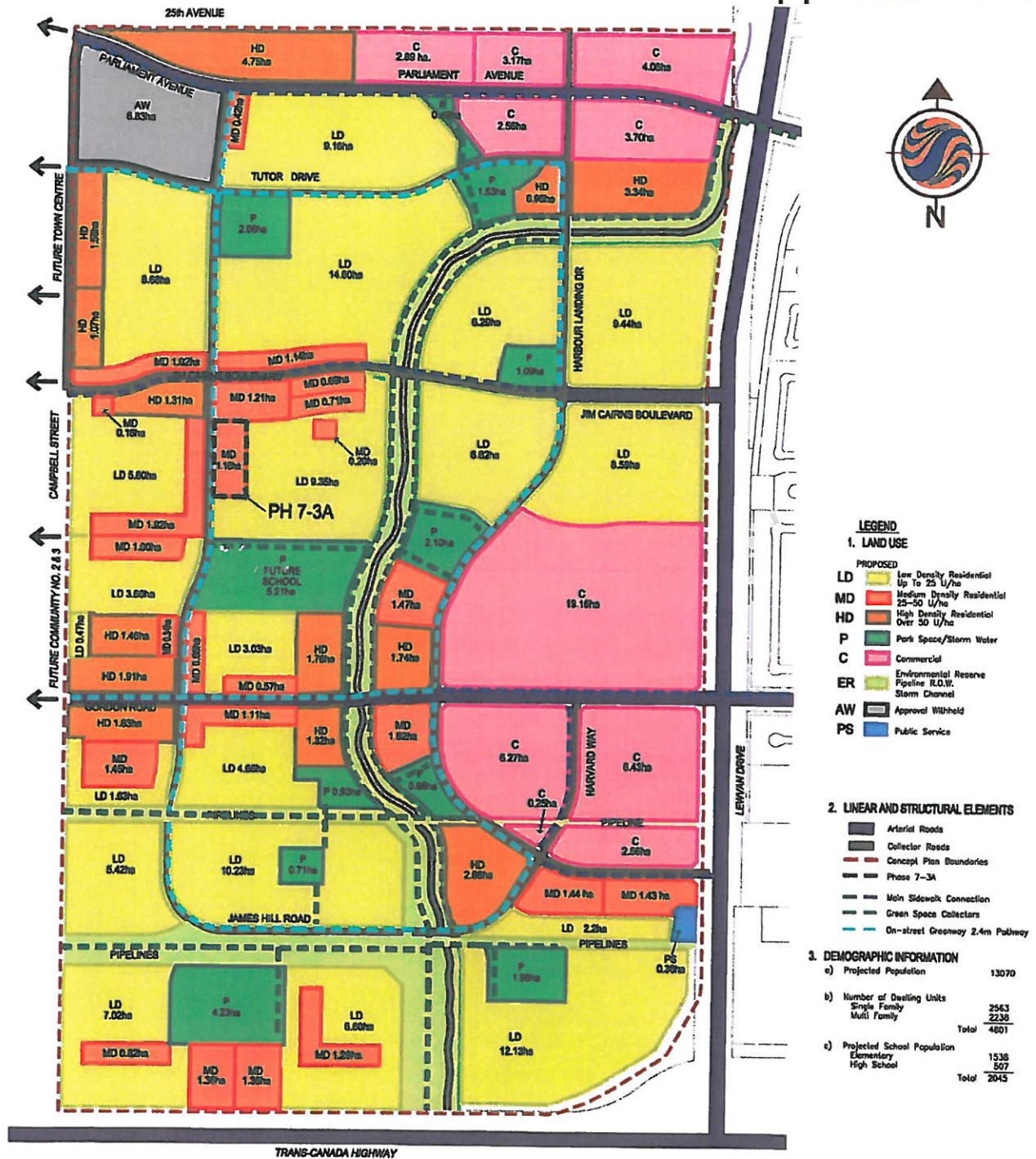
Stantec Consulting Ltd.
300, 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.2
Title
CONCEPT PLAN
TRANSIT ROUTING

Appendix A-2.3



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2012-08-22 02:07PM By: jhoydebo

1:12500 0 125 375 625

AUGUST, 2012
113100100



Stantec

Stantec Consulting Ltd.
300, 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.1

Title
**CONCEPT PLAN - ON-STREET
GREENWAYS & PEDESTRIAN
LINKAGES**

HARBOUR LANDING**PHASE 7-3A****PLAN SHOWING
PROPOSED SUBDIVISION**

OF

BLOCK 46, UNAPPROVED PLAN NO. _____

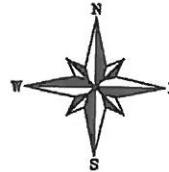
NW1/4, SEC 2, TWP 17, RGE 20, W2 Mer

REGINA, SASKATCHEWAN

SCALE 1 : 1000

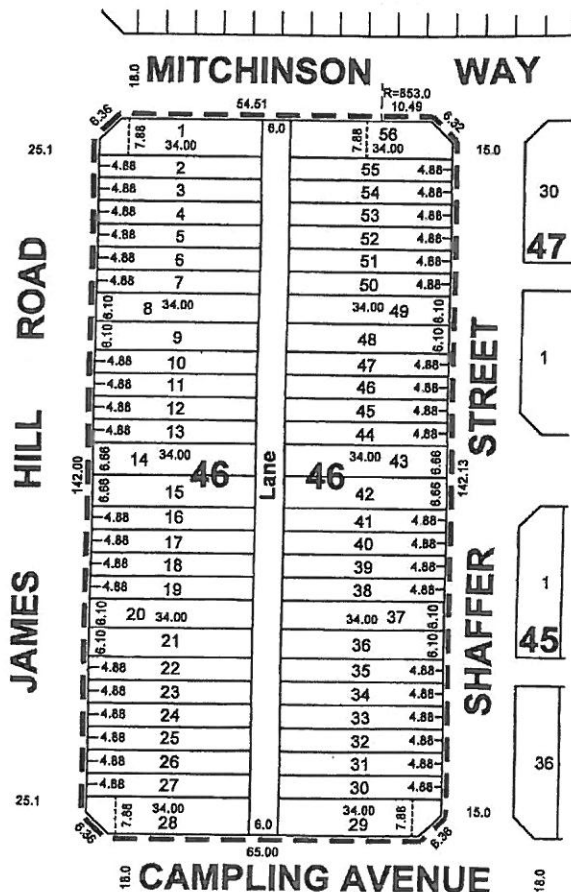
NOTE:

- Measurements are in metres and decimals thereof.
- Some measurements are approximate and may differ from the final Plan of Survey by as much as 1.0 %.
- Area to be approved is outlined by a bold dashed line and contains 1.11 ha (2.75 ac).
- Corner cutoffs are 4.5 metres.
- Lot widths of irregular shaped lots are shown as 7.88 and are at 6 or 18 metre setbacks.

JULY 13th/2012

Date

Saskatchewan Land Surveyor

**CITY OF REGINA APPROVAL**

The subdivision proposed herein outlined in bold is approved under the provisions of Bylaw No. 7748-LA-B84 of The City of Regina.

Dated this _____ day of _____ A.D. 20 ____

CITY CLERK _____

OWNER - DEVELOPER:



[Signature]
Vice-President Regina Land



PLAN	NO.
1	2
3	4
5	6
7	8
9	10
11	12



R-0227-12-PPS

January 16, 2013

To: Members,
Regina Planning Commission

Re: Application for Lane Closure (11-CL-2) Lane in Block 23, Plan No. F1625 Eastern
Annex Subdivision

RECOMMENDATION

1. That the application to permanently close the north-south lane within Block 23, between Wallace and Atkinson Street and south of 7th Avenue, and described as:
“All that portion of North South Lane in Block 23, Reg’d Plan No. F1625 in Regina, Saskatchewan” shown on the Plan of Proposed Subdivision, prepared by W.W. Stockton, S.L.S. and dated November 23, 2010 (also designated as Plan: F.A.5033 Block: K Lot: (MTO F.F.2435)) be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced lane closure; and
3. That this report be forwarded to the January 28, 2013 City Council meeting.

CONCLUSION

The applicant (i.e. the City’s Real Estate Branch) proposes to legally close the north-south lane within Block 23. The closed lane will be subdivided and sold to adjacent property owners who are already using the space for storage. The lane is not required for legal access to the adjacent properties and is not needed for traffic circulation.

BACKGROUND

On June 13, 2012 Regina Planning Commission considered Report RPC12-43 which concerned the closure of the east-west lane in Block 23 Registered Plan No. F1625. The lane was formally closed by Bylaw 2012-54 approved by City Council on June 25, 2012.

The original application for lane closure had included a parcel of land, identified as a lane by the applicant, which was orientated north-south mid block. Through the review process it was thought that the north-south parcel was a rail spur and therefore did not require closure. It has now been determined that the land is indeed a lane and formal closure by City Council’s approval of a bylaw is required.

The subject land is within the boundaries of the Eastview Community Association and located in the Eastern Annex Subdivision.

The application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Development Plan Bylaw No. 7877*, and *The Cities Act*.

DISCUSSION

The Applicant's Proposal

The applicant (i.e. the City's Real Estate Branch) made application to legally close all of the lanes within Block 23 between Wallace and Atkinson Street and south of 7th Avenue in 2011. At the time the application was being considered, the land that was referred to as the north-south lane was considered to be a former rail spur. Closure is not required for rail spurs as they are not a dedicated right-of-way. As a result, only the east-west lane was closed by Bylaw 2012-54.

The plan of proposed subdivision to divide and consolidate the closed lane and the land that was considered to be a rail spur could not be registered as it was determined that the north-south land was indeed a lane which required closure. Subsequent review of a plan prepared in 1947 indicated that the land in question was a lane that a rail spur had been built on.

The north-south lane does not function as a public right-of-way and is currently used for storage by the adjacent property owners.

Portions of the land (encompassing both of the lanes in Block 23) will be sold to the owners of the four adjacent properties, with which the respective portions will be consolidated to create Lots A, B1, C, and D as shown on the attached plan of proposed subdivision. Subdivision approval authority has been delegated to the Administration in accordance with Bylaw No. 2003-3. The proposed subdivision meets the minimum lot area and lot frontage requirements of *Regina Zoning Bylaw No. 9250*.

Proposed Lots A, B1, C and D are currently zoned IA – Light Industrial. Surrounding land uses include residential occupancies to the north and east, and a variety of industrial uses to the west and south.

RECOMMENDATION IMPLICATIONS

Financial Implications

The total sale price for all of the closed lanes is \$37,976. The payment is to be shared proportionately by the four adjacent property owners. Consolidation of the lane into the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners. The closure of the lane will also reduce maintenance costs for the City.

Environmental Implications

None with respect to this report.

Strategic Implications

The proposed lane closure and sale responds to the City's strategic priority of managing growth and community development, through the optimization of existing infrastructure capacity.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Community Input

The initial closure application was circulated to the Central Zone Board and the Eastview Community Association. Comments were not received from either organization. A re-circulation was not deemed to be necessary as the original circulation had included information on the closure of both the east-west and north-south lanes.

Government Agencies

In accordance with clause 13 (1.1)(a) of *The Cities Act*, the Administration is not required to obtain the written consent of the Ministry of Highways and Infrastructure for the proposed lane closure.

The original application was circulated to the Public and Separate School Boards for review and comment. Both boards had no concerns.

Public Notice for Related Bylaw

Public notice of the bylaw to authorize closure of the north-south lane will be published in the *Leader-Post* on January 19, 2013, in accordance with Section 81 of *The Cities Act* and *The Public Notice Policy Bylaw*. This will allow for consideration of the bylaw by City Council at its meeting on January 28, 2013. The notice will also be posted on the City's website and on the public notice bulletin board at City Hall.

DELEGATED AUTHORITY

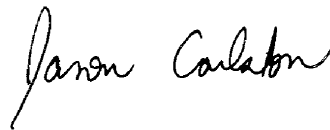
City Council's approval of the proposed lane closure is required pursuant to Section 13 of *The Cities Act*.

Respectfully submitted,



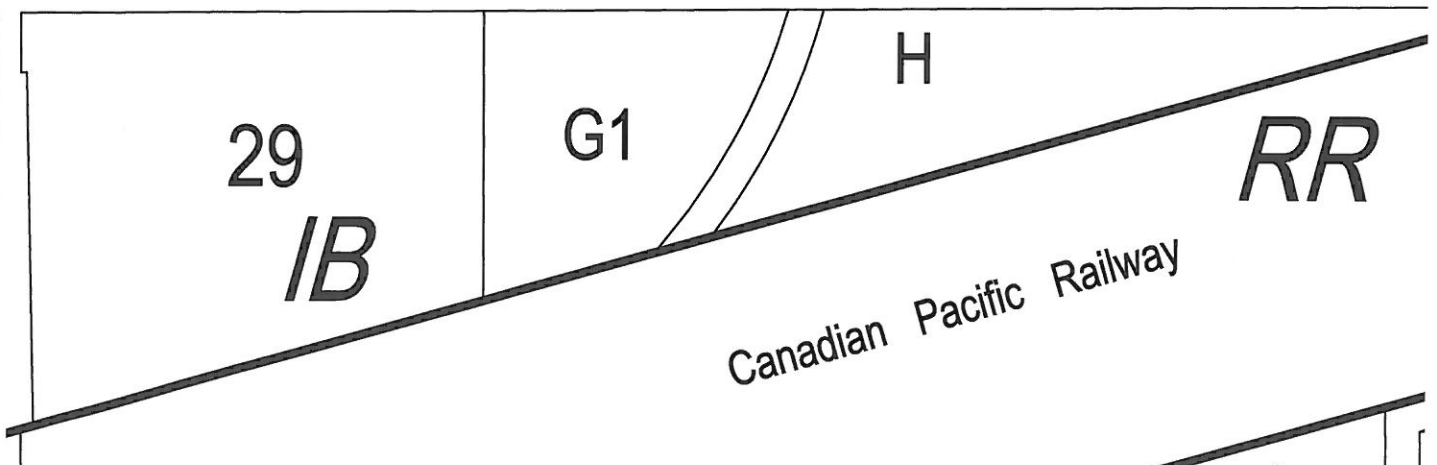
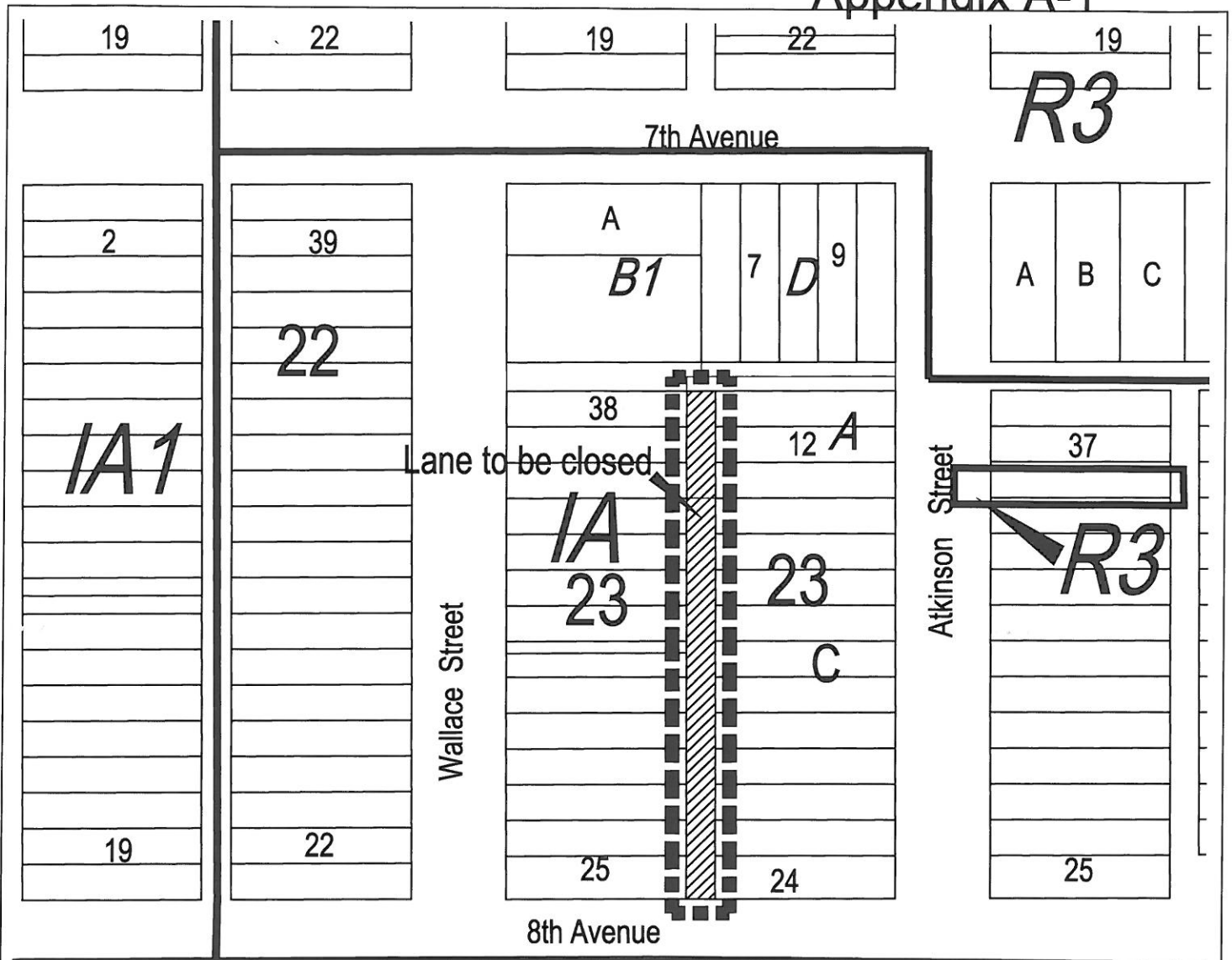
Diana Hawryluk, Director
Planning


Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Appendix A-1



 Subject Property



City of Regina

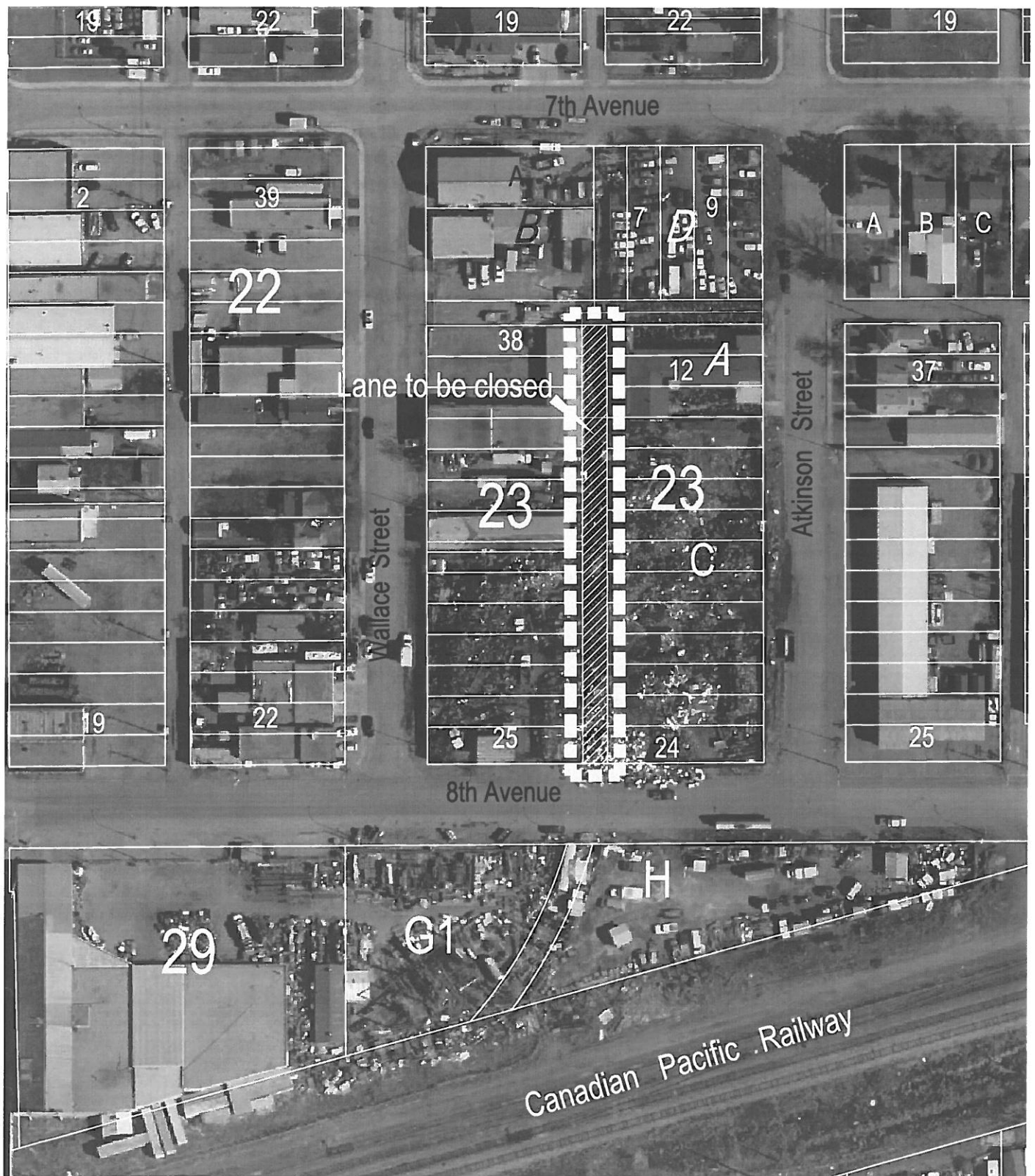
Planning Department

Project 11-CL-2
11-SN-17

Civic Address/Subdivision

Subdivision of Parcels B, Lots 6 to 24
Inclusive and the lanes in Block 23
Plan F1625





Subject Property

Date of Photography : 2009



Planning Department



Project 11-CL-2
11-SN-17

Civic Address/Subdivision Subdivision of Parcels B, Lots 6 to 24
Inclusive and the lanes in Block 23
Plan F1625

Parcel No.	Parcel Area	Lane Area Received
A	1145 m ² 12325 ft ²	292.7 m ² 3151 ft ²
B1	1182 m ² 12723 ft ²	241.5 m ² 2600 ft ²
C	3771 m ² 40592 ft ²	520.2 m ² 5599 ft ²
D	1893 m ² 18224 ft ²	125.5 m ² 1351 ft ²
GR	3270 m² 35314 ft²	299.9 m² 3191 ft²

W. W. Oesthagen

File: 10R223



Tuero