



REGINA PLANNING COMMISSION

**Wednesday, June 26, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, June 26, 2013**

Approval of Public Agenda

Minutes of the meeting held on May 29, 2013.

Administration Reports

RPC13-36 Application for Discretionary Use (13-DU-10) Proposed Condominium,
1733 to 1739 Winnipeg Street

Recommendation

1. That the discretionary use application for a proposed 24 unit condominium located in the MAC zone located at 1733 to 1739 Winnipeg Street, 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 inclusive, prepared by KRN Residential Design LTD / Mitchell Architect LTD and dated March 1, 2013; and
 - b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250
2. That this report be forwarded to the July 8, 2013 meeting of City Council.

RPC13-37 Application for Discretionary Use (13-DU-08) Proposed Planned Group of
Dwellings, Parcel T1, North Galloway Street – Hawkstone

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on North Galloway Street, being Parcel T1 in Hawkstone Phase 3 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 inclusive, prepared by Seymour Pacific Developments Ltd. and dated April 2, 2013;
 - b) The required landscaping for the paved parking lot shall be to the satisfaction of the Development Officer; and
 - c) The development shall comply with all other applicable standards and regulations in *Regina Zoning Bylaw No. 9250*



Office of the City Clerk

2. 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 their remote location and the current unavailability of direct public access.
3. That this report be forwarded to the July 8, 2013 meeting of City Council.

RPC13-38 Application for Zoning Bylaw Amendment (13-Z-09) -Skyview Phase 6
Stage 1

Recommendation

1. That the amended Skyview Concept Plan as shown on attached Appendix A-3.2 be APPROVED.
2. That the application to rezone proposed Lots 7 to 11 Block 6 from partially R1 -Residential Detached Zone and partially R5 - Medium Density Residential Zone to entirely R1 - Residential Detached Zone and proposed Lots 12 to 25 Block 6 from R5 - Medium Density Residential Zone to DCD 12 - Suburban Narrow Lot Residential within the Skyview Concept Plan area, which is part of the NE1/4 SEC 10, Twp 18, Rge 20, W2M, as shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Concept Plan and Zoning Bylaw amendments.
4. That this report be forwarded to the July 29, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. 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 their remote location and the current unavailability of direct public access.

Communication

RPC13-39 Trif Holdings Ltd.: Change of Street Name

Recommendation

That the street name "Dethridge Bay" be changed to "Longmore Bay".

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 29, 2013

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

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Shawn Fraser
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski
Sherry Wolf

Regrets: David Edwards, Dallard LeGault and Laureen Snook

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Director of Planning, Diana Hawryluk
Director of Community Services, Chris Holden
Manager of Current Planning, Fred Searle
Manager of Real Estate, Chuck Maher
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Ben Mario
Senior City Planner, Sue Luchuck

APPROVAL OF PUBLIC AGENDA

Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 8, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-32 Chad Jacklin and Peter Nijman (on behalf of neighbours of 2200 Blocks of Edward Street and Pasqua Street): Proposed Development at 2220 Edward Street

Recommendation

This communication be received and filed.

Chad Jacklin and Peter Nijman addressed the Commission

Councillor Flegel moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC13-33 Application for Contract Zoning (13-CZ-03) - Proposed Planned Group of Townhouses, 2220 Edward Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2220 Edward Street, being Parcel F Plan No. 101875237 from I - Institutional Zone to C-Contract Zone be APPROVED and that the Contract Zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to recommendation 1, the proposed C-Contract Zone agreement shall include the following requirements and terms:
 - a. The development must meet the requirements of Building Bylaw 2003-7 and will not block existing storm water flow paths or impact neighbouring properties that may be below the 1:500 flood level;
 - b. Soil on the site will meet the Canadian Council of Ministers of the Environment (CCME) Soil Quality Guidelines for Residential Use;
 - c. The buildings be designed to follow CMHC guidelines for adequate sound insulation to ensure the noise levels at façade of the building closest to Lewvan Drive do not exceed 55 dBA;
 - d. Existing sidewalks on Edward Street must be extended to the development site;
 - e. Existing lanes must be resurfaced following completion of construction to the satisfaction of the City;
 - f. The applicant shall submit a detailed landscape plan identifying all plant material, species and location to the Development Officer for review and approval prior to the issuance of the building permit;
 - g. The development shall conform to the attached site plan labelled A-3.1 prepared by McGinn Engineering Ltd.;
 - h. The applicant shall submit revised elevation plans incorporating external design features, which are generally consistent with the character of the adjacent residential buildings to the Development Officer for inclusion in the Contract Zone agreement;
 - i. Any zoning related detail not specifically addressed in the Contract Zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - j. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the FW-Floodway designation on the Zoning Map for Parcel F be deleted and replaced with the FF-Floodway Fringe overlay zone where the contour elevation is above the 1:500 flood level as determined by the Water Security Agency.

4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
5. That this report be forwarded to the July 8, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Jim Elliott;
- Laura Pettigrew, representing Saskatchewan Express;
- Linda McKenzie;
- Peter Nijman and Chad Jacklin; and
- Doug Rogers, representing Terra Developments Inc., Cameron Wilkes, and Mike McGinn, representing McGinn Engineering.

Phil Selenski moved that the recommendation contained in the report be concurred in.

(Phil Selenski left the meeting.)

The motion was put and declared LOST.

Councillor Fraser moved, AND IT WAS RESOLVED, that the recommendation contained in the report be denied.

(Councillor Fraser left the meeting.)

RPC13-31 Application for Discretionary Use (12-DU-30) Proposed House-Form
Commercial Restaurant – 2416 14th Avenue

Recommendation

1. That the discretionary use application for a proposed restaurant being a House-Form Commercial use located at 2416 14th Avenue, being Lot 30, Block 405, Plan No. 98RA28309, located in the 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 plan attached to this report as Appendix A-3.1, and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the June 10, 2013 meeting of City Council.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Yichun Qian.

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

RPC13-30 Application for Street Closure (11-CL-5/12-CL-2) – Closures of West Boundary Road, Fleming Road and Condie Road intersecting with CPR Main Line

Recommendation

1. That the application for the closure and sale of a portions of Fleming Road and Condie Road as shown on the attached plan of proposed subdivision prepared by Barry Clark S.L.S, dated January 25, 2013, and legally described as follows, be APPROVED:
 - a) All that portion of the road allowance between the NE1/4 Section 13, Township 17, Range 21, West of the 2nd Meridian and the NW1/4 Section 18, Township 17, Range 20, West of the 2nd Meridian lying South of a line joining the intersection of the North limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 18 with the intersection of the North limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 13, and lying North of a line joining the intersection of the South limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 18 with the intersection of the South limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 13 and;
 - b) All that portion of the road allowance between the NE1/4 Section 18, Township 17, Range 20, West of the 2nd Meridian and the NW1/4 Section 17, Township 17, Range 20, West of the 2nd Meridian lying South of a line joining the intersection of the North limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 17 with the intersection of the North limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 18, and lying North of a line joining the intersection of the South limit of Reg'd Plan No. 16074 and the West limit of said NW1/4 Section 17 with the intersection of the South limit of Reg'd Plan No. 16074 and the East limit of said NE1/4 Section 18.
2. That the application for the closure and sale of a portions of West Boundary Road, as shown on the attached plan showing proposed road closure prepared by Prakhar Shrivastava S.L.S, dated June 5, 2012 and legally described as follows, be APPROVED:
 - a) All the portion of Road Allowance lying between the west boundary of the NW ¼ Sec. 13 and the east boundary of the NE ¼ Sec. 14, Township 17, Range 21, W2nd Meridian, in Regina, Saskatchewan.

3. That the City Solicitor be directed to prepare the necessary bylaw;
4. That this report be forwarded to the June 10, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.
5. That this item be removed from the list of outstanding items for Regina Planning Commission.

Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

RPC13-34 Park Naming – Lakeridge MR-1 and MR-3

Recommendation

- 1) That Lakeridge Addition MR-1 (5599 Devine Place) be named Bloos Park.
- 2) That Lakeridge Addition MR-3 (5201 Watson Way) be named Kaytor Park.

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

CIVIC NAMING COMMITTEE REPORT

RPC13-35 Civic Naming Committee Annual Report 2011 & 2012

Recommendation

That this report be forwarded to City Council for information.

Phil Evans moved, AND IT WAS RESOLVED, that this report be forwarded to City Council for information.

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:42 p.m.

Chairperson

Secretary

June 26, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-10) Proposed Condominium, 1733 to 1739
Winnipeg Street

RECOMMENDATION

1. That the discretionary use application for a proposed 24 unit condominium located in the MAC zone located at 1733 to 1739 Winnipeg Street, 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 inclusive, prepared by KRN Residential Design LTD / Mitchell Architect LTD and dated March 1, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the July 8, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- 3 Storey apartment building for Condominium ownership containing 24 units.
- 22 parking stalls in the first floor parkade, with 7 surface stalls at the rear of the building accessed from the alley. One accessible parking stall is located in the parkade.
- The subject property is zoned MAC (Major Arterial Commercial)
- The subject property is located within the Heritage Neighbourhood. (Formerly the Core Neighbourhood).
- Compliant with the Zoning Bylaw, the Official Community Plan (OCP) and the Core Neighbourhood Plan.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Land Use Details		
	<u>Existing</u>	<u>Proposed</u>
Zoning	MAC	MAC
Land Use	Vacant land	Low rise apartment building
Number of Dwelling Units	n/a	24
Building Area	n/a	1,152 m ²

Zoning Analysis		
	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	24 stalls (One space per dwelling unit)	29 stalls
Minimum Lot Area (m ²)	250 m ²	1,152 m ²
Minimum Lot Frontage (m)	6 m	30.46 m
Maximum Building Height (m)	15 m	11.46 m
Gross Floor Area	n/a	3,091 m ²
Maximum Floor Area Ratio	3	2.68
Maximum Coverage (%)	90%	70%

Surrounding land uses include a residential dwelling directly to the north on Winnipeg Street, a small commercial business directly to the south, along with a vacant lot. Located to the east is an alley that serves the residential homes on Wallace Street and detached dwellings are located west along Winnipeg Street.

Vegetative screening in the form of deciduous shrubbery will be planted on the Winnipeg Street side.

RECOMMENDATION IMPLICATIONS

Financial Implications

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.

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. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.3 b) – To encourage the revitalization and redevelopment trends of the inner city residential neighbourhoods.
- 3.3 c) – To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 7.1 d) – To promote the development of sustainable suburban neighbourhoods.
- 7.1 g) – To encourage higher density housing and mixed use development along or adjacent to major arterial streets.
- 7.14 c) – That the City shall ensure that higher density residential development is compatible with adjacent land uses and will not be affected by noise from industrial uses or major truck transportation routes.
- 7.20 a) - That the City should encourage construction for all housing units in the inner city neighbourhood areas for households of all social and economic characteristics.
- 7.20 d) – That the City shall encourage infill development to minimize the need for annexing additional land on the periphery of the City.

The proposed development responds to the current market demand for higher density residential development and contributes to the diversity and mix of housing options in this community. The proposed development will contribute positively in supporting other community amenities and services in the area.

The proposal is also consistent with the policies contained in Part L (Core Neighbourhood Plan), of the OCP with respect to:

- Objective A) – To improve the overall quality of housing in the Core Neighbourhood by promoting the upgrading of existing housing stock and supporting sensitively designed redevelopment project.
- Housing Policy 1) – That infill housing, both private and public, shall be encouraged in the Core Neighbourhood through the application of zoning standards which reinforce the primary residential nature of the area.

The Core Neighbourhood Plan recognizes the need to provide infill housing with appropriate zoning that will address this issue. This site which is currently vacant fulfills the objectives and housing policies above through zoning that allows infill residential development to occur.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides one parking stall for persons with disabilities which meets the minimum requirements for accessible parking stalls.

COMMUNICATIONS

Public notification signage posted on:	April 18, 2013
Letter sent to immediate property owners	April 18, 2013
Number of Public Comments Sheets Received	2

Two comment sheets were received. The concerns were adequate parking for the proposed development, and people using alleys and Quebec Street to avoid traffic lights, and driving at high speeds without concern for children and animals. Each comment was responded to through telephone.

DELEGATED AUTHORITY

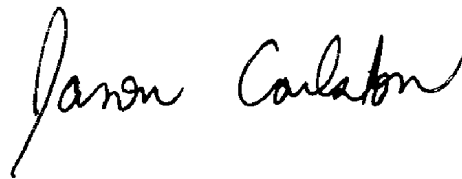
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Diana Hawryluk, Director
Planning

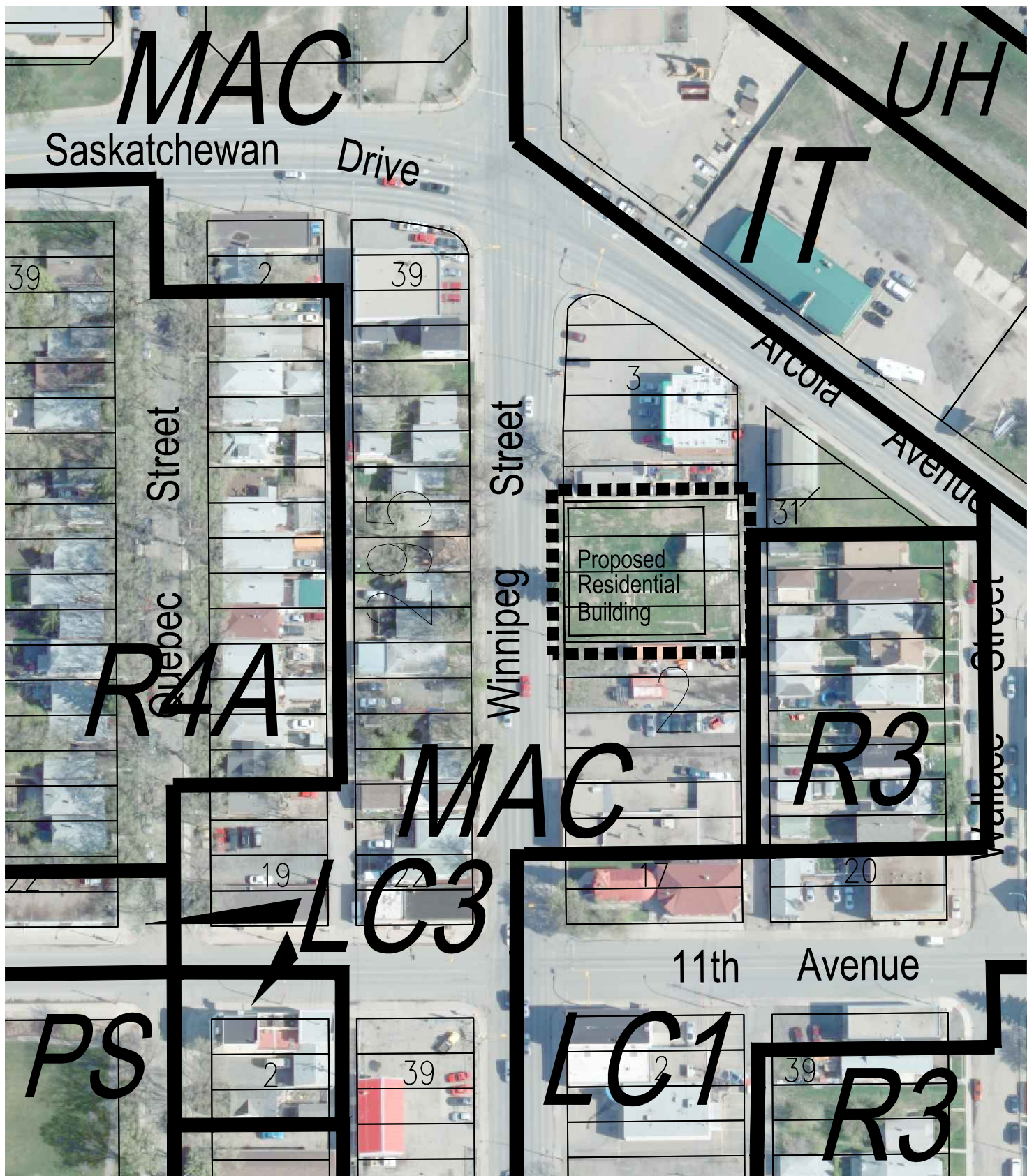
Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Blaine Yatabe

Appendix A-1	Subject Property Map
Appendix A-2	Subject Aerial Map
Appendix A-3.1	Site Plan
Appendix A-3.2	Parking Plan
Appendix A-3.3	Rendering

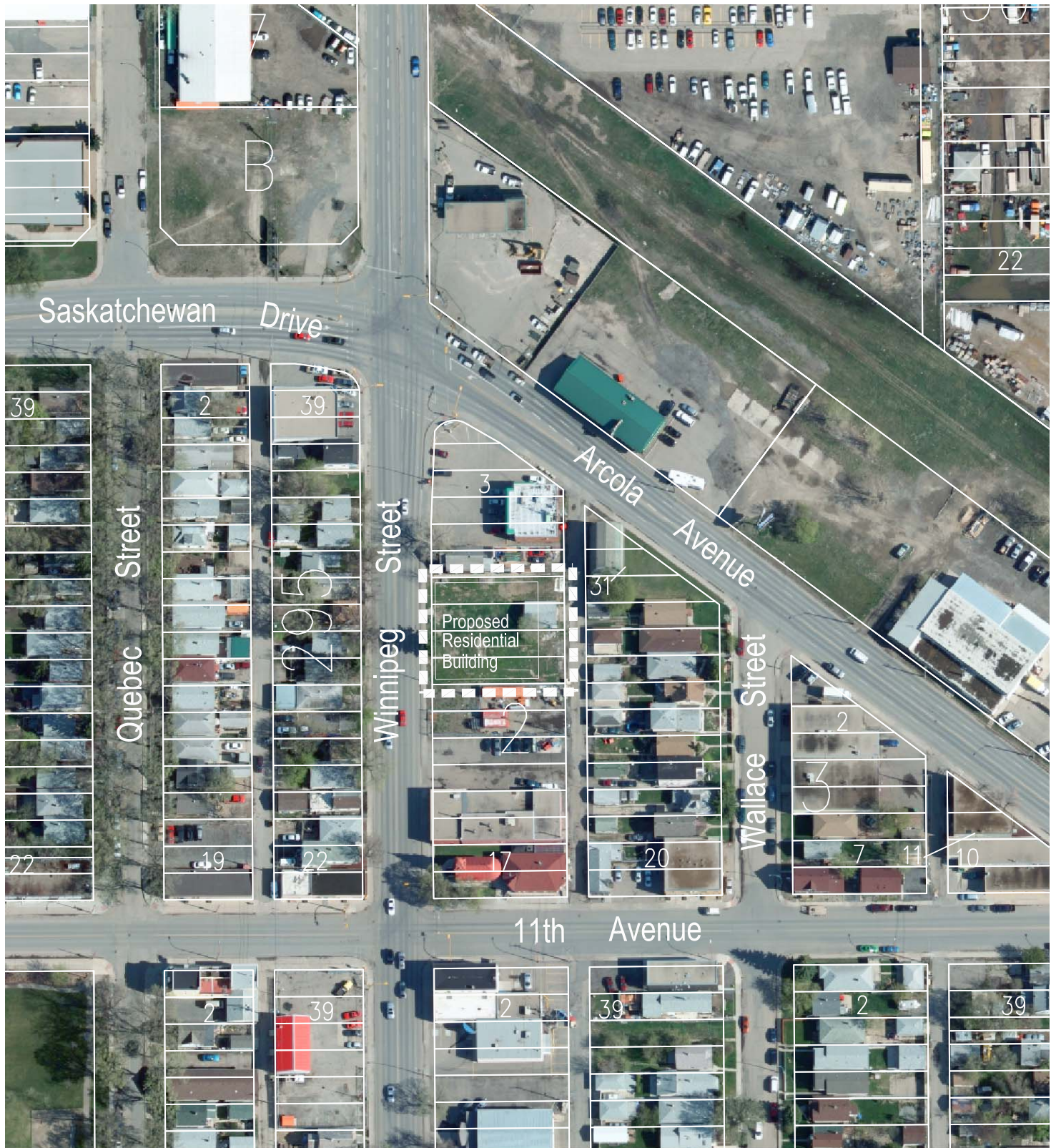


Subject Property



Project 13-DU-10

Civic Address/Subdivision 1733 Winnipeg Street



Subject Property

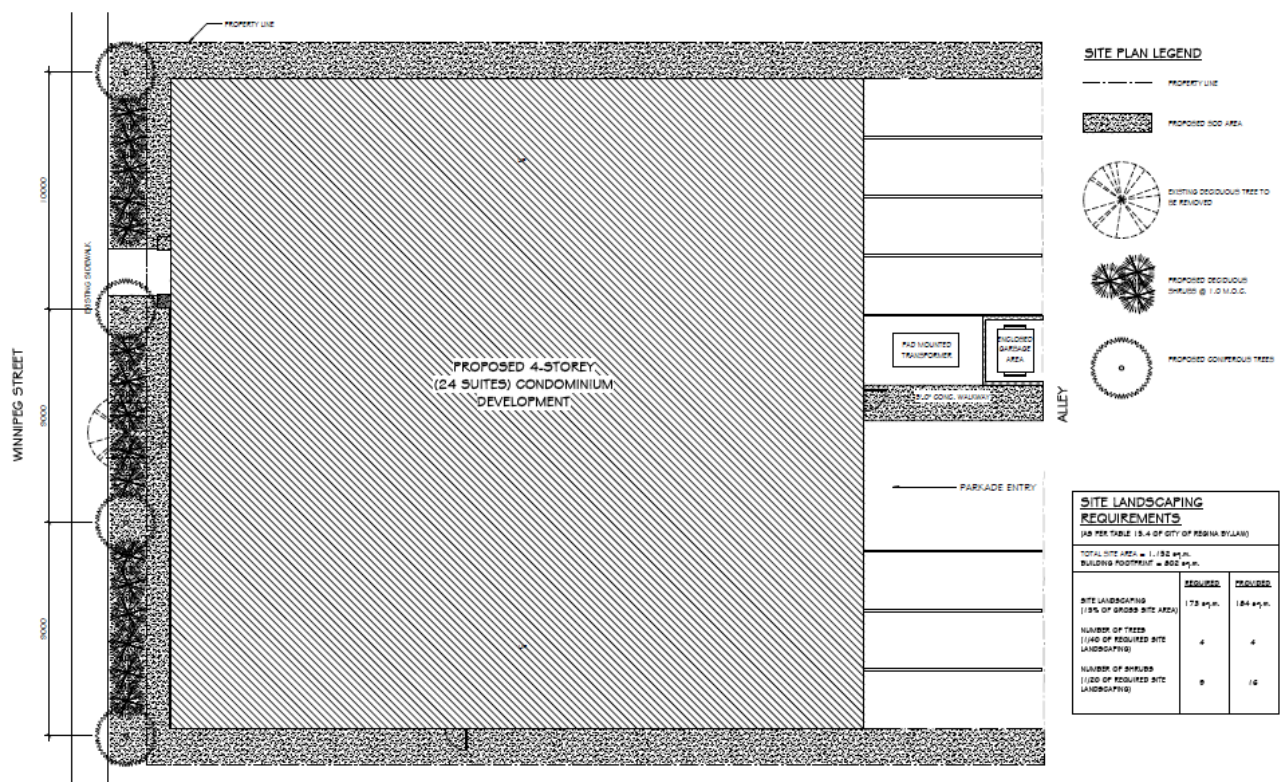
Date of Photography: 2012



Project 13-DU-10

Civic Address/Subdivision

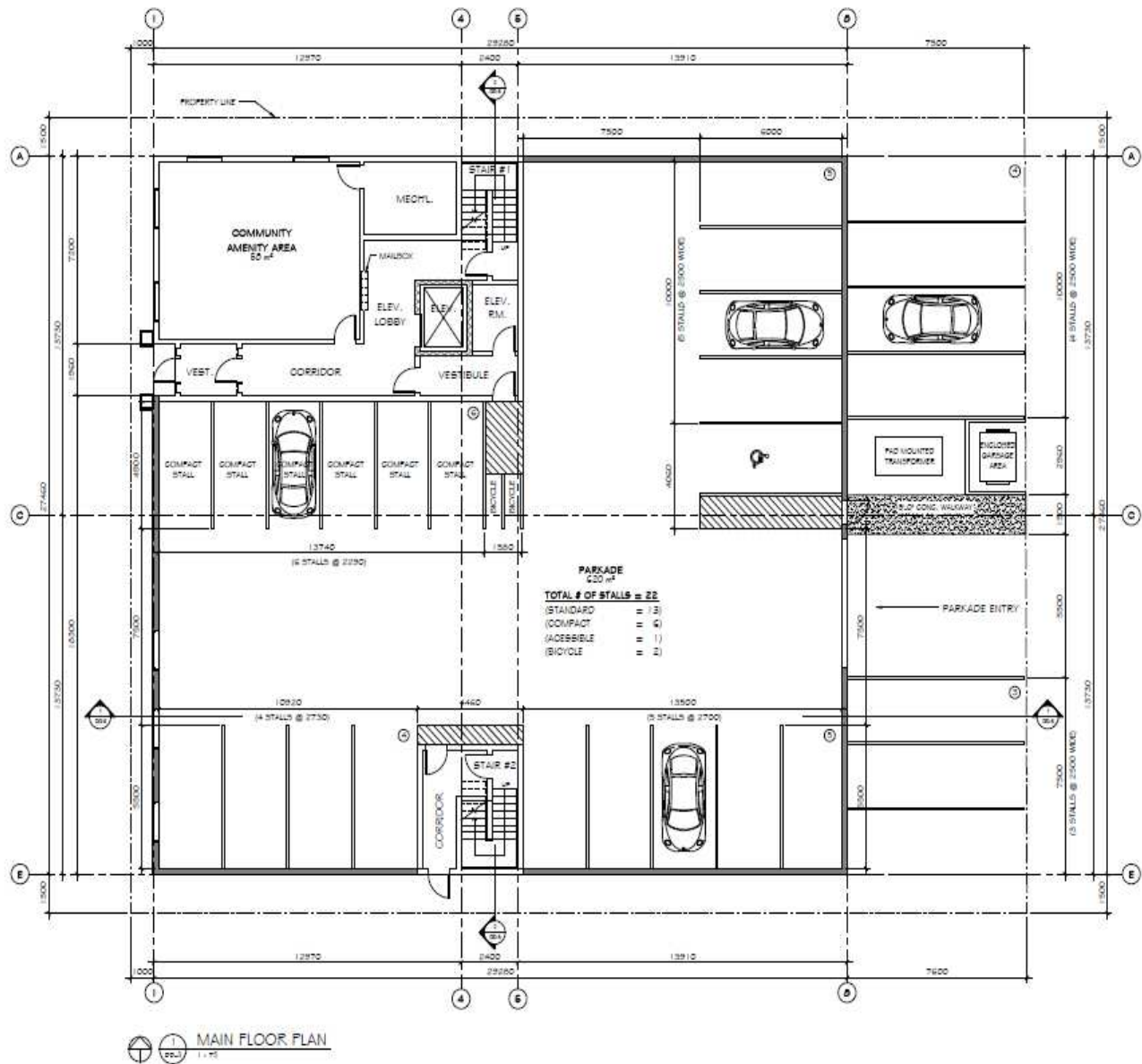
1733 Winnipeg Street



Planning Department

Project 13-DU-10

Civic Address/Subdivision 1733 Winnipeg Street



Planning Department

Project 13-DU-10

Civic Address/Subdivision 1733 Winnipeg Street

PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT

1733 WINNIPEG STREET, REGINA, SK



ZONING ANALYSIS

THE FOLLOWING ANALYSIS IS BASED UPON THE CITY OF REGINA ZONING BYLAW NO. 9380.

1. **PROJECT INFORMATION:**
 - SITE AREA: 1,162 sq.m. (12,403 sq.ft.)
 - GROSS FLOOR AREA: 3,091 sq.m. (33,271 sq.ft.)
 - MAIN FLOOR AREA: 805 sq.m. (8,632 sq.ft.)
 - TYP. 2ND - 4TH FLOOR: 763 sq.m. (8,213 sq.ft.)
2. **ZONING CLASSIFICATION:** MAJOR ARTERIAL COMMERCIAL (MAC)
3. **YARD SETBACKS:**
 - FRONT: nil
 - REAR: 2 M. (6.6 ft.)
 - SIDE: nil
 - TOTAL SIDE YARD: nil
4. **FLOOR AREA RATIO:**

MAX. ALLOWED	= 3.0
PROVIDED	= 3.05
5. **ALLOWABLE MAX. GROSS FLOOR AREA:**

= SITE AREA x FAR = 1,162 sq.m. x 3	= 3,486 sq.m. (37,200 sq.ft.)
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6. **SITE COVERAGE:**

MAX. ALLOWED	= 60%
PROVIDED	= 70%
7. **MAX. BUILDING HEIGHT:**

MAX. ALLOWED	= 15 m.
PROVIDED	= 11.8 m.
8. **PARKING REQUIREMENTS:**

SPACE PER DWELLING UNIT (24 SUITES)	= 24
2% FOR ACCESSIBLE PARKING	= 1
5% FOR BICYCLE PARKING	= 2
TOTAL STALLS REQUIRED	= 27
TOTAL STALLS PROVIDED	= 28
(22 - PARKING, 7 - BUFFALO)	

BUILDING CODE ANALYSIS

1.0. APPLICABLE CODE
NATIONAL BUILDING CODE: 2010 EDITION

2.0. BUILDING AREA
BUILDING AREA (FOOTPRINT): 763 sq.m. (8,267 sq.ft.)

3.0. CLASSIFICATION
3.2.2.50. GROUP C, UP TO 4 STOREYS, SPRINKLERED
BUILDING HEIGHT: FOUR STOREYS
NUMBER OF STREETS FACING: ONE

4.0. OCCUPANCIES & OCCUPANCY SEPARATIONS

GROUP F-3 OCCUPANCY - BASEMENT LEVEL STORAGE GARAGE (PARKING AREA)
GROUP O OCCUPANCY - MAIN, 2ND, 3RD & 4TH FLOOR RESIDENTIAL CONDOMINIUMS

COMMENTS - OCCUPANCY SEPARATIONS REQUIRED BETWEEN GROUP F-3 & O. SEE STORAGE GARAGE SEPARATION FOR GROUP F-3 STORAGE GARAGE SEPARATIONS.

5.0. STORAGE GARAGE SEPARATION

3.3.8.6. (1) EXCEPT AS PERMITTED BY SENTENCES 3.3.4.2 (4) AND (5), A STORAGE GARAGE SHALL BE SEPARATED FROM OTHER OCCUPANCIES BY A FIRE SEPARATION WITH A FIRE RESISTANCE RATING NOT LESS THAN 1.8H.

6.0. BUILDING SIZE & CONSTRUCTION RELATIVE TO OCCUPANCY

3.2.2.50. GROUP C, UP TO 4 STOREYS, SPRINKLERED

(1) A BUILDING CLASSIFIED AS GROUP C IS PERMITTED TO CONFORM TO SENTENCE (2), PROVIDED:

(A) THE BUILDING IS SPRINKLERED THROUGHOUT;

(B) IT IS NOT MORE THAN 4 STOREYS IN BUILDING HEIGHT;

(C) IT HAS A BUILDING AREA NOT MORE THAN 1,000 SQ.M. IF A STOREYS IN BUILDING HEIGHT.

COMMENTS - 802 SQ.M. < 1,000 SQ.M.

THEREFORE, - BLDG AREA COMPLIES - OK.

7.0. CONSTRUCTION

3.2.2.50. GROUP C, UP TO 4 STOREYS, SPRINKLERED

(2) THE BUILDING REFERRED TO IN SENTENCE (1) IS PERMITTED TO BE OF COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION USED SINGLY OR IN COMBINATION.

8.0. FLOOR SLABS

3.2.2.50. GROUP C, UP TO 3 STOREYS

(24) EXCEPT AS PERMITTED BY SENTENCE (3) AND (4), FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS

WITH A FIRE RESISTANCE RATING NOT LESS THAN 1 HOUR.

9.0. LOAD BEARING STRUCTURES

3.2.2.52. GROUP C, UP TO 3 STOREYS

(20) LOAD-BEARING WALLS, COLUMNS AND ARCHES SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN

THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

10.0. FIRE SEPARATIONS & RTO RATINGS - SUITE TO SUITE - SUITE TO CORRIDOR

3.3.4.2. (1) ... SUITES OF RESIDENTIAL OCCUPANCY SHALL BE SEPARATED FROM EACH OTHER AND THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1H.

3.3.4.2. (2) ... DWELLING UNIT SHALL BE SEPARATED FROM EVERY OTHER SPACE IN THE BUILDING ... PROVIDING A SOUND TRANSMISSION CLASS RATING NOT LESS THAN 50...

3.3.4.2. (3) CONSTRUCTION SEPARATING A DWELLING UNIT FROM AN ELEVATOR HOISTWAY ... SHALL HAVE A SOUND TRANSMISSION CLASS RATING NOT LESS THAN 55...

11.0. SMOKERS ROOMS

3.3.1.2. (1) ... IF THE FIRE SEPARATION REQUIRED BY SENTENCE (1) IS NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING IF THE FLOOR AREA IN WHICH THE ROOM IS LOCATED IS SPRINKLERED THROUGHOUT.

COMMENTS

(1) STORAGE/ANTIOR RM IS SPRINKLERED, BEING LOCATED ON BASEMENT LEVEL WHICH IS FULLY SPRINKLERED.

12.0. TRAVEL DISTANCE

3.4.2.5. (5) 50 M (164 FT.)

DRAWING LIST

- | | |
|------|--------------------------------------|
| DD-0 | DRAWING LIST, CODE 4 ZONING ANALYSIS |
| DD-1 | SITE DEVELOPMENT PLAN |
| DD-2 | LANDSCAPE PLAN & DETAILS |
| DD-3 | MAIN FLOOR PLAN |
| DD-4 | TYPICAL 2ND TO 4TH FLOOR PLAN |
| DD-5 | ROOF PLAN |
| DD-6 | BUILDING ELEVATIONS |
| DD-7 | BUILDING SECTIONS |

PRELIMINARY NOT FOR CONSTRUCTION

Planning Department

Project 13-DU-10

Civic Address/Subdivision 1733 Winnipeg Street

June 26, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-08) Proposed Planned Group of Dwellings,
Parcel T1, North Galloway Street – Hawkstone

RECOMMENDATION

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on North Galloway Street, being Parcel T1 in Hawkstone Phase 3 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 inclusive, prepared by Seymour Pacific Developments Ltd. and dated April 2, 2013;
 - b) The required landscaping for the paved parking lot shall be to the satisfaction of the Development Officer; and
 - c) The development shall comply with all other applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. 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 their remote location and the current unavailability of direct public access.
3. That this report be forwarded to the July 8, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- A planned group of apartment buildings that will contain rental units
- 94 units in two four-storey buildings
- The subject property is currently zoned R6-Residential Multiple Housing Zone
- The subject property is located within Hawkstone Phase 3
- Compliant with applicable zoning, Official Community Plan (OCP) and Hawkstone Concept Plan.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Land Use Details		
	Existing	Proposed
Zoning	R6	R6
Land Use	vacant	Low rise apartment buildings
Number of Dwelling Units	n/a	94
Building Area	n/a	2,443.9 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	141 stalls 1.5 stalls per unit	141 (139 stalls + 2 motorcycle stalls as per Section 14B.3.11)
Minimum Lot Area (m ²)	500 m ²	10,477 m ²
Minimum Lot Frontage (m)	15 m	82 m
Maximum Building Height (m)	20 m	10.76 m
Gross Floor Area	n/a	9,632.0 m ²
Maximum Floor Area Ratio	3.0	0.9
Maximum Coverage (%)	50%	23%

The surrounding land uses, within the Hawkstone subdivision, include planned low density residential development to the north, proposed high density residential development on the parcel immediately to the east with medium density residential development proposed further to the east and south and future commercial development to the west.

The concept plan for Hawkstone was amended by Bylaw 2012-83 which rezoned this site to R6-Residential Multiple Housing Zone. The proposed development is consistent with the purpose and intent of the R6-Residential Multiple Housing Zone which supports a variety of residential development options with a net density in excess of 50 dwelling units per hectare. The density of this development is 89 units per hectare.

Fencing will be provided along the south and west sides of the development. The landscaped area of the paved parking lot does not meet the minimum requirements in the Zoning Bylaw. However, Part 15D of the Zoning Bylaw provides an opportunity for the Development Officer to consider alternatives or relaxation of the landscape requirements on a case by case basis. This is a developing area of the City. In these situations the Development Officer can relax the amount of landscaping required in the parking area if special attention is given to the landscaping of City boulevards. In addition, as the parking lot is screened from the streets by buildings and the park (to the south) and additional landscaping will be provided adjacent to the buildings, the impact of the reduced landscaping in the parking lot is less than if the parking lot was adjacent to the street.

The proposed development is consistent with the purpose and intent of the R6 Zone with respect to supporting a variety of residential development options with a net density in excess of 50 dwelling units per hectare.

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. Utility charges are applied to the costs of water, sewer and storm drainage services.

The Transit Department has indicated that the development is likely to generate demand for transit service in the area although resources and budget have not been allocated to allow for extension of transit services to this area at this time. The timing of the extension of transit service would be contingent upon available budget, demand for service, rate of land development in the area, and the ability to link the service to that which is provided in adjacent areas.

Environmental Implications

The subject property is located over the Moderate Sensitivity Aquifer Protection Overlay Zone. The development is required to comply with the applicable performance standards which are:

- Excavations shall not exceed 4.5 metres in depth. Where the overburden is less than 3 metres, the excavations shall not expose the aquifer or reduce the overburden substantially.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.3– To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 7.1 d) – To promote the development of sustainable suburban neighbourhoods.
- 7.1 g) – To encourage higher density housing and mixed use development along or adjacent to major arterial streets.
- 7.12 a) – That the City should encourage/require developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood.
- 7.14 c) – That the City shall ensure that higher density residential development is compatible with adjacent land uses and will not be affected by noise from industrial uses or major truck transportation routes.

The proposed development responds to the current market demand for higher density residential development and accommodates a demographic that chooses not to purchase a dwelling. The development is located in an area of Hawkstone that is located outside of the 1000 metre buffer separation from the Evraz steel plant.

This proposal is also consistent with the policies contained in Part C – Northwest Sector Plan of the OCP with respect to staged and sequential growth and the provision of a mix of housing types and densities to suit different lifestyles and income levels in the northwest part of the City. This development proposes a planned high density residential rental complex comprised of two four storey apartment buildings.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides three parking stalls for persons with disabilities which meets the minimum requirement.

The Uniform Building and Accessibility Standards Act requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, this equates to two barrier-free units per building. The buildings will also be equipped with elevators.

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not signposted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Letter sent to immediate property owners	Due to the remoteness of the development there were no residents within the minimum 75 metre radius of the site to notify.

DELEGATED AUTHORITY

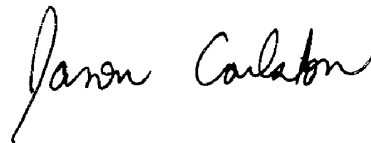
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Sue Luchuck

Appendix A-1	Subject Property Map
Appendix A-2	Aerial Photograph
Appendix A-3.1	Site Plan
Appendix A-3.2	Elevation Plan
Appendix A-3.3	Floor Plan
Appendix A-3.4	Landscape Plan



Subject Property

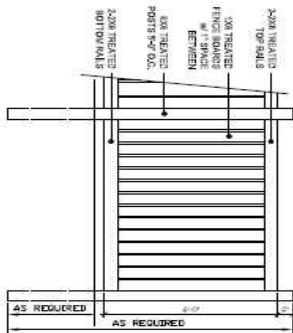
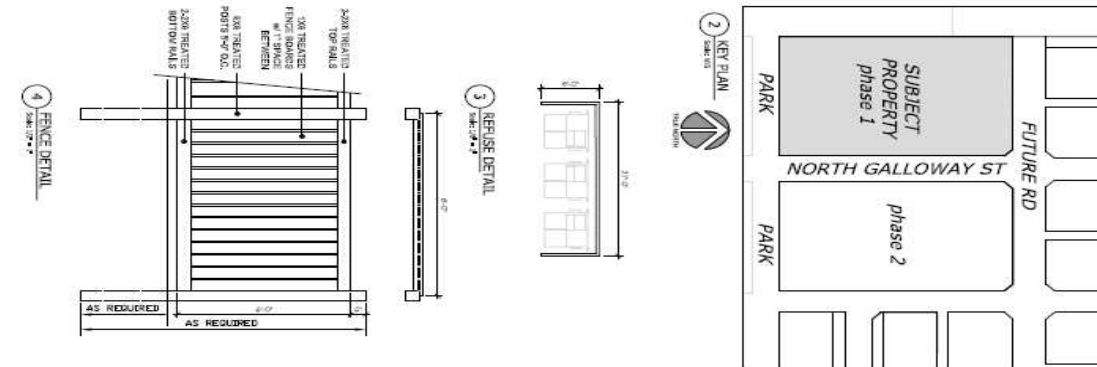
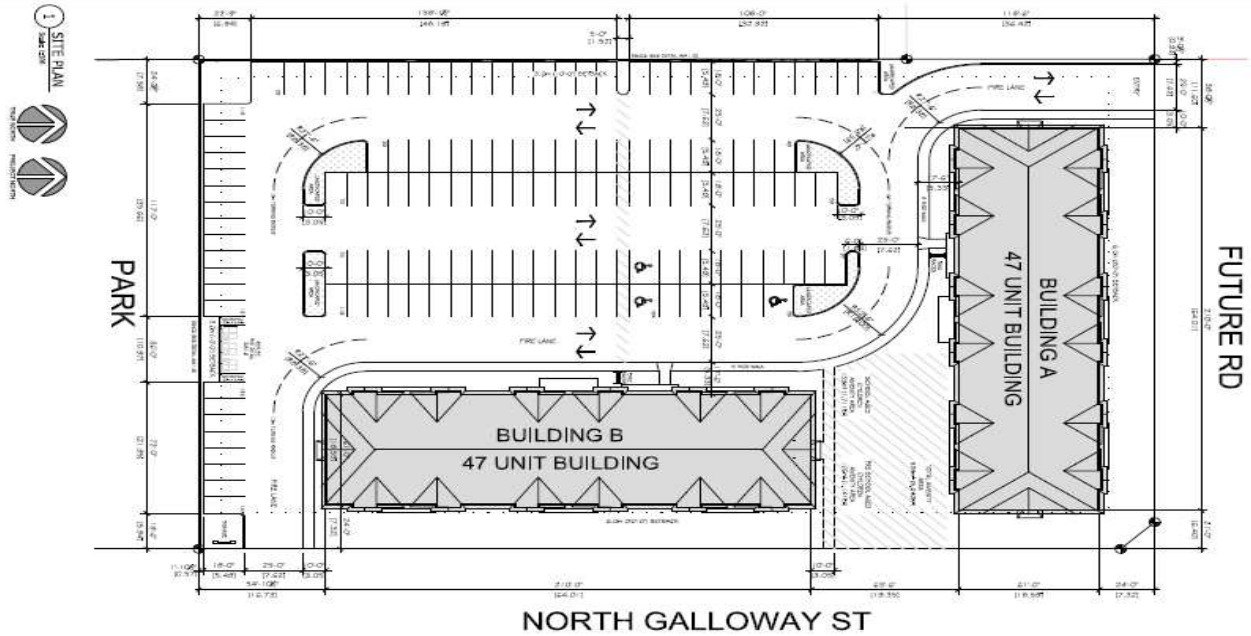
Date of Photography : 2012



Project 13-DU-08

Civic Address/Subdivision

Proposed Planned Group of Dwellings
North Galloway Street - Hawkstone Phase 3

[illegible]

SEYMOUR PACIFIC
DEVELOPMENT LTD.
325 Aber Street, Campbell River, B.C.
(250) 836-5545 / Fax: (250) 836-5546
www.seymourpacific.ca

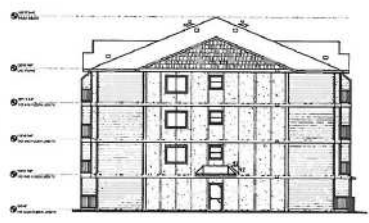
REPLYING TO:
A. RESULT FOR REVIEW
B. REQUESTED FOR DEVELOPER PERMIT
C. REQUESTED FOR DEVELOPER PERMIT
D.
E.
F.
G.

SEE PLAN

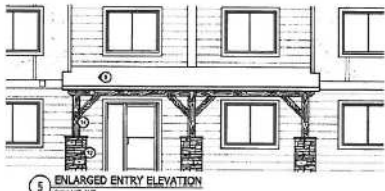
CHECKED BY: N. FORKHOZA	REV#
DATE: APR 2 2011	
SCALE: AS NOTED	
DRAWING #	



1 FRONT ELEVATION
Scale: 1/8"=1'-0"

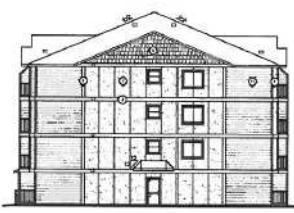


2 LEFT ELEVATION
Scale: 1/8"=1'-0"



5 ENLARGED ENTRY ELEVATION
Scale: 1/4"=1'-0"

KEY	
1	Asph/Flt Shingles - 30 Year Life Expectancy
2	Asph/Flt Shingles - 30 Year Life Expectancy
3	Asph/Flt Shingles - 30 Year Life Expectancy
4	Asph/Flt Shingles - 30 Year Life Expectancy
5	Asph/Flt Shingles - 30 Year Life Expectancy
6	Asph/Flt Shingles - 30 Year Life Expectancy
7	Asph/Flt Shingles - 30 Year Life Expectancy
8	Asph/Flt Shingles - 30 Year Life Expectancy
9	Asph/Flt Shingles - 30 Year Life Expectancy
10	Asph/Flt Shingles - 30 Year Life Expectancy
11	Asph/Flt Shingles - 30 Year Life Expectancy
12	Asph/Flt Shingles - 30 Year Life Expectancy
13	Asph/Flt Shingles - 30 Year Life Expectancy
14	Asph/Flt Shingles - 30 Year Life Expectancy
15	Asph/Flt Shingles - 30 Year Life Expectancy
16	Asph/Flt Shingles - 30 Year Life Expectancy
17	Asph/Flt Shingles - 30 Year Life Expectancy
18	Asph/Flt Shingles - 30 Year Life Expectancy
19	Asph/Flt Shingles - 30 Year Life Expectancy
20	Asph/Flt Shingles - 30 Year Life Expectancy



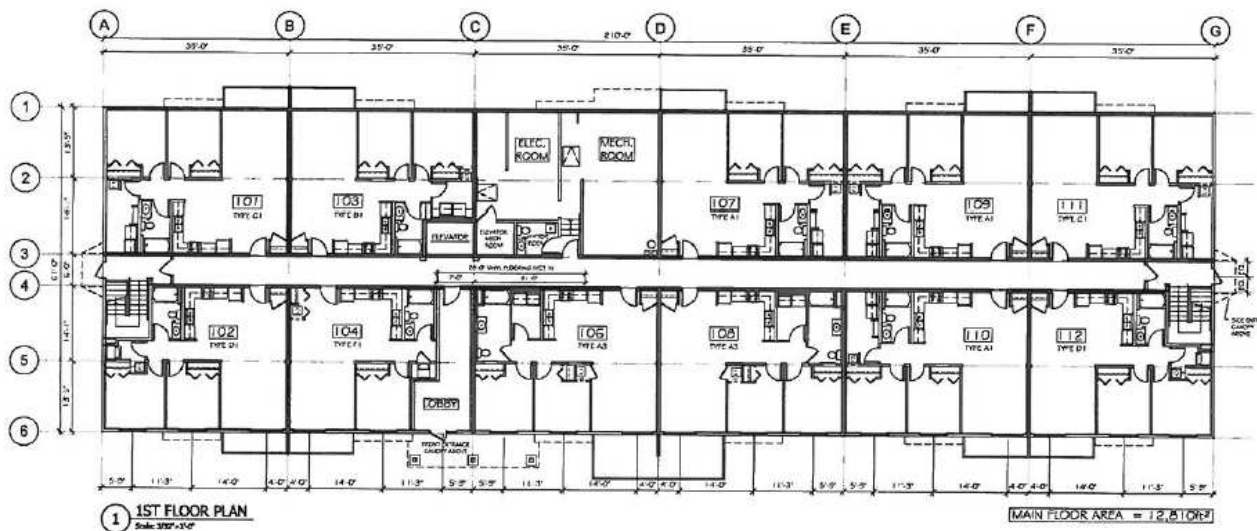
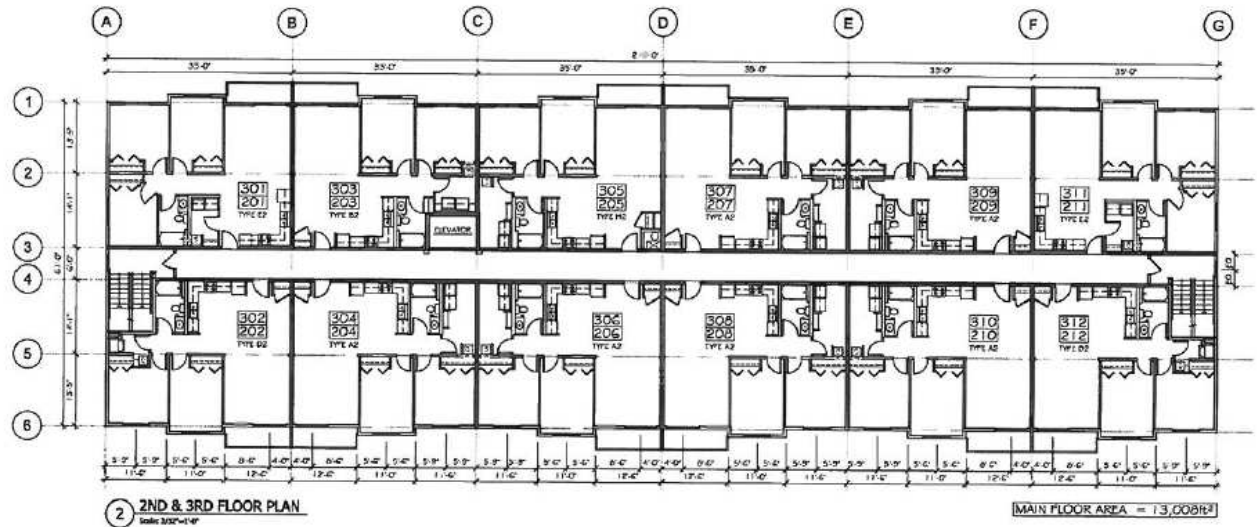
3 RIGHT ELEVATION
Scale: 1/8"=1'-0"



4 REAR ELEVATION
Scale: 1/8"=1'-0"

Planning Department

Project 13-DU-08 Civic Address/Subdivision North Galloway Street - Hawkstone



Planning Department

Project **13-DU-08**

Civic Address/Subdivision

North Galloway Street - Hawkstone



June 26, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-09) - Skyview Phase 6 Stage 1

RECOMMENDATION

1. That the amended Skyview Concept Plan as shown on attached Appendix A-3.2 be APPROVED.
2. That the application to rezone proposed Lots 7 to 11 Block 6 from partially R1 - Residential Detached Zone and partially R5 - Medium Density Residential Zone to entirely R1 - Residential Detached Zone and proposed Lots 12 to 25 Block 6 from R5 - Medium Density Residential Zone to DCD 12 - Suburban Narrow Lot Residential within the Skyview Concept Plan area, which is part of the NE1/4 SEC 10, Twp 18, Rge 20, W2M, as shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Concept Plan and Zoning Bylaw amendments.
4. That this report be forwarded to the July 29, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. 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 their remote location and the current unavailability of direct public access.

CONCLUSION

The details of this application are:

- The subject property is located within Skyview neighbourhood
- The subject property is being rezoned to R1-Residential Detached Zone and DCD 12-Suburban Narrow Lot Residential to accommodate single detached dwellings.
- Compliant with Zoning Bylaw and Official Community Plan. An amendment is required to the Skyview Concept Plan to enable rezoning of Lots 12 to 25 Block 6 to DCD 12-Suburban Narrow Lot Residential.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning Lots 7 and 8, Block 6 and a portion of Parcel D all of which are located in the NE ¼ Sec 10 Twp 18 Rge 20 W2M within the Skyview Phase 6 concept plan. City Council approved an amendment to the Skyview Concept Plan on September 17, 2012 (Bylaw 2012-78) which rezoned Lots 3 to 8 in Block 6 to R1 – Residential Detached and Parcel D to R5 – Medium Density Residential from UH - Urban Holding.

The applicant is now proposing a re-subdivision of Lots 7 and 8, Block 6 (to create smaller lots)

and a portion of Parcel D to accommodate single detached dwellings. This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Zoning and Land Use Details

The rezoning and related subdivision will accommodate the next phase of sequential development in Skyview Phase 6. One row of single detached dwellings on the most easterly portion of Parcel D can be accommodated without encountering any servicing issues. Further development of Parcel D will require a solution to sewage servicing.

The Skyview Concept Plan requires amendment to the land use designation on the east side of Parcel D to accommodate the proposed development. Once the servicing issue has been resolved the remainder of Parcel D can be developed for medium density residential uses to meet the overall density requirements of the approved concept plan.

Land Description	Description of Development	Current Zone	Proposed Zone
Lots 7 to 11, Block 6	Single detached dwellings	R1 and R5	R1
Lots 12 to 25, Block 6	Single detached dwellings	R5	DCD 12

Surrounding land uses include vacant land to the north and west, land subdivided for single detached dwellings to the east and Municipal Reserve to the south.

The proposed development is consistent with the purpose and intent of both the R1- Residential Detached Zone and the DCD 12 – Suburban Narrow Lot Residential Zone with respect to enabling the development of single detached dwellings in suburban neighbourhoods.

The DCD 12 Zone further enables low density residential uses but at a higher density than would be permitted under conventional zoning in newly developing neighbourhoods in the Northwest, Southeast and Southwest areas of the City.

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. Utility charges are applied to the costs of water, sewer and storm drainage services.

The Transit Department has raised a concern that the development is likely to generate demand for service in the area although it does not have the resources to allow for the extension of services at this time. The timing of the extension of transit service would be contingent upon available budget, demand for service, rate of land development in the area, and the ability to link the service to that which is provided in adjacent areas.

Environmental Implications

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. Proposed development is required to comply with the applicable performance standards which are:

- Excavations shall not exceed 6 metres in depth. Where the overburden is less than 6 metres, the excavations shall not expose the aquifer or reduce the overburden substantially.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.3– To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 7.1 d) – To promote the development of sustainable suburban neighbourhoods.
- 7.12 a) – That the City should encourage/require developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood.

The Skyview concept plan contains a mix of housing types and densities. This application will address the demand for lots for single detached dwellings while reserving land zoned for medium density residential development for the next phase of the development of the Skyview neighbourhood.

The proposal is also consistent with the policies contained in Part C – Northwest Sector Plan of the OCP with respect to the policies regarding staged and sequential growth in the northwest part of the City.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage	The subject lands were not signposted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Will be published in the Leader Post on:	July 13 2013 and July 20, 2013
Letter sent to immediate property owners	Immediate area is currently being developed. There were no residents at the time the property search was done.

The applicant will receive written notification of City Council's decision.

DELEGATED AUTHORITY

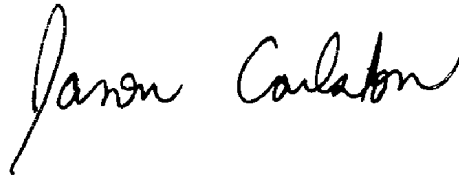
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*

Respectfully submitted,

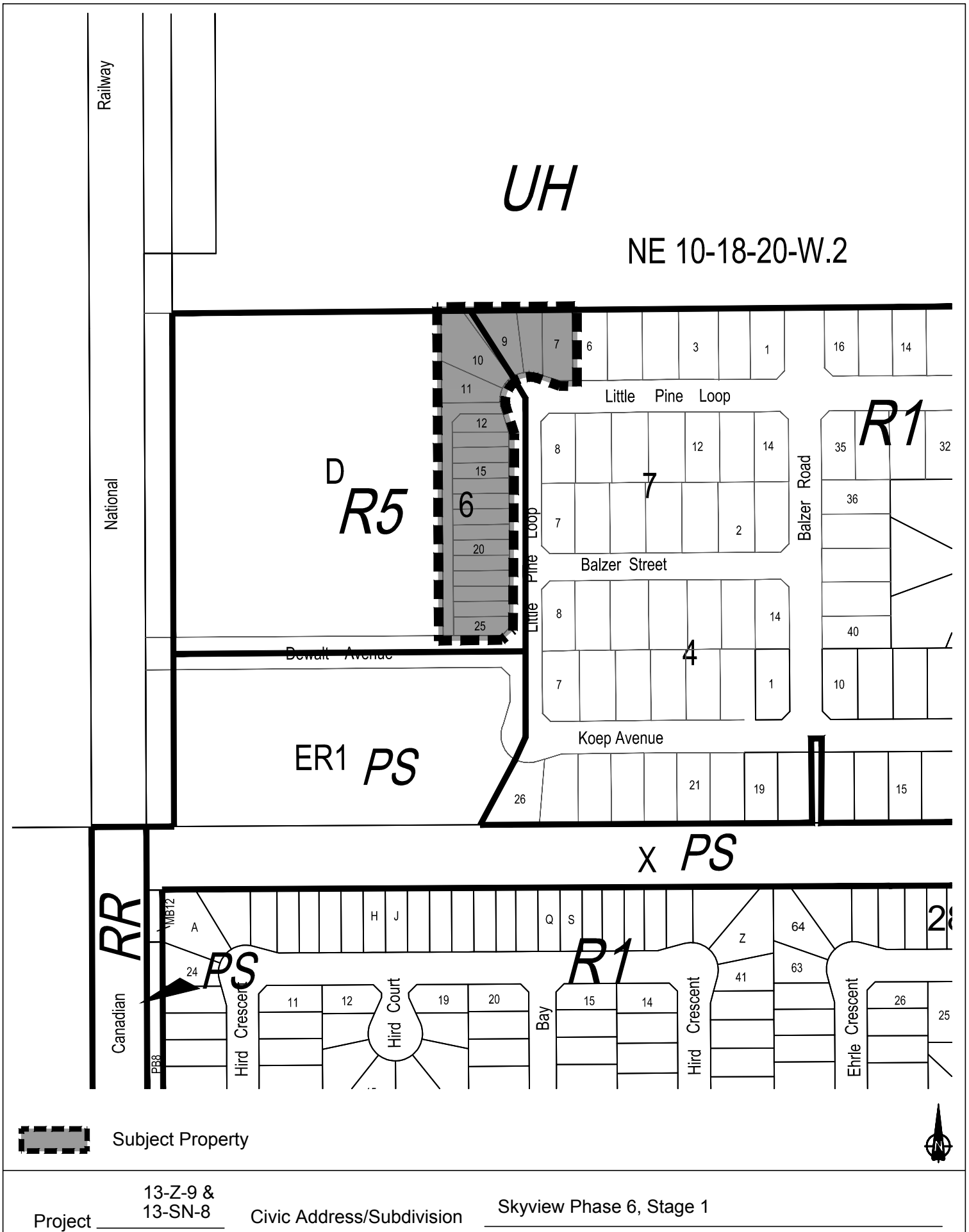


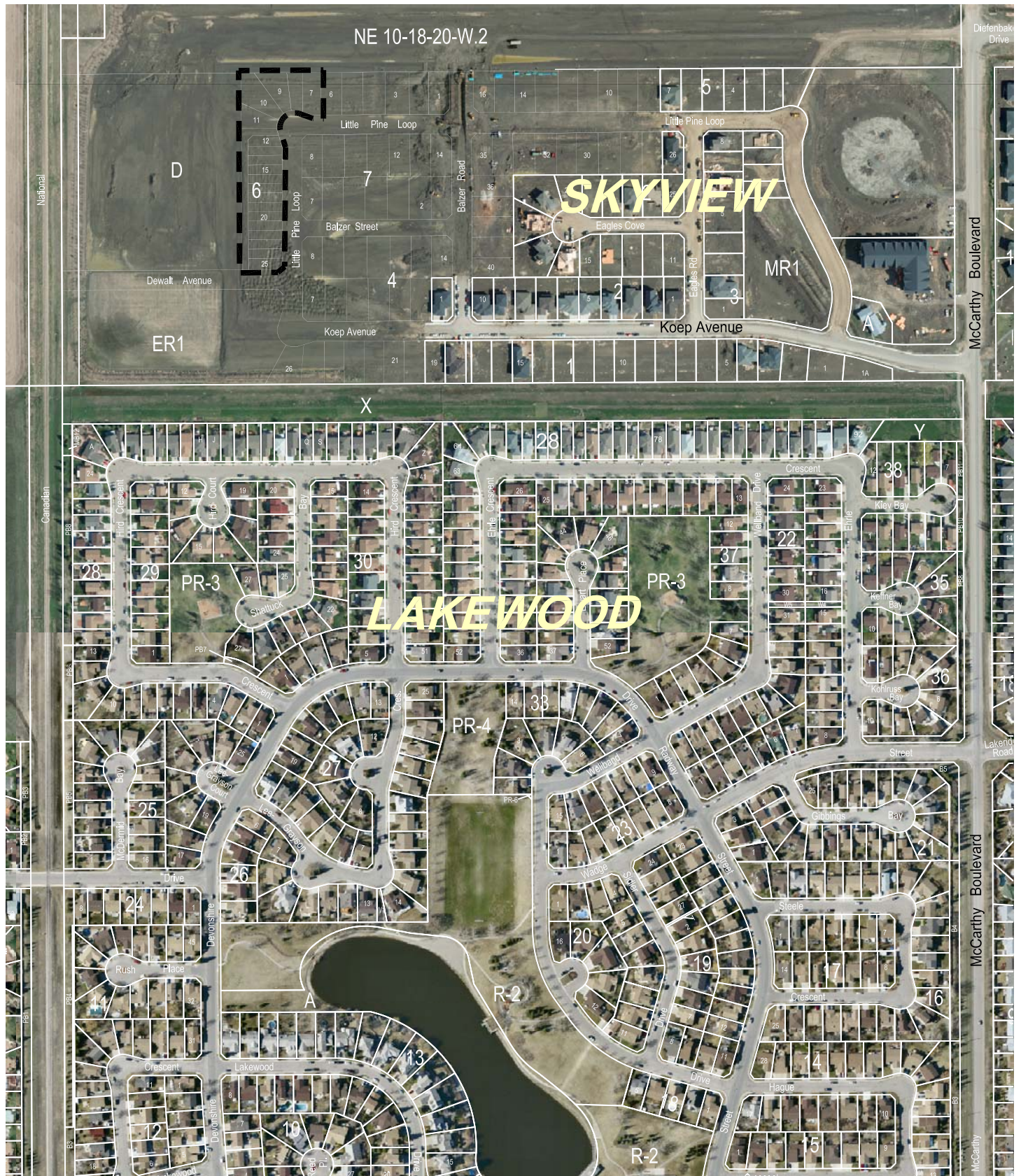
Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development





Subject Property

Date of Photography : 2009

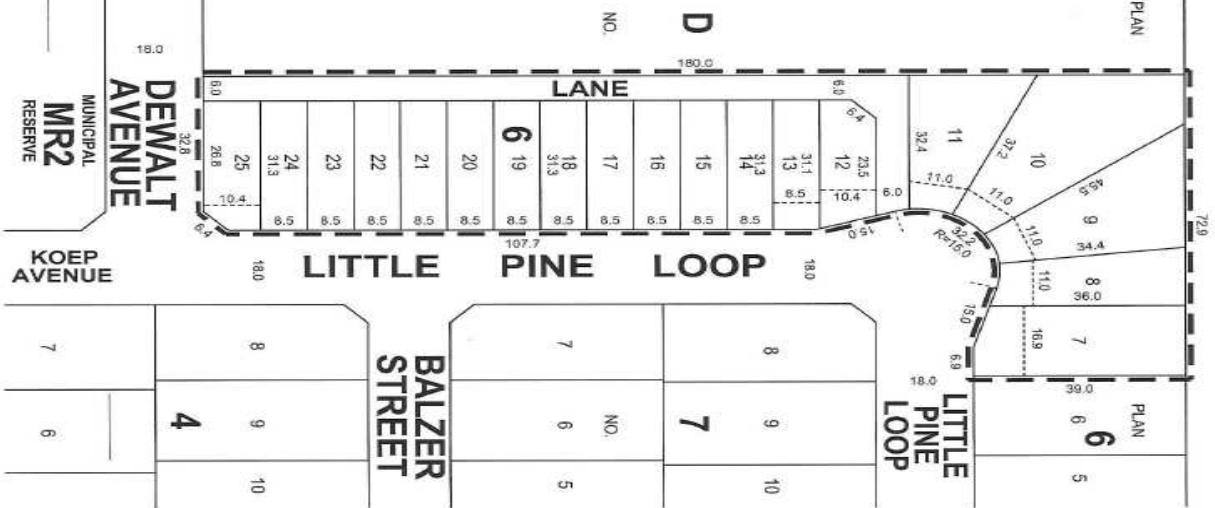


Project 13-Z-9 &
13-SN-8

Civic Address/Subdivision

Skyview Phase 6, Stage 1

FUTURE DIEFENBAKER DRIVE



CITY OF REGINA APPROVAL

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

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

CITY CLERK

SKYVIEW

PHASE 6 STAGE 1

PLAN SHOWING

PROPOSED SUBDIVISION

OF ALL OF

LOTS 7 & 8, BLOCK 6, PLAN NO. _____

AND PART OF

PARCEL D, PLAN NO. _____

N.E. 1/4 SEC. 10, TWP. 18, RGE. 20, W. 2 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 0.79 ha (1.95 ac).
- Corner cutoffs are 4.5 metres.
- Lot widths of irregular shaped lots are shown as and are at 6 metre setbacks.

Date APRIL 12th 2013 Saskatchewan Land Surveyor

OWNER: Mark and Rita Geiger

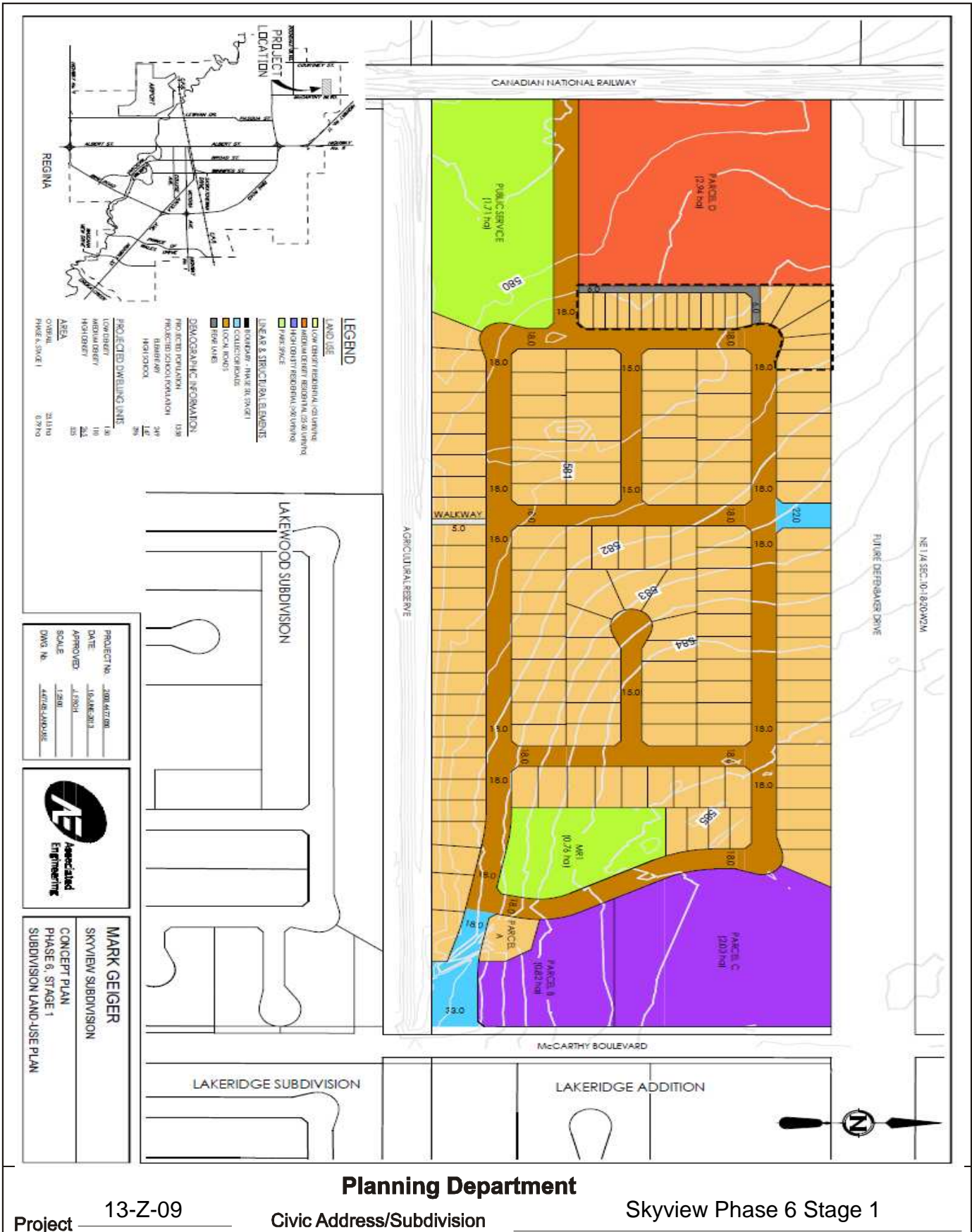


Planning Department

Project 13-Z-09

Civic Address/Subdivision _____

Skyview Phase 6, Stage 1



June 20, 2013
City of Regina
2476 Victoria Avenue
Urban Planning Division
Regina, Saskatchewan S4P 3C8
Canada

Attention: REGINA PLANNING COMMISSION

Re: Change of Street Name

Please advised Trif Holdings Ltd. (the "Buyer") is purchasing from the City of Regina the lands known as 746 Dethridge Bay, Regina Sask. The Property is currently being serviced and prepared for title transfer and turn over to the Buyer for September 1, 2013 or later as completion of servicing dictates.

We have approached The City of Regina with regard to changing the name of "Dethridge Bay" to another approved City of Regina name before certificate of title transfers and the actual street exists. The reason we wish this name to change is the negative public reaction to the name Dethridge. We in no way suggest that Dethridge or its ancestors or successors any prejudice or disrespect, however we are concerned as to the negative comments and reaction that we have received by this name for a commercial property such that this property is zoned.

We request the name to be changed to **LONGMORE BAY**.

Our planning at this point is to develop the site for industrial condominium development and as such the initial marketing for sale of the individual condo units may be affected by external negative impressions, which were likely not contemplated by the naming committee. We understand this; however feel compelled to request a name change for the street, as soon as possible.

We understand that you will have to discuss this matter with the other 3 property owners on Dethridge Bay, which at this time includes the City of Regina, since 738 Dethridge Bay has no sold to a new owner at this time. We have not contacted the new proposed owners of 730 and 754 Dethridge Bay, since privacy/confidentiality prevents our knowledge of these proposed owners.

Yours truly,



Von Agloritis - Trif Holdings Ltd.

Cc Micky Schmitz - NAI Commercial Real Estate (Sask) Ltd.