



REGINA PLANNING COMMISSION

**Wednesday, January 15, 2014
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, January 15, 2014**

Appointment of Chairperson and Vice-Chairperson

Approval of Public Agenda

Minutes of the meeting held on December 4, 2013.

Administration Reports

RPC14-1 Consideration of Meeting Dates and Times for 2014

Recommendation

1. That 2014 meetings of the Regina Planning Commission be held at 4:00 p.m. on the following dates:

January 15 (previously approved)	July 9
February 12	August 6
March 12	September 10
April 2 and 23	October 1 and 22
May 14	November 12
June 11	December 3

2. That the first meeting of the Regina Planning Commission in 2015 be held on Wednesday, January 14, at 4:00 p.m.

RPC14-2 Applications for Zoning Bylaw Amendment (13-Z-28) and Discretionary Use (13-DU-28) – Proposed Planned Group of Dwellings (Townhouses) – 3440 Avonhurst Drive

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Lot B, Block 13, Plan No. 59R10220, in the Regent Park Subdivision, from R1- Residential Detached to R5- Residential Medium Density be APPROVED;
2. That the discretionary use application for a proposed planned group of townhouse dwellings located at 3440 Avonhurst Drive, being Lot B, Block 13, Plan No. 59R10220 be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans prepared



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- by New Rock Developments Ltd., and attached to this report as Appendix A-3.1 to A-3.3b;
- c. The property owner/developer shall enter into a Shared Access Agreement with the City of Regina to protect existing infrastructure under the proposed site access, being Lot A, Block 12, Plan No. 59R16609, and Lot A, Block 13, Plan 59R10220; and
 - d. That break-away bollards be installed to restrict access onto Argyle Street to emergency vehicles only as shown on Appendix A-3.1.
3. That City Council authorize the initiation of a minor variance application to reduce the side yard setback on the north property line to 2.25 m;
 4. That the City Solicitor be directed to prepare the associated Zoning Bylaw amendment; and
 5. That this report be forwarded to the February 24, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

RPC14-3 Applications for Zoning Bylaw Amendment (13-Z-02), Concept Plan Amendment (13-CP-02) and Discretionary Use (13-DU-06)
– 510 University Park Drive, Gardiner Park Addition

Recommendation

1. That the attached Gardiner Park Addition Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel G in the Gardiner Park Subdivision, from MAC- Major Arterial Commercial to R6- Residential Multiple Housing be APPROVED;
3. That the discretionary use application for a proposed planned group of dwellings located at 510 University Park Drive, being Parcel G, Plan No. 101875530 be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans prepared by Seymour Pacific Developments Ltd., and dated June 10, 2013 and attached to this report as Appendix A-3.1 to A-3.3b; and
 - c. That the applicant / developer provide the City with confirmation that the Saskatchewan Ministry of Environment has confirmed that the site has been sufficiently remediated prior to the issuance of a building permit
4. That the City Solicitor be directed to prepare the associated bylaw; and
5. That this report be forwarded to the February 24, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.



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RPC14-4 Adult Entertainment Establishments

Recommendation

1. That the Administration be directed to prepare the necessary Zoning Bylaw Amendments for advertisement as per the public notice requirements in *The Planning and Development Act, 2007*, to adopt the recommended Option 1 as listed below:
 - a. The removal of the “Adult Cabaret” and “Adult Theatre” definitions;
 - b. The introduction of a definition for “Adult Entertainment” and “Adult Entertainment Establishment”;
 - c. The replacement of the term “Adult Cabaret” and “Adult Theatre” wherever they appear in the Zoning Bylaw with “Adult Entertainment Establishment”; and
 - d. The amendment of the definition of Night Club to exclude adult entertainment.
2. That the City Solicitor prepare the necessary bylaw for consideration by City Council at its February 24, 2014 meeting.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, DECEMBER 4, 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
David Edwards
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Dallard LeGault

Also in Attendance: City Clerk, Joni Swidnicki
Solicitor, Cheryl Willoughby
Director of Planning, Diana Hawryluk
Manager of Infrastructure Planning, Geoff Brown
Senior Planner, Lauren Miller
Senior City Planner, Ben Mario
Senior City Planner, Sue Luchuk
City Planner II, Mark Andrews

(The meeting commenced in the absence of Phil Selenski and Sherry Wolf.)

APPROVAL OF PUBLIC AGENDA

David Edwards 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 November 13, 2013 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC13-84 Application for Discretionary Use (13-DU-03) Proposed High Rise
Building (Commercial, Hotel, Residential) 1971 Albert Street

Recommendation

1. That the discretionary use application for a proposed building greater than 12 m in height and with an FAR greater than 2.0 and the D-Downtown Zone located at 1971 Albert Street, being Lot 50, Block 342, Plan No. 102032255, Old 33 Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3.9 inclusive, prepared by API Consulting and dated January 17, 2013 and September 9, 2013;
 - b) Weather protection (i.e. awnings or canopies) along Albert Street or Victoria Avenue shall be generally continuous and extend at least 2.0m from the building wall;
 - c) A detailed landscaping plan shall be submitted with a building permit and shall demonstrate at least 10m³ of soil per tree, and include benches, bicycle racks and waste disposal to the satisfaction of the Development Officer.
 - d) A report shall be submitted that demonstrates how the weather tower will be restored and maintained to the satisfaction of the Development Officer, prior to issuance of the building permit.
 - e) The building permit shall demonstrate how hotel rooms will be protected from light from the weather tower with window coverings or other means without compromising the integrity of the feature.
 - f) The applicant shall submit a conceptual plan for the heated transit shelter to the satisfaction of the Development Officer, prior to issuance of the building permit.
 - g) The applicant shall enter into an agreement with the City with respect to the provision of bonusable public amenities.
 - h) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the December 16, 2013 meeting of City Council.

The following addressed the Commission:

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

(Phil Selenski arrived at the meeting during Mr. Mario's presentation.)

- Greg Black and Lin Saplys, representing API/ Westgate Properties Ltd., made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

RPC13-85 Application for Discretionary Use (13-DU-31) Proposed Building Greater than 12m Height or 2.0 FAR in the D-Downtown Zone (Office Building) 1829, 1835, 1847, and 1855 Rose Street

Recommendation

1. That the discretionary use application for a proposed building greater than 12 m in height and 2.0 F.A.R located at 1829, 1835, 1847, 1855 Rose Street, being Lots 8-22, inclusive and Lot 41; in Block 41; Old 33, be RE-APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The conditions as originally approved by Council (CR11-123) be carried forward with the exception that (b) be replaced with the following:
 - b) The applicant/owner shall agree to pay \$1,323,132 for the office contribution gradient, or the applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, for the provision of public amenities equal to the office contribution gradient as per Chapter 19 of the Zoning Bylaw.
2. That this report be forwarded to the December 16, 2013 meeting of City Council.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Gerry Doering and Anthony Marquart, representing, Dialog/ Brandt Place Inc.

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

RPC13-87 Application for Discretionary Use Approval (12-DU-33) Proposed Expansion of Existing Shopping Centre - 302 University Park Drive

Recommendation

1. That the discretionary use application for a proposed expansion of the existing Gardiner Park Shopping Centre located at 302 University Park Drive, being Parcel K, Plan No. 87R66186, Gardiner Park Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:

- a) The proposed development shall be consistent with the plans attached to this report as Appendices A-3.1 to A-3.3 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated October 22, 2013.
 - b) The applicant shall erect barrier fencing, along the full extent of the proposed buildings at the north property line, to prevent deliveries from being received at the rear entrances of the buildings via the Gardiner Park Court right-of-way.
 - c) A shared access agreement be entered into between the owner of Parcel K (the shopping centre), the owners of the businesses at 320 and 330 Gardiner Park Court (Lot B, Block J and Lot C, Block J) and the City of Regina to ensure access is maintained from the shopping centre to Gardiner Park Court (a public street).
 - d) The proposed development shall comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the December 16, 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;
- Jennifer Watson, representing, Gardiner Park Animal Hospital, made a Power Point presentation, a copy of which is on file in the City Clerk's Office;

(Sherry Wolf arrived at the meeting during Ms. Watson's presentation.)

- Kim Zacaruk and Holly Bardot, representing, owners, tenants and clients of businesses adjacent to the Gardiner Park Shopping Centre; and
- Reid Pattison and Vince Fiorante, representing, Fiorante Homes and Ping Architects.

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

David Edwards moved, in amendment, AND IT WAS RESOLVED, that:

- **Recommendation #1 c) be amended to read as follows:**
 1. c) **That access be provided by the applicant to the adjacent parcel from the subject property and no fence be constructed to prohibit access.**
- **Administration be requested to provide a report to Regina Planning Commission and City Council on development that occurs without a permit.**

The main motion, as amended, was put and declared CARRIED.

RPC13-88 Application for Discretionary Use (13-DU-29) Proposed Office Building in
OA-Office Area Zone, 4521 Parliament Avenue

Recommendation

1. That the discretionary use application to accommodate Industry Office and Research and Development within a 4,000 m² building located at 4521 Parliament Avenue , being Parcel W4, Plan No. 102067949 , Harbour Landing Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Cassola Koppe and dated October 22, 2013.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
 - c) That the development comply with all Transport Canada Regulations with respect to Aeronautical Obstruction Clearance.
 - d) That the property owner enter into a shared access agreement with the adjacent parcel owner to the west.
 - e) That the access to Parliament Avenue be relocated to the west edge of the property line to allow for safe egress from the site for traffic safety purposes.
2. That this report be forwarded to the December 16, 2013 meeting of City Council.

The following addressed the Commission:

- Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Neil Braun, representing, Harbour Landing Business Park; and
- Dale Griesser, representing, Avison Young Commercial Real Estate.

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

RECESS

Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the meeting recess for 15 minutes.

The meeting recessed at 6:32 p.m.

The meeting reconvened at 7:01 p.m.

TABLED REPORT

RPC13-80 Application for Zoning Bylaw Amendment (13-Z-24) R4A to LC3, 2075
Cameron Street

Recommendation

1. That the application to rezone Lots 5 and 1A, Block 376, Plan No. CE5560 located at 2075 Cameron Street from R4A to LC3, be APPROVED.
2. That Section 7C.4.5(2) be amended by adding the following:

Notwithstanding, the front yard setback of Lot 5, Block 376, Plan No. CE5560 shall be consistent with that of adjacent setbacks.
3. That the Cathedral Area Neighbourhood Plan be amended by adding the following to the table in Section 6.0 Exception:

2075 Cameron Street	Lots 5 and 1A, Block 376, Plan No. CE5560	LC3-Local Commercial Zone
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4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw and Official Community Plan amendments.
5. That this report be forwarded to the December 16, 2013 Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Tianzong Jiang and Lingtao Jian, representing themselves

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

RPC13-83 Application for Discretionary Use (13-DU-27) Proposed House-Form
Commercial Office, 2317 Smith Street

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2317 Smith Street, being Lot 22, Block 458, Plan 98RA28309, Centre Square neighbourhood be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by KRN Residential Design and dated August 29, 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 November 25, 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
- Kelly Nadler, representing, herself.

(Phil Selenski left the meeting)

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in after amending recommendation #2 to read as follows:

- 2. That this report be forwarded to the December 16, 2013 meeting of City Council.**

RPC13-82	Application for Zoning Bylaw Amendment (13-Z-18) Laneway Suites Pilot Project in Harbour Landing McCaughey Street and James Hill Road
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Recommendation

1. That the application to rezone Lots 1-7, 29, 31, 63, and 35-37 in Block 62; and Lots 1-7 in Block 33; Plan No. (TBD) in the Harbour Landing Subdivision, McCaughey Street and James Hill Road, from DCD-12 to DCD-14, be APPROVED.
2. That Appendix B replace Chapter 9, Section 3.20 in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the December 16, 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.

The following addressed the Commission:

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

Sherry Wolf moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in after amending:

- **Recommendation #1 by replacing the words “Block 33” with “Block 63”;**
 - **Appendix B, Section (1) (a) ii. by replacing the words “Block 33” with “Block 63”; and**
 - **Recommendation #4 to read as follows:**
- 4. That this report be forwarded to the January 27, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.**

RPC13-79 Applications for Zoning Bylaw Amendment (13-Z-02), Concept Plan Amendment(13-CP-02) and Discretionary Use (13-DU-06) – 510 University Park Drive, Gardiner Park Addition

Recommendation

1. That the attached Gardiner Park Addition Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel G in the Gardiner Park Subdivision, from MAC-Major Arterial Commercial to R6- Residential Multiple Housing be APPROVED;
3. That the discretionary use application for a proposed planned group of dwellings located at 510 University Park Drive, being Parcel G, Plan No. 101875530 be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans prepared by Seymour Pacific Developments Ltd., and dated June 10, 2013 and attached to this report as Appendix A-3.1 to A-3.3b; and
 - c. That the applicant / developer provide the City with confirmation that the Saskatchewan Ministry of Environment has confirmed that the site has been sufficiently remediated prior to the issuance of a building permit.
4. That the City Solicitor be directed to prepare the associated bylaw; and

5. That this report be forwarded to the December 16, 2013 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

The following addressed the Commission:

- Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Donna Lindskog, representing Toscana Place Condo Corporation, made PowerPoint presentation, a copy of which is on the file in the City Clerk's Office;
- Bob Ruda;
- Murray Klatt;
- Barb Hastie;
- Brock Taylor, representing the Tuscany Way Condo Association Board;
- Beckie Salib;
- Karin Wees, representing Tuscany Way Condos;
- David Merriman;
- Councillor Bryon Burnett, representing Ward 4 residents; and
- Kris Mailman, representing Seymour Pacific Developments & Broad Street.

Phil Evans moved, AND IT WAS RESOLVED, that this report be referred to the Administration for further discussion with the applicant in an attempt to modify the application in relation to:

- **improved ingress/egress on University Park Drive and limiting ingress/egress on Arens Park Road;**
- **an alternate building layout with respect to setbacks to minimize affects on adjacent property;**
- **reduce scale and density; and**
- **improve screening and buffering**

and provide a further report to the February 2014 meeting of the Regina Planning Commission.

RPC13-86	Applications for Zoning Bylaw Amendment (13-Z-26) and Road Closure (13-CL-05) Portion of North-South Lane Between Albert Street and Angus Street (600 Albert Street)
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Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) That the proposed Lot B and Lot C encompassing a portion of the Lane located west of Albert Street, north of Parcel K, Plan No. FN5273, be rezoned in entirety from IA – Light Industrial and MAC – Major Arterial Commercial to MAC – Major Arterial Commercial;

2. That the application for the closure and sale of a portion of the Second Avenue Right-of-Way described as "All that portion of the Lane in Block 8, Reg'd Plan No. H4670, Regina, Saskatchewan, lying North of a straight line joining the South East corner of Lot 10, Block 8 with the South West corner of Lot 45, Block 8 as shown on said Reg'd Plan No. H4670" signed by Barry Clark, Saskatchewan Land Surveyor, July 4, 2013, be APPROVED;
3. That the City Solicitor be directed to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane; and
4. That this report be forwarded to the January 27, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

CITY CLERK'S REPORT

RPC13-89 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>
CM12-1	Regina Planning Commission	Demolition of Apartment block on 1755 Hamilton Street
RPC12-82	Regina Planning Commission	Somerset Official Community Plan Amendments

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

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

ADJOURNMENT

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

The meeting adjourned at 10:01 p.m.

Chairperson

Secretary

January 15, 2013

To: Members,
Regina Planning Commission

Re: Consideration of Meeting Dates and Times for 2014

RECOMMENDATION

1. That 2014 meetings of the Regina Planning Commission be held at 4:00 p.m. on the following dates:

January 15 (previously approved)	July 9
February 12	August 6
March 12	September 10
April 2 and 23	October 1 and 22
May 14	November 12
June 11	December 3

2. That the first meeting of the Regina Planning Commission in 2015 be held on Wednesday, January 14, at 4:00 p.m.

CONCLUSION

The Commission should review the information contained within this report and confirm the proposed meeting dates for 2014.

BACKGROUND

City Council, at its meeting held on November 25, 2013, approved the meeting schedule for regular Council and Executive Committee meetings for 2014. A calendar which lists approved meeting dates for City Council and the Executive Committee is attached as Appendix "A". Their schedule is set each year in accordance with the provisions of *The Procedure Bylaw, 9004*. Committees of City Council are then asked to establish regular meeting dates and times. The purpose of this report is to facilitate the establishment of 2014 regular meeting dates for the Regina Planning Commission.

DISCUSSION

The Regina Planning Commission should establish its regular meeting schedule for 2014, with the dates selected:

- to allow timely submission of reports to City Council or other committees
- to avoid conflict with other scheduled meetings, such as the Executive Committee
- to fit the schedules of Committee members.

Based on the above and a review of the regular meeting dates of the Regina Planning Commission held last year, it is proposed that regular meetings for 2014 be held on the following dates at 4:00 p.m.:

January 15 (previously approved)	July 9
February 12	August 6
March 12	September 10
April 2 and 23	October 1 and 22
May 14	November 12
June 11	December 3

It is also proposed that the Regina Planning Commission select a date for its first meeting in January 2015. Based on this year's meeting schedule, it is proposed the commission hold its first meeting of 2015 on Wednesday, January 14 at 4:00 p.m.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Once all the committees and boards have set their meeting dates for 2014, a calendar will be circulated which includes the meeting dates of City Council and all committees. This calendar will be provided to the local media and any other interested parties who request the information.

DELEGATED AUTHORITY

The Regina Planning Commission has the authority to establish a meeting schedule.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized, cursive script.

Jim Nicol
Chief Legislative Officer & City Clerk

REVISED 2014 COUNCIL AND COMMITTEE MEETINGS **APPENDIX "A"**

JANUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	EX 15 RPC	16	17	18
19	20	21	22	23	24	25
26	C 27	28	29	30	31	

FEBRUARY

S	M	T	W	T	F	S
SUMA Feb 2-5						
2	3	4	5	6	7	8
9	10	11	EX 12 RPC	13	14	15
16	17	18	19	20	21	22
23	C 24	25	26	27	28	

MARCH

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	EX 12 RPC	13	14	15
16	17	18	19	20	21	22
23/30	C 24/31	25	26	27	28	29

APRIL

S	M	T	W	T	F	S
		1	EX 2 RPC	3	4	5
6	7	8	9	10	11	12
13	C 14	15	16	17	18	19
20	21	22	EX 23 RPC	24	25	26
27	28	29	30			

MAY

S	M	T	W	T	F	S
FCM May 30 - June 2						
4	C 5	6	7	8	9	10
11	12	13	EX 14 RPC	15	16	17
18	19	20	21	22	23	24
25	C 26	27	28	29	30	31

JUNE

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	EX 11 RPC	12	13	14
15	16	17	18	19	20	21
22	C 23	24	25	26	27	28
29	30	FCM May 30 - June 2				

◆ Holiday

C City Council
(5:30 p.m.)

C Crime Prevention Advisory Committee
(12:15 p.m.)

M Municipal Heritage Advisory
Committee (12:15 p.m.)

R Regina Appeal Board
(5:30 p.m.)

MONDAY

TUESDAY

D Development Appeals Board (5:30 p.m.)

F Finance & Administration
Committee (4:00 p.m.)

S Community Services
Advisory Committee (5:30 p.m.)

Y Youth Advisory Committee (5:30 p.m.)

WEDNESDAY

B Board of Police Commissioners (9:00 a.m.)

E Executive Committee (11:45 a.m.)

S Community and Protective Services
Committee (4:00 p.m.)

R Regina Planning Commission (4:00 p.m.)

A Accessibility Advisory
Committee (5:30 p.m.)

THURSDAY

A Arts Advisory Committee (5:30 p.m.)

P Public Works Committee (4:00 p.m.)

E Environment Advisory
Committee (5:30 p.m.)

FOR FURTHER INFORMATION
CONTACT THE CITY CLERKS
OFFICE AT 306-777-7262

CITY CLERKS PURPOSES ONLY
NOT AN OFFICIAL CITY
CALENDAR

REVISED 2014 COUNCIL AND COMMITTEE MEETINGS

JULY

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	EX 9 RPC	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	C 28	29	30	31		

AUGUST

S	M	T	W	T	F	S
					1	2
3	4	5	EX 6 RPC	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/31	C 25	26	27	28	29	30

SEPTEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	EX 10 RPC	11	12	13
14	15	16	17	18	19	20
21	C 22	23	24	25	26	27
28	29	30				

OCTOBER

S	M	T	W	T	F	S
			EX 1 RPC	2	3	4
5	6	7	8	9	10	11
12	13	C 14	15	16	17	18
19	20	21	EX 22 RPC	23	24	25
26	27	28	29	30	31	

NOVEMBER

S	M	T	W	T	F	S
						1
2	C 3	4	5	6	7	8
9	10	11	EX 12 RPC	13	14	15
16	17	18	19	20	21	22
23/30	C 24	25	26	27	28	29

DECEMBER

S	M	T	W	T	F	S
	1	2	EX 3 RPC	4	5	6
7	8	9	10	11	12	13
14	C 15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

◆ Holiday

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

C City Council
(5:30 p.m.)

D Development Appeals Board (5:30 p.m.)

B Board of Police Commissioners (9:00 a.m.)

F Crime Prevention Advisory Committee
(12:15 p.m.)

A Finance & Administration
Committee (4:00 p.m.)

E Executive Committee (11:45 a.m.)

G Municipal Heritage Advisory
Committee (12:15 p.m.)

S Community Services
Advisory Committee (5:30 p.m.)

P Community and Protective Services
Committee (4:00 p.m.)

H Regina Appeal Board
(5:30 p.m.)

Y Youth Advisory Committee (5:30 p.m.)

R Regina Planning Commission (4:00 p.m.)

M Accessability Advisory
Committee (5:30 p.m.)

A Arts Advisory Committee (5:30 p.m.)

C Public Works Committee (4:00 p.m.)

R Environment Advisory
Committee (5:30 p.m.)

A Environment Advisory
Committee (5:30 p.m.)

C Accessability Advisory
Committee (5:30 p.m.)

FOR FURTHER INFORMATION
CONTACT THE CITY CLERKS
OFFICE AT 306-777-7262

CITY CLERKS PURPOSES ONLY
NOT AN OFFICIAL CITY
CALENDER

January 15, 2014

To: Members,
Regina Planning Commission

Re: Applications for Zoning Bylaw Amendment (13-Z-28) and Discretionary Use (13-DU-28)
– Proposed Planned Group of Dwellings (Townhouses) – 3440 Avonhurst Drive

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Lot B, Block 13, Plan No. 59R10220, in the Regent Park Subdivision, from R1- Residential Detached to R5- Residential Medium Density be APPROVED;
2. That the discretionary use application for a proposed planned group of townhouse dwellings located at 3440 Avonhurst Drive, being Lot B, Block 13, Plan No. 59R10220 be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans prepared by New Rock Developments Ltd., and attached to this report as Appendix A-3.1 to A-3.3b;
 - c. The property owner/developer shall enter into a Shared Access Agreement with the City of Regina to protect existing infrastructure under the proposed site access, being Lot A, Block 12, Plan No. 59R16609, and Lot A, Block 13, Plan 59R10220; and
 - d. That break-away bollards be installed to restrict access onto Argyle Street to emergency vehicles only as shown on Appendix A-3.1.
3. That City Council authorize the initiation of a minor variance application to reduce the side yard setback on the north property line to 2.25 m;
4. That the City Solicitor be directed to prepare the associated Zoning Bylaw amendment; and
5. That this report be forwarded to the February 24, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

CONCLUSION

The applicant proposes to rezone the subject property to R5-Residential Medium Density to accommodate a planned group of townhouse dwellings.

The proposal is consistent with the policies contained in the Official Community Plan which supports a mix of dwelling unit types throughout the City to accommodate a range of lifestyles and housing demands.

BACKGROUND

Applications have been received for Zoning Bylaw amendment and discretionary use to accommodate development of the proposed Planned Group of Townhouse Dwellings.

The Administration has previously worked with the developer on a previous proposal on the site and has since increased the density and improved the overall site layout to meet the objectives of the Official Community Plan and the Transportation Master Plan.

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*.

DISCUSSION

Zoning and Land Use Details

Land Use Details		
	Existing	Proposed
Zoning	R1 – Residential Detached	R5 – Residential Medium Density
Land Use	Religious Institution	Planned Group of Dwellings (Townhouses)
Number of Dwelling Units	N/A	28
Building Area	N/A	1,520.27 m ² (total 6 buildings)

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	28	42
Bicycle Parking Stalls	N/A	16
Minimum Lot Area (m ²)	250 m ²	5,996 m ²
Minimum Lot Frontage (m)	7.5 m	140 m
Maximum Height (m)	11 m	6.7 m (2-storey units) 9.4 m (3-storey units)
Site Coverage (%)	50%	25%

With respect to the calculation of building height, the height calculation is defined in *Regina Zoning Bylaw No. 9250* as the vertical distance from grade level to the highest ceiling of the occupied area of the building.

Surrounding land uses include low density residential to the north and east and higher density residential to the south and west.

Vehicular access will be provided from the existing access at Avonhurst Drive at Elphinstone Street, via a 10.7m wide utility parcel. The access will be ensured through a shared access agreement and the walkway on the utility parcel will also be maintained.

An access will also be provided onto Argyle Street for emergency purposes only. The access would be blocked for through traffic by breakaway bollards. The access will also be on a City-

owned utility parcel and a shared access agreement will also be required for this access point. These utility parcels contain underground services that are protected by easement. The easement prevents any building development at these locations.

The proposed development is consistent with the purpose and intent of the proposed R5 – Residential Medium Density Zone with respect to:

- Providing for flexibility in building and site design in locations where residential development or redevelopment is desired at medium density.
- Providing a variety of development options available in the zone, with a net density of 25-50 dwelling units per hectare.
- Supporting the Official Community Plan objective to encourage higher density housing and mixed use development along or adjacent to major arterial streets.

The development will have a proposed density of 49.8 dwelling units/hectare, which is consistent with the medium density range (25-50 units/hectare).

Minor Variance

The setback to the north is 2.25m. It is required to be 3.0m. The reduced setback allows for a slightly greater amount of space between the new buildings on site. In addition, the setback is measured to the subject property line and does not include the City-owned utility parcel. The setback to the adjacent residential property is 6.25m, which is more than double than a typical setback requirement of 3.0m. A recommendation is included to address the initiation of the minor variance application.

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.

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:

5.4 – Energy Conservation Policies

- Achieving a compact urban form by promoting infill development and rehabilitation
- Encouraging higher density development be encouraged along transit routes

7.1 – Housing Objectives

- Accommodating the demand for a variety of housing types throughout the City of Regina to encourage higher density housing and mixed use developments along or adjacent to major arterial streets
- Ensuring that residential development and redevelopment is compatible with adjacent residential and non-residential development

7.14 – Higher Density Housing Adjacent to Major Arterial Streets

- Ensuring 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

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides 8 parking stalls for persons with disabilities which meets the minimum parking requirements calculated at 2% of the required parking stalls.

COMMUNICATIONS

Public notification signage posted on:	October 31, 2013
Will be published in the Leader Post on:	February 1 and February 8, 2014
Letter sent to immediate property owners	October 31, 2013
Public Open House Held	November 14, 2013
Number of Public Comments Sheets Received	7 6 in support, 1 opposed

The Administration received seven (7) comments from neighbouring property owners. The six property owners who support the proposal feel that this is a good use of the parcel and the development will be positive for the community.

The one property owner who opposed the development has the following concerns:

- Traffic signals at the intersection of Elphinstone Street and Avonhurst Drive.

Administration's Response

The Administration recognizes the existing signals do not accommodate vehicle detection exiting the parcel and the owner/developer will be required to upgrade the signals to accommodate detection sensors for outbound traffic.

- Preference for single detached homes to compliment the existing character on Mathieu Crescent and McCannel Street.

Administration's Response

The Administration notes that there is already a presence of multi-family development in the area and diversity of housing choice and availability in all communities is supported by policy in the Official Community Plan. The site benefits from proximity to

commercial services; and is well served by transit. The proposal helps the City achieve its new policy objectives of 30% infill under the new OCP.

The applicant and other interested parties 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,

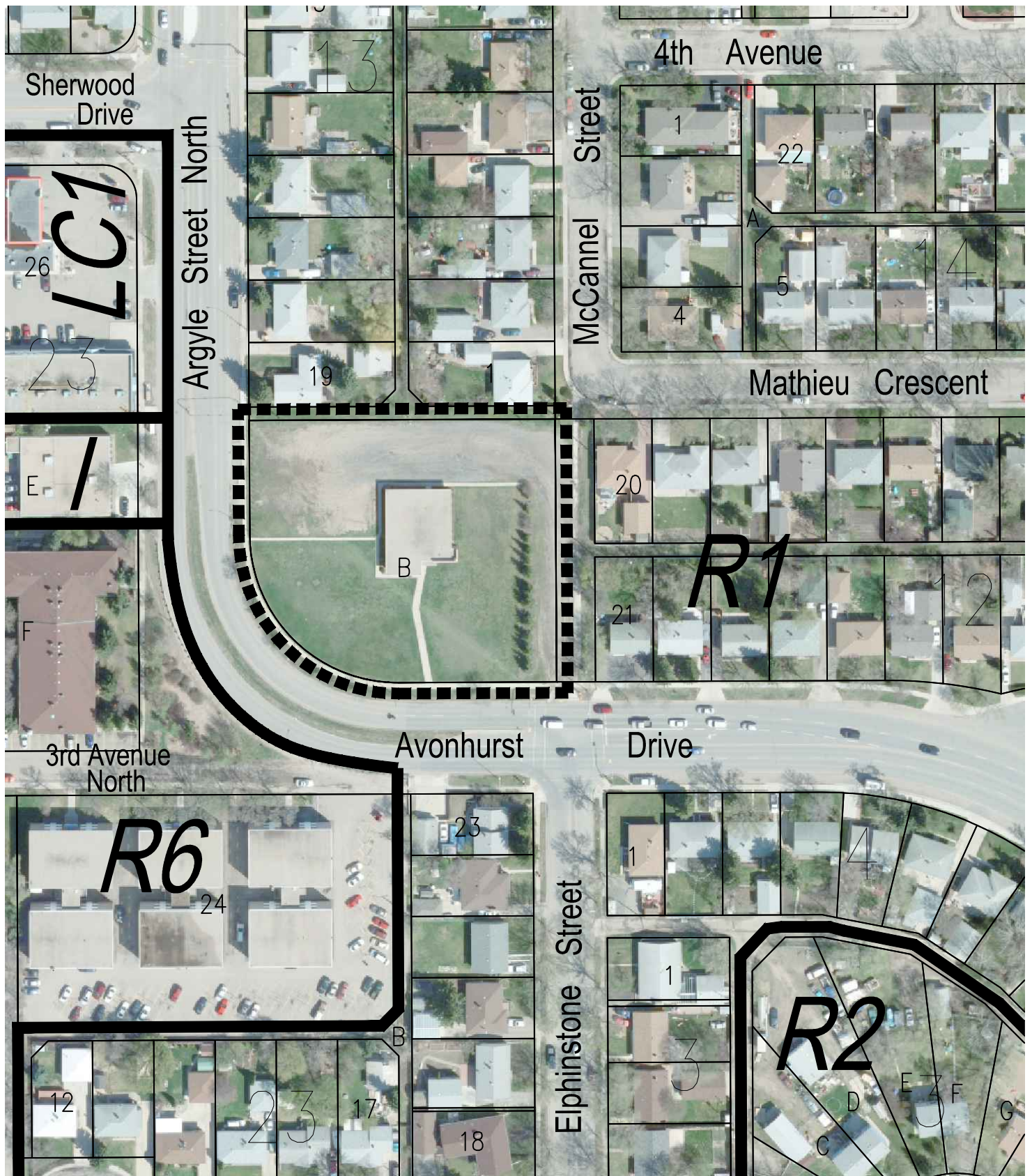
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For Diana Hawryluk, Director
Planning Department

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'C. Holden', with a long horizontal flourish extending to the right.

For Jason Carlston, Executive Director
Community Planning & Development



Subject Property



Project 13-Z-28
13-DU-28

Civic Address/Subdivision

Proposed Townhouse Development
3440 Avonhurst Drive



Subject Property

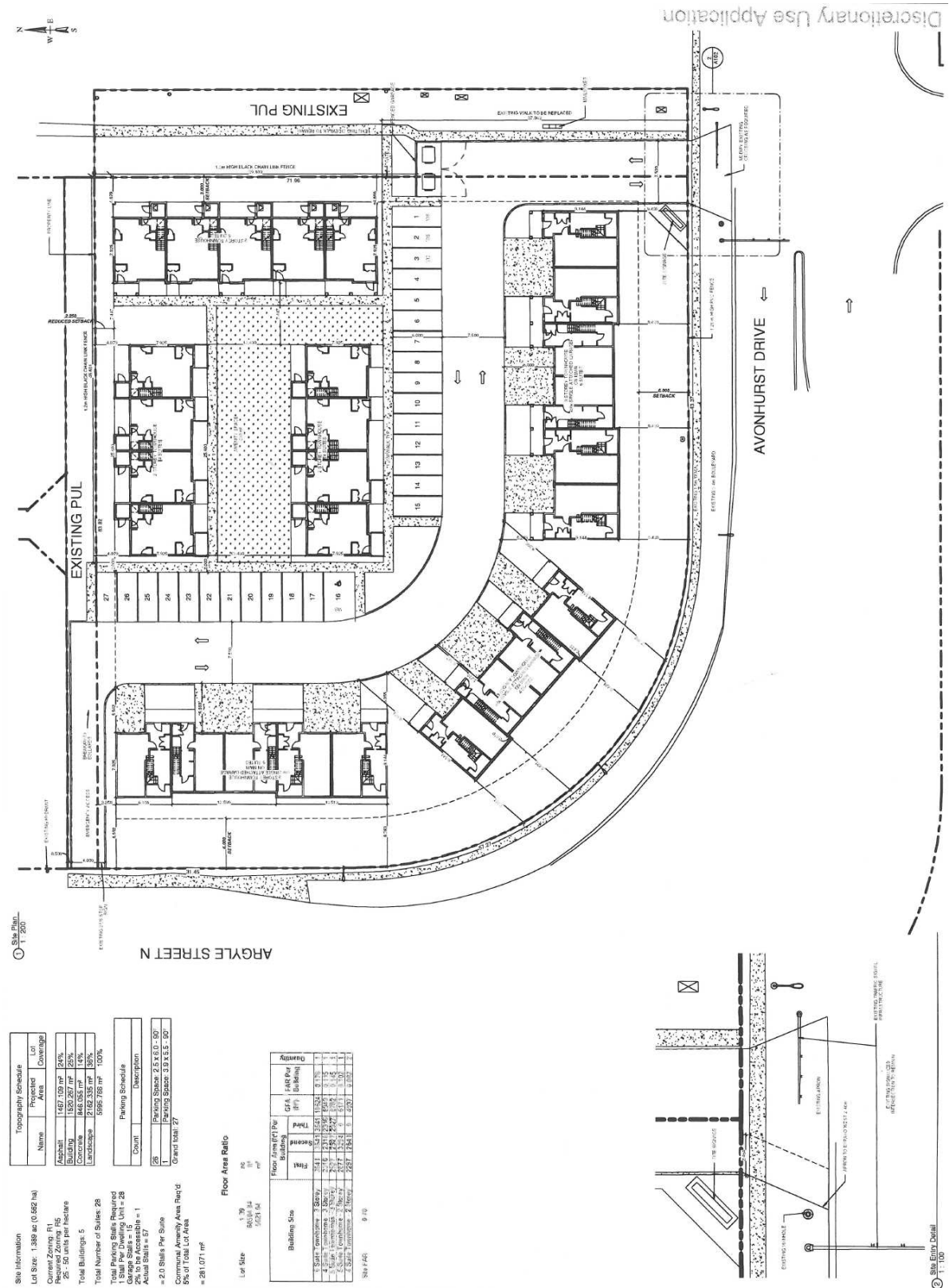
Date of Photography: 2012



Project 13-Z-28
13-DU-28

Civic Address/Subdivision

Proposed Townhouse Development
3440 Avonhurst Drive

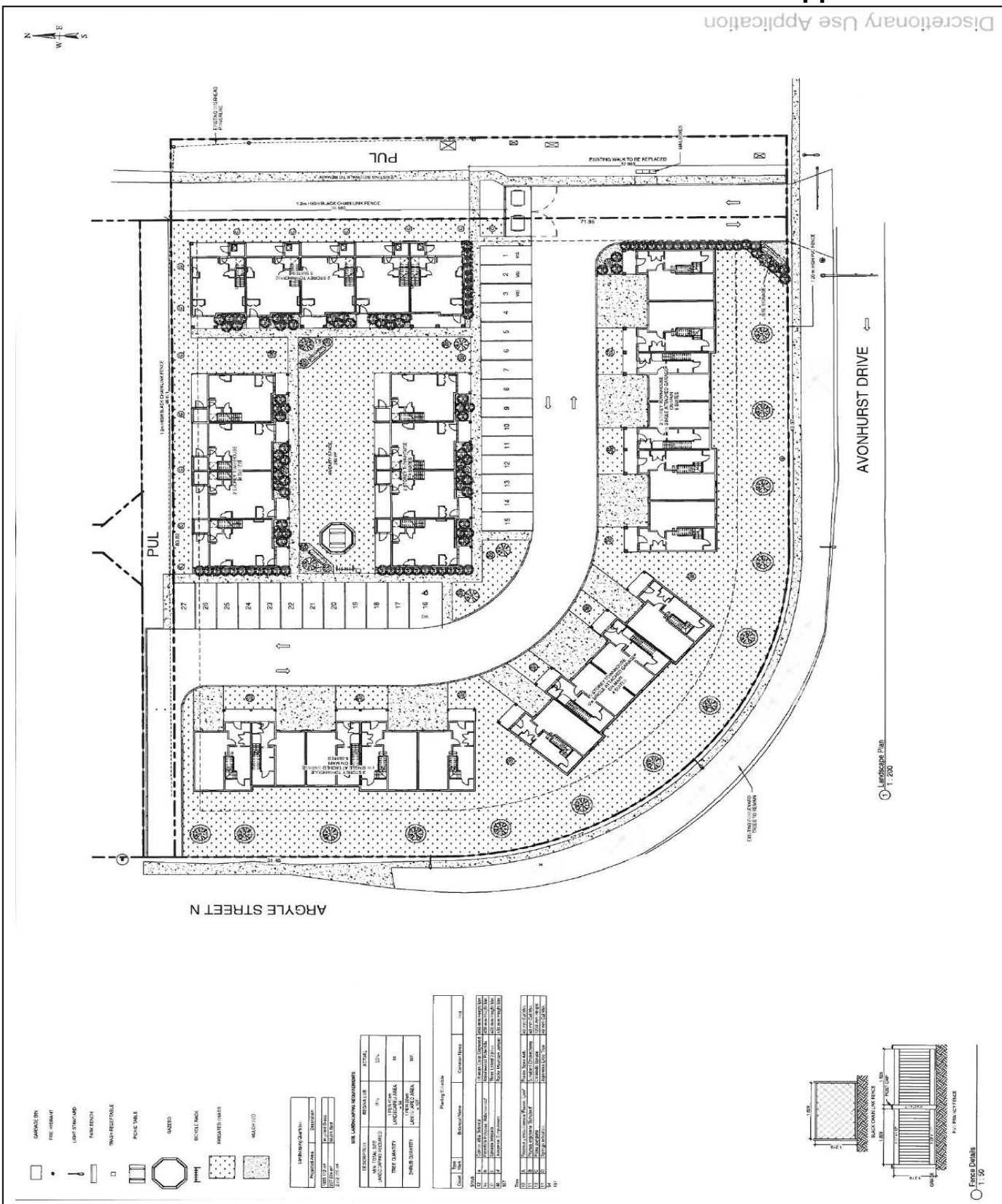


Site Information		Topography Schedule	
Lot Size: 1.389 ac (0.652 ha)		Name	Projected Area
Current Zoning: R1		Asphalt	1487.100 m ² 24%
Required Zoning: R15		Building	1530.297 m ² 25%
R15 - 50 units per hectare		Landscaping	2162.335 m ² 36%
Total Buildings: 5		Landscaping	5995.786 m ² 100%
Total Number of Units: 28		Parking Schedule	
Total Parking Units Required		Count	Description
1 Stall Per Dwelling Unit = 28		28	Parking Spaces: 2.5 x 4.5 = 900
25% to be Accessible = 7		1	Parking Spaces: 2.0 x 4.5 = 90
Actual Units = 57		Grand Total: 27	
= 2.0 Stalls Per Suite		Communal Amenity Area Req'd	
5% of Total Lot Area		= 281.071 m ²	

Floor Area Ratio	
Lot Size	1.39 ac
Building Size	8000.34 m ²
Floor Area Ratio	5.72

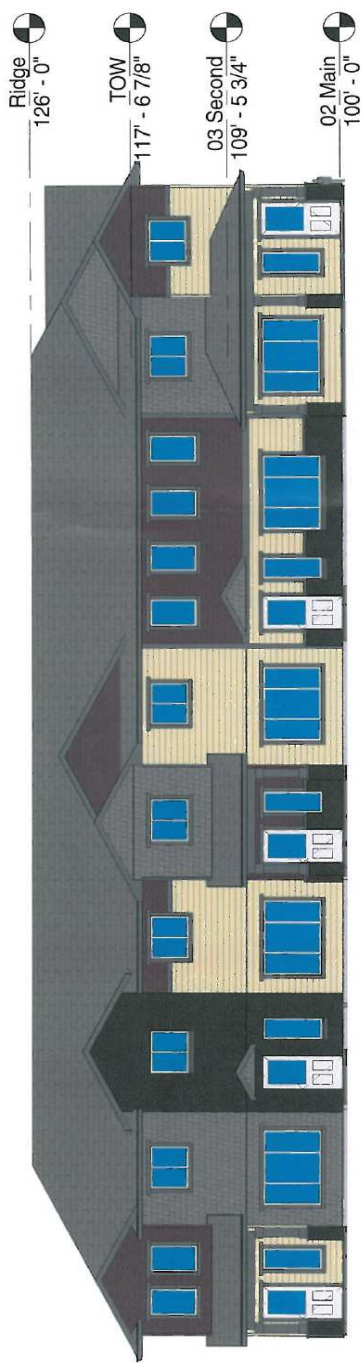
Building Size	Floor Area Ratio	Floor Area Ratio	Floor Area Ratio
Building Size	Floor Area Ratio	Floor Area Ratio	Floor Area Ratio
1. Suite (main) - 1 Story	5.41	5.41	5.41
1. Suite (main) - 2 Story	5.41	5.41	5.41
1. Suite (main) - 3 Story	5.41	5.41	5.41
1. Suite (main) - 4 Story	5.41	5.41	5.41
1. Suite (main) - 5 Story	5.41	5.41	5.41
1. Suite (main) - 6 Story	5.41	5.41	5.41
1. Suite (main) - 7 Story	5.41	5.41	5.41
1. Suite (main) - 8 Story	5.41	5.41	5.41
1. Suite (main) - 9 Story	5.41	5.41	5.41
1. Suite (main) - 10 Story	5.41	5.41	5.41

Discretionary Use Application

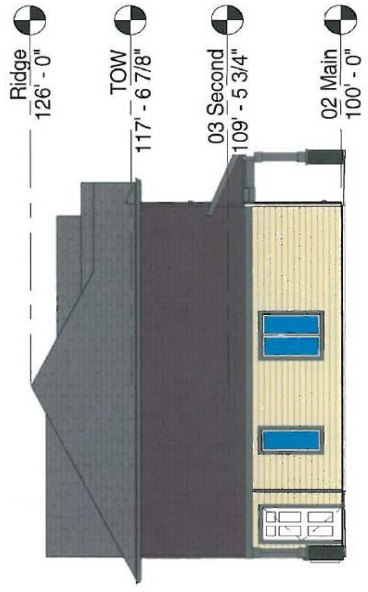


Discretionary Use Application

No.	Description	Date
1	Discretionary Use Application	2013-10-08



1 Front
3/32" = 1'-0"



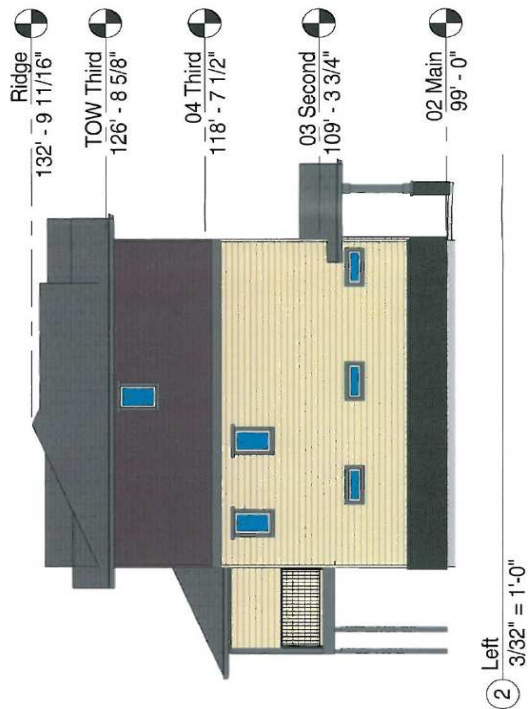
2 Left
3/32" = 1'-0"

Discretionary Use Application

No.	Description	Date
1	Discretionary Use Application	2013-10-08

1 Rear $\frac{1}{32}'' = 1'-0''$

2 Right $\frac{2}{32}'' = 1'-0''$



Discretionary Use Application

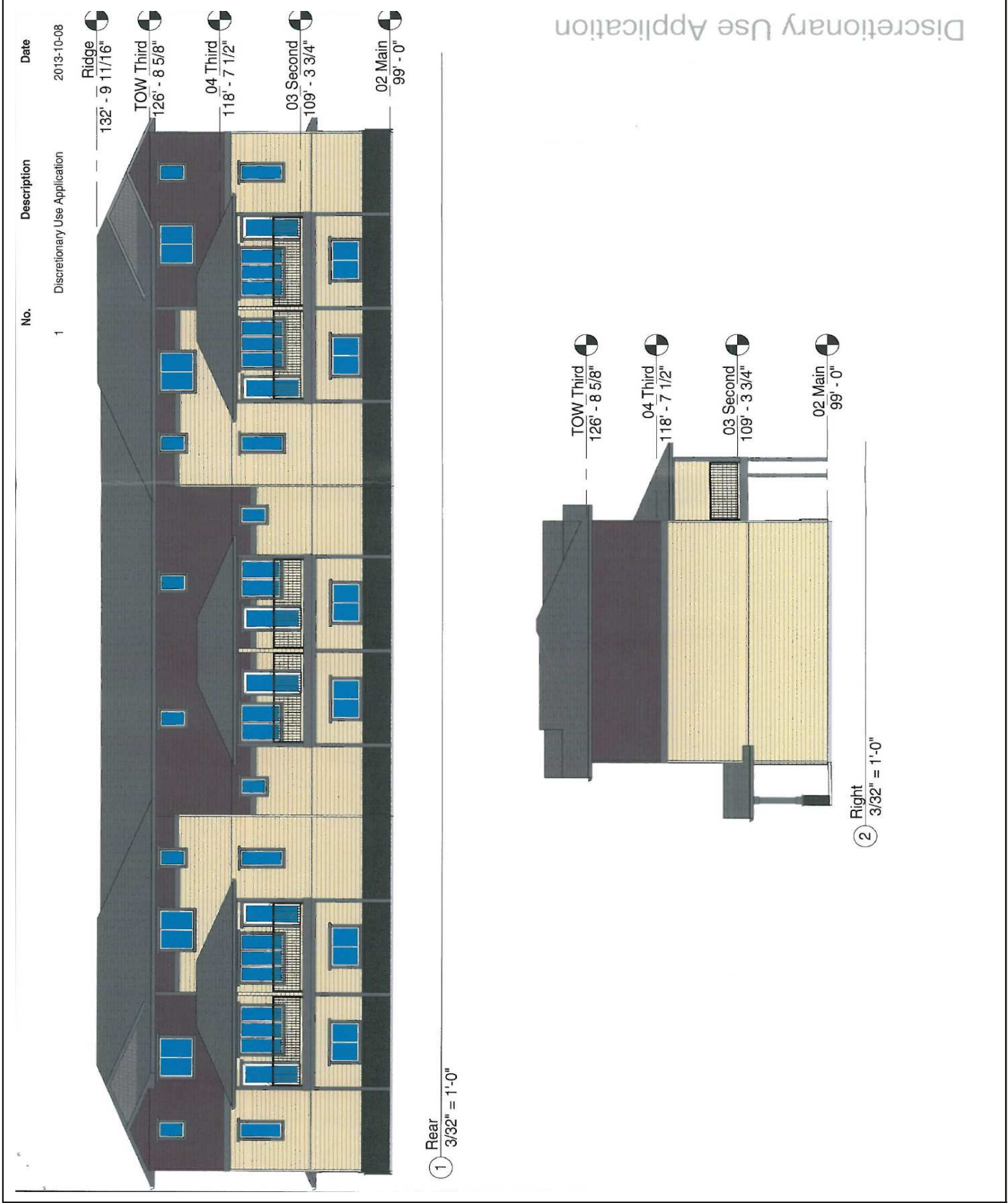
13-Z-28 / 13-DU-28

Planning Department

Project _____

Civic Address/Subdivision _____

3440 Avonhurst Drive



January 15, 2014

To: Members,
Regina Planning Commission

Re: Applications for Zoning Bylaw Amendment (13-Z-02),
Concept Plan Amendment (13-CP-02) and Discretionary Use (13-DU-06)
– 510 University Park Drive, Gardiner Park Addition

RECOMMENDATION

1. That the attached Gardiner Park Addition Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel G in the Gardiner Park Subdivision, from MAC- Major Arterial Commercial to R6- Residential Multiple Housing be APPROVED;
3. That the discretionary use application for a proposed planned group of dwellings located at 510 University Park Drive, being Parcel G, Plan No. 101875530 be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans prepared by Seymour Pacific Developments Ltd., and dated June 10, 2013 and attached to this report as Appendix A-3.1 to A-3.3b; and
 - c. That the applicant / developer provide the City with confirmation that the Saskatchewan Ministry of Environment has confirmed that the site has been sufficiently remediated prior to the issuance of a building permit
4. That the City Solicitor be directed to prepare the associated bylaw; and
5. That this report be forwarded to the February 24, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

CONCLUSION

Following consideration of this application at the December 4, 2013 Regina Planning Commission meeting, the Administration met with the applicant to discuss possible changes to the plan to address questions raised by RPC members and residents about design elements of the project. The discussion resulted in changes to the plan, which are detailed in this report. In summary, the changes included adjustment to building location, additional landscape buffering and an additional access off of University Park Drive.

The applicant proposes to construct a planned group of apartment buildings consisting of the following:

- Four apartment buildings each containing 55 suites for a total of 220 dwelling units on site.
- Each building will be four storeys.
- A total of 331 surface parking stalls, which exceeds the minimum parking requirement by one stall.
- One of the buildings will include a small leasing office as an accessory use.
- Issues and objections identified by area residents during the review process include significant traffic and parking generation along Quance Street and University Park Drive, property maintenance and impact on surrounding property values and vehicles speeding in the area.
- An amendment of the approved Gardiner Park Addition Concept Plan is necessary to accommodate high density residential.

The Official Community Plan supports either commercial or medium to high density residential development of the subject property and supports a mix of dwelling unit types throughout the city to accommodate a range of lifestyles and housing demands.

BACKGROUND

Applications have been received for concept plan amendment, zoning amendment and discretionary use to accommodate development of the proposed Planned Group of Dwellings (Apartments). The Gardiner Park Addition Concept Plan was originally approved by City Council on July 21, 2004 and most recently amended in 2008.

This application is being considered pursuant to the *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007* and the Gardiner Heights Addition (2004) Concept Plan.

DISCUSSION

Regina Planning Commission Meeting Follow-Up

Regina Planning Commission considered the initial development proposal at the meeting held on December 4, 2013 (RPC13-79 attached to this report as Appendix B). Upon consideration of that report, a motion was passed to refer the proposal back to the Administration for further discussion with the applicant in an attempt to modify the application with respect to:

- Improved ingress/egress on University Park Drive and limiting ingress/egress on Arens Road;
- Alternate building layout regarding setbacks to minimize affects on adjacent property;
- Reduced scale and density; and
- Improved screening and buffering.

The Administration worked with the applicant to ensure that these areas of concern were modified and/or addressed for report back to Regina Planning Commission for consideration. Details regarding the modifications follow.

For reference the site plan that was considered at the December 4, 2013 Regina Planning Commission meeting is attached to this report as Appendix A-3.0.

Improved Ingress/Egress on University Park Drive

Access to University Park Drive and reduced traffic on Arens Road has been improved by creating a second right-in/right-out access to the site on University Park Drive. This access point will provide an additional option for vehicles to enter and exit the site. This change was reviewed by City Traffic Engineering staff who concur that internal traffic flow will be improved for residents living close to University Park Drive. An additional access to a major arterial road like University Park Drive will also encourage more traffic to use this as the preferred entry/exit option as it is a more direct route than Arens Road.

The shared access point between the subject property and the commercial site to the north is currently an unrestricted access point accommodating all turn movements (right and left turn movements). It has been confirmed that left turns are possible onto University Park Drive from the most northerly access to the site (the shared access location). A shared access agreement will be required.

Alternate Building Layout to Minimize Affects on Adjacent Residential Property

Building A has shifted to the north end of the property, resulting in some parking stalls being relocated south of that building adjacent to the new southern access point to University Park Drive. This has increased the separation to the residences to the south of the subject property.

Reduced Scale and Density

The Administration did discuss the possibility of reducing the density of the project with the applicant. However, due to the extensive work and costs required to remediate this site from its former contaminated state to be suitable for redevelopment by the Saskatchewan Ministry of Environment standards, the Applicant has advised that this project becomes unviable if a reduction in density is proposed. As such, the Applicant has indicated to the Administration that they do not want to reduce the density proposed.

The proposed density is 88.5 units per hectare, which is comparable to other recent approved high density residential projects in Regina. Some of these recent approvals include the Pines of Normanview apartments (1060 Dorothy Street) which was approved with a density of 123 units per hectare and the recently approved planned group of apartment buildings at Chuka Boulevard and Arcola Avenue which was approved with a density of 99 units per hectare.

The Administration concurs that the density of this proposal is suitable for this site.

Improved Screening, Buffering and Landscaping

Screening and buffering has been improved by shifting the parking lot that is abutting the south property line slightly to the north to accommodate a landscape buffer adjacent to the existing 1.83 metre (6 foot) high solid fence that is already in place between the two properties. The initial proposed plan had the parking stalls directly abutting the property line at the fence with no landscaped buffer. The streetscape along both Arens Road and University Park Drive has also been enhanced by adding more trees and planting beds along both of these streets.

These changes to the plan resulted in a reduction in the number of parking stalls planned for the development from 349 to 331 parking stalls, which exceeds the minimum requirement by one stall.

The Gardiner Heights Addition Concept Plan currently identifies the subject property for commercial use and the applicant is proposing an amendment to the concept plan to permit high-density residential (>50 dwelling units/hectare) on the vacant parcel. The development will have a proposed density of 88.5 units/hectare, which is consistent with the high density land use classification.

Surrounding land uses include medium-density residential to the south, low-density residential to the west, high density residential and commercial to the north, and high density residential to the east, across University Park Drive.

The proposed development is consistent with the purpose and intent of the proposed R6 – Residential Multiple Housing Zone with respect to:

- Encouraging the provision of affordable housing, particularly for low and moderate income households and special need groups; and
- Encouraging higher density housing and mixed use development along major arterial streets.

The Administration has concluded that high density residential development is a suitable use for the site as an alternative to commercial due to the residential nature of adjacent land uses.

The Administration does not have any concerns with regard to the impacts of this development on the flow of traffic along Quance Street, Arens Road and University Park Drive. The existing road network in the vicinity of the site has capacity.

RECOMMENDATION IMPLICATIONS

Financial Implications

The development must meet the requirements of Building Bylaw 2003-7 as well as meet City development standards for storm water management. These include requiring the applicant to demonstrate that the proposed development will not block existing storm water flow paths or impact neighbouring properties. These requirements are reviewed in further detail at the building permit stage and any upgrades required are the responsibility of the applicant.

The development will require a looped water system that has connections to more than one City water main to provide increased fire flows, improved water quality and a redundancy of supply. Internal private fire hydrants to the site will also be required. These requirements are reviewed in further detail at the building permit stage and any upgrades required are the responsibility of the applicant.

Environmental Implications

The site was developed as a ready-mix and precast concrete plant in the 1950s and was further excavated during the 1960s as a source of clay for the manufacture of light weight aggregate. Accordingly, the site has been identified by the Saskatchewan Ministry of Environment as

contaminated and remediation has been and/or will be completed to the applicable standards. Evidence of this approval from the SMOE is required prior to the issuance of a building permit.

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:

5.4 – Energy Conservation Policies

- Achieving a compact urban form by promoting infill development and rehabilitation
- Encouraging higher density residential development along transit routes

7.1 – Housing Objectives

- Accommodating the demand for a variety of housing types throughout the City of Regina to encourage higher density housing and mixed use developments along or adjacent to major arterial streets
- Ensuring that residential development and redevelopment is compatible with adjacent residential and non-residential development

7.14 – Higher Density Housing Adjacent to Major Arterial Streets

- Ensuring 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 proposal presents an opportunity to remediate a contaminated brown field site, and develop a residential infill project to help meet the demand for rental housing.

In accordance with the OCP, higher density residential land uses should generally be located in proximity to transit service and near major roads to mitigate traffic impact. In addition to meeting these basic criterion of the OCP the subject site is located in close proximity to a number of amenities within walking distance as noted below:

Amenities within five minute walk (400 m)

- Grocery and convenience stores
- Victoria Square Mall shopping
- Quance Street shopping
- Wilfred Walker School and Park
- Pilot Butte Creek and pathway system
- Transit stops

Amenities within ten minute walk (800 m)

- Local commercial area at Arcola and University Park Drive
- Other commercial services on Quance Street
- Ready Park

Future residents would have the opportunity to walk to several destinations in close proximity, reducing automobile use and traffic impact. As such, this site has been determined to be suitable for residential zoning.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides eight parking stalls for persons with disabilities which meets the minimum parking requirements calculated at two percent of the required parking stalls.

COMMUNICATIONS

The residents who provided their contact information through the application review process were notified that the application would be considered at the January 15, 2014 Regina Planning Commission meeting. These residents also received a copy of the report when the RPC meeting agenda was released by the City Clerk's office.

The applicant and other interested parties 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,

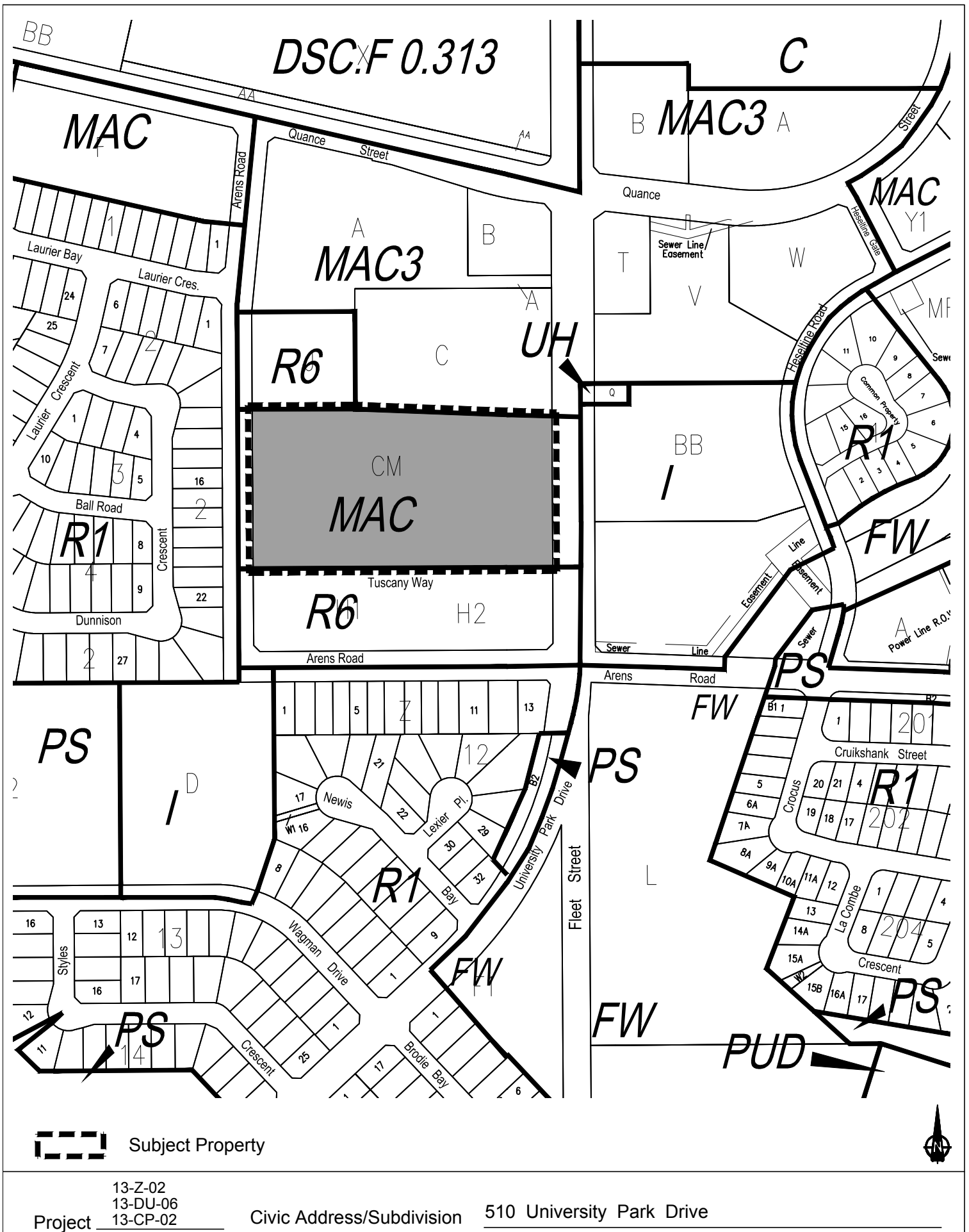
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For Diana Hawryluk, Director
Planning Department

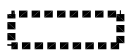
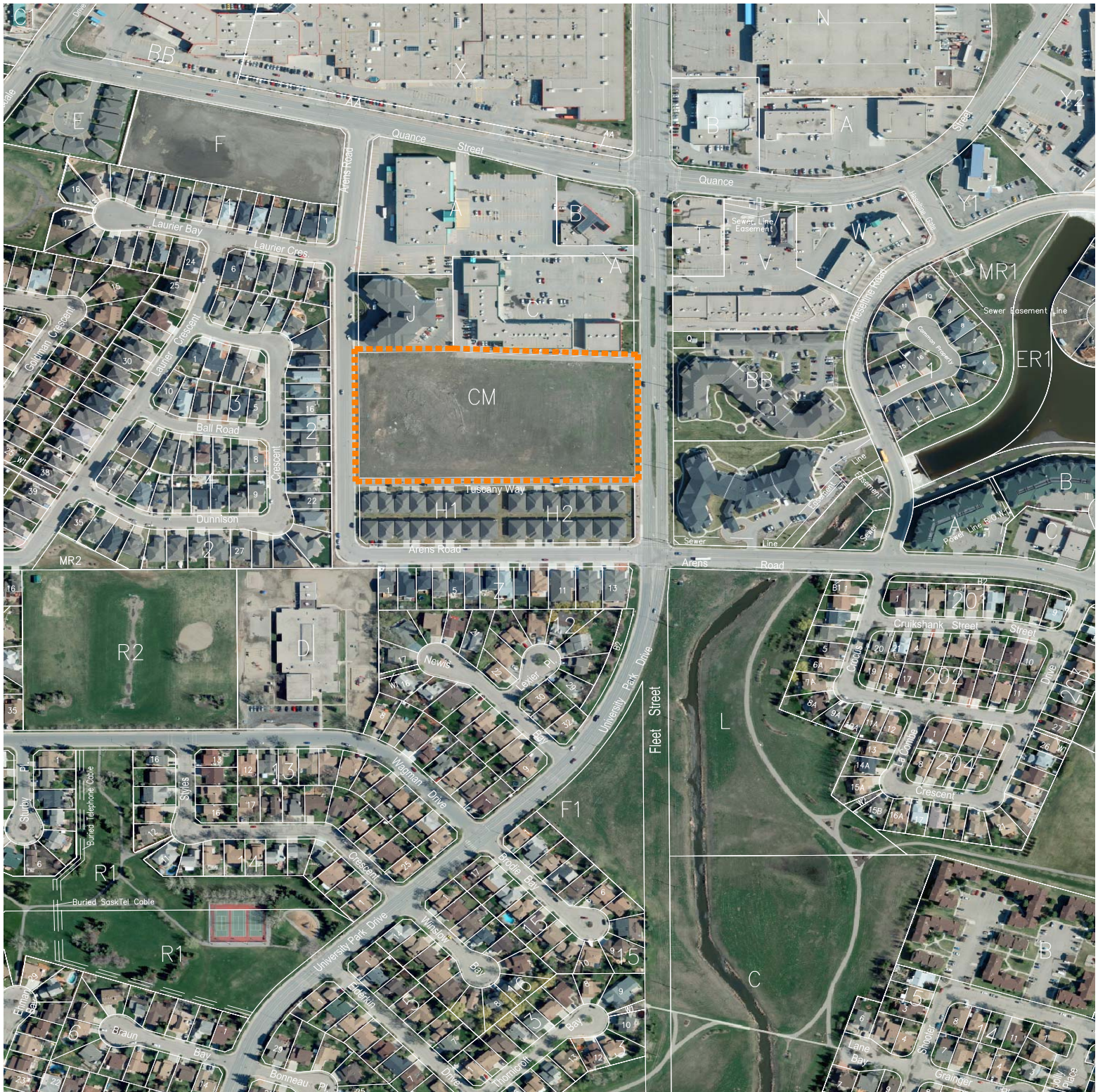
Respectfully submitted,

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For Jason Carlston, Executive Director
Community Planning & Development



Appendix A-2



Subject Property

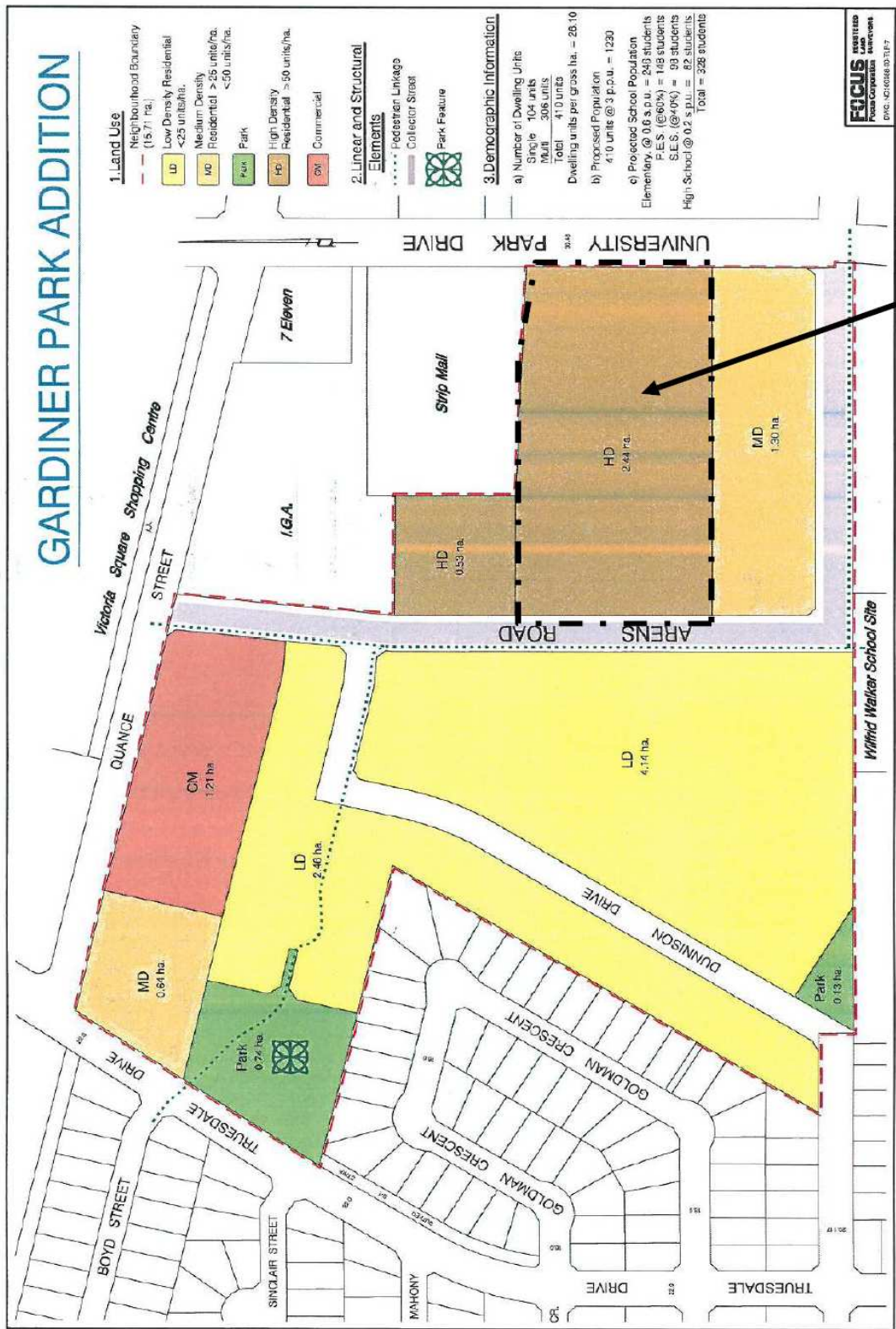
Date of Photography: 2012



Project 13-Z-02
13-DU-06
13-CP-02

Civic Address/Subdivision 510 University Park Drive

Proposed Concept Plan

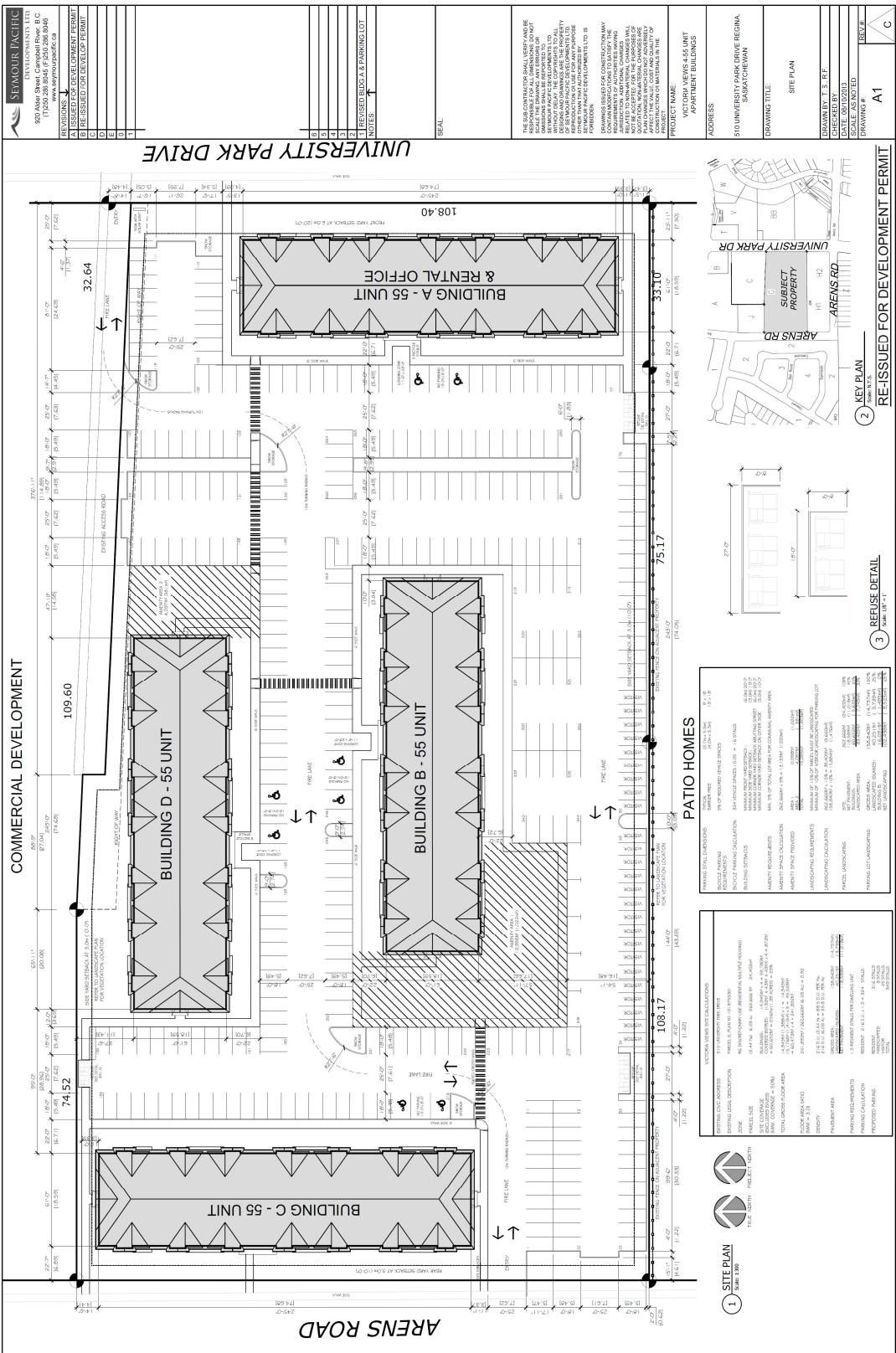


Subject Property

Project 13-Z-02/ 13-DU-06/
13-CP-02

Planning Department
Civic Address/Subdivision

510 University Park Drive



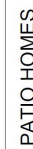
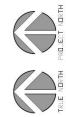
13-Z-02/ 13-DU-06/

Planning Department

Project 13-CP-02

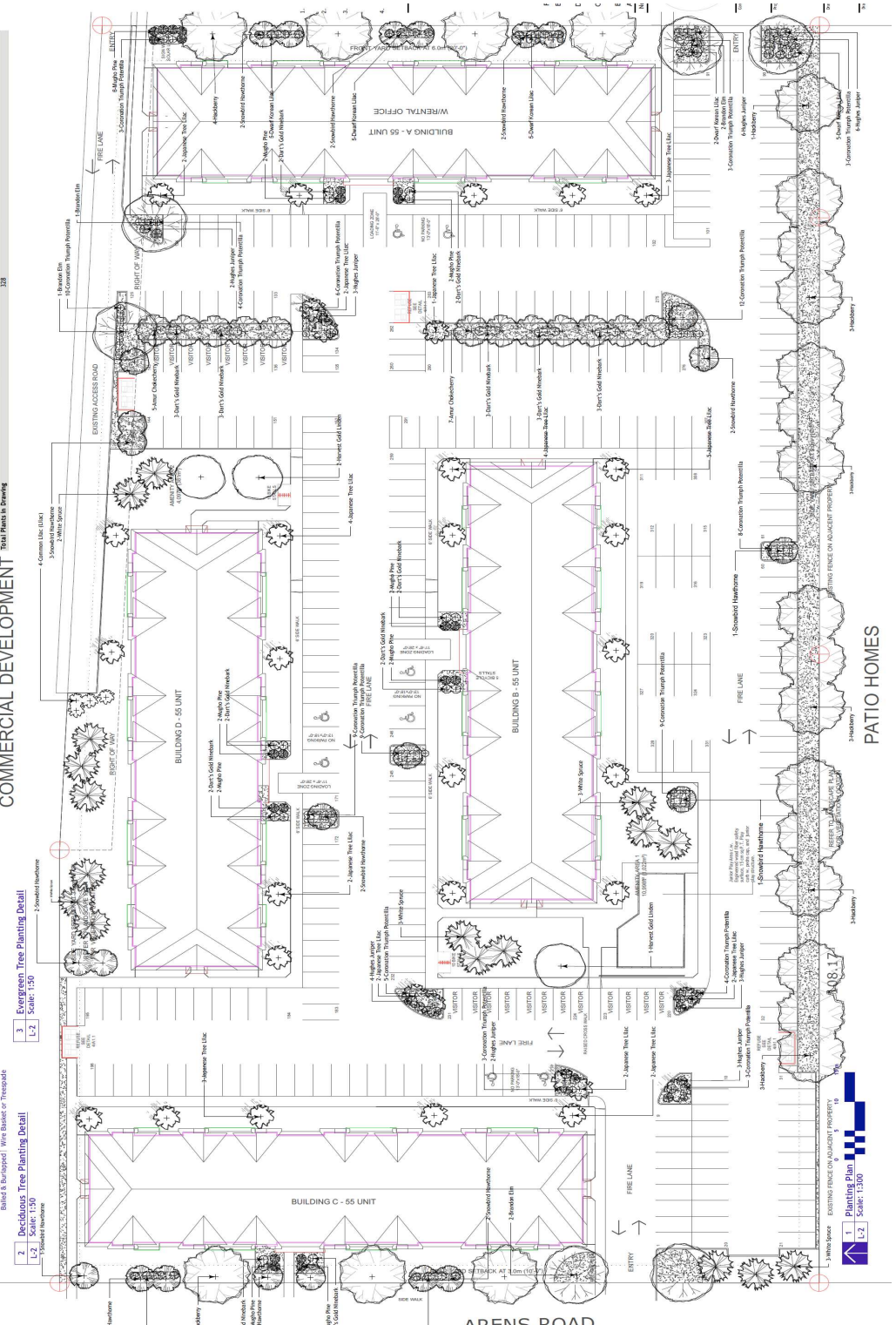
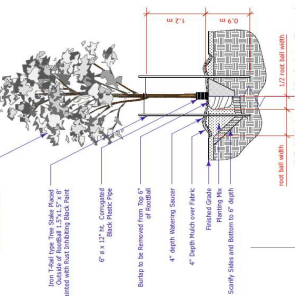
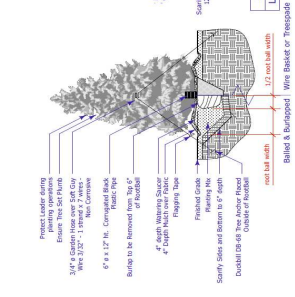
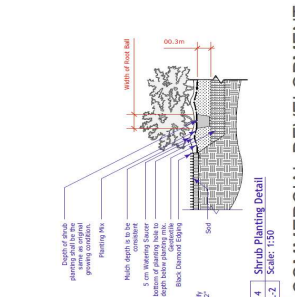
Civic Address/Subdivision

510 University Park Drive

[illegible][illegible]

1 SITE PLAN

Plant Schedule	Botanical Name	Qty	Scheduled Size	Remarks
Evergreen Tree				
White Spruce	Picea glauca	17	1.8 m. ht. 10 cm. wire basket	Single straight leader. Full, bushy plants.
Hollyherry	Cornus occidentalis	23	50 mm x minimum 5 major branches in head. Single leader, full, bushy plants.	Single trunk with no sprouting below 1.8 m. 60 cm. wire basket.
Shrub				
Scrubbed Hawthorne	Crataegus monnina	24	40 mm x 3 m. ht. min 5 branches	
Amur Chokeberry	Prunella mucronata	12	50 mm x 50 cm. wire basket. Central leader. Minimum 5 major branches in head. Single straight trunk. Specimen.	
Japanese Tree Lilac	Syringa reticulata	34	40 mm x 45 cm. ht. min 5 branches. Well branched.	
Harvest Gold Linden	Thuja americana 'Harvest Gold'	3	50 mm x 45 cm. ht. min 5 major branches. Strong Central leader. Single straight trunk. Specimen.	
Random Elm	Ulmus americana 'Random'	6	50 mm x 45 cm. ht. 50 cm. w.b.	
Decorative Dogwood	Prunella opulifolia 'Dart's'	31	45 cm. ht. 3 gallon container. Minimum 5 major branches.	
Coronation Trumpet Petunias	Penstemon racemosa 'Coronation'	91	30 cm. ht. 2 gal.	
Spring Mount Petunias	Penstemon sp. 'Spring Mount'	32	45 cm. 1 gallon container. Minimum 5 major branches at specified size. Well branched.	
Spring Mount Petunias	Penstemon sp. 'Spring Mount'	4	60 cm. 1 gallon container. Minimum 5 major branches at specified size. Well branched.	
Common Lilac (Lilac)	Syringa vulgaris	22	2 gal. 45 cm. w.b.	
Evergreen Shrub				
Japanese Carotidaceae 'Hugob'		39	2 gal. 45 cm. w.b.	
Height Pine		22	5 gal. 45 cm. d.b.	
Prunus mugo		228		



REVISIONS:	↓
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B	RE-ISSUED FOR DEVELOP PERMIT
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1	REVISED BLDG A & PARKING LOT
NOTES: ↑	

SEAL:

THE SUB-CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO SEYMOUR PACIFIC DEVELOPMENTS LTD. WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS FORBIDDEN.

DRAWINGS ISSUED FOR CONSTRUCTION MAY CONTAIN MODIFICATIONS TO SATISFY THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. ADDITIONAL CHARGES RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED. FOR THE PURPOSES OF QUOTATION, NON-MATERIAL CHANGES ARE PLAN CHANGES WHICH DO NOT ADVERSELY AFFECT THE VALUE, COST AND QUALITY OF CONSTRUCTION OF MATERIALS IN THE

PROJECT:	
PROJECT NAME:	

VICTORIA VIEWS

4 - 55 UNIT
APARTMENT BUILDINGS

ADDRESS:

Journal of Management Inquiry

LOT G UNIVERSITY PARK DRIVE

REGINA, SASKATCHEWAN

1000000

DRAWING TITLE:

BUILDING ELEVATIONS

(55 UNIT)

100

DRAWN BY: T.S., R.F.

CHECKED BY: _____
DATE COMPLETED: _____

DATE: 06/11/2013
SCALE: AS NOTED

DRAWING #:	REV #:
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A2

8	
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1000000

RAILING TO RETURN INTO BUILDING.
(NO DIVIDER WALL)

FRONT ELEVATION

Scale: $1/4" = 1'-0"$

[illegible]

FOOT EVALUATION

REAR ELEVATION

RE-ISSUED FOR DEVELOPMENT PERMIT

November 13, 2013

To: Members,
Regina Planning Commission

Re: Applications for Zoning Bylaw Amendment (13-Z-02), Concept Plan Amendment (13-CP-02) and Discretionary Use (13-DU-06) – 510 University Park Drive, Gardiner Park Addition

RECOMMENDATION

1. That the attached Gardiner Park Addition Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel G in the Gardiner Park Subdivision, from MAC- Major Arterial Commercial to R6- Residential Multiple Housing be APPROVED;
3. That the discretionary use application for a proposed planned group of dwellings located at 510 University Park Drive, being Parcel G, Plan No. 101875530 be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans prepared by Seymour Pacific Developments Ltd., and dated June 10, 2013 and attached to this report as Appendix A-3.1 to A-3.3b; and
 - c. That the applicant / developer provide the City with confirmation that the Saskatchewan Ministry of Environment has confirmed that the site has been sufficiently remediated prior to the issuance of a building permit
4. That the City Solicitor be directed to prepare the associated bylaw; and
5. That this report be forwarded to the December 16, 2013 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

CONCLUSION

The applicant proposes to construct a planned group of apartment buildings consisting of the following:

- Four apartment buildings each containing 55 suites for a total of 220 dwelling units on site
- Each building will be 4 storeys
- A total of 349 surface parking stalls, which will exceed the minimum parking requirement
- One of the buildings will feature leasable office space in addition to the residential suites

- Issues and objections identified by area residents during the review process include significant traffic and parking generation along Quance Street and University Park Drive, property maintenance and impact on surrounding property values and vehicles speeding in the area
- An amendment of the approved Gardiner Park Addition Concept Plan is necessary to accommodate high density residential.

The Official Community Plan supports either commercial or medium to high density residential development of the subject property and supports a mix of dwelling unit types throughout the City to accommodate a range of lifestyles and housing demands.

BACKGROUND

Applications have been received for concept plan amendment, zoning amendment and discretionary use to accommodate development of the proposed Planned Group of Dwellings (Apartments). The Gardiner Park Addition Concept Plan was originally approved by City Council on July 21, 2004 and most recently amended in 2008.

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* and the Gardiner Heights Addition (2004) Concept Plan.

DISCUSSION

Zoning and Land Use Details

Land Use Details		
	Existing	Proposed
Zoning	MAC – Major Arterial Commercial	R6 – Residential Multiple Housing
Land Use	Vacant Lot (former industrial)	Planned Group of Dwellings (Apartments)
Number of Dwelling Units	N/A	220
Building Area	N/A	5,553.7 sq. m. (total 4 buildings)

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	324 (216 units x 1.5)	349 (incl. 8 handicapped/25 visitor)
Bicycle Parking Stalls	16 (5% of required stalls)	16
Minimum Lot Area (m ²)	500 m ²	24,402 m ²
Minimum Lot Frontage (m)	15 m	74.68 m
Maximum Height (m)	13 m	10.91 m
Floor Area Ratio	3.00	0.92
Site Coverage (%)	50%	23%

With respect to the calculation of building height, the height calculation is defined in *Regina Zoning Bylaw No. 9250* as the vertical distance from grade level to the highest ceiling of the occupied area of the building.

Vehicular access will be provided from Arens Road and University Park Drive. Access to parcel from University Park Drive will require a Shared Access Agreement with the property to the north to ensure the free flow of traffic to and from the parcel.

The Gardiner Heights Addition Concept Plan currently identifies the subject property for commercial use and the applicant is proposing an amendment to the concept plan to permit high-density residential (>50 dwelling units/hectare) on the vacant parcel. The development will have a proposed density of 88.5 units/hectare, which is consistent with the high density land use classification.

Surrounding land uses include medium-density residential to the south, low-density residential to the west, high density residential and commercial to the north, and high density residential to the east, across University Park Drive.

The proposed development is consistent with the purpose and intent of the proposed R6 – Residential Multiple Housing Zone with respect to:

- Encouraging the provision of affordable housing, particularly for low and moderate income households and special need groups; and
- Encouraging higher density housing and mixed use development along major arterial streets.

Transportation Study

A Traffic Impact Analysis (TIA) was completed in February 2013 to evaluate the impact of the proposed development on the existing transportation network in the area. The study forecast that 116 trips would be generated during the AM peak period and that 141 trips would be generated during the PM peak period by the proposed development. Analysis of the impact of the proposal on intersections determined that intersections in close proximity to the development, most notably University Park Drive and Arens Road, have available capacity to accommodate the projected trip generations resulting from the proposed development.

A concern raised during the initial review of this proposal was that Quance Street and Arens Road not having a signalized intersection and that this may result in significant backups during the AM and PM peak periods at this locations as result of the proposed development. However, the projected trips generated by the development indicate that the additional traffic would not warrant the requirement for signals at Quance Street and Arens Road. The predicted trips generated during the peak hour (between 4:00 – 6:00pm) are approximately 2 vehicles per minute and that the intersection can accommodate these projected traffic flows.

Although a TIA is a prediction of the impacts on traffic flow, traffic patterns will continue to be monitored by the City to ensure the existing road network and level of service of existing vehicular control devices are sufficient.

The Administration does not have any concerns with regards to the impacts of this development on the flow of traffic along Quance Street, Arens Road and University Park Drive and that the existing road network in the vicinity of the site has capacity.

RECOMMENDATION IMPLICATIONS

Financial Implications

The development must meet the requirements of Building Bylaw 2003-7 as well as meet City development standards for storm water management. These include requiring the applicant to demonstrate that the proposed development will not block existing storm water flow paths or impact neighbouring properties. These requirements are reviewed in further detail at the building permit stage and any upgrades required are the responsibility of the applicant.

The development will require a looped water system that has connections to more than one City water main to provide increased fire flows, improved water quality and a redundancy of supply. Internal private fire hydrants to the site will also be required. These requirements are reviewed in further detail at the building permit stage and any upgrades required are the responsibility of the applicant.

Environmental Implications

The site was developed as a ready-mix and precast concrete plant in the 1950's and was further excavated during the 1960's as a source of clay for the manufacture of light weight aggregate. Accordingly, the site has been identified by the Saskatchewan Ministry of Environment as contaminated and remediation has been and/or will be completed to the applicable standards. Evidence of this approval from the SMOE is required prior to the issuance of a building permit.

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:

5.4 – Energy Conservation Policies

- That a compact urban form be achieved by promoting infill development and rehabilitation
- That higher density development be encouraged along transit routes

7.1 – Housing Objectives

- To accommodate the demand for a variety of housing types throughout the City of Regina to encourage higher density housing and mixed use developments along or adjacent to major arterial streets
- To ensure that residential development and redevelopment is compatible with adjacent residential and non-residential development

7.14 – Higher Density Housing Adjacent to Major Arterial Streets

- 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 proposal conforms to provisions of the Official Community Plan including the interface with surrounding land uses as it was demonstrated that there are a number of destinations within walking distance of the subject property and that the development would have little impact on surrounding properties. On a City-wide scale, the proposal presents an opportunity to remediate a contaminated, vacant lot and develop infill residential accommodation required to meet the land requirements of the City's growth scenarios while curbing the physical expansion of the urban footprint.

In accordance with the OCP, higher density residential land uses should generally be located in proximity to transit service and near major roads to mitigate traffic impact. In addition to meeting these basic criterion of the OCP the subject site is located in close proximity to a number of amenities within walking distance as noted below:

Amenities within 5 minute Walk (400 m)

- Grocery and convenience stores
- Victoria Square Mall shopping
- Quance Street shopping
- Wilfred Walker School and Park
- Pilot Butte Creek and pathway system
- Transit stops

Amenities within 10 minute walk (800 m)

- Local commercial area at Argyle and University Park Drive
- Other commercial services on Quance Street
- Ready Park

Future residents would have the opportunity to walk to several destinations in close proximity, reducing automobile use and traffic impact.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides 8 parking stalls for persons with disabilities which meets the minimum parking requirements calculated at 2% of the required parking stalls.

COMMUNICATIONS

Public notification signage posted on:	March 20, 2013
Will be published in the Leader Post on:	November 30, 2013 December 7, 2013
Letter sent to immediate property owners	March 28, 2013
Public Open House Held	May 6, 2013
Number of Public Comments Sheets Received	96

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. Also included are the applicant's and Administration's response to those issues, as well as the actual community comments received during the review process.

The applicant and other interested parties 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,

A handwritten signature in blue ink, appearing to read 'Fred Searle'.

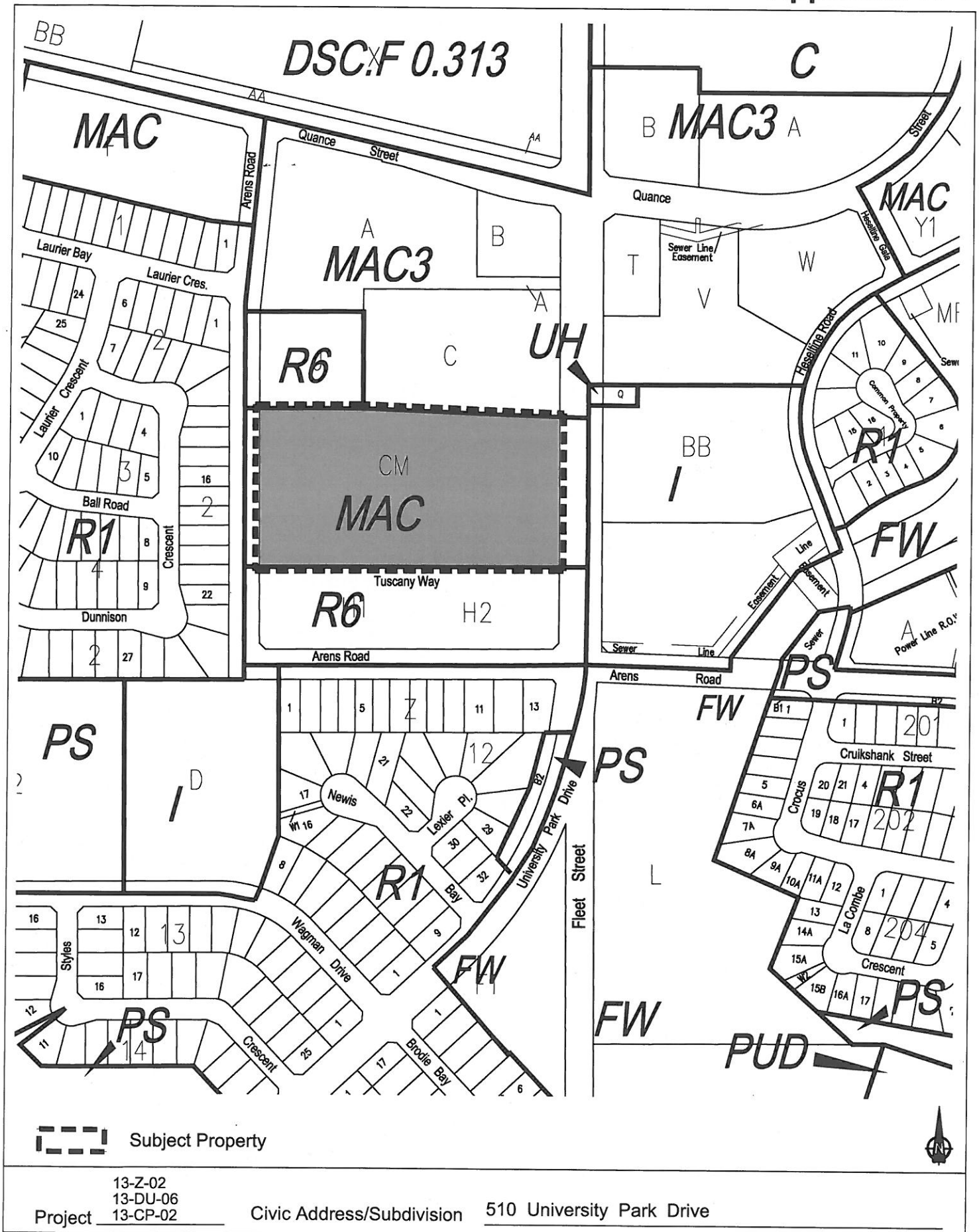
Fred Searle, Manager
Current Planning

Respectfully submitted,

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

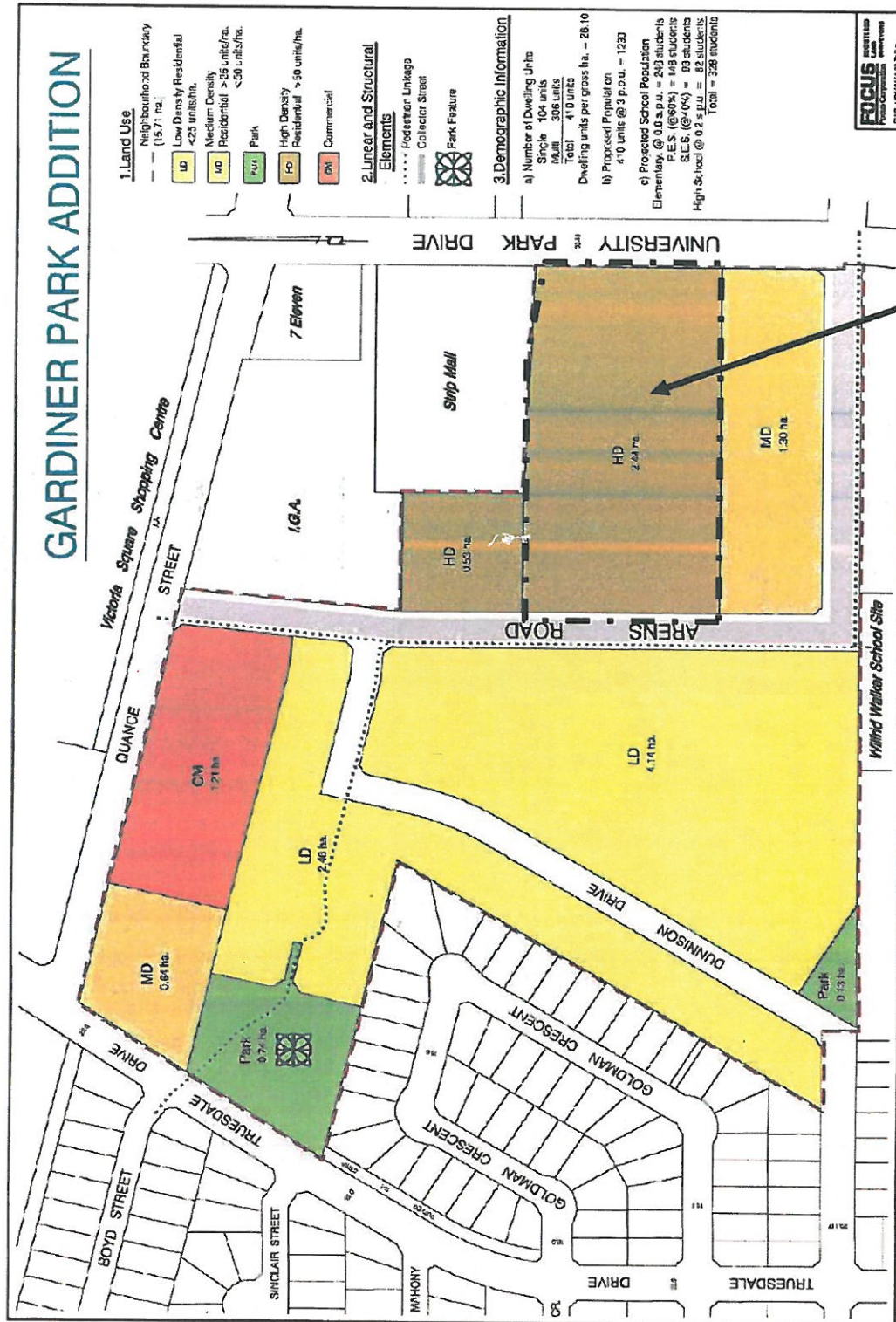
Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Mark Andrews



Proposed Concept Plan

GARDINER PARK ADDITION



Subject Property

Appendix A-2



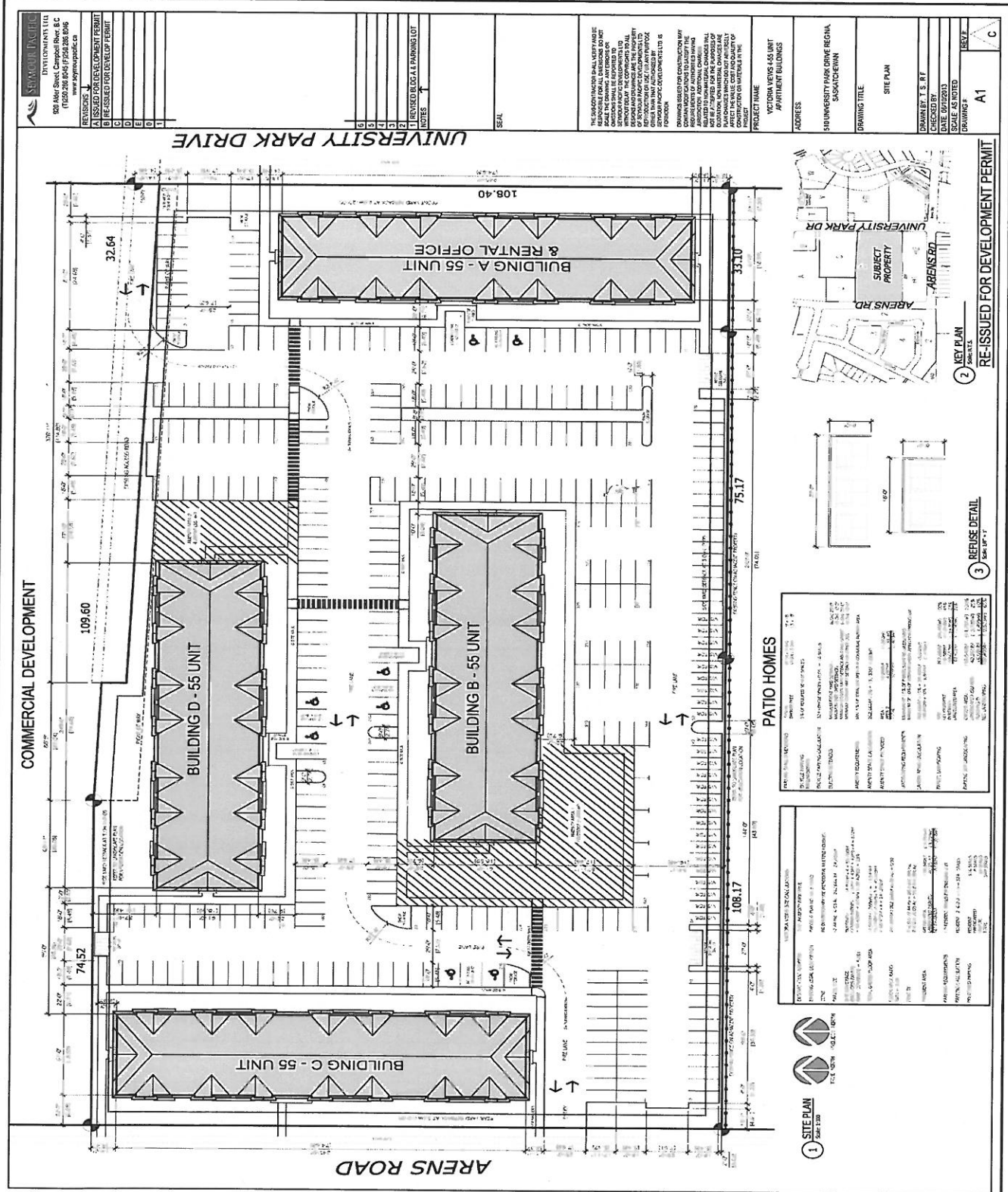
Subject Property

Date of Photography: 2012



Project 13-Z-02
13-DU-06
13-CP-02

Civic Address/Subdivision 510 University Park Drive



Project **13-Z-02/ 13-DU-06/ 13-CP-02** Planning Department Civic Address/Subdivision **510 University Park Drive**

SEAL

NOTES

REVISIONS

PROJECT NAME

ADDRESS

UNIVERSITY PARK DRIVE REHA. SUBDIVISION

UNIVERSITY TITLE

SITE PLAN

DRAWN BY T.S.R.F.

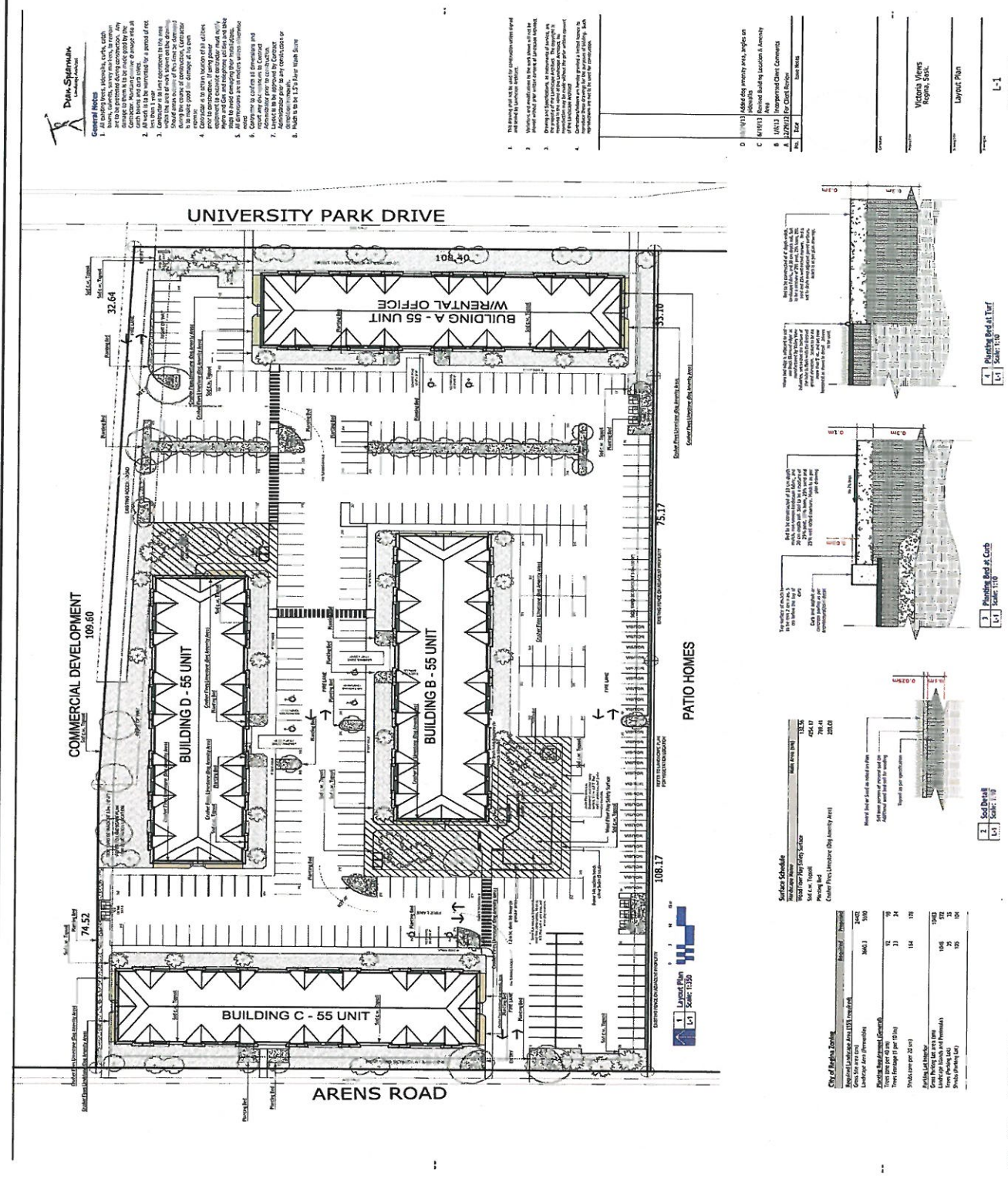
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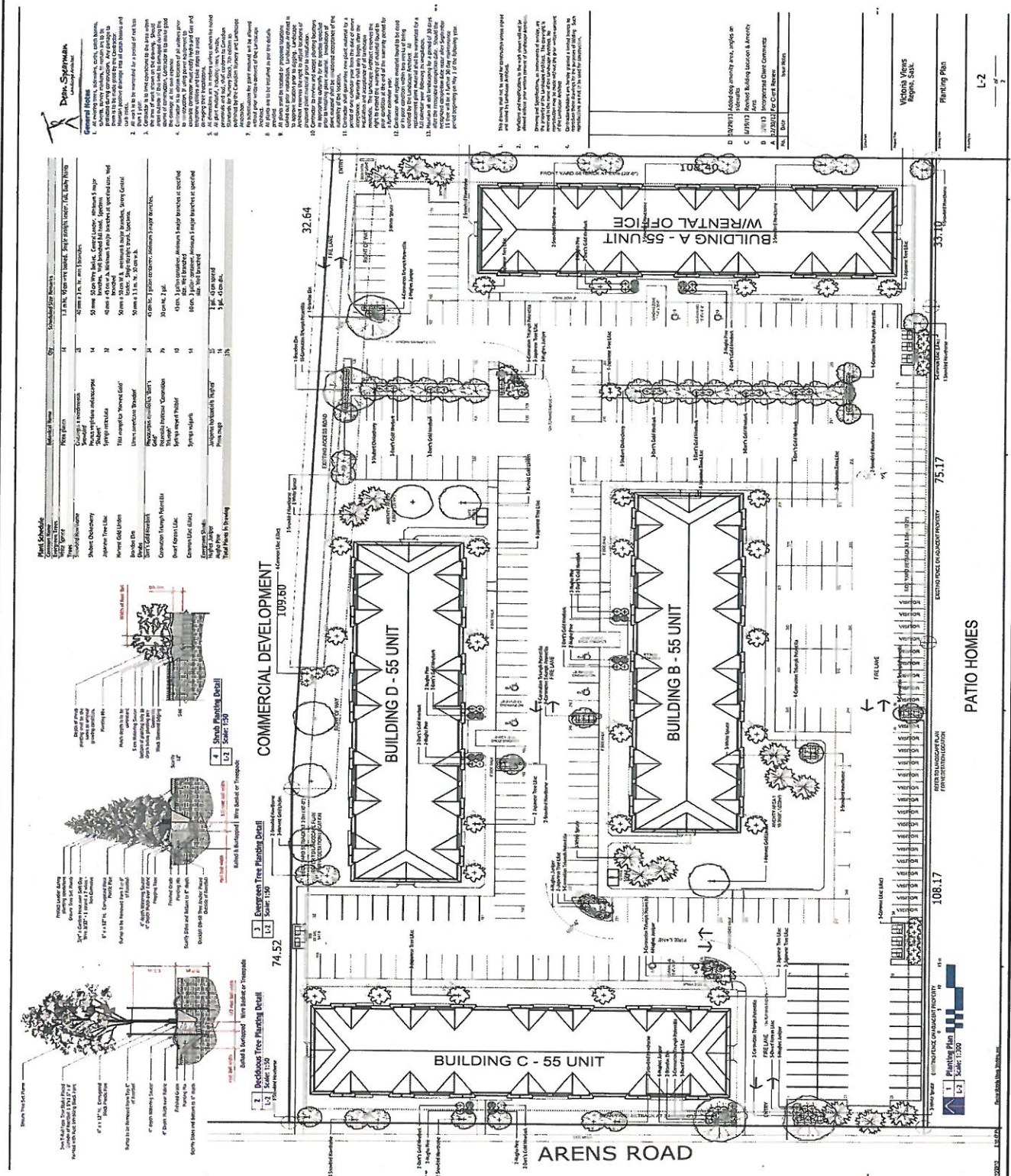
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APARTMENT BUILDINGS

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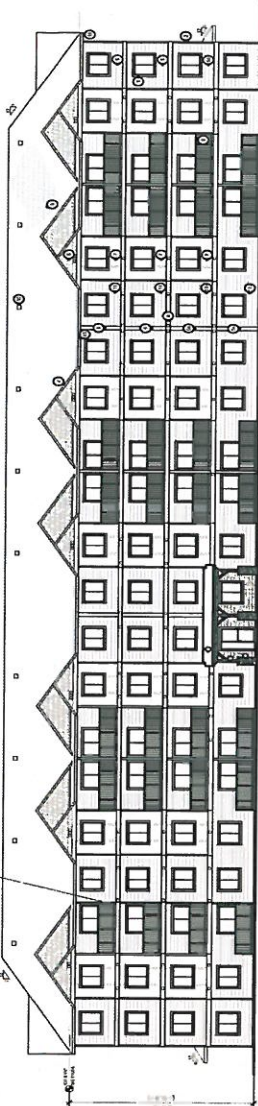
BUILDING ELEVATIONS

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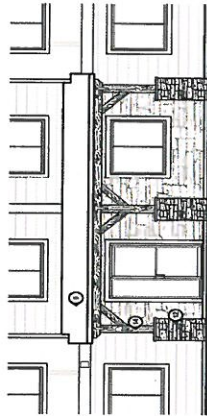
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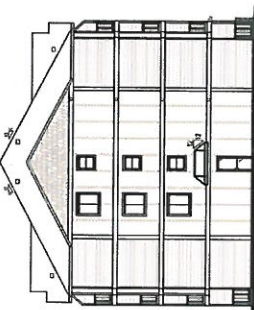
RETURNING TO RETURN INTO BUILDING. —



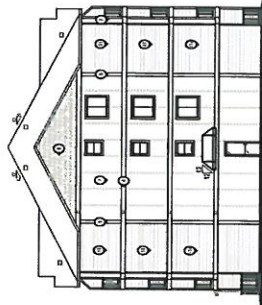
1 FRONT ELEVATION
Scale: 1/2" = 1'-0"



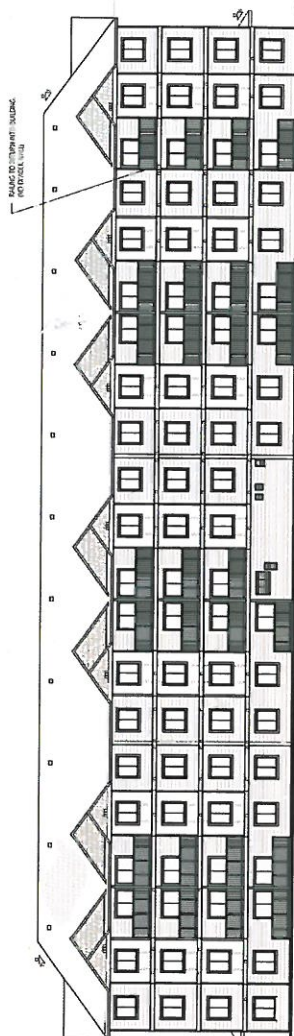
5 **ENLARGED ENTRY ELEVATION**
Scale 1/4" = 1'-0"



2 LEFT ELEVATION
Scale: 3/32" = 1'-0"



3 RIGHT ELEVATION
Scale: 3/32"=1'-0"



4 REAR ELEVATION

RE-ISSUED FOR DEVELOPMENT PERMIT

Project 13-Z-02/ 13-DU-06/ 13-CP-02 **Planning Department** Civic Address/Subdivision **510 University Park Drive**


<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> <td></td> </tr> <tr> <td>2</td> <td>RE-ISSUED FOR DEVELOPMENT PERMIT</td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR DEVELOPMENT PERMIT		2	RE-ISSUED FOR DEVELOPMENT PERMIT		3			4			5			6			<p>NOTES</p> <ol style="list-style-type: none"> 1. RE-ISSUED BUILDING PERMIT 	<p>SEAL</p>	<p><small>THE REPRODUCED DRAWING IS THE PROPERTY OF THE CITY OF VICTORIA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF VICTORIA. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE CITY OF VICTORIA IS A VIOLATION OF THE COPYRIGHT ACT AND MAY BE SUBJECT TO PROSECUTION. THE CITY OF VICTORIA DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE CITY OF VICTORIA ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS DRAWING. THE CITY OF VICTORIA DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE CITY OF VICTORIA ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS DRAWING.</small></p> <p>PROJECT NAME VICTORIA MENS APARTMENT BUILDING</p> <p>ADDRESS LOT UNIVERSITY PARK DRIVE FEDERAL SAHARADHAN</p> <p>DRAWING TITLE BUILDING A & C 10 FIRST FLOOR PLANS (50 UNITS)</p> <p>DRAWN BY T. S. R. F.</p> <p>CHECKED BY D. S. R. F.</p> <p>DATE 08/08/2013</p> <p>SCALE AS SHOWN</p> <p>DRAWING A3</p>
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1st FLOOR PLAN (BLDG B, C & D)
Scale: 1/8" = 1'-0"

FLOOR AREA = 14,345.00

1st FLOOR PLAN (BLDG A)
Scale: 1/8" = 1'-0"

FLOOR AREA = 14,345.00

 <p>13-Z-02/ 13-DU-06/ 13-CP-02</p>	<p>Planning Department</p> <p>Civic Address/Subdivision</p>	<p>510 University Park Drive</p>																																	
<p>RE-ISSUED FOR DEVELOPMENT PERMIT</p>																																			
<p>4TH FLOOR PLAN (BUILDING A, B, C & D)</p> <p>Scale: 1/8" = 1'-0"</p> <p>FLOOR AREA = 15,178.82</p>																																			
<p>2ND & 3RD FLOOR PLAN (BUILDING A, B, C & D)</p> <p>Scale: 1/8" = 1'-0"</p> <p>FLOOR AREA = 15,178.82</p>																																			
<p>NOTES:</p> <p>1. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>2. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>3. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>4. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>5. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>6. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>7. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>8. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>9. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p> <p>10. THE INFORMATION ON THIS PERMIT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE CITY OF REGINA IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.</p>																																			
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<p>DRAWING TITLE: BUILDING A, B, C & D 2ND, 3RD & 4TH FLOOR PLANS (15,178.82)</p>																																			
<p>DRAWN BY: T.S. R.F. CHECKED BY: T.S. R.F. SCALE: AS SHOWN DATE: 2013-02-06</p>																																			
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Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	98	<p>PARKING/ TRAFFIC</p> <ul style="list-style-type: none"> • 347 parking stalls provided on-site (surface parking stalls) is not sufficient for the number of dwelling units and anticipated density of the site • Multi bedroom units will most likely generate more than 1 or 2 vehicles per unit and will force additional vehicles on local streets • Additional vehicles will create traffic congestion on narrow local streets and pose a risk of serious accidents as there are children in the neighbourhood • The additional vehicles will generate excessive noise in a quiet residential neighbourhood • Tenants moving in and out (since it is rental property) will generate noise, affect the flow of traffic with moving vans and trailers and with limited space to maneuver, will end up either blocking the street or the alley • The additional vehicles will strain and create unnecessary wear and tear on the roads (requiring additional maintenance) • Intersections in the neighbourhood (mainly Quance/Arens) do not have dedicated signals and will cause severe traffic congestion, and backups (possibly accidents) during morning and evening rush hour <p>PROPERTY VALUES</p> <ul style="list-style-type: none"> • Four storey rental apartment building will significantly decrease the surrounding property values • Rental properties will bring in low-income tenants or create subsidized housing that could lead to lower property values • The homes located to the north of the proposed building will decrease in value as privacy and sunlight will be reduced as the building is above the tree line and in a neighbourhood that is predominantly single storey homes • Rental housing will lead to increased crime, theft and vandalism in a peaceful neighbourhood that is dominated by younger families with children <p>SCALE/MASSING</p> <ul style="list-style-type: none"> • The four proposed buildings are too large for the lot and is not sensitive to the character of the

		<p>surrounding neighbourhood of single storey homes with no rental buildings in the immediate vicinity</p> <ul style="list-style-type: none"> • The proposed density between the units on-site will be very high and only exacerbate traffic congestion and affect overall quality of life for tenants • Since the parking stalls are located all on the surface, this will reduce the amount of green space and outdoor amenity space for the residents with limited dedicated outdoor space for recreational use and for children to play <p>OTHER ISSUES</p> <ul style="list-style-type: none"> • Rental properties are not always well-maintained and managed and may be an increase in litter, storage of vehicles and a lack of green space and mature trees <p>Local streets are old and narrow and snow banks will force vehicles to park farther from the edge of the street, congesting the streets and posing serious risks of collisions</p>
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	2	

- Issue: Parking and traffic generation - Multi bedroom units will most likely generate more vehicles than parking space provided and will force additional vehicles on local streets thus creating traffic congestion on local streets and posing a risk of accidents.**

Administration's Response: Parking provided on-site is compliant with the City's Zoning Bylaw, which calculates the required number of stalls at 1.5 stalls per residential unit.

A Traffic Impact Analysis study was completed to predict the flow of inbound and outbound traffic flows during peak AM and PM times, based on traffic models and the number of proposed units. The study concluded that an average of 116 trips during the AM and 141 trips during the PM peak times would be generated. There is sufficient capacity in the immediate road network to accommodate the projected traffic volumes.

As with any development, including single detached homes, there will always be times when there will be an overflow of parking, thus forcing vehicles to park along the streets (especially during special events, holidays, etc). Though the TIA is a prediction of traffic flow, actual pattern will be monitored by the City post development to ensure the existing infrastructure is accommodating the increased traffic flow, therefore, the Administration does not expect any concerns related to parking and traffic generation. While the development would meet the minimum parking requirements it is acknowledged that there will likely be some parking spill over onto the streets where on-street parking is permitted. Parking is not permitted along University Park Drive.

2. **Issue: Property Values – Apartment complexes lack maintenance in the long run and lower values of surrounding properties.**

Administration's Response: The City encourages the provision of affordable housing for low and moderate income households and the demand for a variety of housing types throughout the City.

New residential development in established neighbourhoods or proximity to higher density residential land use often generates concerns regarding the impact on surrounding property values. The Administration acknowledges that residents have these concerns, but is not aware of any evidence that such a development will necessarily have a negative impact on surrounding property values. The potential impact in this regards cannot be determined conclusively in advance, but will be affected by the perceptions, experiences and resultant actions of individual households over time.

It is noted that a mix of housing types are being developed city-wide within existing and Greenfield development areas with no evidence of negative impact on property values.

3. **Issue: Scale of the Building and Density - The buildings are too large for the lot and is not sensitive to the character of the surrounding neighbourhood with densities that are not sensitive or reflective of the established residential neighbourhoods**

Administration's Response: The Administration supports a mixture of housing types and flexibility in design in locations that are both suitable and can accommodate higher density residential units. It is the intention of the [proposed] R6 Zone to regulate the location and standards for apartment buildings, townhouses and multi unit dwellings. It also provides developers with a variety of development options, with a net density in excess of 50 dwelling units per hectare. The proposed development meets all applicable development standards and regulations in the *Zoning Bylaw*.

Based on the number of proposed units and area of the site, the projected net density is 88.5 units per hectare (total site area is 2.44 hectares). The Concept Plan identifies this site currently for Major Arterial Commercial development, which could accommodate large format retail (box stores) and various other developments including, but not limited to restaurants, shopping plazas, hotels all demanding a high level of parking requirements and noise.

4. **Issue: Vehicles currently speed in the area, specifically along Arens Road. There is an elementary school nearby (Wilfred Walker) and this poses a serious hazard to school-aged children walking to and from school that cross Arens Road from the proposed apartment buildings.**

Administration's Response: Experience has indicated that traffic generally calms after development of adjacent properties proceeds.

The permitted on-street parking along Arens Road is a practical measure of decreasing the effective road width by allowing vehicles to park adjacent and parallel to the road edge. The primary benefit of allowing on-street parking as a traffic calming measure is the reduction in vehicle speeds due to the narrowed travel space.

5. **Commercial development of neighbourhood amenities or condominium ownership is preferred to development of rental residential uses.**

Administration's Response: The Administration acknowledges the value of commercial amenities within close proximity of residential neighbourhoods. However, it is also noted that there are a number of amenities in the Quance Street area. Specific commercial uses develop according to market demand. In this case a commercial site has been left vacant for a number of years, allowing a proposal for residential use, which may proceed only at the discretion of City Council.

The application is for a residential apartment complex and the Administration has considered the merits of that proposal for this location.

6. **Residents were under the impression that the site would be developed into condominium ownership units, and not rental apartment dwellings.**

Administration's Response: The property is currently Zoned as MAC – Major Arterial Commercial and the current Concept Plan identifies this site for commercial use. Prior to 2004, the Concept Plan identified the site for institutional use.

Further, a proposal was brought forward in 2009 to develop a low-rise apartment building, yielding 150 dwelling units for condominium ownership. The feedback received from the neighbouring property owners at that time were generally not in favour of the proposed condominium unit building and similar concerns were raised. The former proposal was tabled due to the environmental condition of the land, pending an environmental assessment and remediation plan to bring the site to residential standards.

In addition, the tenure of dwellings is not regulated or is a consideration in zoning analysis.

7. **Issue: There will be an increase in crime rates in the neighbourhood associated with rental housing (including vandalism and litter).**

Administration's Response: The applicant's proposal was circulated to the Regina Police Service and no response was received.

The Regina Police Service website provides information on discouraging crime. Busy and well-lit streets that are active contribute positively to the feelings of safety. The proposed development will add more "eyes on the street" and create a more active space that will contribute to a safer environment.

The Administration feels that perceived crime rates and/or vandalism will not change with the addition of the proposed apartment buildings.

8. **There are no signalized crosswalks along Arens Road and Quance Street is already too busy for pedestrians to be crossing.**

Administration's Response: The TIA concluded that the projected traffic volumes would not warrant the requirement for signals at Quance and Arens.

There are signalized crossings currently at the intersections of Quance Street and University Park Drive and Arens Road and University Park Drive.

9. **There is not enough green and open space on-site to be used by the projected number of tenants and much of this valuable space is taken up by parking.**

Administration's Response: Pursuant to the *Zoning Bylaw*, a minimum of 5% of the total lot area shall be allocated to communal amenity areas (open space) and a minimum of 15% of the total site shall require landscaping.

The proposed development meets these minimum requirements stipulated in the *Zoning Bylaw*. In addition, total site landscaping includes, but is not restricted to parking area landscaping, boulevards and visual screening and buffering. The proposal includes parking lot and parcel landscaping.

January 15, 2014

To: Members,
Regina Planning Commission

Re: Adult Entertainment Establishments

RECOMMENDATION

1. That the Administration be directed to prepare the necessary Zoning Bylaw Amendments for advertisement as per the public notice requirements in *The Planning and Development Act, 2007*, to adopt the recommended Option 1 as listed below:
 - a. The removal of the “Adult Cabaret” and “Adult Theatre” definitions;
 - b. The introduction of a definition for “Adult Entertainment” and “Adult Entertainment Establishment”;
 - c. The replacement of the term “Adult Cabaret” and “Adult Theatre” wherever they appear in the Zoning Bylaw with “Adult Entertainment Establishment”; and
 - d. The amendment of the definition of Night Club to exclude adult entertainment.
2. That the City Solicitor prepare the necessary bylaw for consideration by City Council at its February 24, 2014 meeting.

CONCLUSION

Regina Zoning Bylaw No. 9250 contains adequate regulations to control the location of establishments that have an adult theme as part of their business. As a result, only minor amendments to some of the definitions are necessary to ensure consistency with *The Alcohol Control Regulations, 2013* that took effect on January 1, 2014. City Council’s adoption of Option 1 – Status Quo is recommended.

BACKGROUND

The purpose of this report is to bring forward amendments to *Regina Zoning Bylaw No. 9250* that will clarify the land use category for adult only premises that regularly feature live adult entertainment, as identified in the proposed changes to the Provincial Alcohol Control Regulations that took effect on January 1, 2014. The amendment will also establish the zoning districts and regulations where these uses will be considered in the City.

DISCUSSION

Saskatchewan Liquor and Gaming Authority (SLGA) has introduced new regulations, *The Alcohol Control Regulations, 2013*. Some recommendations were implemented in 2013 but the ones that will permit live adult entertainment, subject to authorization by SLGA, came into effect on January 1, 2014. These regulations permit adult entertainment in the form of strip-tease and wet clothing contests in adult only establishments on a regular basis. The Administration has reviewed Regina Zoning Bylaw No. 9250 to determine a recommended approach to regulating this type of land use.

In general the Zoning Bylaw contains adequate regulations regarding the location of establishment that have an “adult” theme as part of their business. The Bylaw defines:

- adult arcade
- adult retail outlet/bookstore
- adult cabaret
- adult motion picture theatre
- adult theatre
- massage parlours

and limits them to industrial zones IA, IA1 – Light Industrial, IB, IB1 – Medium Industrial and IC – Heavy Industrial as discretionary uses, which require City Council’s approval. These land use zones are shown on the map attached to this report as Appendix A. These uses are also subject to a separation distance of 182.88 metres from uses such as residences, schools, parks, other adult establishments (Part 8D.3 of the Bylaw). Adult entertainment would be permitted only in Adult Cabarets and Adult Theatres as live entertainment is included only in the definitions of these uses.

The Administration has developed two options for the location and regulation of live adult entertainment uses:

Option 1 – Status Quo

This option will continue the current practise of limiting adult-themed land uses to industrial zones IA, IA1 – Light Industrial, IB, IB1 – Medium Industrial and IC – Heavy Industrial as discretionary uses. These uses would continue to be subject to a separation distance of 182.88 metres from uses such as residences, schools, parks, other adult uses (Part 8D.3 of *Regina Zoning Bylaw No.9250*).

Two new definitions are proposed to further clarify where live adult entertainment can occur. The proposed new definitions are:

“Adult Entertainment” – live entertainment including strip-tease and wet clothing contests or similar adult performances as permitted in accordance with *The Alcohol Control Regulations, 2013*.

“Adult Entertainment Establishment” – a building or part of a building that features live adult entertainment.

A night club, as defined in *Regina Zoning Bylaw No. 9250*, permits live entertainment. Night clubs are permitted uses in the DSC – Designated Shopping Centre and D - Downtown zones and discretionary in the HC – Highway Commercial, MAC3 and MAC – Major Arterial Commercial, IA and IA1- Light Industrial, IP – Prestige Industrial and WH - Warehouse zones. The adult entertainment, as proposed by SLGA, would be considered live entertainment and would therefore be permitted in a night club unless the definition excludes adult entertainment. It is proposed that the definition of Night Club be amended as follows:

“Night Club” – a building or part of a building which features commercial entertainment, including music and dance but not including adult entertainment as defined in this Bylaw. Food and beverages including alcoholic beverages may be provided to patrons.

The third requirement to implementing the Status Quo option is the deletion of references to “Adult Cabaret” and “Adult Theatre” wherever they appear in the Bylaw and replacement of these terms with “Adult Entertainment Establishment”.

This amendment will simplify where live adult entertainment can occur within the City of Regina.

Option 2 – City of Saskatoon Regulatory Approach

Council of the City of Saskatoon recently passed an amendment to their Zoning Bylaw that regulates the location of “Adult Entertainment Venues”. The amendment permits these uses in the IH-Heavy Industrial Zone. Adult Entertainment Venues are defined as:

“**Adult Entertainment Venues**” – a nightclub or similar commercial establishment which regularly features live adult entertainment including strip-tease, wet clothing contests or similar adult performances.

An amendment to that City’s *Adult Services Licensing Bylaw No. 9011* requires a separation distance of 160 metres from a residential use school, park, child-care centre, pre-school, recreation facility and other adult entertainment venue or in-call adult service agency.

SLGA will regulate adult entertainment that is **regularly featured**. Saskatoon determined that they would allow existing night clubs to offer live adult entertainment twice per calendar month, in keeping with current practise. The Zoning Bylaw was also amended to include a definition of “Regularly Features”:

“**Regularly features**” - a consistent or substantial course of conduct such that live adult entertainment is offered more than twice in a calendar month as part of the ongoing business of the adult entertainment establishment.

In summary, as a result of the recent amendment, the City of Saskatoon permits live adult entertainment venues in the IH-Heavy Industrial Zone subject to the application of a 160 metre separation distance. Adult entertainment will also be permitted in existing night clubs no more than twice in a calendar month. The City of Regina currently limits adult uses to IA, IA1, IB, IB1, IC as discretionary uses, subject to the application of a 182.88 metre separation distance.

A significant difference in the City of Saskatoon’s approach is allowing existing night clubs to offer live adult entertainment no more than twice per month. The City of Regina’s Administration considered this option as well but determined that enforcement of the two times per month would be difficult as investigations would only occur on a complaint basis unless a process was set up and staff were assigned to monitor occurrences, advertisements etc. This would either require additional employee hours or reallocation of existing Bylaw Enforcement personnel to monitor this activity. Therefore, the Administration is recommending Option1.

RECOMMENDATION IMPLICATIONS

Financial Implications

None to this report.

Environmental Implications

None to this report.

Policy and/or Strategic Implications

The recommended approach (Option 1) continues to implement the regulations that currently exist in Regina *Zoning Bylaw No. 9250* with regard to the location of establishments that have an adult entertainment theme, including the application of separation distances, an approach recently adopted by the City of Saskatoon.

These amendments to Regina *Zoning Bylaw No. 9250* will ensure that establishments that feature live adult entertainment are appropriately located as to have a minimal impact on the character of neighbourhoods. Protecting the character of neighbourhoods is an important consideration in the Official Community Plan and in the administration of the Zoning Bylaw.

Other Implications

None to this report.

Accessibility Implications

None to this report.

COMMUNICATIONS

The proposed Zoning Bylaw amendment will be advertised once a week for two weeks in the *Leader Post* and information will be posted on the City's website. The bylaw amendment will be considered by City Council at the February 24, 2014 meeting.

The Administration has consulted with SLGA regarding the implementation of the new regulations and have made them aware of these proposed amendments to the Zoning Bylaw. SLGA will require written confirmation from the applicant/permittee that they have met, and continue to meet, the zoning requirements and have the necessary approvals from the City.

DELEGATED AUTHORITY

City Council's approval is required.

Respectfully submitted,



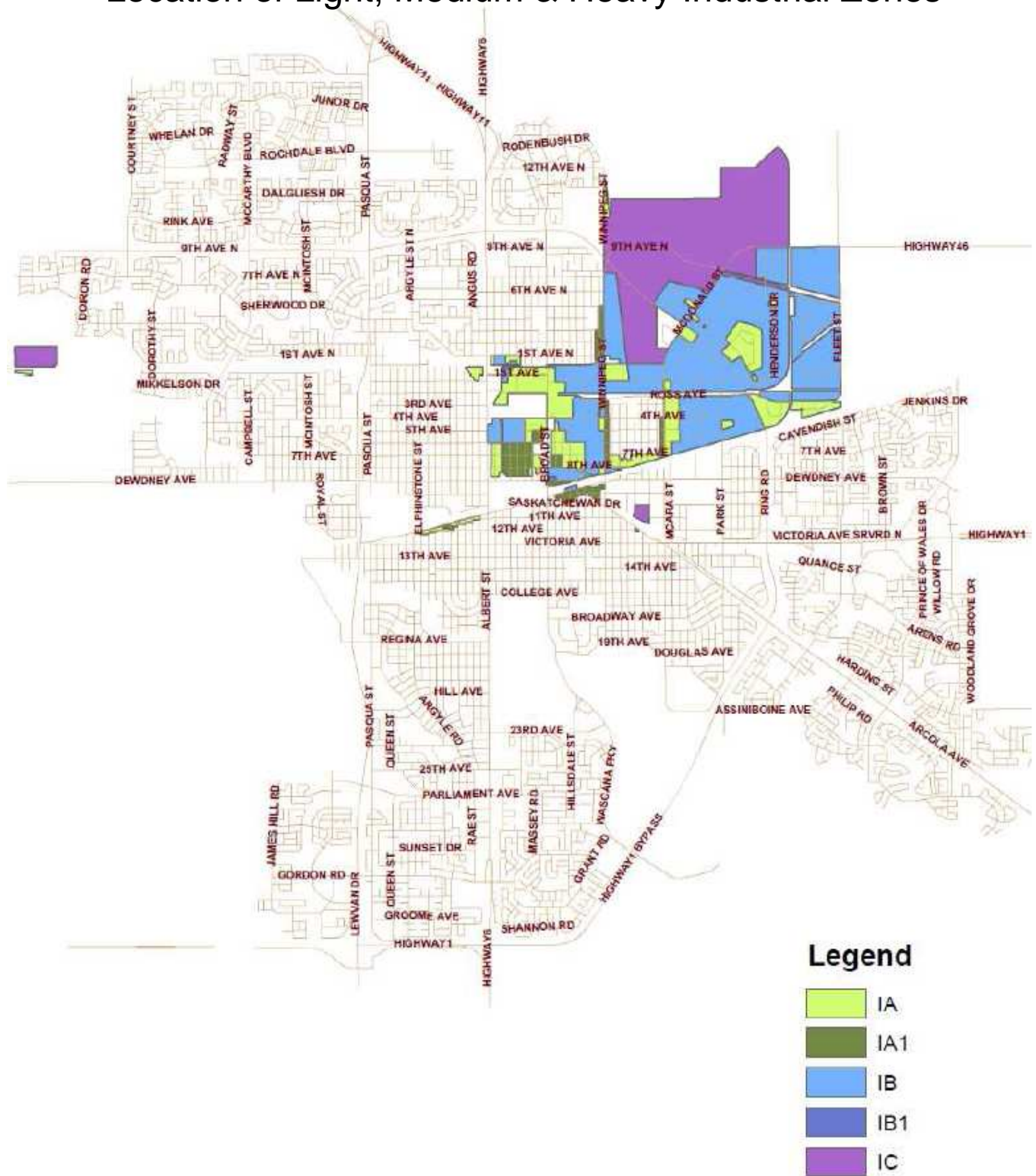
For Diana Hawryluk, Director
Planning Department

Respectfully submitted,



For Jason Carlston, Executive Director
Community Planning & Development

Location of Light, Medium & Heavy Industrial Zones

**Planning Department**

Project _____ Adult Entertainment

Civic Address/Subdivision