



REGINA PLANNING COMMISSION

**Wednesday, April 23, 2014
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, April 23, 2014**

Approval of Public Agenda

Minutes of the meeting held on April 2, 2014.

Administration Reports

RPC14-15 Application for Discretionary Use (13-DU-21) Proposed Hazardous Materials (Oil) Storage Facility, 439 9th Avenue North

Recommendation

1. That the discretionary use application for a proposed Hazardous Materials Storage Facility located at 439 9th Avenue North, being Parcels D and E Plan No FA4603; Parcel M Plan No. 66R35050, UH 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-3.2, prepared by Enbridge Pipelines and dated January 28, 2014;
 - b) In lieu of a building permit not being required for non-building related elements of the development, the applicant shall submit a detailed site plan for approval by the Director of Construction and Compliance or designate;
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Low Sensitivity Aquifer Protection Overlay Zone in Table 10.3;
 - d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
 - i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City;
 - ii. Submit for review the Enbridge Safety Manual and Policies component covering storage and handling requirements for the typical construction chemicals;
 - iii. The applicant shall submit, to the satisfaction of the Director of Construction and Compliance, a plan to prevent trenches acting as conduits for spread of contamination through the underground piping network;



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- iv. Provide documentation from the Saskatchewan Ministry of Environment and/or Federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/ or waste dangerous goods facility.
 - e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City's information as well as for incorporation into an updated Emergency response plan. This information shall be submitted prior to the commencement of operations of the new facility, and must be to the satisfaction of the Manager of Emergency Management and Business Control.
2. That this report be forwarded to the May 5, 2014 meeting of City Council.

RPC14-16 Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling Unit in Apartment Building, 1936 Cameron Street

Recommendation

1. That the application to amend the contract zone approved under *Regina Zoning Bylaw No. 9250* for 1936 Cameron Street, being Lot 49, Block 336, Plan No 10217439 be APPROVED and the contract zone be amended as follows:
 - a. Replace section 5.(c) of the agreement with the following: "A maximum of nine units shall be developed in the apartment building and shall be consistent with the attached plans and elevations, prepared by Gilchuck Design and Drafting and dated October 3, 2012 and November 28, 2012.
2. That this report be forwarded to the May 26, 2014 City Council meeting.

RPC14-17 Application for Contract Zoning (13-CZ-8)
Proposed Daycare Centre and Respite Care Facility
James Hill Road and Tutor Way, Harbour Landing Phase 10 Stage 1

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone James Hill Road, being Lot FF in Block 72, Plan 1/4 SW 11-17-20 W2M from UH – Urban Holding to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:



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- a. The development shall conform to the attached plans labelled Hope's Home Harbour Landing, prepared by P3A, and dated December 20, 2013, in Appendix A-3.1-2;
 - b. Space allocated for respite care facility be developed as shown on the attached site plan;
 - c. Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the shared driveway along James Hill Road;
 - d. Execution of an shared access/encroachment agreement between the owner of the subject property and the adjacent property owner for the future shared breezeway;
 - e. Landscaping of the lot shall comply with the requirements of Chapter 15 of the *Zoning Bylaw No. 9250*;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - g. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 4. That this report be forwarded to the May 26, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC14-18 Application for Zoning Bylaw Amendment (13-Z-30/13-CP-11) Harbour Landing Phase 10 Stage 1 Appendix A-1

Recommendation

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-2.1-2.4, be APPROVED.
2. That the following lands in Phase 10 -1 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached plan of proposed subdivision (See Appendix A-3), be APPROVED:
 - a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
 - i. Lots 1-7 in Block 72; and
 - ii. All of Blocks 70, 73, 74, and 75.
 - b. Rezone from UH to R5 – Residential Medium Density:
 - i. Lots 8-54 of Block 72; and
 - ii. All of Block 71
 - c. Rezone from UH to R6 – Residential Multiple Housing:
 - i. Parcel GG in Block 72; and
 - ii. Parcel AA



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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 May 26, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC14-19 Application for Lane Closure (13-CL-06) - 2506 McTavish Street

Recommendation

1. That the application for the closure and sale of a portion of the lane as shown on the attached plan of proposed subdivision prepared by Scott Colvin, dated November 22, 2013 and legally described as follows, be APPROVED:
“all the lane of Block 8, Reg'd Plan No. FN3917, adjacent to, and directly north of, Lot B, Block 8, Reg'd Plan No. FN3917”;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 2, 2014

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 Barbara Young
David Edwards
Phil Evans
Dallard Legault
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook

Regrets: Sherry Wolf

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

(The meeting commenced in the absence of Dallard Legault, Ron Okumura and Phil Selenski.)

APPROVAL OF PUBLIC AGENDA

David Edwards moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, with the delegations to be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 12, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-12 Application for Zoning Bylaw Amendment (14-Z-04) Hawkstone Phase 3,
Stage 2A

Recommendation

1. That the application to rezone:
 - a) Parcel MR3 (Municipal Reserve) from UH-Urban Holding to PS-Public Service;
 - b) Proposed Parcels U1 and U2 from UH-Urban Holding to PS-Public Service;
 - c) Proposed Parcel MU1 from DCD12-Suburban Narrow Lot Residential to PS-Public Service be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.
4. 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:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Kevin Reese, representing Hawkstone Developments Ltd.

(Dallard Legault and Ron Okumura arrived at the meeting during Mr. Reese's presentation.)

David Edwards moved that the recommendation contained in the report be concurred in.

(Phil Selenski arrived at the meeting.)

The motion was put and declared CARRIED.

RPC14-14 Application for Discretionary Use (14-DU-07) Proposed Shopping Centre
- 3710 E. Eastgate Drive

Recommendation

1. That the discretionary use application for a proposed Shopping Centre located at 3710 E. Eastgate Drive, being Lot 1 in Block E, Plan No. 84R59480 and Lot 4 in Block E, Plan No. 101957081, Eastgate 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 P3A and dated August 17, 2012; 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 April 14, 2014 meeting of City Council.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- John Aston, representing A to B Development Consultants.

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

RPC14-13 Application for Lane Closure (13-CL-07) - 235 7th Avenue, Eastview

Recommendation

1. That the application for the closure and sale of the lane as shown on the attached plan of proposed subdivision prepared by P. Shrivastava S.L.S., dated December 13, 2012 and legally described as follows, be APPROVED:

North/south lane Plan F1625 located between Parcel 28A Plan F1625 and Parcel C Plan 102112614 between 7th Avenue and the Canadian Pacific Railway.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

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

ADJOURNMENT

David Edwards moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:26 p.m.

Chairperson

Secretary

April 23, 2014

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-21) Proposed Hazardous Materials (Oil)
Storage Facility, 439 9th Avenue North

RECOMMENDATION

1. That the discretionary use application for a proposed Hazardous Materials Storage Facility located at 439 9th Avenue North, being Parcels D and E Plan No FA4603; Parcel M Plan No. 66R35050, UH 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-3.2, prepared by Enbridge Pipelines and dated January 28, 2014;
 - b) In lieu of a building permit not being required for non-building related elements of the development, the applicant shall submit a detailed site plan for approval by the Director of Construction and Compliance or designate;
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Low Sensitivity Aquifer Protection Overlay Zone in Table 10.3;
 - d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
 - i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City;
 - ii. Submit for review the Enbridge Safety Manual and Policies component covering storage and handling requirements for the typical construction chemicals;
 - iii. The applicant shall submit, to the satisfaction of the Director of Construction and Compliance, a plan to prevent trenches acting as conduits for spread of contamination through the underground piping network;
 - iv. Provide documentation from the Saskatchewan Ministry of Environment and/or Federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/ or waste dangerous goods facility.
 - e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City's information as well as for incorporation into an updated Emergency response plan. This information shall be submitted prior to the commencement of operations of the new facility, and must be to the satisfaction of the Manager of Emergency Management and Business Control.
2. That this report be forwarded to the May 5, 2014 meeting of City Council.

CONCLUSION

The proposal is summarized as follows:

- The applicant proposes to demolish and decommission a 50,000 barrel oil tank (which can occur outside of the Discretionary Use approval process) and construct in its place a new 250,000 barrel tank.

- An oil storage tank is considered to be a Hazardous Materials Storage Facility in the Zoning Bylaw.
- The subject property is currently zoned IC-Heavy Industrial Zone.
- The subject property is located within Ross Industrial area.

An Industrial Use application was submitted to determine its impacts with regard to potential noise, dust, glare, odour, or potential for aquifer contamination. Several conditions of approval are recommended, which address any concerns the Administration identified during the review. Verification of Saskatchewan Ministry of Environment is required prior to the issuance of a site plan approval as required in the conditions of approval.

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in Design Regina: Official Community Plan.

BACKGROUND

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

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

DISCUSSION

The applicant proposes to construct a storage tank for 250,000 barrels of oil on the subject property. Other changes to the site would include relocation of berms, remediation of clay liner, installation of spillways, foundation work, trenching, grading, installation of a new pump, and other related work. A 50,000 barrel tank (Tank 76) would be demolished and decommissioned. The new Tank 80 would be built in its place. There is currently one other 250,000 barrel tank on the refinery site.

Land Use Details		
	Existing	Proposed
Zoning	IC-Heavy Industrial	IC-Heavy Industrial
Land Use	Oil Storage Tank	Oil Storage Tank
Number of Dwelling Units	N/A	N/A
Building Area	N/A	N/A
Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	N/A	N/A
Minimum Lot Area (m ²)	4000 m ²	402,540 m ²
Minimum Lot Frontage (m)	7.5 m	955 m
Maximum Building Height (m)	15 m	N/A
Gross Floor Area	N/A	No change
Maximum Floor Area Ratio	2.0	No Change
Maximum Coverage (%)	65 %	No Change

The surrounding land uses are the Ring Road and interchange at Winnipeg Street to the southwest and west, heavy industry to the north, and lands zoned as medium industrial to the east. The tank would be located in the north west portion of the property (as identified on the attached Appendix A-2, approximately 100m from a rail line. The proposed development is consistent with the purpose and intent of the IC-Heavy Industrial Zone, which is stated as follows:

- To accommodate industrial uses which, due to appearance, noise, odour, risk of emission of toxic waste, risk of fire or explosion hazards, or other types of nuisance, are incompatible with commercial, residential and other land uses which are not allowed.

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

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards, which address the following:

- All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, and a monthly statistical inventory reconciliation analysis.
- All above ground storage tanks shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system.
- Excavations shall not exceed 6 metres in depth. Where the overburden is less than 6 metres, the excavations shall not expose the aquifer or reduce the overburden substantially.
- Industrial onsite runoff containment ponds shall be constructed to minimize any seepage into any underlying aquifers.
- All development applications shall be accompanied by plans to detect contamination of the aquifer.
- All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.

- All facilities handling and/or storing hazardous materials of any type shall provide annual soil test reports and/or other early contamination detection measure reports to the Director of Development Engineering, and federal and provincial agencies having jurisdiction. [2003-1; 2011-64]

In addition, the conditions of discretionary use further mitigate or ensure any other concerns are addressed. The Administration has proposed a condition that the applicant requires a site plan approval, which would be required in lieu of a building permit.

The application was circulated to the Saskatchewan Ministry of Environment. The Ministry of Environment has reviewed the proposal and the applicant is required to comply with the Hazardous Substances and Waste Dangerous Goods Regulations and is responsible to apply for any approvals to construct, operate or store any hazardous substances and waste dangerous goods at the proposed lots/plans.

The Ministry of Environment authorization is required prior to the issuance of a development permit. Through the application review process the Ministry will assess and conduct the necessary investigation on current site conditions.

The application was also reviewed by City of Regina Environmental Engineering staff. The comments received in the review are reflected and addressed in this report in the terms and conditions of approval.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Design Regina: Official Community Plan with respect to:

- Environment Section
Goal 3 – Maintain the integrity of Regina’s aquifers, surface and groundwater resources.
- Land Use and Built Environment Section
7.25 – Consider heavy industrial development only within new employment areas or existing approved employment areas where it can be demonstrated to the satisfaction of the City that the proposed development:
 - 7.25.2 – Is compatible with adjacent land uses and the natural system
 - 7.25.3 – Meets all regulatory requirements; and
 - 7.25.4 – Has adequate access to regional transportation infrastructure.

Standards in the Aquifer Protection Overlay Zone in the Zoning Bylaw and additional conditions of approval will ensure the above policy objectives are implemented.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	August 16, 2013
Letter sent to immediate property owners	July 10, 2013, March 4, 2014
Public Open House Held	N/A
Number of Public Comments Sheets Received	5

All respondents indicated support for the development.

DELEGATED AUTHORITY

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

Respectfully submitted,



Diana Hawryluk, Director,
Planning Department

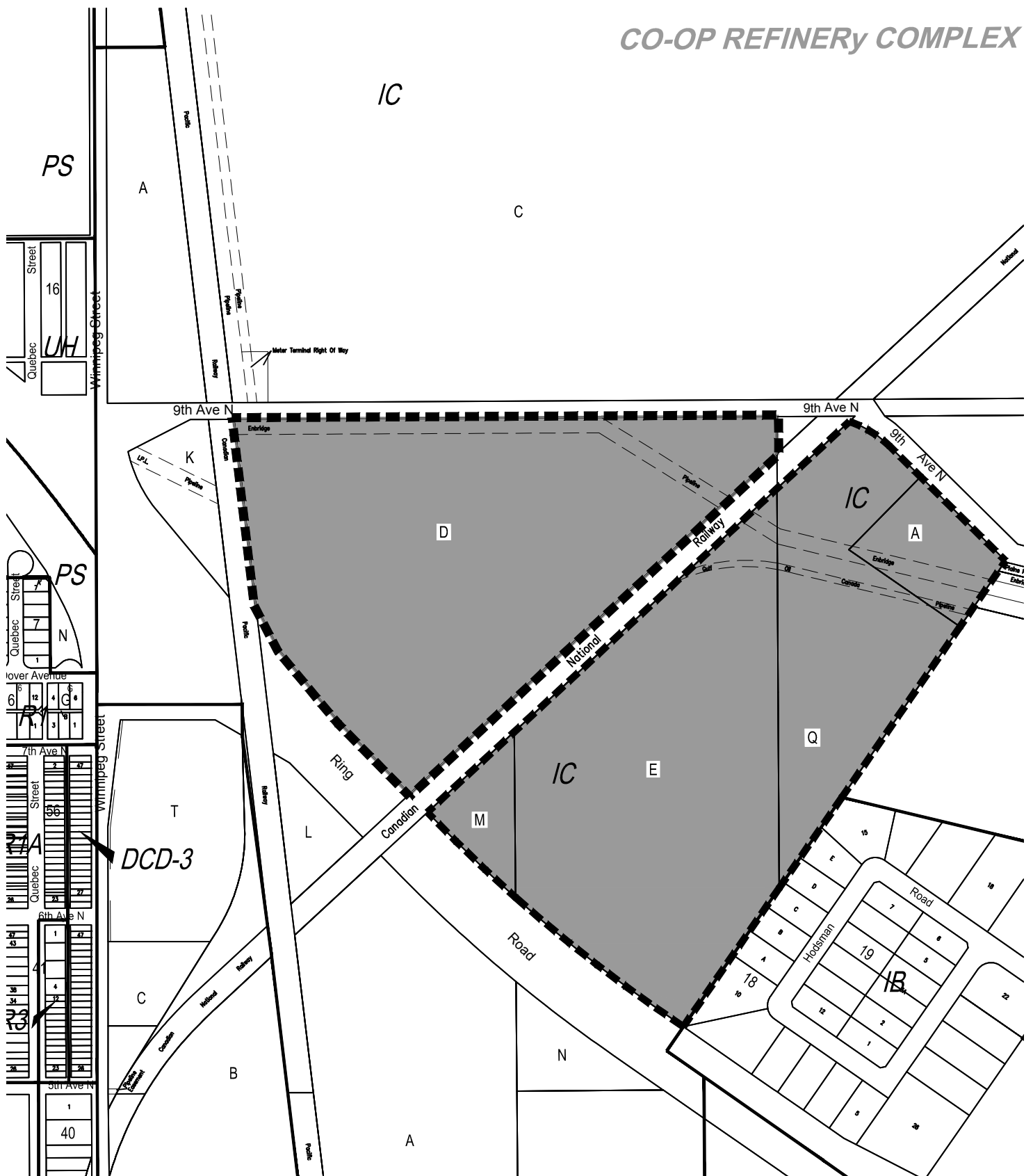
Respectfully submitted,



Jason Carlston, Executive Director
Community Planning and Development

Prepared by: Ben Mario

CO-OP REFINERY COMPLEX



Subject Property

Date of Photography : 2012



Project 13-DU-21

Civic Address/Subdivision

439 - 9th Avenue North
Blk/Par D, Reg'd Plan No. FA4603 Ext 4



Subject Property

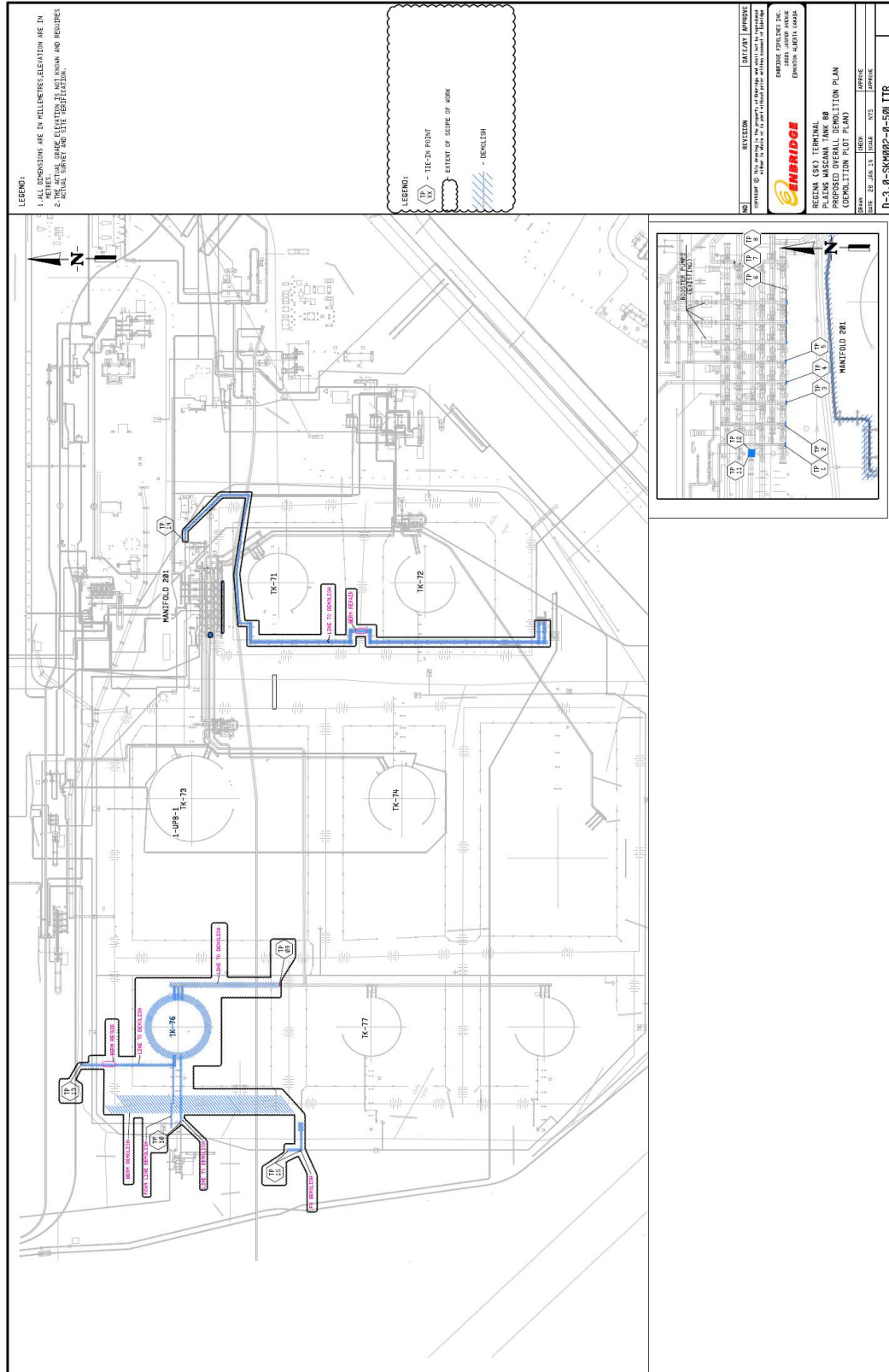
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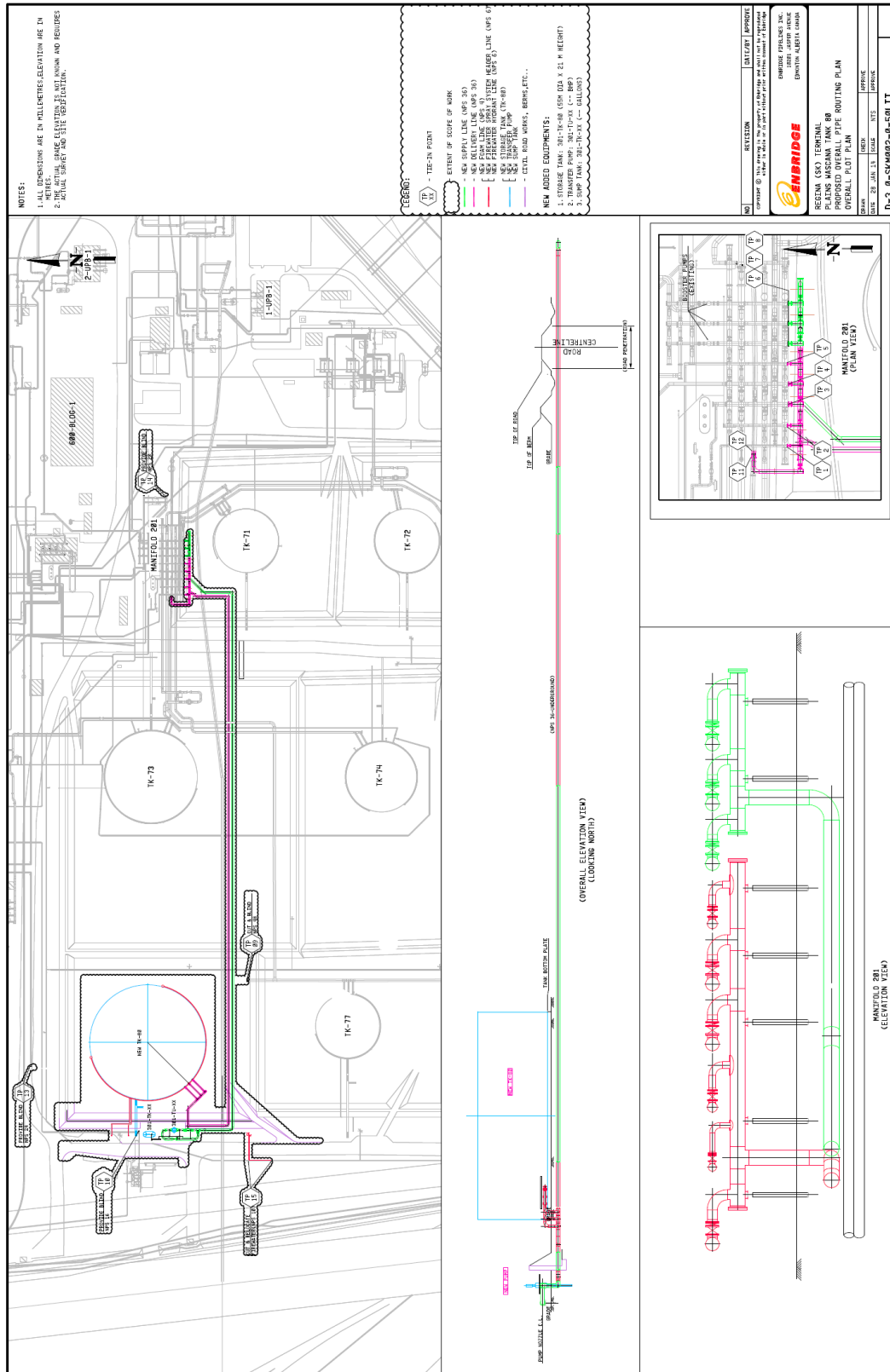


Project 13-DU-21

Civic Address/Subdivision

439 - 9th Avenue North
Blk/Par D, Reg'd Plan No. FA4603 Ext 4





April 23, 2014

To: Members,
Regina Planning Commission

Re: Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling Unit in
Apartment Building, 1936 Cameron Street

RECOMMENDATION

1. That the application to amend the contract zone approved under *Regina Zoning Bylaw No. 9250* for 1936 Cameron Street, being Lot 49, Block 336, Plan No 10217439 be APPROVED and the contract zone be amended as follows:
 - a. Replace section 5.(c) of the agreement with the following: “A maximum of nine units shall be developed in the apartment building and shall be consistent with the attached plans and elevations, prepared by Gilchuck Design and Drafting and dated October 3, 2012 and November 28, 2012.
2. That this report be forwarded to the May 26, 2014 City Council meeting.

CONCLUSION

The proposal is summarized as follows:

- A contract zone was approved for the subject property to accommodate a low-rise apartment building with eight dwelling units in 2012.
- The applicant is now proposing to amend the existing contract zone to accommodate an additional dwelling unit (9th unit) in a space that is designated for storage within the building. The terms and conditions of the contract zone agreement restrict development on site to eight dwelling units.
- There are no plans to change the exterior or make any additions to the existing building.

The Administration recommended denial as the report considered by Regina Planning Commission at the March 12, 2014 meeting as it did not demonstrate sufficient community support for the additional unit. However, since Regina Planning Commission referred the item back to the Administration, some community support has been demonstrated and advanced by the applicant. In particular, the Cathedral Area Community Association reiterated its previous support for the building as originally proposed as a 10 unit building. The applicant also submitted written support from tenants of the building, the North Central Community Association, some property owners within the area, and others who have expressed an interest in the building.

As such, the Administration has reconsidered its position and now recommends approval of the proposal.

BACKGROUND

An application has been received to amend a previously approved contract zone to accommodate a ninth dwelling unit in an apartment restricted to only eight units at 1936 Cameron Street. The original contract zone for a building containing eight units was approved by City Council on April 30, 2012. The building was completed last autumn and is currently occupied.

Regina Planning Commission first considered this proposal on March 12, 2014 and passed the following motion:

“that this matter be referred to Administration for a further report to a meeting in April, which includes written comments from the proponent’s further consultation with the community and the Cathedral Community Association.”

The Administration requested the developer to address the motion by providing advice to engage the surrounding community to obtain written comment. The developer provided a summary of actions taken throughout the review process to obtain feedback from the community, attached in Appendix C. Also attached in Appendix C are letters of support obtained by the developer from the Cathedral Area Community Association, the North Central Community Association, local businesses, existing tenants of the building, and property owners in the vicinity.

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

The applicant is proposing to amend the existing contract zone agreement to allow for a ninth dwelling unit in an apartment building that is only approved for eight dwelling units. The portion of the building identified for the ninth dwelling unit is currently used as a storage space within the building. The proposed additional dwelling unit will be fully contained within the building and no additions are planned to the building. Nine parking stalls are provided on site which would meet the minimum parking requirement.

Surrounding land uses include detached dwellings in the immediate vicinity with some multi-family on surrounding blocks.

Pursuant to *The Planning and Development Act, 2007*, terms of a contract zone may include the use of the land and buildings, forms of development, site layout and external design, including parking areas, landscaping, entry and exit ways, but not including the colour, texture or type of materials and architectural detail. The building as proposed varies somewhat from the approved drawings, but not to the extent that it created conflict with those features of the proposal that the City has the authority to control. In particular, the internal partitioning of units is different than originally proposed and a window had been added to the basement to allow for a suite to be developed in the adjacent space.

When the development application was received for this property in 2011, the applicant proposed an apartment building with 10 dwelling units. In follow up consultation with the community the overall density of the project was identified as a significant concern. In addressing this concern that Administration recommended that only eight dwelling units be approved for the apartment

building. The Administration's position was that this was a compromise communicated to the community and provided a level of certainty to the community regarding the development that would be expected on site and that if a ninth dwelling unit were authorized it would represent a breach of promise with the community.

Since Regina Planning Commission referred the item back, some support for a 9th unit has been demonstrated. In particular, the Cathedral Area Community Association has reiterated support for the proposal. While it is recognized that opposition to the building remains in the community, additional support has now been demonstrated and in particular from the Community Association.

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 to this report.

Policy/Strategic Implications

The Administration recommendation is supported by policy contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to ensuring that residential development is compatible with adjacent residential development.

The Cathedral Area Neighbourhood Plan designates the surrounding area for medium density residential, which is between 25 and 50 units per hectare. While small in scale, the current building is considered a high density residential development. However, the building was accommodated with an amendment to the Neighbourhood Plan as an exception in the basis that the overall form, scale, and fit of the building was able to be addressed under the provisions of contract zoning. The Administration contends that the applicant's proposal would bring the development on site further from the intent of the development policy for this location within Cathedral Neighbourhood.

Other Implications

None with respect to this report.

Accessibility Implications

The Uniform Building and Accessibility Standards Act requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, no barrier-free units would be required.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted on:	November 26, 2013
Will be published in the Leader Post on*:	May 9 and 16, 2014
Letter sent to immediate property owners	November 4, 2013
Public Open House Held	N/A
Number of Public Comments Sheets Received	6

*subject to Regina Planning Commission recommendation of approval.

A more detailed accounting of the community concerns is provided in Appendix B along with the 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.

Following consideration of the application by Regina Planning Commission, the applicant undertook additional contact with the community. Written declarations of support were obtained from the Cathedral Area Community Association, North Central Community Association, existing tenants of the building, some property owners in the vicinity, and others who have self-identified an interest in the building. A summary of this engagement and response is provided in Appendix C.

DELEGATED AUTHORITY

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

Respectfully submitted,

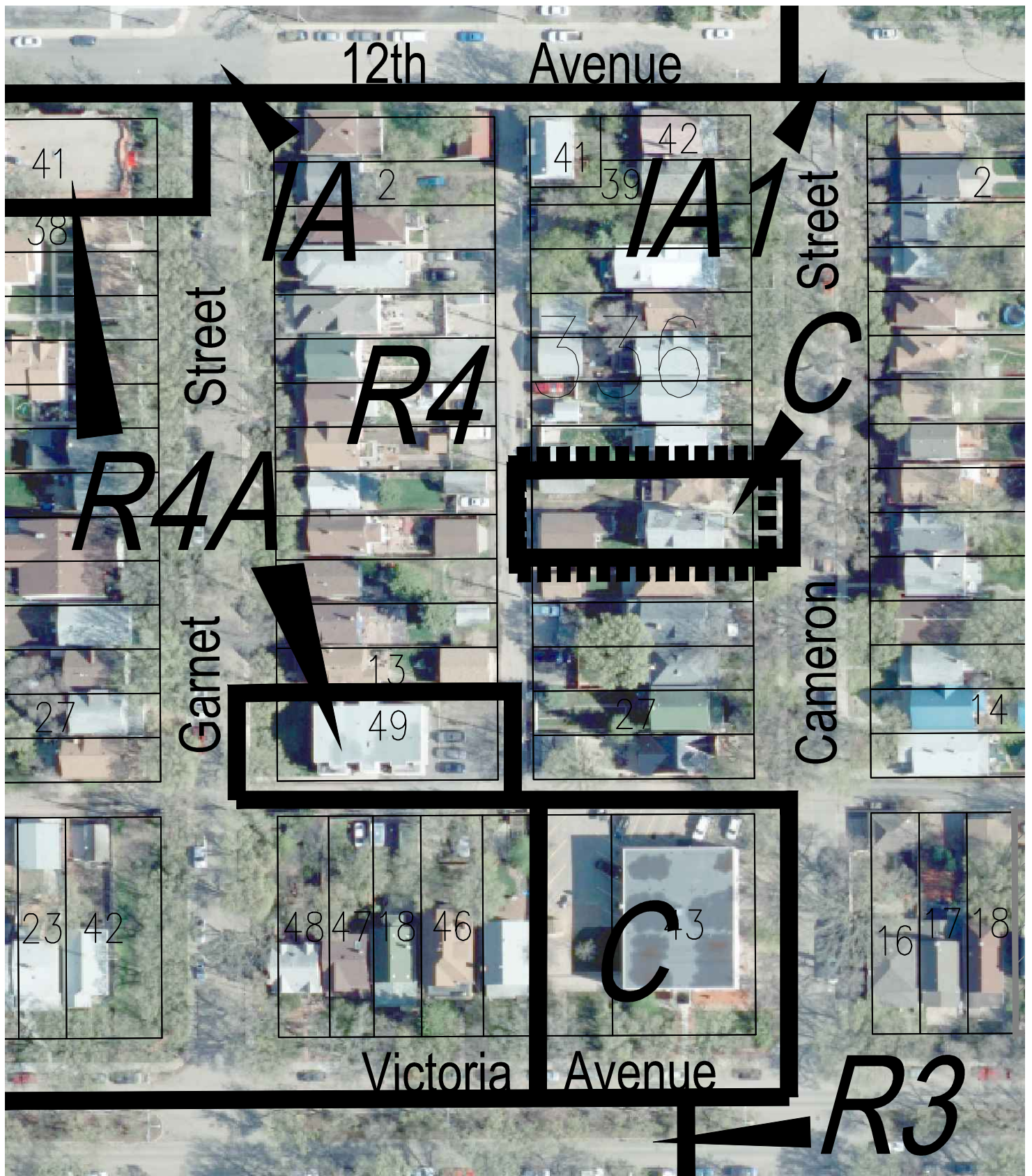



Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Executive Director
Community Planning and Development



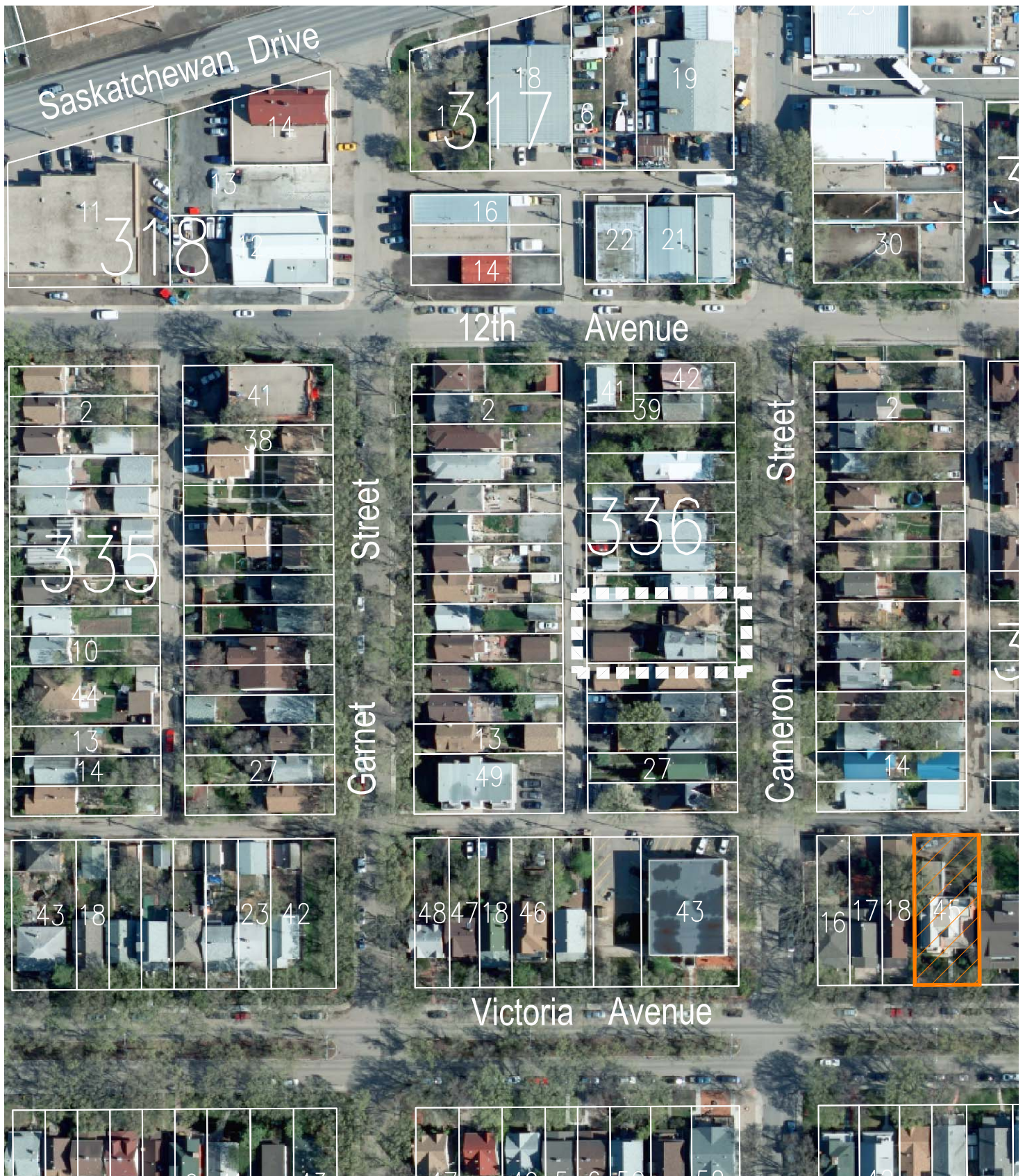
 Subject Property



Project 13-CZ-06

Civic Address/Subdivision

1936 Cameron Street



Subject Property

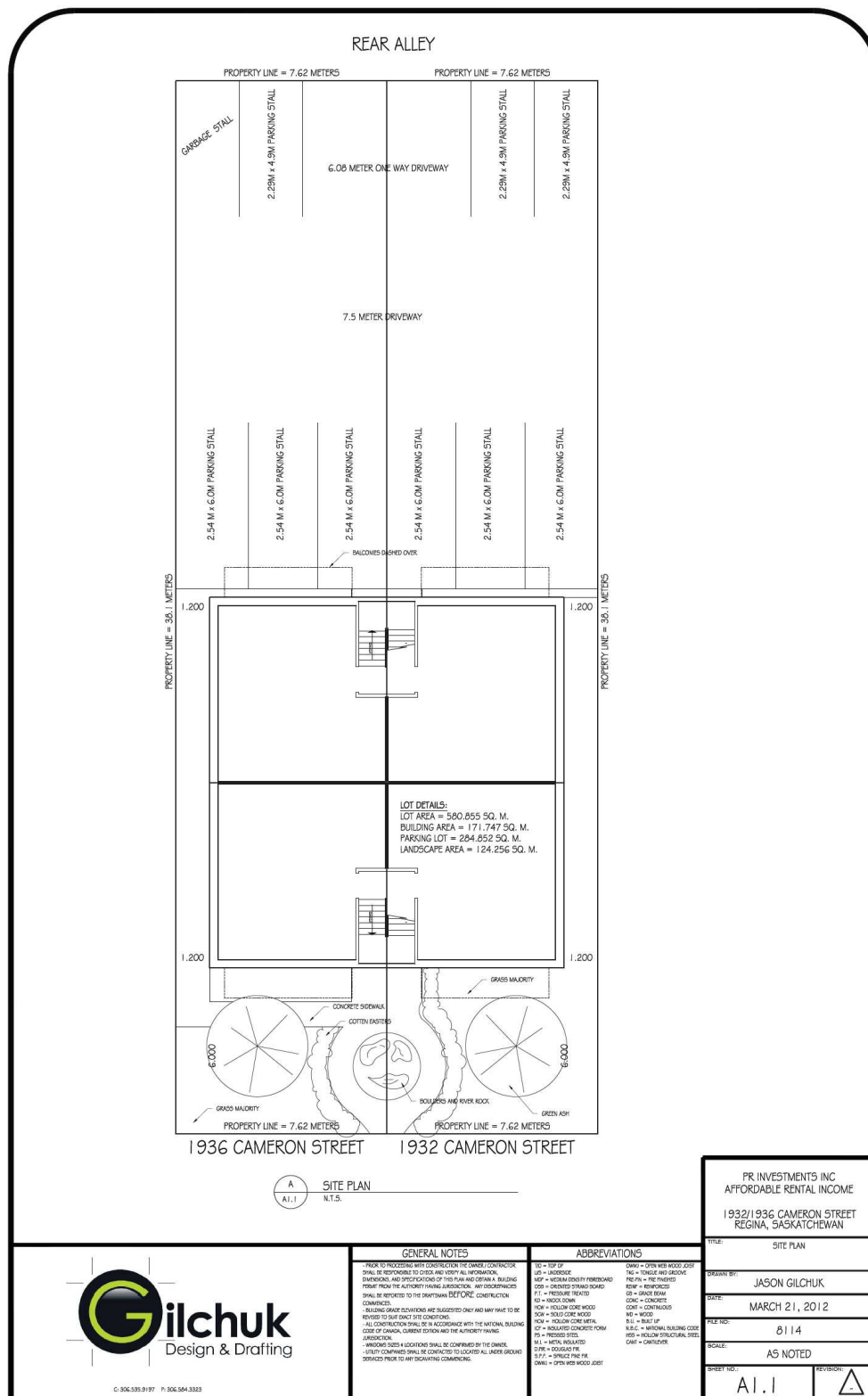
Date of Photography: 2012

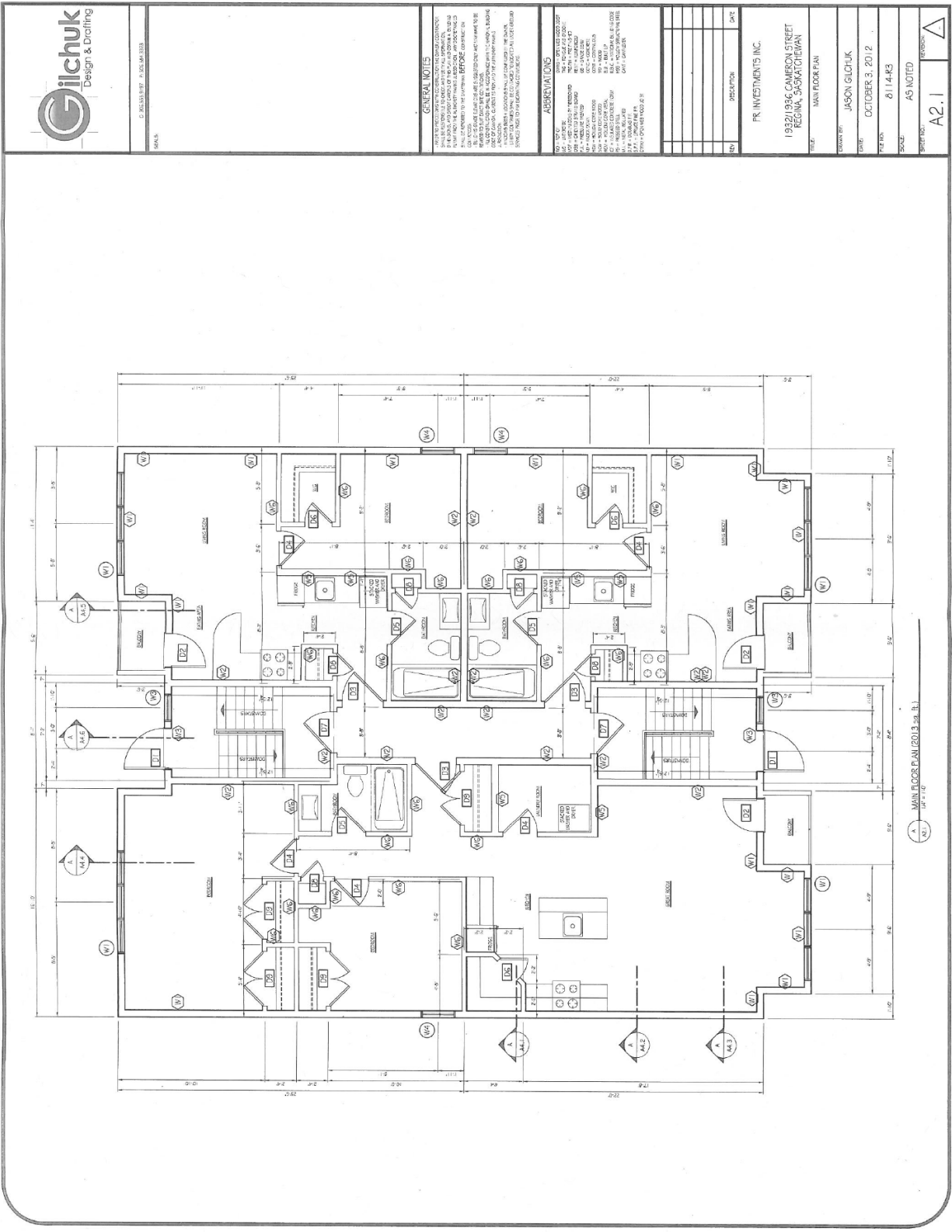


Project 13-CZ-06

Civic Address/Subdivision

1936 Cameron Street





SEAS

GENERAL NOTES

PRIOR TO PROCEEDING WITH CONSTRUCTION THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL INFORMATION, DIMENSIONS, AND SPACINGS OF THIS WALL AS PER DESIGN. A BUILDING PERMIT FROM THE AUTHORITY HAVING JURISDICTION, AND DOCUMENTED SHALL BE REQUIRED TO THE DUTYMASTER BEFORE CONSTRUCTION COMMENCES.

ABBREVIATIONS

[illegible][illegible]

PR INVESTMENTS INC.

1932/1936 CAMERON STREET
REGINA, SASKATCHEWAN

LOWER FLOOR PLAN

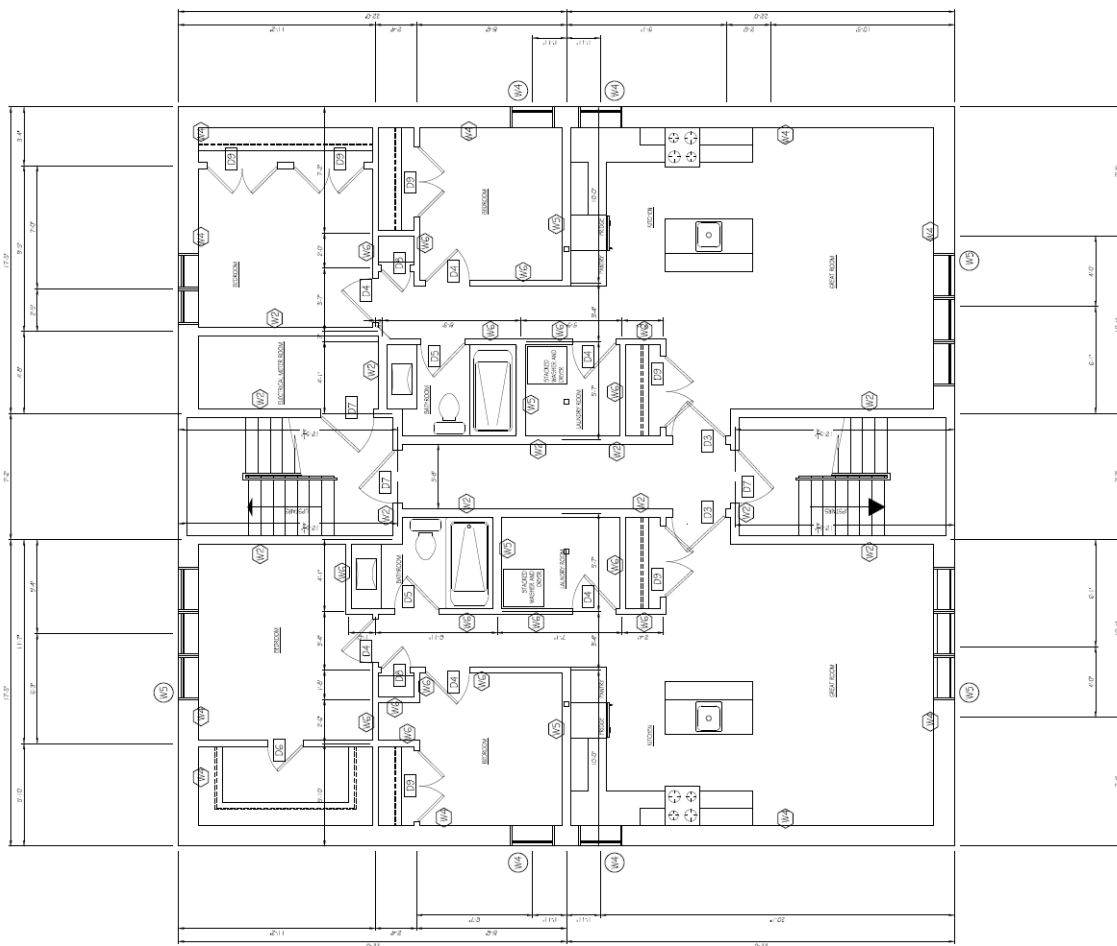
JASON GILCHICK

NOVEMBER 28, 2012

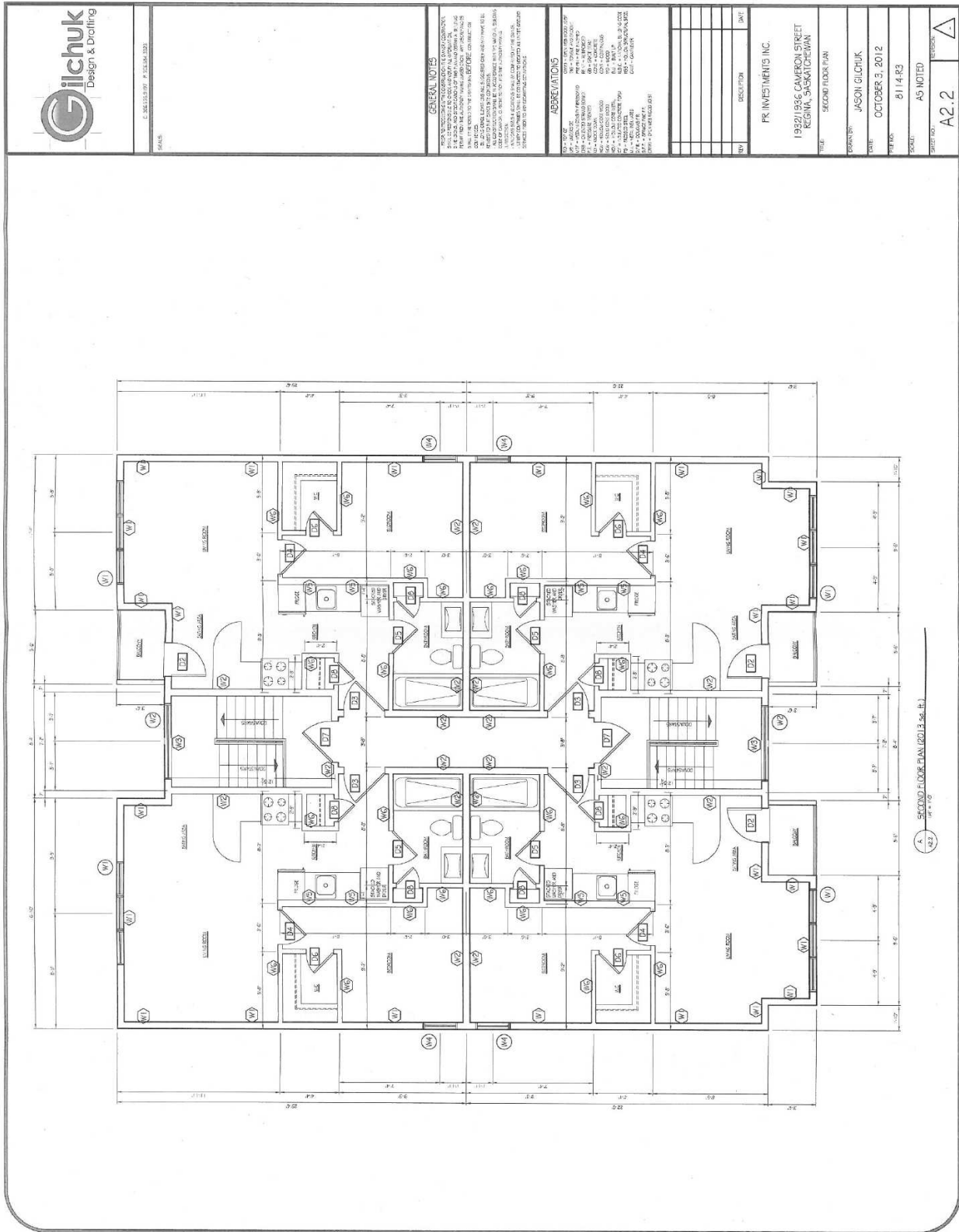
8114-R4

SHEET NO. 1	REVISION: A
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A2.3



A LOWER FLOOR PLAN (1848 sq. ft.)



Planning Department

Project 13-CZ-06

Civic Address/Subdivision

1936 Cameron Street

Public Consultation Summary

Response	No. of Responses	Issues Identified
<i>Completely opposed</i>	5	<p>The neighbourhood was originally not in favour of the proposal.</p> <p>The developer should be required to conform to City Council's original decision.</p> <p>The building has brought down the quality of the neighbourhood.</p> <p>There is a garbage problem in the lane.</p> <p>There is a parking problem on the street.</p> <p>Some tenants of the building have demonstrated poor behaviour.</p>
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	Parking on Victoria Avenue is scarce during the work week.

1. **Issue** The applicant should be required to conform to City Council's original decision.

Administration's Response: The applicant has been compliant with the original decision. Should City Council not approve the application, the building will be required to remain an eight dwelling unit building. Initially the Administration agreed that the building should be maintained as eight units. This decision was based primarily on lack of support from the community. However since Regina Planning Commission last considered the proposal the applicant has undertaken additional community consultation and demonstrated additional community support. As such, the Administration is now recommending approval of the amendment to the contract zone agreement to accommodate one additional dwelling unit.

2. **Issue** Garbage problem

Administration's Response: The building uses private garbage pick-up on-site. The location of solid waste pick up is reflected on the site plan.

3. **Issue:** Parking on-street

Administration's Response: The building meets typical requirements for on-site parking, which is one stall per dwelling unit. The additional unit would likely not perceptibly impact street parking. The City is aware of the impacts of parking on neighbourhoods adjacent to downtown. Parking on Cameron Street does not appear to be an issue in the evenings when most residents are home.

3. **Issue:** Behaviour of tenants

Administration's Response: Behaviour of tenants or residents of any private homes cannot be regulated by land use. The police should be notified of any suspected illegal activity or nuisance.

Appendix C

March 26, 2014

To whom it may concern

These points show the extreme efforts used to establish reliable feedback for the board to better evaluate reasonability to decide in favor of adding a 9th suite.

- 1) Mayors housing initiative is to provide Low Income Housing
 - \$550.00/month is the lowest rate for this type of housing in the city.
 - built as safe housing
 - New, healthy, 2013 Codes
 - Professionally Managed
 - High demand
 - 1 to 1 Parking
- 2) Developer paid city \$5,000.00 to provide direct local area awareness through mail outs and public notices attached to city tree on location. These notices allowed feedback since Nov/13.
- 3) Developer canvassed 4 city suggested blocks over 6 nights for additional public survey to be mailed in regarding parking issues and approval in general.
- 4) Developer requested an updated letter to an earlier approval letter from the Cathedral Area Association.
- 5) Developer received support from Rob Deglau and his delegation of North Central for a development of this kind to be move predominate as it supports all his calls for better housing for low income earners.
- 6) Developer canvassed several businesses in close proximity and received signatures from all that were discussed with.
- 7) Developer had discussions with local Counselor Shawn Fraser, to request any objections that he may or could possibly think of.
- 8) Developer went back numerous times of day and night and weekend to evaluate parking concerns with use of a camera. All pictures are available and most are date stamped. There is never a time when at least 2 parking spots are available at any of the given times. It also should be noted that in investigating this problem, it was found that some of the individuals parking on this street would walk downtown to work. Possible solution is to have the block changed to two hour parking and the area residents can apply for annual parking permits.
- 9) Developer requested all tenants in 1936 Cameron to send informative letters to powers that be, to show how much housing like this is necessary and appreciated. One tenant even had her dad want to send in letter from his home in Prince Albert.
- 10) Developer attended a Council meeting on March 24, 2014 to hear and present discussions pertaining to unorthodox housing standards.
- 11) Developer will be holding a press conference within the next month. The Media will be showing how Provincial Funding has helped Developers and Municipalities to provide housing to LOW INCOME EARNERS. Their idea!

- Wade Probe

Ben Mario

From: Cathedral Area Community Association <caca@sasktel.net>
Sent: Tuesday, March 25, 2014 4:01 PM
To: Ben Mario
Cc: Kramer, Brent; Clipsham, Fred
Subject: 1936 Cameron St

Ben - The Cathedral Area Community Association supports the proposed 9th unit at 1936 Cameron Street.

You will recall the Association gave conditional support to the original 10 unit proposal in 2011, provided parking was not an issue with the neighbourhood. That is still our position.

We welcome this development to the neighbourhood.

Regards
Fred Clipsham
Chair, Planning Committee
CACA



March 20, 2014

Wade Probe
P.R. Investments Inc
1547 Anson Road
Regina, SK S4P 0E1

Dear Mr. Probe,

We have been following your infill development in Cathedral at 1936 Cameron St and are encouraged to see such a sensitive infill like yours. To many times we see developers slap together unsightly boxes in order to meet the minimum requirements set out by government.

We have heard that your development has come across some difficulty in getting your 9th suite approved by the city. As a community association we cannot emphasize how important affordable housing is for our city and especially for residents who choose to live in the older neighbourhoods. Not only do we support more affordable housing we hope that you would consider bringing projects like this to North Central.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Deglau". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Rob Deglau
Community Relations

December 15, 2011

Ada Chan Russell
Planning & Development Division
Planning & Sustainability Department
City of Regina

Dear Ms. Russell

Re: Application for Contract Zone (11-CZ-6)
Proposed Low Rise Apartment Building 1932 -1936 Cameron Street

Thank you for the opportunity to comment on the above Application.

The proposed construction of a Low Rise Apartment Building at 1932 – 36 Cameron Street has been much discussed since we were presented with the plans by PR Developments in late October. The Board found merit with the plans and a few concerns.

The design of the apartments is complementary to the surrounding neighbourhood; the intention to accommodate single, lower-rental tenants is suitable; and the ability to transform two damaged or derelict neighbourhood properties at once were all appealing to the Board.

We are pleased that the applicant has been able to provide sufficient parking on the site to meet the minimum required by the Zoning Bylaw. The street is already compromised due to much on-street residential parking, and the Board would not like to see this situation deteriorate for the sake of through traffic, limited visibility for pedestrians, and vehicle security.

The apartments would also place rental accommodation on a block where none now currently exists. The Association is not opposed to this factor alone, but would not like to see future neighbourhood apartment development condoned and approved due to pre-existing rental accommodation alone. The neighbourhood is, and should remain, a mixture of owned residential and rental accommodation.

That being said, the apartment development is seen as a timely, suitable development in the area. The Association supports the development and overall proposal with the above concerns in mind as the Application proceeds so that the needs of the nearby residents are not compromised by this and any future developments.

We are hopeful that the Community Association can work with the City of Regina to do a review of the Cathedral Neighbourhood Plan in the near future. The Cathedral Area has changed significantly in the 25 + years since the existing Neighbourhood Plan was developed and we would prefer to consider applications such as this in the context of an up-to-date overall plan.

Sincerely,

Phil Jeffreys
Cathedral Area Community Association President



march 16 2014

To whom it may concern,

My name is [REDACTED], I live at [REDACTED]
[REDACTED], apartment [REDACTED] I am [REDACTED] years old

and have a very low income job. I am extremely
thankful for the inexpensive rent I pay in this building.

The affordability has helped my life in many ways.

I do not have to worry about paying rent every
month because it fits into my low income budget
perfectly. Not only am I stress free, I am able
to afford nutritious, fresh groceries, a car, and
have money left over for emergencies. I would not be
able to pay for my car loan, licence plate, and
gas otherwise. Having a car of my own has given
me the freedom and independence I need and am forever
grateful that I won't need to give up this luxury.

I also have new appliances which I can trust

will not break down or give me any issues.

As well I have my own personal washer and dryer in my apartment. I never have to fear again that my clothes may be stolen from a community laundry room. It gives me the privacy I deserve and the freedom to do my chores on my own time and not others.

I know other apartments in Regina are almost double my rent, and parking is extra!

It is a scary thought having to move into an apartment and not know if it has been cleaned properly, what problems will arise from it being old and health concerns such as mold or water damage.

It was a relief coming to a renovated, brand new and beautiful apartment in my favourite neighbourhood.

In previous years, I have lived in crowded houses, a two bedroom apartment and never on my own. The rent was more expensive and did not include the many perks, luxuries and privacy that I have in this building. My old living situations had stunk, I had to re-clean them before moving in and I never felt at home.

I don't believe I need to give up my happiness and safety so I can afford to live month to month.

Thankfully my apartment leaves me stress free, safe, comfortable and is affordable to my low income budget.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

PR Investments,

I really appreciate the low cost apartments that you offer. As a student and part-time server, it's great for me to be able to afford my own place so that I can continue my education in the city of Regina. I really love the location of my building in the Cathedral area as I can walk to local shopping areas and have easy access to transit to save money further. The in site laundry is a great benefit to me as I have a very tight schedule and would have difficulty scheduling around other tenants. Despite being at a lower cost, this building is extremely well-maintained, comfortable and extremely nice.

Many Thanks,

, tenant of

March 16, 2014


[REDACTED] of [REDACTED]

The apartment is perfect to live in. First off, the price, it has to be one of the most affordable places to rent I have found. Especially for the area, any research into pricing for the Cathedral area will show monthly rent being considerably more costly. With rent being at \$850.00, it certainly gives more breathing room for other living allowances, such as food, power, and fuel for travel as well.

Secondly, having all the appliances and other amenities helps as well. Being able to have access to your own washer and dryer is a huge plus. Having that means no waiting in line, taking up someone else's time, or paying a set price per load of laundry. All around just more efficient. Also the dishwasher is a pleasant help. I personally have never owned one before, and it's nice to have the extra time. All brand new appliances is quite comforting as well, with the fridge, stove, and microwave all being in perfect condition, it's easy to rest assured all your food is being cooled or heated properly. Also, with having a plug in stall is great for everyone, especially those of us with diesel vehicles. One other thing is the amount of space. Throughout the winter we had friends from out of town stay with us a number of times, and not once were any of us uncomfortable, it was the perfect size to host a few friends for the weekend.

Thindly, as compared to other places ive lived at, this is the best by far. That said, I only have lived at one other place in Regina, and one in Saskatoon. This building is in a far more convenient area than both, without question. Also, the fact that everything is brand new makes this place stand out over the others, because everything works and works properly. Price for the three is comparatively the same, but not in near as convenient a location, or brand new working appliances.

All in all, I think this is a tremendous building to live at, and I would certainly recomend any one to the building if possible.



[REDACTED]
Cameron Street
Regina, SK, S4T 2V1

PR Investment Inc.
1547 Anson Road
Regina, SK
S4P 0E1

To whom it may concern,

I am writing this letter to explain why the apartment in which I am currently living has been an absolute blessing. I am a recent graduate from the University of Saskatchewan which means I have a degree but also a lot of student debt. My family lives in Saskatoon but the best job opportunity I could find was in Regina and so I made the decision to move in order to take a position which was aligned with my education. Along with the move, came a lot of moving and getting set up expenses. My mission now that I am settled in the city is to pay off my debts, spend as cautiously as possible and eventually start saving for a home. Being in an entry level job with the current cost of living is tough, so when I found an apartment close to where I work downtown at an affordable cost and in a great neighbourhood, I could not pass it up.

I now walk every day 10 blocks to work as well as to get groceries and grab coffee on the weekend. I am saving on rent, on gas and on not having to pay for parking downtown. What PR Investments has done is create an affordable but also friendly and comfortable place for me to live. While I do not enjoy the unnecessary luxuries like stainless steel appliances, hardwood floors and tiled bathrooms, the apartment is spacious (so I can practice yoga in my living room), is inviting from the exterior and allows me to entertain visitors with a wonderful open concept kitchen and a small second bedroom for when my parents come to town. The design of the kitchen also enabled me to avoid having to buy a kitchen table and chairs set.

The fact that I can actually afford a new apartment contributes to feeling safe and at home in my apartment. I've had friends have to deal with issues such as black mold, cockroaches and finicky appliances. In my apartment I don't have to worry about those things and that just makes me feel all the more comfortable.

I love having a place where friends and family feel comfortable and actually want to come visit me, a place where I can relax after working 60 hour work weeks, where I can rely on having hot water all the time for showering after the gym or hot yoga and especially having all the appliances like a microwave, stove/oven, large fridge, dish washer and laundry machine and dryer. It isn't near the amount of space that I had with my parents in Saskatoon, but it feels like home and allows me to live comfortably so I can focus on paying down my debt and being a great contributor to society.

I hope PR Investments can continue to create affordable living for people like me who are driven, aim to make a difference in their community and just need a little help while starting out on their own for the first time. Renting in Regina is scary, especially when you are a young single female just wanting to live in a safe, affordable and clean apartment on your own when general rent prices seem impossible to keep up with.

Thank you PR Investments, for choosing me to live in my current apartment building, I wouldn't want to live anywhere else.

Warm regards,
[REDACTED]

1936 CAMERON STREET CO-OPERATIVE EFFORT WITH PROVINCIAL LOW INCOME AFFORDABLE HOUSING

Opened August 1 2013

Address	Client Name	Length of Tenancy	Rent	Bdrms	Annual Income	Birthdate	Age	Job	Employer
[REDACTED]	[REDACTED]	since built	\$ 750.00	2	\$ 24,000	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	since built	\$ 750.00	2	\$ 28,000	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	since built	\$ 550.00	1	\$ 30,000	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	since built	\$ 550.00	1	\$ 21,000	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	since built	\$ 550.00	1	\$ 18,000	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Nov15 2013	\$ 550.00	1	\$ 14,000	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	Dec 1 2013	\$ 550.00	1	\$ 24,000	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	since built	\$ 550.00	1	\$ 12,000	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

****#302-Only one problem suite that we rented to a 18 yr old student that we had to let go because of disturbances to all her neighbours****

SUITE -

- Ensuite Laundry
- Balcony
- 1 Parking Stall Per Suite
- Walk in Closets
- Energy Efficient throughout (2x6 construction, new appliances)
- Waiting Lists
- Lowest New 1 & 2 Bedroom prices in the city
- Zero tolerance tenant disruptions

Wade Probe

From: [REDACTED]
Sent: Tuesday, March 18, 2014 4:40 PM
To: 'wade@prinvestments.ca'
Subject: [Spam] FW: Support for reduced rent Apartments

From: [REDACTED]
Sent: March-18-14 4:35 PM
To: 'admin@2ndhomesuites.ca'; 'rob@2ndhomesuites.ca'
Cc: 'wade@2ndhomesuites.ca'
Subject: Support for reduced rent Apartments

Dear Wade, Here is a letter of support for your reduced rental projects.

To Who it may Concern,

My daughter has been living in a PR Investment low rent Apartment for the past 10 months or so. As a parent and an Educator I cannot express how important it is for young people to get secondary Education for a brighter future and to better society. As you know Education and living expenses are not cheap and school debt can mount very quickly. It has been such a blessing to have reduced rent for our daughter at this time in a building that is not only expertly built and maintained but safe and conducive for her to study in. We are impressed with how PR investments have built and designed this building to be constructed so impeccably and how it adds to the character of the neighborhood. To have everything a student would need like washer and dryer in each suite and other proper appliances so they can focus on their studies is so convenient. I know that we would find it very difficult to afford schooling for our daughter if the rent was higher and feel we need more buildings that have reduced rent for students. We have a son going to university next year as well and will be looking for a reduced rent apartment for him as well in Regina. I would hope that the City of Regina would support more rent reduction buildings as it is very difficult to find suitable apartments for students. I think that PR investments is doing a great service for the City of Regina and our province by investing in our students and future workforce and leaders.

Thank you for your Consideration,
Sincerely,
[REDACTED]

Tuesday, March 18th 2014

Dear PR investments

I would like to thank you for providing me with accommodations throughout my time at school in Regina. You have provided me with a cheap way of living, which is much appreciated. As a student money is always a struggle and there are not many options to find cheap rent for \$650 a month anywhere else in the city. The money saved on rent is put towards books and supplies for school, as well as groceries and power bills. This is a huge help. I feel that allowing PR investments to build another low income building or unit would help out students like me who are struggling with financial aid to find fit accommodations for their time here in Regina. This is my first time renting, so I have been pleased so far with having my own washer and dryer in my apartment and having brand new appliances. It is a huge convenience.

I have never rented anywhere else before and this is my first time. I appreciate the opportunity that PR investments have given me by getting funding for low or no income people. It helps greatly, and I am very grateful for it.

Thanks,

[Redacted signature]

Regina SK
S4T 2V1

Wednesday, March 19th 2014

To whom it may concern,

I would like to thank PR investments for providing me with such a great place to live. I am a dental hygiene student and therefore had to move to the city of Regina as it is the only city in Saskatchewan whom offers this program. I was very stressed about finding a place to live here as I have no family or relatives here and it was my first move away from home. PR investments made it easy for me to be able to be independent and get the help that I need to get through school. As student money is always tight between rent, food, tuition, books and dental instruments it is hard to keep up. I very much appreciate the apartment that PR investments have provided me with. They have allowed me to feel like Regina as a friendly place to call home. My suite is the perfect size for me, I also feel very safe in it as the location is great and very residential. My suite also includes all brand new appliances including an in-suite washer and dryer. I am very grateful for all the conveniences that they have provided me with.

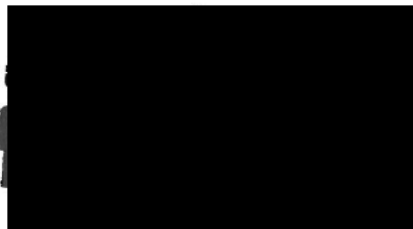
I also feel that our apartment building is a great asset to the street and community. As a resident, I have noticed that there are lots of nice friendly people in our building who don't mind holding a door open for you or helping you carry in your groceries when your arms are full. Another reason is that our parking lot has bright lights, which also serve as a security measure and keep the alley and cars parked in it well lit and safe. I feel that a 9th suite would just be one more kind person there to help someone out. Funding this suite is very appreciated and will give another student or low-income family a safe and great place to live. PR investments have a wonderful program going for low-income families, as there is not a lot of choices in the city. As a student I have asked other classmates about their living situations and none of them have found as great of accommodations as what PR investments have provided me with. I have full confidence that you would not regret your decision by allowing them to build a 9th suite for this program. I have personally met with the owners of the building and I assure you that they only have its best intentions at heart.

Thank you for taking the time to read my letter, and if you have any questions or concerns about it you are more than welcome to contact me via email

Thank you,

[Redacted signature line]


[Redacted signature line]



March 16, 2014

To: Whom it may concern

Re: Letter required by landlord


Regina, SK
S4T 2V1

Hello,

This letter is in response to the request I received on Saturday March 15, 2014. I am a student at SIAST in Regina and have been renting the suite I am currently in since mid-November. I am from Manitoba and when I first came to Regina for school finding a good place to live was very difficult. I had lived in two previous accommodations here and dealt with things such as theft by roommates, mold problems and bug infestations. When I found this suite I knew it would be perfect. As a student and not having a support system of family and friends here in Regina, this place is not only affordable for my limited budget but it is a safe, clean building as well. The lower cost rent has made it possible for me to afford to live here while going to school. I appreciate having the washing machine and dryer in-suite as it saves the cost of having to go to a Laundromat or paying per load. Having the limited budget of a student this is very helpful. Having newer appliances is also great. In one of my previous accommodations, I had an old fridge which had broken the 2nd day I was there and the landlord refused to fix it which was extremely frustrating. I don't have to experience things like that with the new appliances and great maintenance team PR Investments has for this building. If I could no longer stay in this apartment I do not know where I would go and it worries me that I would not be able to afford to live while attending school. When looking for a place to live earlier in the fall I could not find anything comparable to this building. If it was lower cost, it was in an unsafe area or unclean; if it was clean and in a nice area it was \$1000 per month or more. I appreciate staying in this building and hope to continue to live here.

I hope this letter is sufficient for its purpose. Thank you for your time.

Sincerely,




MARCH 14 2014

TO WHOM IT MAY CONCERN

IN REGARDS TO THE AFFORDABILITY
OF THIS APT. UNIT I WAS IN A DISCREET
AND WORKING MINIMUM WAGE THE ONLY
OPTIONS AVAILABLE TO ME WERE "ROOMS"
TO RENT OR RENTING A "SHARED APT"
W/ A STRANGER. LIVING HERE ALLOWED
SOME DIGNITY AND SAFETY W/ REGARDS
TO MY LIVING SITUATION

AT THE PRICE I RENT FOR NOTHING COMPARES
IN THE QUALITY AND CLEANNESS OF
THE FURNISHINGS.

THE TENANTS ARE WELL ADJUSTED
AND FRIENDLY. IN OTHER SITUATIONS
AT THIS RENT COST WOULD BE
MORE STRESSFUL.

OVERALL IM GRATEFUL THE OPPORTUNITY
CAME UP FOR ME TO LIVE HERE
AND WOULD LIKE TO STAY AS MY OTHER
OPTIONS ARE SEVERELY LIMITED —

FF
[REDACTED]

Resident Survey

File: 13-CZ-06
Date: March 17, 2014
Purpose: Regina Planning Commission of the City of Regina has requested the developer to obtain feedback from the community on a proposal. The results of this survey will help inform a decision on this matter.
Location: 1936 Cameron Street
Proposal: To add a 9th unit in an apartment building that is currently approved for 8 units

Please check one of the following statements:

- ☒ I support adding a 9th suite to the building
☐ I oppose adding a 9th suite to the building

so long as all required building codes and parking allowances are being met.

Please provide your contact information and signature

Name: [Redacted]
Address: [Redacted] Cameron St.
Telephone: [Redacted]
Signature: [Redacted]

Return survey to the City in the following ways:

To: Ben Mario, Senior City Planner
Mail: City of Regina
Planning Department
P.O. Box 1790
Regina, SK S4P 3C8
Fax: 306-777-6823
Phone: 306-777-7582
Email: bmario@regina.ca

Please return survey by March 26, 2014

Wade Probe

From: [REDACTED]
Sent: Tuesday, March 25, 2014 6:17 PM
To: wprobe@prinvestments.ca
Subject: Re: Cameron street apartment

From: [REDACTED]
Date: Tuesday, 25 March, 2014 5:48 PM
To: <wprobe@prinvestment.ca>
Cc: [REDACTED]
Subject: Cameron street apartment

To whom it may concern

We the owners [REDACTED] of the following properties [REDACTED] Cameron St and [REDACTED] Cameron St have no issue with a 9th suite in the apartment complex on Cameron Street owned by the Probe's

Regards
[REDACTED]

RIGHT Owners Across Street.

Wade Probe

From: [REDACTED]
Sent: Tuesday, March 25, 2014 4:41 PM
To: Wade Probe
Subject: [Spam] Re: 1936 Cameron

hey
On 2014-03-19, at 5:53 PM, Wade Probe wrote:

Thanks for the time today. Hopefully something comes together that we can help each other. The letter needs to reply to the need of low income housing that is available to low income earners. i.e. waitress, and such. As a business owner in the cathedral area, the need for safe and healthy accommodations are far and few between for your employees and are essential for business owners to succeed. For the city to disallow even one suite that can make the life of an employee feel positive, is very disappointing.
Thanks the rest I'll leave up to you.

Wade Probe, B.Ed
CFO/Controller - P.R. Investments Inc
1547 Anson Road
Regina, SK S4P 0E1
(P) 306.545.4666
(F) 306.546.4411
wprobe@prinvestments.ca

<image001.jpg>

<Mail Attachment.eml>

Owner / operator of "Mercury Cafe"

Ben Mario

From: Wade Probe <wprobe@prinvestments.ca>
Sent: Thursday, March 27, 2014 4:24 PM
To: Ben Mario
Subject: FW: Apartment complex

One more to add to the list

Wade Probe, B.Ed
CFO/Controller - P.R. Investments Inc
1547 Anson Road
Regina, SK S4P 0E1
(P) 306.545.4666
(F) 306.546.4411
wprobe@prinvestments.ca



From: [REDACTED]
Sent: Thursday, March 27, 2014 1:01 PM
To: wprobe@prinvestments.ca
Subject: Fwd: Apartment complex

Sent from Samsung Mobile

----- Original message -----

From: [REDACTED]
Date: 03/27/2014 12:58 PM (GMT-06:00)
To: [REDACTED]
Subject: Fwd: Apartment complex

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: March 27, 2014 at 12:55:10 PM CST

To: "

Subject: Apartment complex

Hello

Please accept this letter as confirmation that I support the renovation to add a ninth apartment to the apartment complex behind my house. I understand that the renovations will affect the inside of the building only and that there are already sufficient parking stalls to accommodate another tenant.

Please feel free to contact me to discuss further.

Thank you,

Garnet Street

April 23, 2014

To: Members,
Regina Planning Commission

Re: Application for Contract Zoning (13-CZ-8)
Proposed Daycare Centre and Respite Care Facility
James Hill Road and Tutor Way, Harbour Landing Phase 10 Stage 1

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone James Hill Road, being Lot FF in Block 72, Plan 1/4 SW 11-17-20 W2M from UH – Urban Holding to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The development shall conform to the attached plans labelled Hope's Home Harbour Landing, prepared by P3A, and dated December 20, 2013, in Appendix A-3.1-2;
 - b. Space allocated for respite care facility be developed as shown on the attached site plan;
 - c. Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the shared driveway along James Hill Road;
 - d. Execution of an shared access/encroachment agreement between the owner of the subject property and the adjacent property owner for the future shared breezeway;
 - e. Landscaping of the lot shall comply with the requirements of Chapter 15 of the *Zoning Bylaw No. 9250*;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - g. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the May 26, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to develop a vacant site into a multipurpose facility that accommodates a daycare centre, a respite care facility, a supportive living home, and accessory offices.

The proposal is consistent with the policies contained in *Regina Development Plan Bylaw No. 7877* (Official Community Plan).

BACKGROUND

An application has been received for rezoning and concept plan amendment for the subject property located at the SW corner of James Hill Road and Tutor Way.

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

Land use and zoning details are summarized as follows:

	<u>Existing and Required</u>	<u>Proposed</u>
Zoning	UH – Urban Holding	C- Contract
Land Use	Vacant	Daycare Centre, Respite Care Facility, Supportive Living Home, Accessory Office
Number of Parking Stalls Required	21 Stalls and 9 drop-off spaces	50 stalls and 9 drop-off spaces
Minimum Lot Area (m ²)	500 m ²	7541 m ²
Minimum Lot Frontage (m)	15 m	72 m
Maximum Height (m)	20 m	7 m
Building Area	Not Applicable	3120.62 m ²
Maximum Coverage %	50%	29%

The applicant (Hope's Home) proposes to develop the subject property to consolidate its services, which are currently offered at different locations in the city, at one site. There are two buildings planned for the site. The main building is proposed to accommodate a daycare for 90 children, as well as a respite care facility for ten children with high medical needs. The main building will also have offices and a library on the second floor. A secondary building is proposed to be located west of the main building on the same site, which will accommodate a supportive living home for four young adults who will be graduates of the children's programs.

The applicant proposes to connect the main building to another building sited on the lot directly south of the subject property via a breezeway across the property line. The adjacent building will be another care facility whose users will share some amenities with Hope's Home, such as the lounge and café on the south side of the main building. The users of both buildings will also share the proposed Paratransit lay-by on the east side of the property along James Hill Road. A development application for the adjacent site has not yet been received.

The applicant provides five drop-off stalls on site along the west entrance of the daycare. Four more on-street stalls will be requested along Tutor Way to accommodate vans and larger vehicles needed to transport children, which will not impact the circulation of the interior parking lot. The number of parking stalls exceeds the minimum requirement by 29 to accommodate the high ratio of staff and children at Hope's Home. In this way, on-street parking will be minimized around the property.

The subject property is currently zoned UH – Urban Holding. An application for Harbour Landing Phase 10 Stage 1 has been received and is being considered concurrently for rezoning, concept plan amendment and subdivision.

Conventional zoning does not allow the proposed breezeway connection from the main building on the site to a future building on the property to the south. The breezeway would be an encroachment of the side yard setback up to the south property line. Other than the extension of a breezeway to the south property line, the development conforms to the conventional zoning standards of *Regina Zoning Bylaw No. 9250*.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to accommodating unique development opportunities. Currently, a respite care facility is a use that is not contemplated in the *Regina Zoning Bylaw No. 9250*. To accommodate this use and the proposed future breezeway, a contract zone is necessary. The contract zone will also allow for the development of and a daycare centre.

Surrounding land uses include proposed medium density residential lands to the west and proposed high density residential lots to the north within the Harbour Landing Phase 10 subdivision. The lot directly to the south will be a proposed care facility.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

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:

- 7.0– Housing Objectives
 - Facilitating choice and integration of housing for special needs groups in the community
 - Promoting the location of daycare centres near or within larger social housing and non-profit housing projects to assist single parent households and working couple households of low to moderate income.

- Encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood
- Ensuring that physically disabled persons are afforded a wide range of choice in housing in terms of the type, location, affordability and design requirements to achieve independent living.

The proposed development will offer daycare services and housing for children and young people who require medical care. This housing option is a valuable addition to the Harbour Landing subdivision. The supportive living facility provides a suitable living arrangement to help residents achieve independent living.

The proposal is also consistent with the policies contained in Part B – Southwest Sector Plan, of the OCP with respect to:

- 3.4 Facilitate Housing Choice
 - Facilitating the development and integration of a range of housing types and prices
- 7.1 Community Services
 - Encouraging institutional uses to locate near or adjacent to arterial and/or collector roads and near transit routes.

The respite care and supportive living facilities are located along collector roads, allowing easier access to the site for residents, program users, and staff.

The development is also aligned with the Regina Comprehensive Housing Strategy to address the need for housing diversity and housing for individuals with specific needs.

Transit service is not currently provided to this portion of the concept plan area. However, the future transit route is identified on the concept plan and transit service will be provided at some point in the future along James Hill Road.

Other Implications

The proposed development is consistent with the following policies contained in Design Regina, which was approved by City Council in December 2013 and will replace the Regina Development Plan as the city's Official Community Plan once approved by the Province including:

- providing a diversity of housing types to support resident from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;
- encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods;
- working with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs;
- permitting group care facilities in residential and mixed-use neighbourhoods; and
- encouraging the provincial government and the community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment.

Accessibility Implications

Most of the children who use the facilities on site require the use of a wheelchair. As such, both buildings on the property are barrier-free.

The proposed development provides four parking stalls for persons with disabilities which exceed the minimum requirements by three stalls

COMMUNICATIONS

Public notification signage posted on:	January 29, 2014
Will be published in the Leader Post on:	May 10, 2014 May 17, 2014
Letter sent to immediate property owners	Not Applicable
Public Open House Held	Not Applicable
Number of Public Comments Sheets Received	0

DELEGATED AUTHORITY

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

Respectfully submitted,

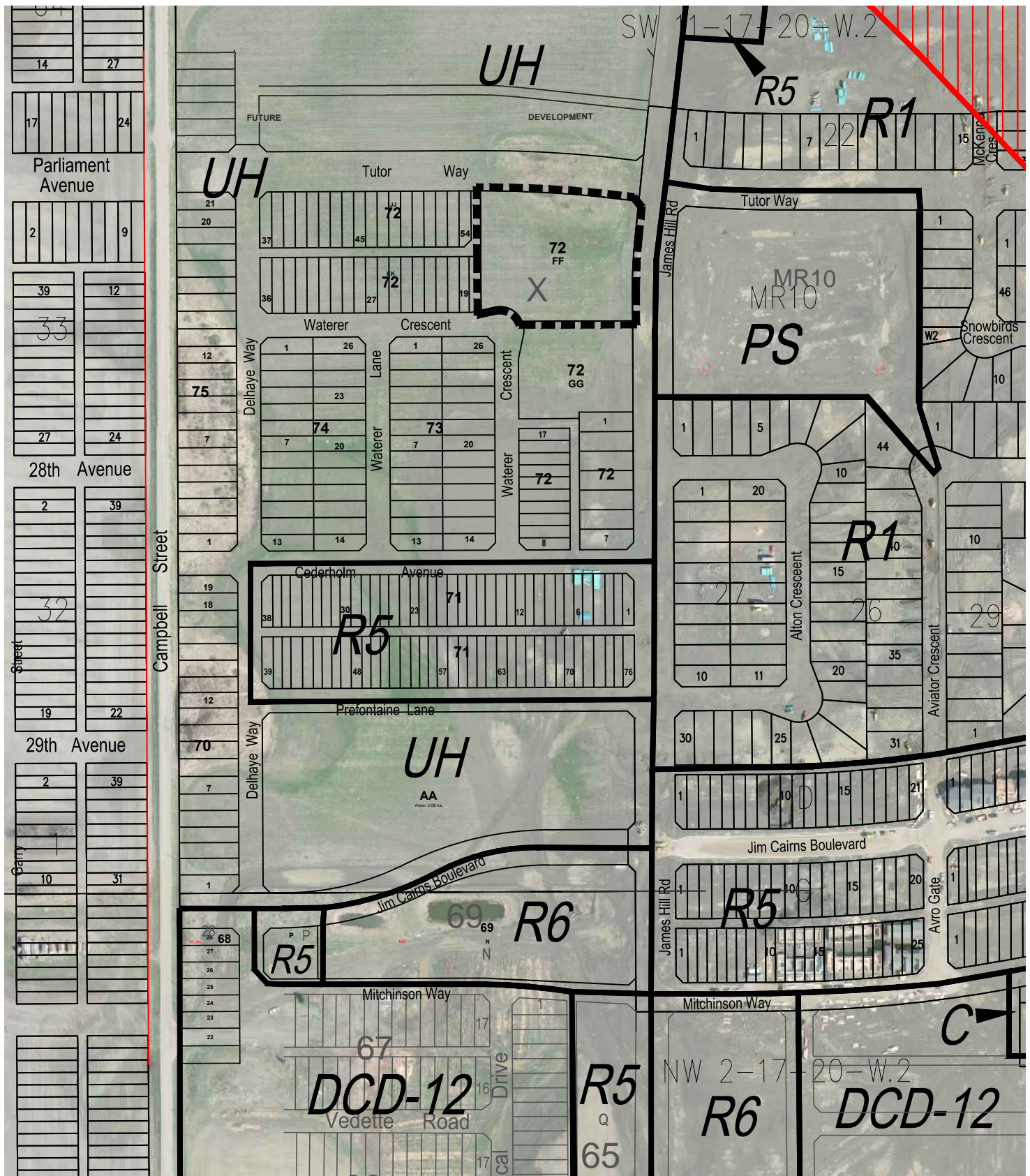


Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Executive Director
Community Planning and Development



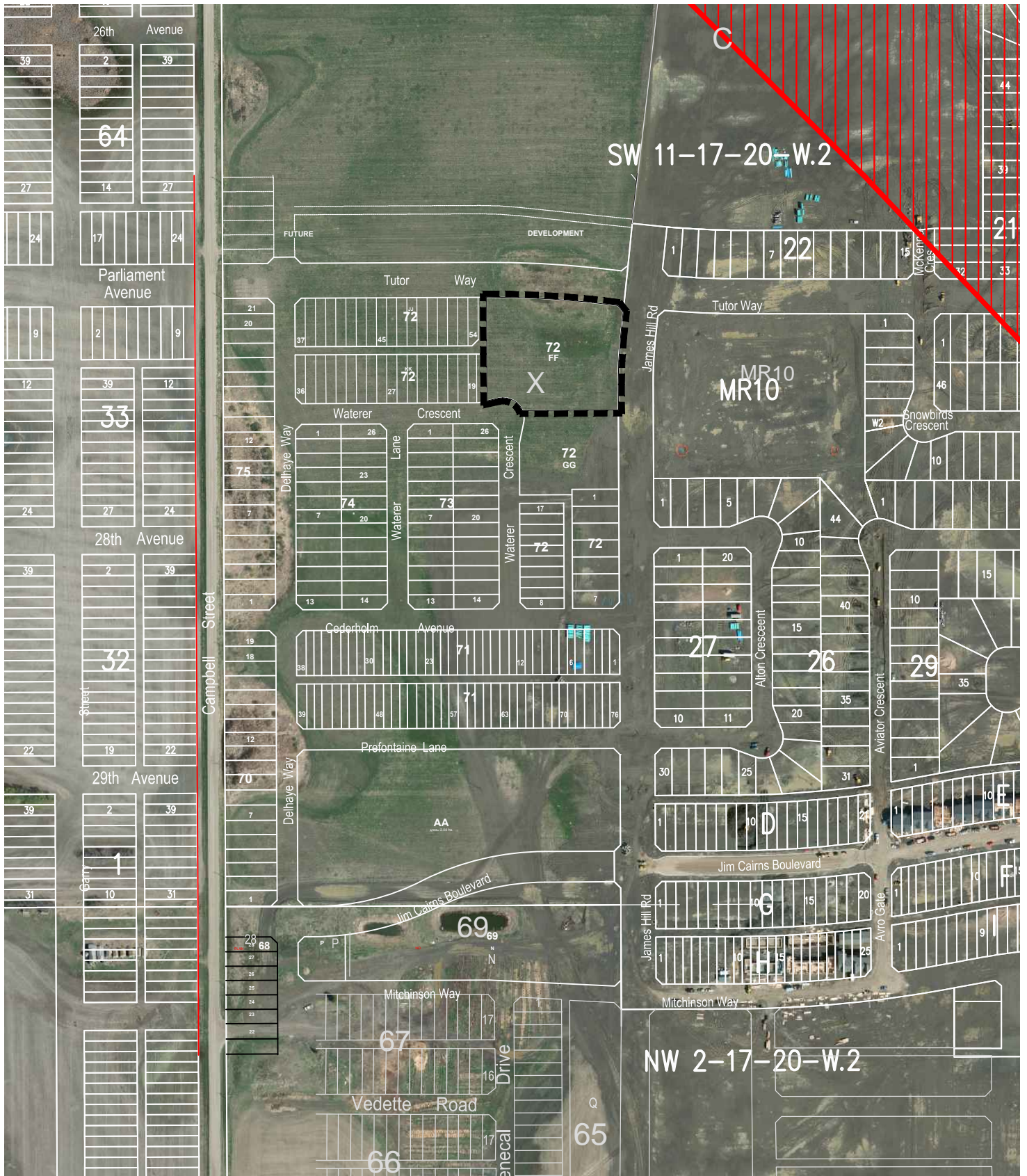
Subject Property



Project 13-CZ-08

Civic Address/Subdivision

Lot FF; Block 72; 1/4 SW 11-17-20 W2M
Harbour Landing Phase 10 - Stage 1



Subject Property

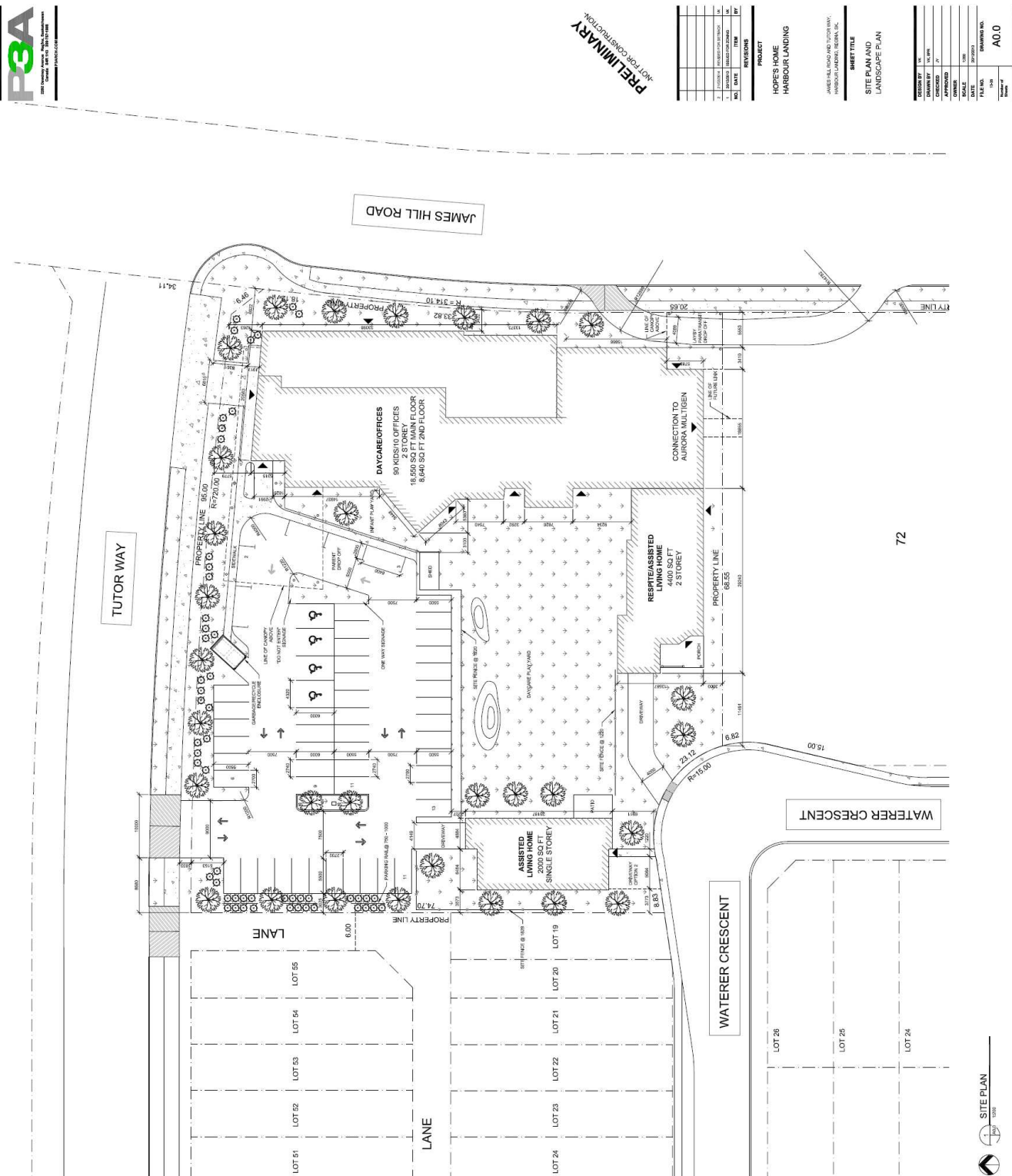
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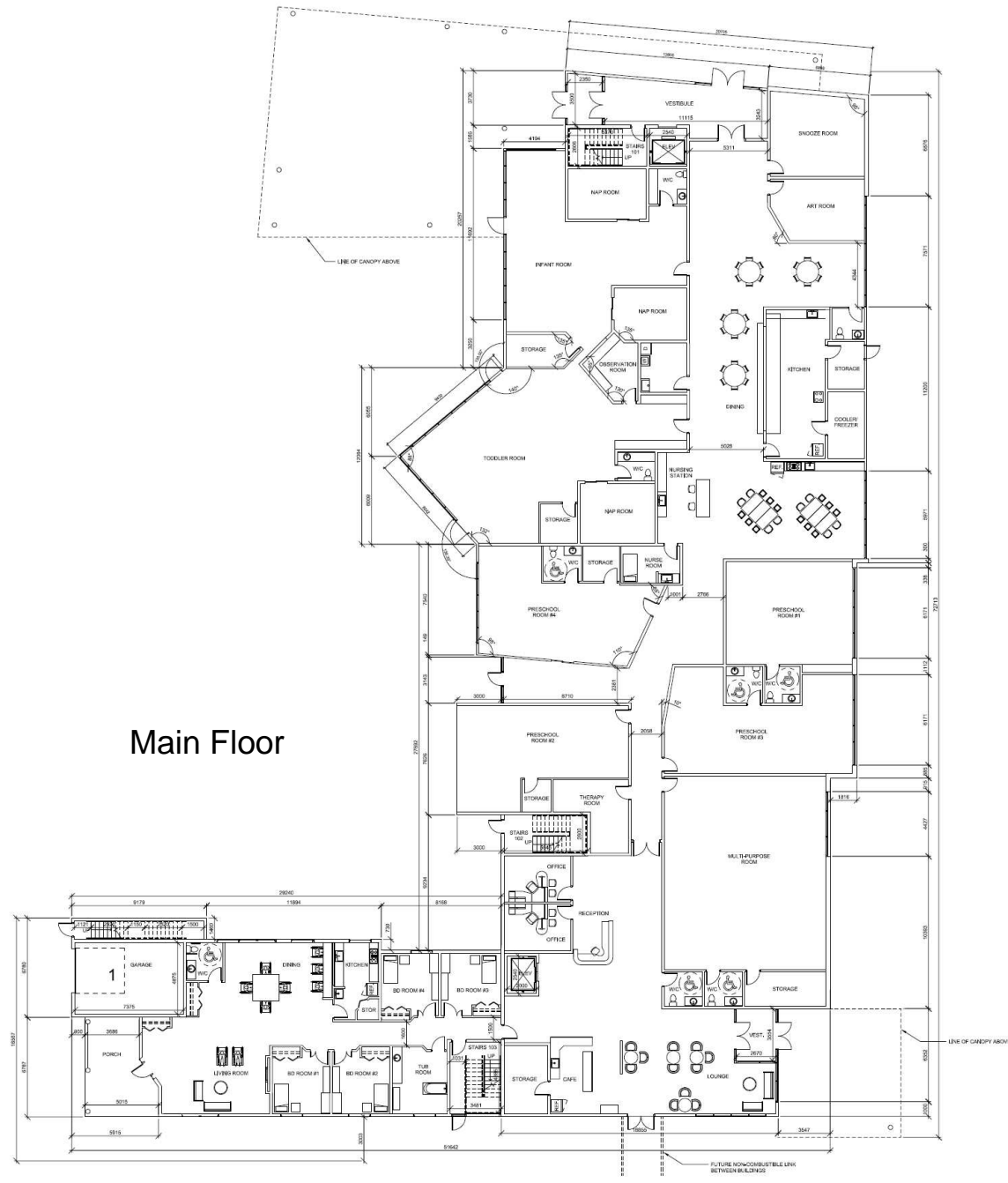


Project 13-CZ-08

Civic Address/Subdivision

Lot FF; Block 72; 1/4 SW 11-17-20 W2M
Harbour Landing Phase 10 - Stage 1





Main Floor

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	ITEM	BY

PROJECT
HOPE'S HOME
HARBOUR LANDING

JAMES HILL ROAD AND TUTOR WAY,
HARBOUR LANDING, REGINA, SK.

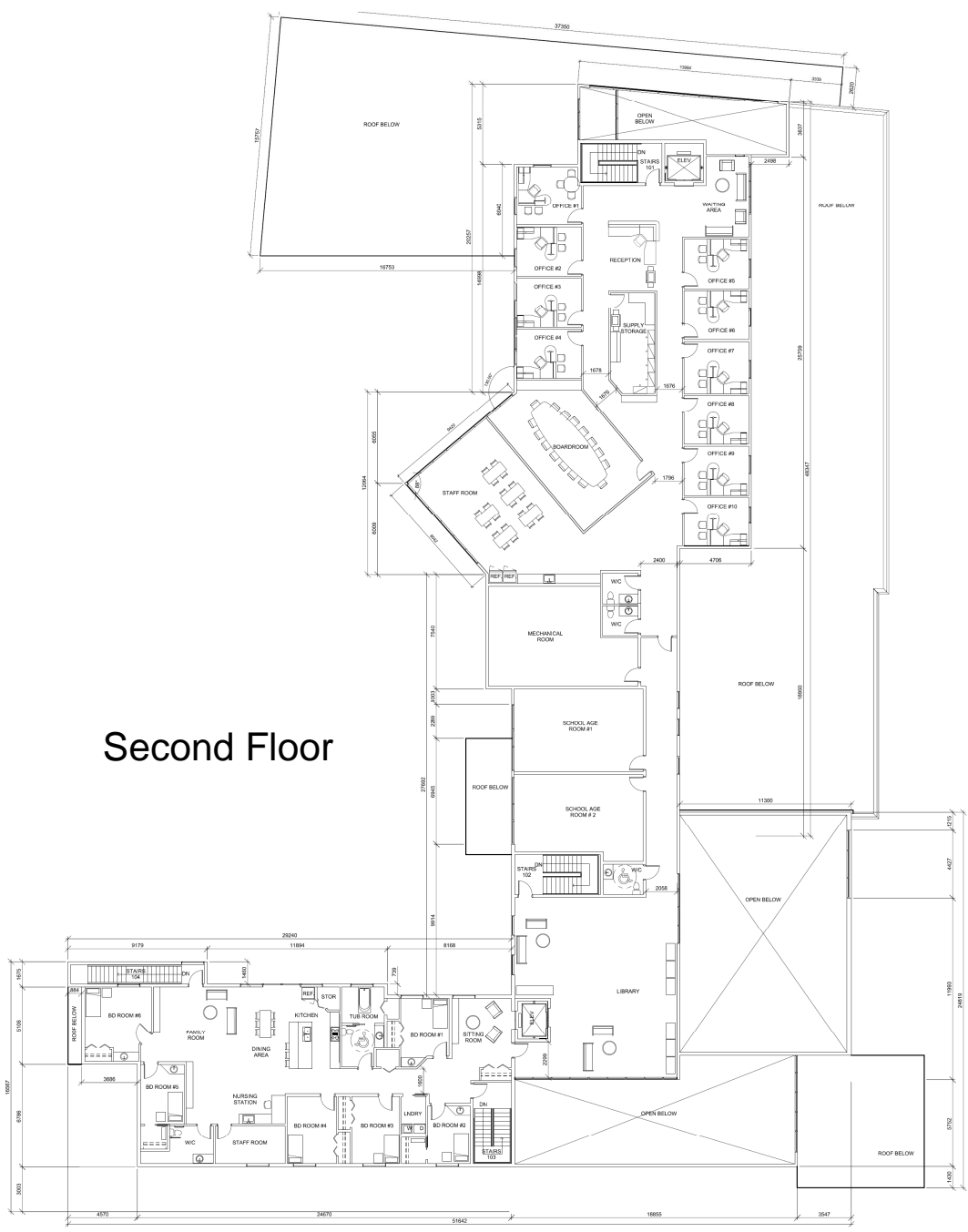
SHEET TITLE
MAIN FLOOR PLAN

DESIGN BY	
DRAWN BY	
CHECKED	
APPROVED	
OWNER	
SCALE	1:100
DATE	2010-03-03
FILE NO.	
DRAWING NO.	A1.1

Planning Department

Project 13-CZ-08

Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1



Second Floor

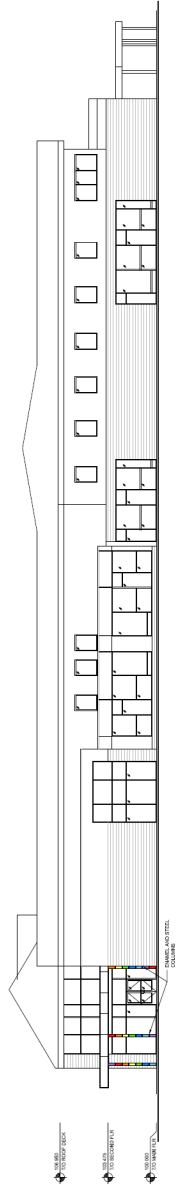
PRELIMINARY
NOT FOR CONSTRUCTION

1	20/02/15	ISSUED FOR ZONING	V1
NO.	DATE	ITEM	BY
REVISIONS			
PROJECT			
HOPE'S HOME			
HARBOUR LANDING			
JAMES HILL ROAD AND TUTOR WAY,			
HARBOUR LANDING, REDFERN, SA.			
SHEET TITLE			
SECOND FLOOR PLAN			
DESIGN BY V1			
DRAWN BY V1, DPA			
CHECKED BY			
APPROVED			
OWNER			
SCALE 1:100			
DATE 20/02/15			
FILE NO. 13-05			
DRAWING NO. A1.2			
Number of sheets			

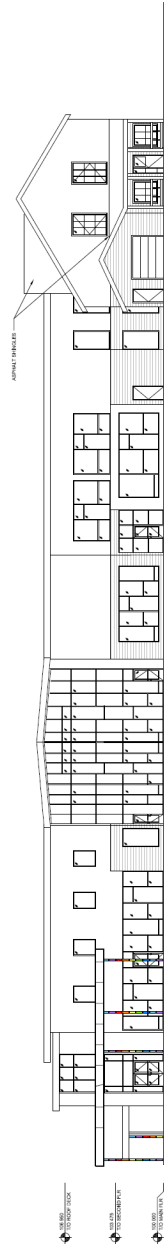
Planning Department

Project 13-CZ-08

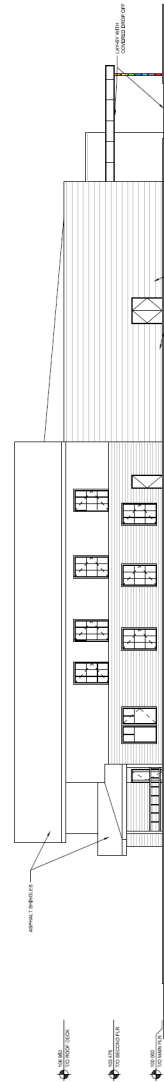
Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1



2 EAST ELEVATION



WEST ELEVATION



PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

PROJECT	HOPE'S HOME HARBOUR LANDING
---------	--------------------------------

JAMES HILL ROAD AND TUTOR WAY.

BUILDING ELEVATIONS

DESIGN BY	WE
DRAWN BY	WE
CHECKED	JP
APPROVED	
OWNER	
SCALE	1:100
DATE	SEP 2010
FILE NO.	DRAWING NO.
13-00	A4.1
Number of Sheets	



NO.	DATE	ITEM	BY

REVISIONS

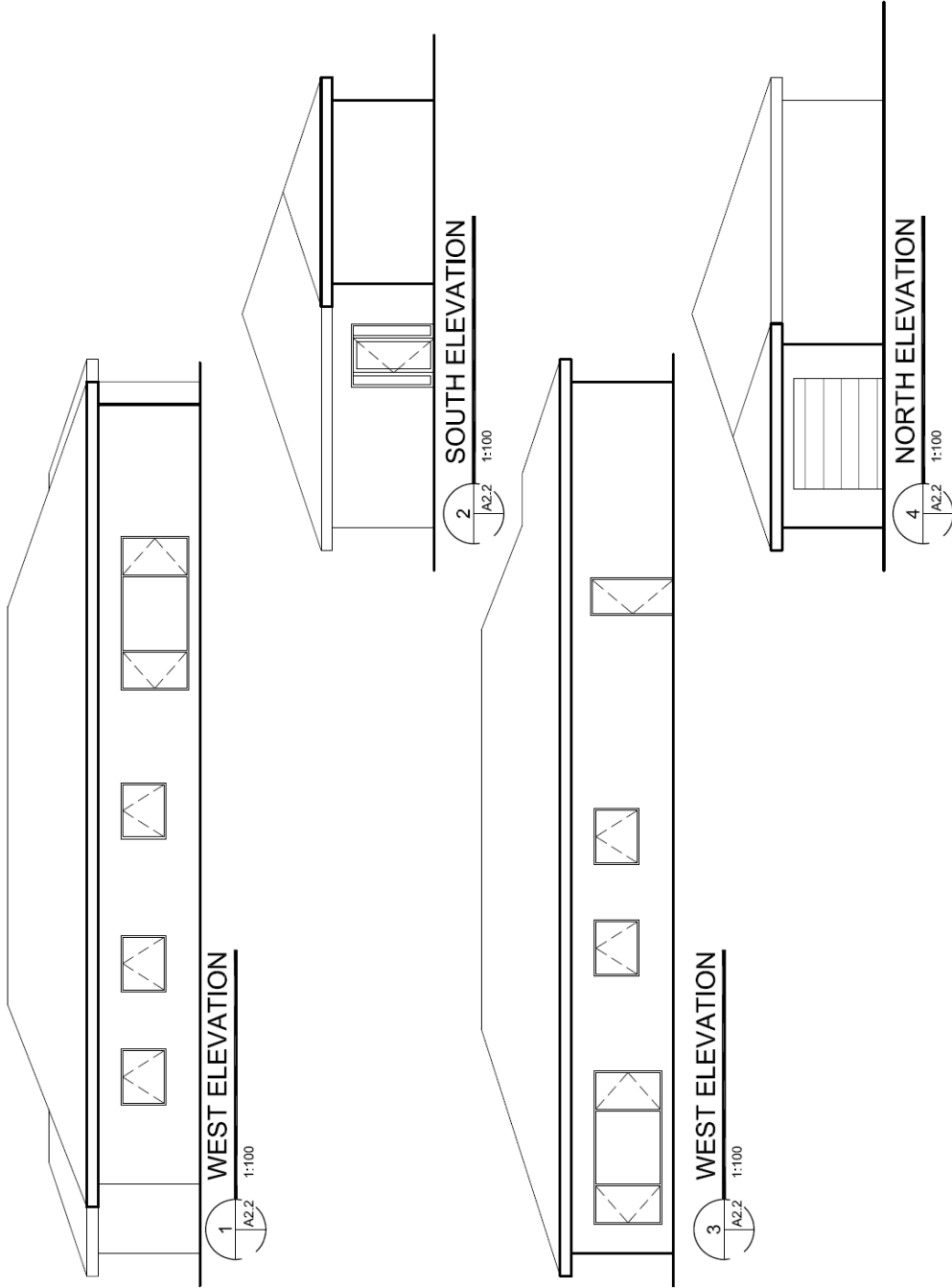
PROJECT

ASSISTED LIVING HOME

REGINA, SASKATCHEWAN

SHEET TITLE
EXTERIOR ELEVATIONS

DESIGN BY	
DRAWN BY	KN
CHECKED	
APPROVED	
OWNER	
SCALE	NTS
DATE	2014-03-25
FILE NO.	13-35
DRAWING NO.	
Number of Sheets	A2.2



Planning Department

Project 13-CZ-08

Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1

April 23, 2014

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-30/13-CP-11)
Harbour Landing Phase 10 Stage 1 Appendix A-1

RECOMMENDATION

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-2.1-2.4, be APPROVED.
2. That the following lands in Phase 10 -1 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached plan of proposed subdivision (See Appendix A-3), be APPROVED:
 - a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
 - i. Lots 1-7 in Block 72; and
 - ii. All of Blocks 70, 73, 74, and 75.
 - b. Rezone from UH to R5 – Residential Medium Density:
 - i. Lots 8-54 of Block 72; and
 - ii. All of Block 71
 - c. Rezone from UH to R6 – Residential Multiple Housing:
 - i. Parcel GG in Block 72; and
 - ii. Parcel AA
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 May 26, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The subject properties are located within the Harbour Landing subdivision and is currently zoned UH – Urban Holding.

The proposed zoning amendments will facilitate the next sequential phase of development within Harbour Landing. The concept plan amendments will result in a marginal increase in dwelling units and population for this phase of Harbour Landing. The proposed density will result in the addition of approximately 125 residents in the subdivision, bringing the projected population of Phase 10-1 to 953.

The proposed concept plan amendment is consistent with policies contained within the Official Community Plan (OCP) and is compatible with existing development and uses contained in the Harbour Landing Concept Plan area.

BACKGROUND

A Concept Plan and Zoning Bylaw Amendment application has been received to amend the Harbour Landing Concept Plan, in order to accommodate development of the proposed Phase 10 Stage 1 subdivision. The Harbour Landing Concept Plan was originally approved by City Council on August 20, 2007, and most recently amended on September 17, 2012.

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

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

DISCUSSION

The applicant is proposing amendments to the Harbour Landing Phase 10 Stage I subdivision within the Harbour Landing concept plan. Both the proposed and existing concept plans are shown in Appendix A-2.1 and A-2.5 respectively. To accommodate the demand for variety and choice in the housing market, the amendments to the concept plan will result in an estimated increase in dwelling units and population as reflected in the table below. Harbour Landing Phase 10 Stage 1 has a total area of 12.67 ha with a proposed gross density of 31.7 units/ha. The projected increase in population is 125 residents.

The previous approved concept plan situated high-density residential lots along Campbell Street and medium-density residential lots along Jim Cairns Boulevard. The proposed concept plan locates the high-density lots to the corner of Tutor Drive and James Hill Road and along Jim Cairns Blvd. The medium density lots front Tutor Drive and are situated behind the high density lots along Jim Cairns Blvd. The changes in the concept plan will position higher density developments along collector roads.

A care home and daycare is being proposed for the high-density designated Parcel FF in Block 72. This is the subject of a separate application. As such, Parcel FF is not being rezoned as part of this application. A development application for the parcel has been received and is being considered to rezone it to C - Contract in order to accommodate this use. A future senior's home is also being planned for Parcel GG.

Concept Plan Amendment Summary		
	<u>Existing Concept Plan</u>	<u>Proposed Concept Plan</u>
No. of Dwelling Units	322	399
Population	828	953
Low Density Units	166	99
Medium Density Units	36	123
High Density Units	120	180

Zoning and land use details are summarized as follows:

Land Description	Description of Development	Current Zone	Proposed Zone
Lots 1-7 in Block 72 and all of Blocks 70, 73, 74, and 75.	Low-density residential lots	UH – Urban Holding	DCD 12 – Suburban Narrow Lot Residential
Lots 8-54 of Block 72 and all of Block 71	Medium-density townhome lots	UH – Urban Holding	R5 – Residential Medium Density
Parcel GG in Block 72 and Parcel AA	High-density residential lots	UH – Urban Holding	R6 – Residential Multiple Housing

Surrounding land uses include:

- proposed Phase 9 subdivision to the south, which will contain low, medium, and high-density residential development;
- approved Phase 4 subdivision to the east, which is currently under development with low and medium density residential lots, as well as Municipal Reserve MR10;
- undeveloped lands to the north, the future use of which is pending approval; and
- lands currently under agricultural production, which have recently been annexed to the City of Regina, to the west.

Connection to Devonian Park

Future urban development is planned to the west of Harbour Landing (Harbour Landing West Neighbourhood). The lands include the Devonian Park subdivision, which is an area subdivided in the early 1900s. A re-plotting of land would be required to redesign the lands west of Harbour Landing, which will involve sufficient agreement or ownership of lots. The Administration has decided that the Devonian Park subdivision plan must be retained in the event that a re-plotting scheme of this area does not occur. As such, the road right-of-way dedications on the plan of proposed subdivision have been aligned to ensure connections exist into the street and block pattern of Devonian Park.

Traffic Implications

The Administration required the applicant to provide a trip generation analysis for Harbour Landing based on the proposed concept plan changes. The applicant has provided transportation data for the Harbour Landing subdivision to city engineering staff and has determined that the existing road network can accommodate the proposed concept plan changes to Phase 10-1 of Harbour Landing. If the proposals to develop the care home and daycare on Parcel FF and the senior's home on Parcel GG are approved, there will be a reduction in trip generation rates from a typical high density development.

Servicing

The applicant has submitted servicing analysis that demonstrates that proposed water and wastewater infrastructure will have the capacity to accommodate increased water demand and increased flows due to densification of the subdivision. City engineering staff has reviewed this analysis and concurs on the analysis.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

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

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:

- Achieving a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods;
- Promoting the development of sustainable suburban neighbourhoods;
- Achieving a compact urban form by favouring developments of new areas with higher densities; and
- Encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood.

The proposed subdivision will provide various housing options for residents including detached dwellings, town houses and apartment buildings. The proposal will contribute to sustainable development and a compact urban form.

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

The policy also intends for a variety of housing types to be accommodated in new development areas and that higher density housing along the roads defining the edges of neighbourhoods may consist of townhouses, apartments and planned groups of dwellings. In addition, the location of medium-higher density housing should take advantage of areas of higher activity and traffic.

Although the proposed development is not currently within 365 metre walking distance of a transit stop or transit route, the overall concept plan area has been designed accordingly to achieve this policy objective. In this case, future transit service is planned for James Hill Road, which will ensure that this area will be fully within 365 m walking distance of transit services.

Other Implications

The proposal is also consistent with the policies contained within *Design Regina*, which was approved by City Council in December 2013 and will replace the *Regina Development Plan* as the city's Official Community Plan once approved by the province. *Design Regina* encourages developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and abilities in all neighbourhoods.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	February 12, 2013
Will be published in the Leader Post on:	May 10, 2014 May 17, 2014

DELEGATED AUTHORITY

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

Respectfully submitted,

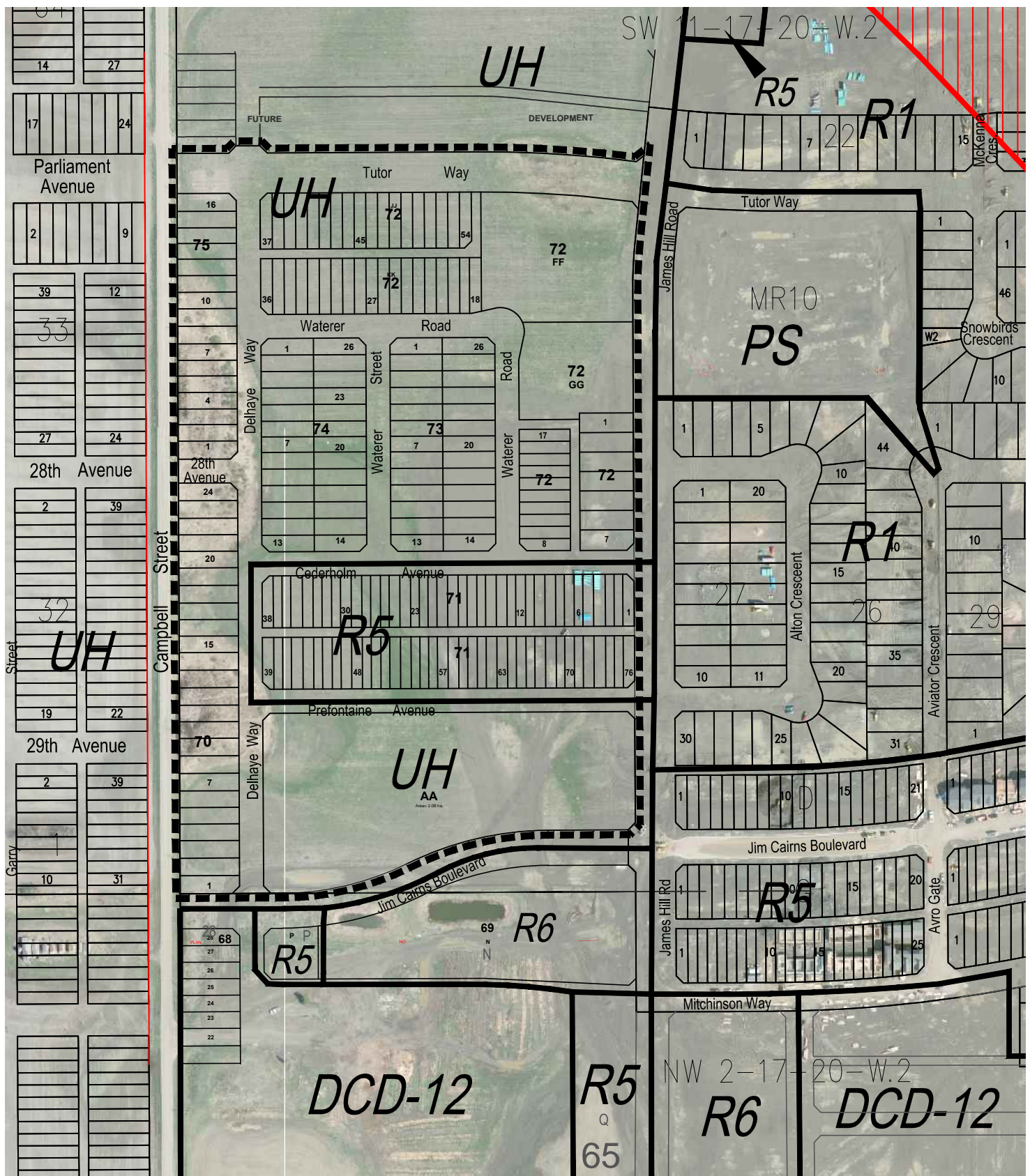


Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Executive Director
Community Planning and Development



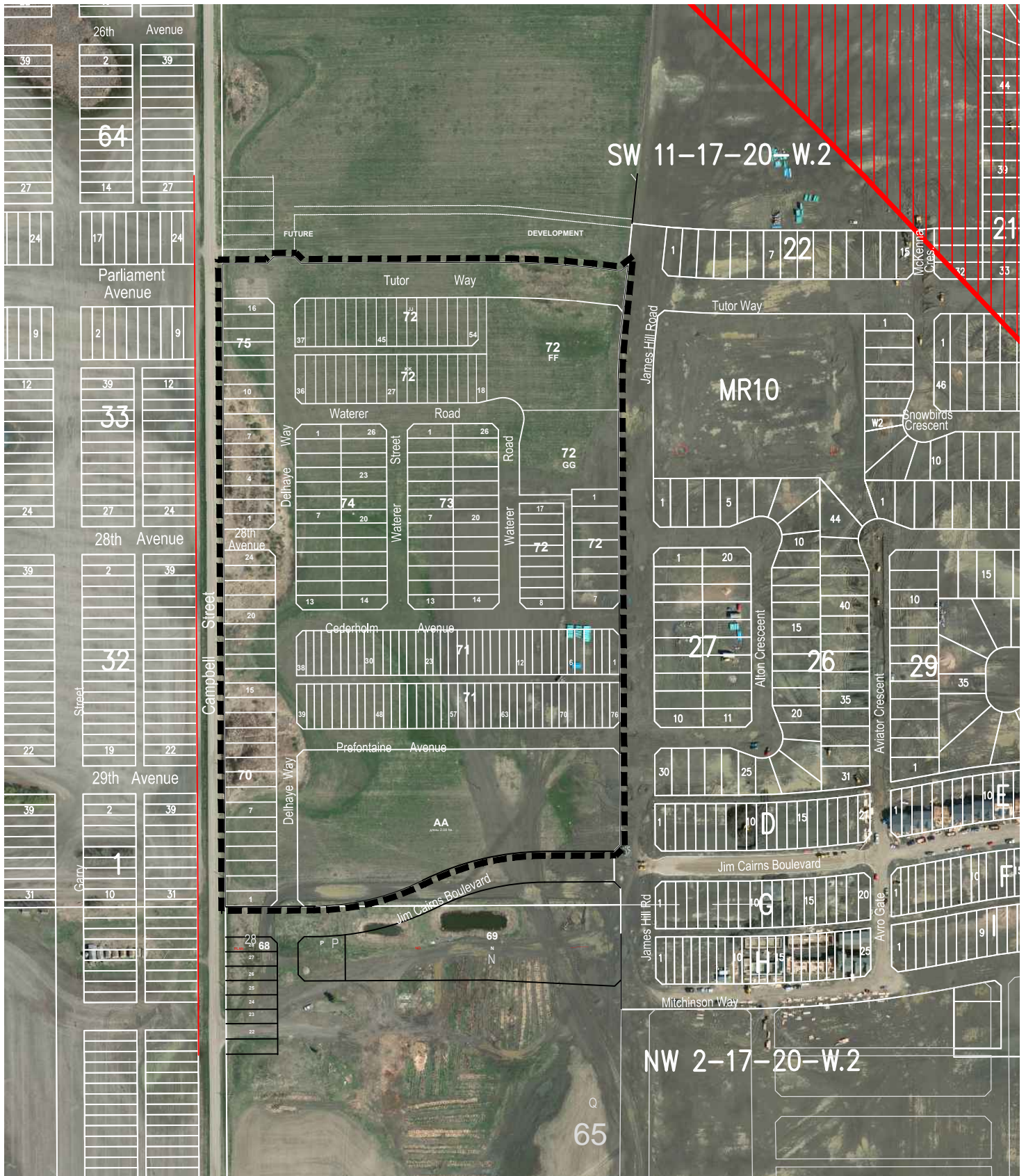
Subject Property



Project 13-Z-30 13-CP-11
13-SN-40

Civic Address/Subdivision

Harbour Landing Phase 10 - Stage 1



Subject Property

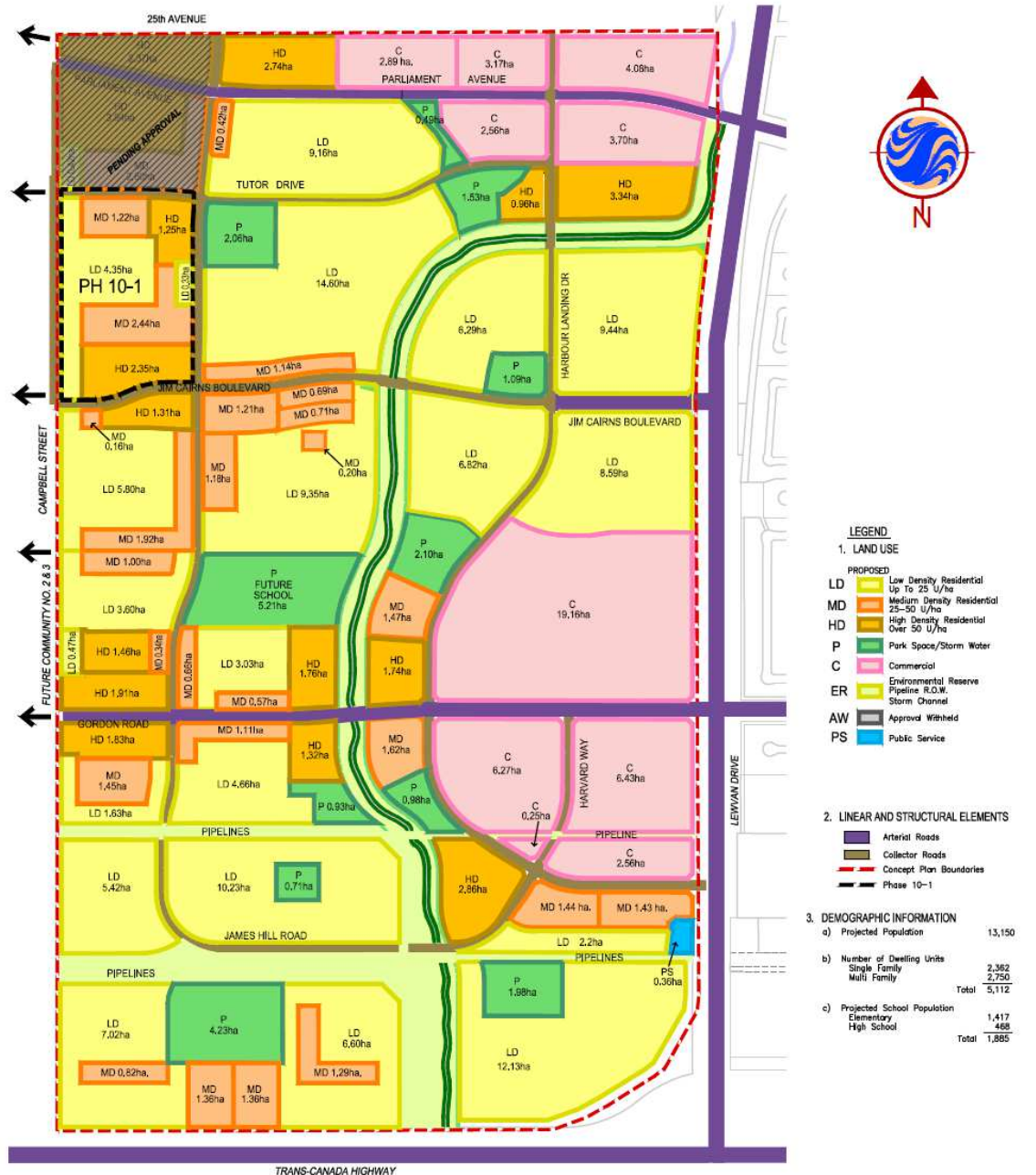
Date of Photography: 2012



Project 13-Z-30 13-CP-11
13-SN-40

Civic Address/Subdivision

Harbour Landing Phase 10 - Stage 1



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2013-10-09 02:07PM By: jhovdebo

MARCH, 2014
113100520

ORIGINAL SHEET - ANSI A



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



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.0

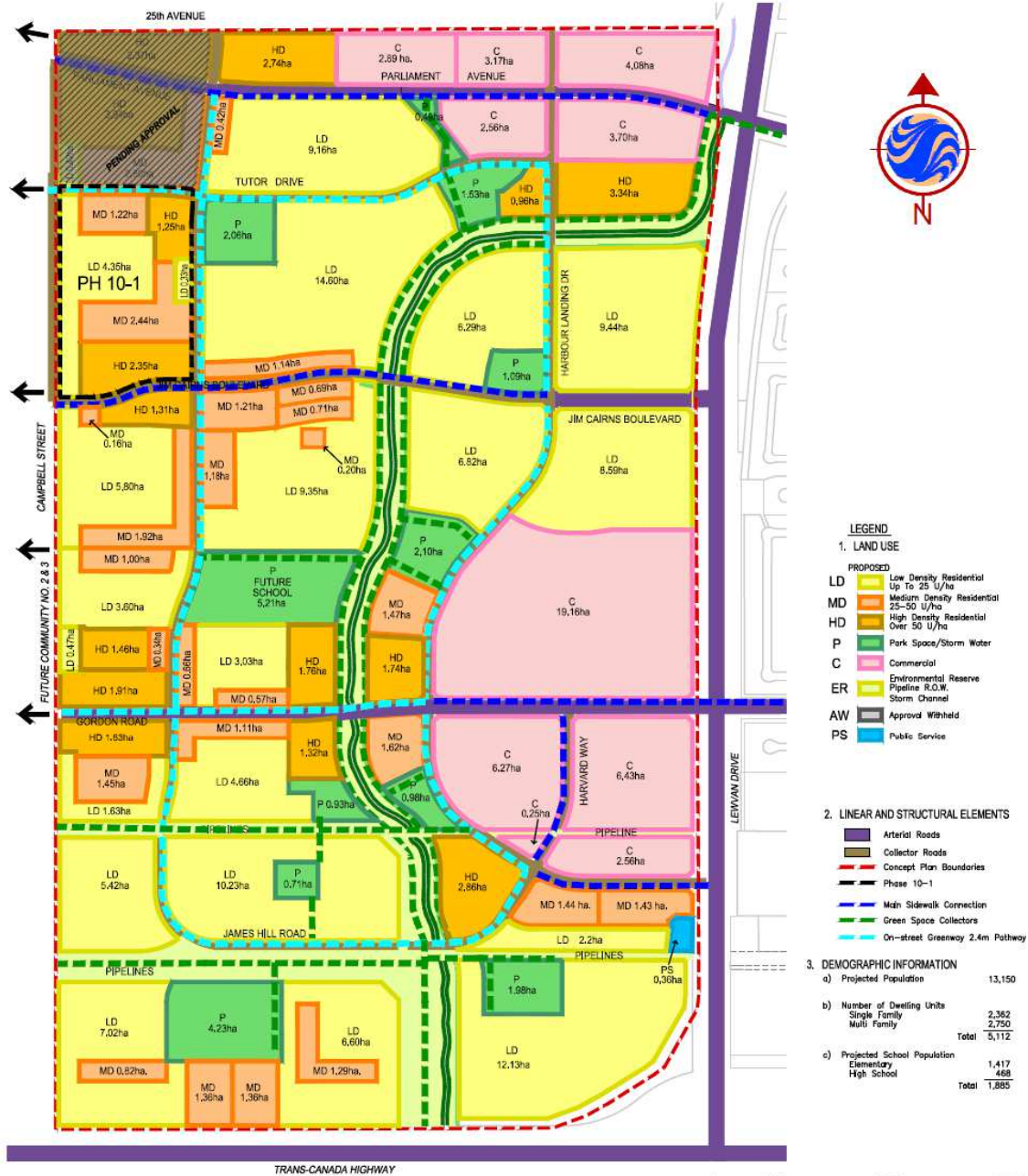
Title
PROPOSED CONCEPT PLAN

Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision

Harbour Landing Phase 10-1



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2013-10-09 02:07PM By: jhovdebo

MARCH, 2014
113100520



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Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

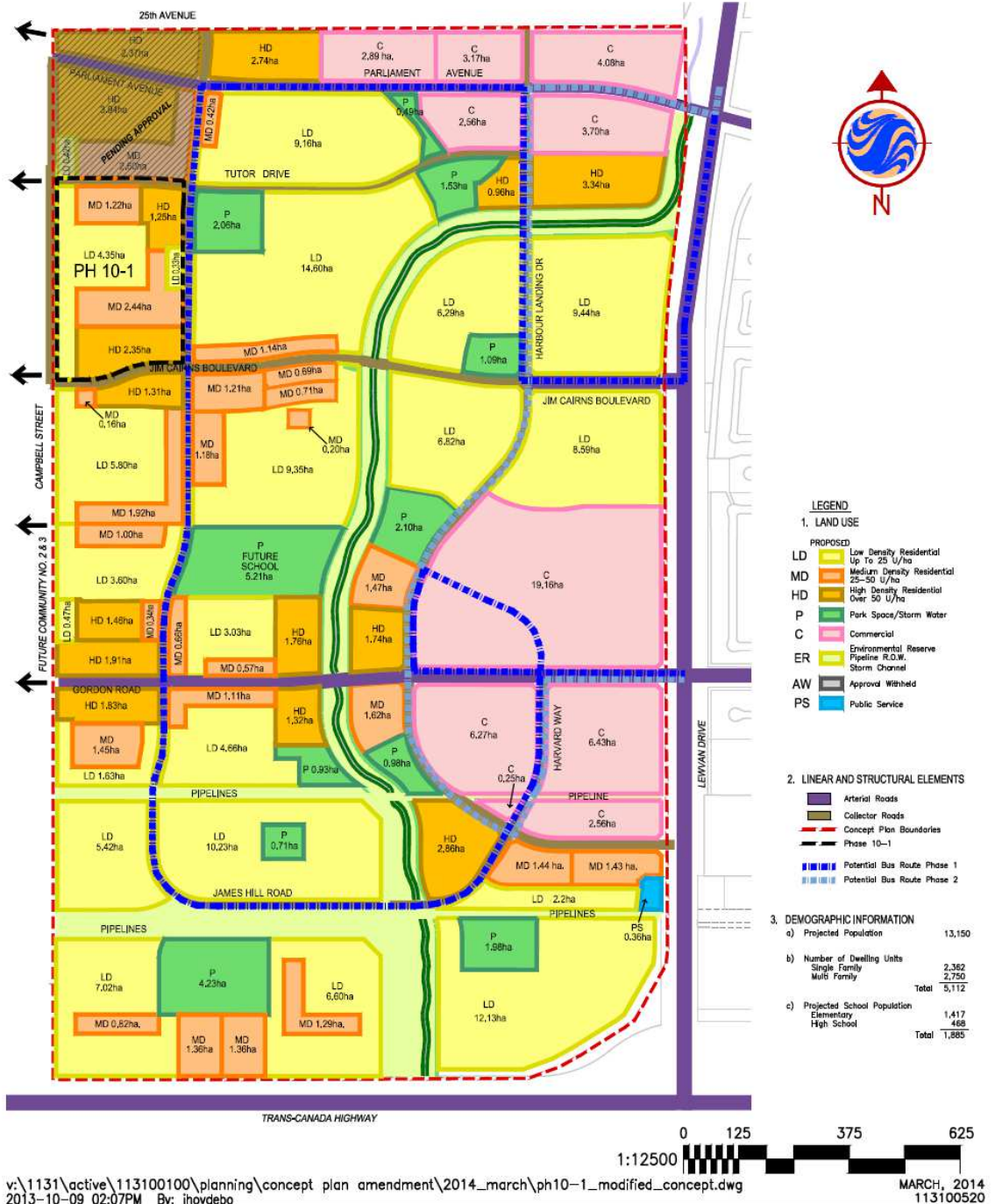
Figure No.
2.1
Title
CONCEPT PLAN - ON-STREET
GREENWAYS & PEDESTRIAN
LINKAGES

Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision

Harbour Landing Phase 10-1



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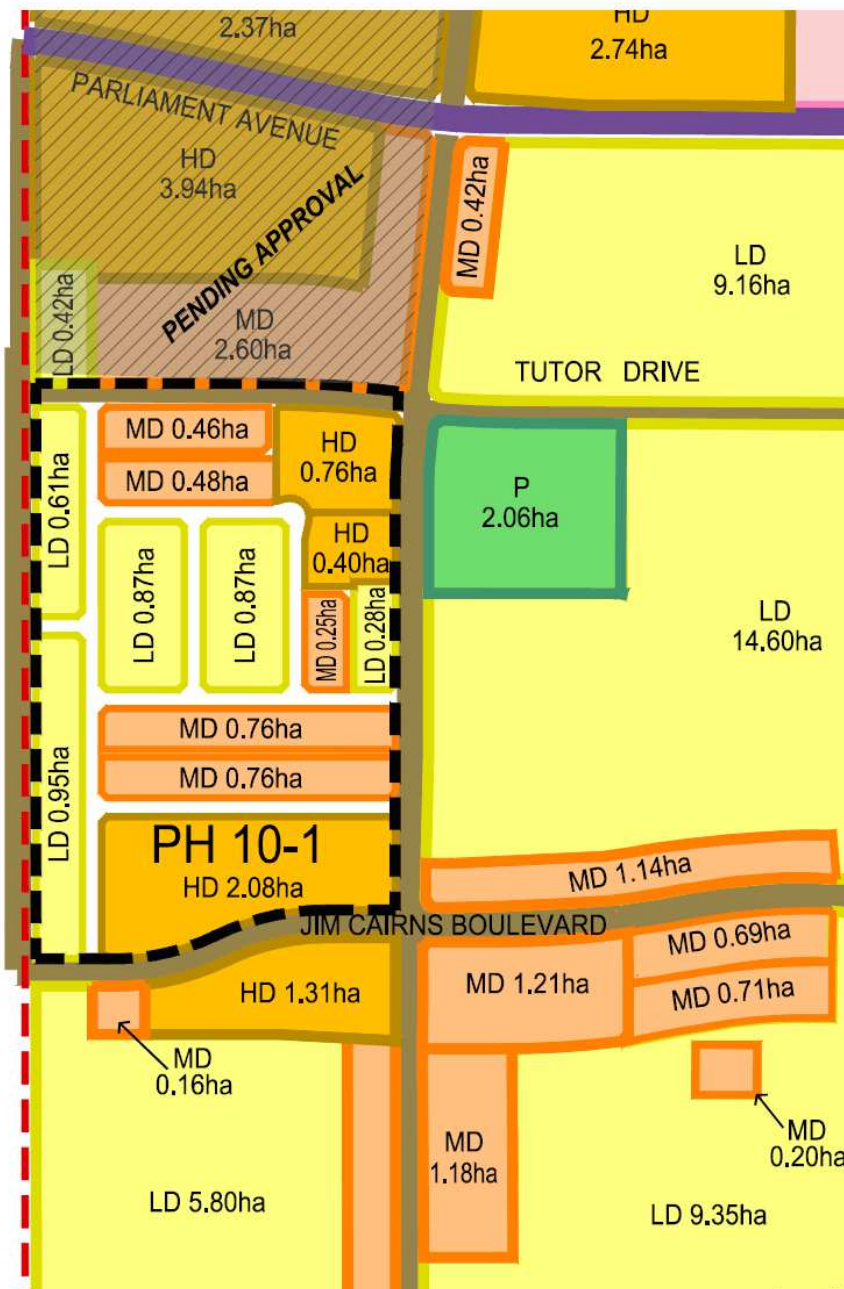


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Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.2
Title
**CONCEPT PLAN
TRANSIT ROUTING**



LEGEND

1. LAND USE

- PROPOSED**
- LD Low Density Residential Up To 25 U/ha
 - MD Medium Density Residential 25-50 U/ha
 - HD High Density Residential Over 50 U/ha
 - P Park Space/Storm Water
 - C Commercial
 - ER Environmental Reserve Pipeline R.O.W. Storm Channel
 - AW Approval Withheld
 - PS Public Service

2. LINEAR AND STRUCTURAL ELEMENTS

- Arterial Roads
- Collector Roads
- Concept Plan Boundaries
- Phase 10-1

3. DEMOGRAPHIC INFORMATION

- a) Projected Population 13,150
- b) Number of Dwelling Units
- | | |
|---------------|--------------|
| Single Family | 2,362 |
| Multi Family | 2,750 |
| Total | 5,112 |
- c) Projected School Population
- | | |
|--------------|--------------|
| Elementary | 1,417 |
| High School | 468 |
| Total | 1,885 |



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2013-10-09 02:07PM By: jhovdebo

MARCH, 2014
113100520

ORIGINAL SHEET - ANSI A



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Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

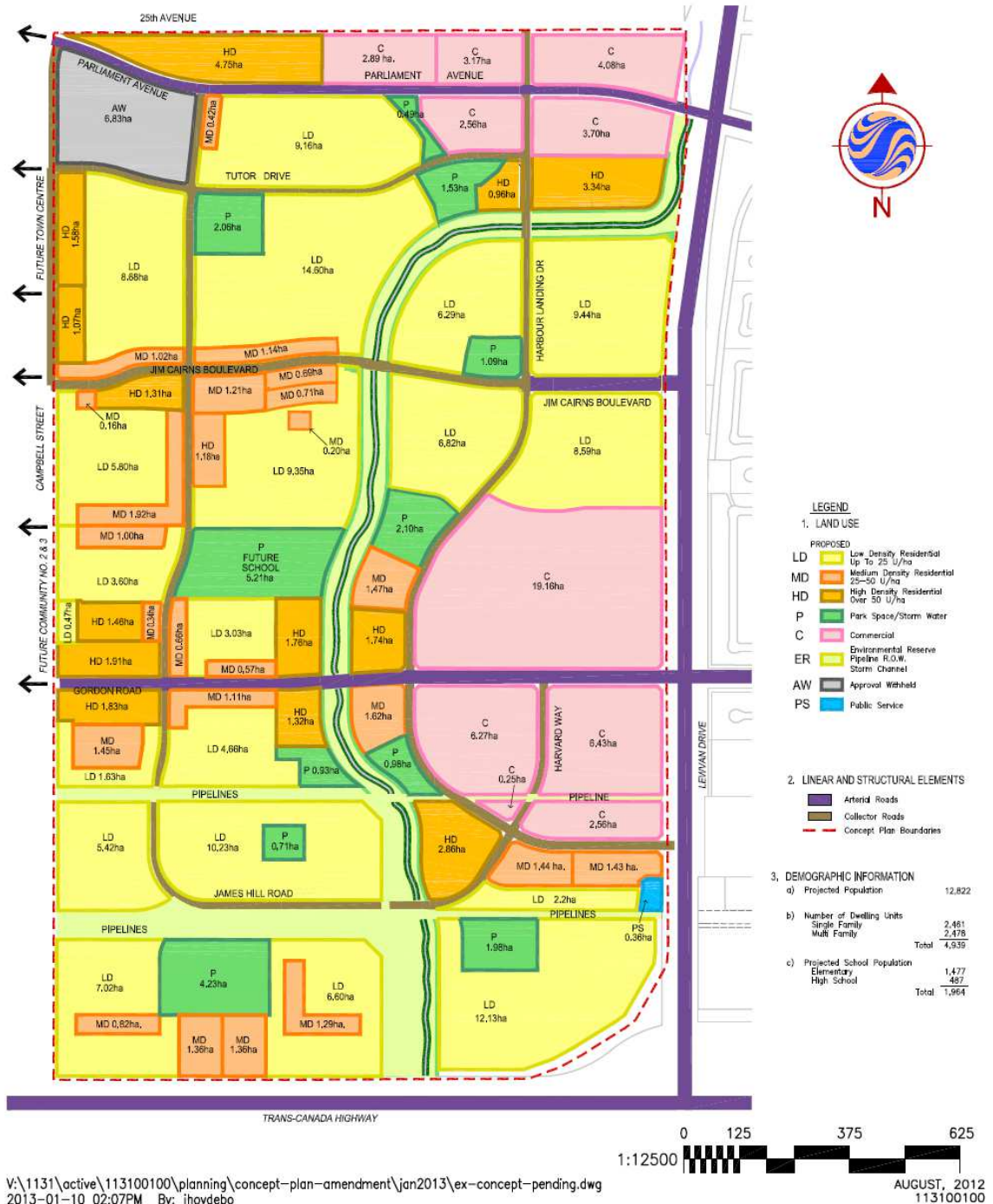
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3.0
Title
PROPOSED PHASE 10-1
CONCEPT PLAN

Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision

Harbour Landing Phase 10-1



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



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
1.0

Title
EXISTING CONCEPT PLAN

HARBOUR LANDING

PHASE 10 STAGE 1

PLAN SHOWING

PROPOSED SUBDIVISION

OF A PORTION OF

PARCEL X, PLAN NO. 101926436

SW1/4 SEC 11, TWP 17, RGE 20, W2 Mer

REGINA, SASKATCHEWAN

SCALE 1 : 1000



REDUCED DRAWING
* NOT TO SCALE *

CITY OF REGINA APPROVAL

The subdivision proposed herein outlined in bold is approved
under the provisions of Bylaw No. 7749-LA-884 of The
City of Regina.

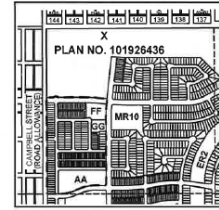
Dated this _____ day of _____ A.D. 20 _____

CITY CLERK _____

OWNER - DEVELOPER:

**DREAM ASSET MANAGEMENT
CORPORATION**

[Signature]
View-Inspector: _____



KEY PLAN

NOTE:

-Measurements are in metres and decimals thereof.

-Some measurements are approximate and may differ from the final

Plan of Survey by as much as 1.0 %.

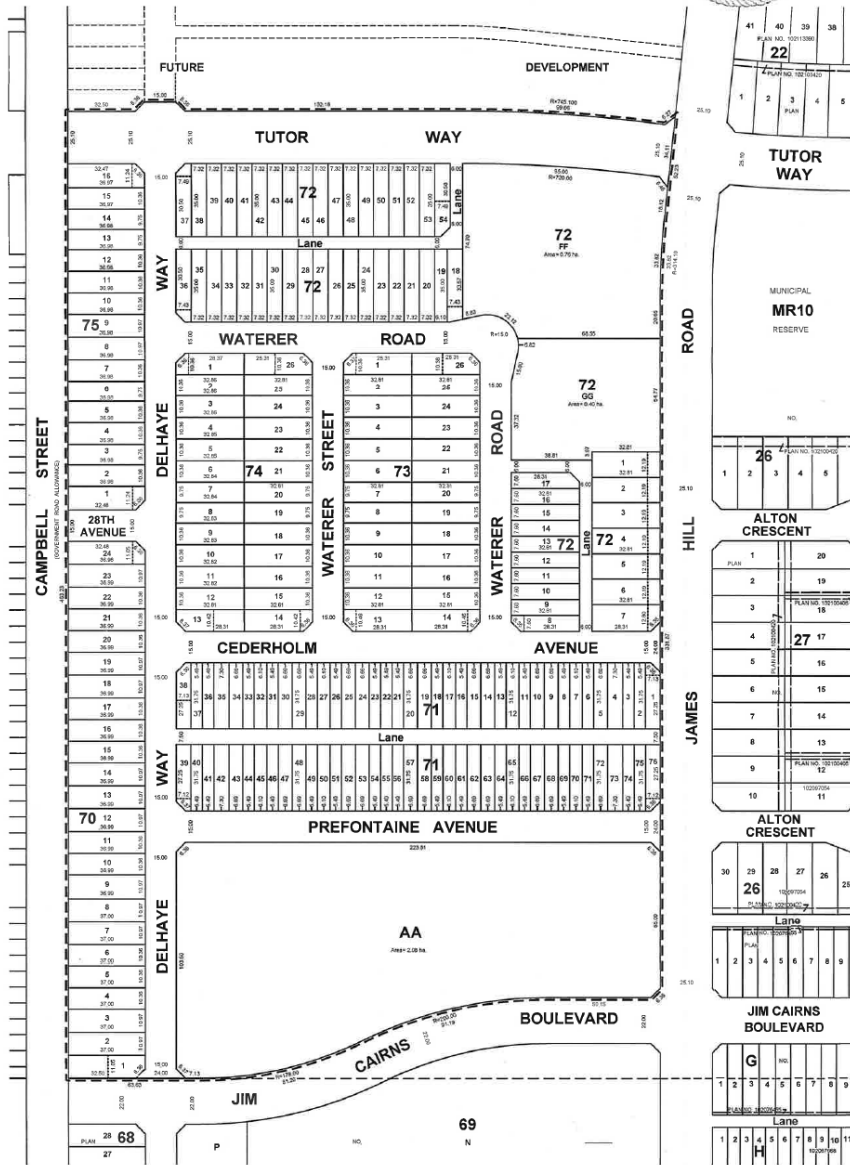
-Area to be approved is outlined by a bold dashed line and contains 12.67 ha (31.31 ac).

-Corner cutoffs are 4.5 metres.

-Lot widths of irregular shaped lots are shown as 10.36, and are at 6 or 16 metre setbacks.

[Signature]
Date **FEB 28** / 2014

Saskatchewan Land Surveyor



Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision

Harbour Landing Phase 10-1

April 23, 2014

To: Members,
Regina Planning Commission

Re: Application for Lane Closure (13-CL-06) – 2506 McTavish Street

RECOMMENDATION

1. That the application for the closure and sale of a portion of the lane as shown on the attached plan of proposed subdivision prepared by Scott Colvin, dated November 22, 2013 and legally described as follows, be APPROVED:

“all the lane of Block 8, Reg'd Plan No. FN3917, adjacent to, and directly north of, Lot B, Block 8, Reg'd Plan No. FN3917”;

2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the May 5, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The proposed road/lane closure application is summarized below:

- The lane is located between Lot A and Lot B, Block 8, Plan FN3917 and runs east-west between McTavish Street and the laneway west of McTavish Street.
- The lane closure will allow the sale of the lane to the owner of Lot B, which provides sufficient side yard setback for an existing garage in the backyard.
- The lane has never been formally developed or used as a laneway and is not needed for use by the travelling public.
- An easement will be required to protect service connects that run to the adjacent property to the north within the lane.
- There are no impacts on traffic flow or circulation if the lane is legally closed.

BACKGROUND

A closure application has been submitted concerning the lane adjacent to 2506 McTavish Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, *The Planning and Development Act, 2007* and *The Cities Act, 2002*.

A related subdivision application is being considered concurrently by the Administration, in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Development Officer. The proposed subdivision is intended to consolidate the lane closure with the adjacent property to the south (2506 McTavish Street).

DISCUSSION

The applicant proposes to close and sell a non-developed 231.94 m² lane and consolidate it with the adjacent residential site to the south located at 2506 McTavish Street as shown on the attached plan of proposed subdivision. The property owners to the north of the lane were also offered the opportunity to purchase the lane but they declined.

Surrounding land uses include low-density housing with Les Sherman Park further to the north and Sheldon Williams Collegiate further to the south.

The existing parcel is a legally registered right-of-way but has never been physically developed as a lane. As a result, the proposed closure will not impact traffic flow or circulation in the immediate area.

Active water and wastewater services within the lane are connected to Lot A to the north. The applicant will be required to grant all necessary easements or pay the cost associated with utility relocations where required.

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

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion road/lane is \$15,750.00 with GST. Consolidation of the lanes into the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners. The closure of the lane will relieve the City of any obligations for its maintenance or physical condition.

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 the objective to facilitate economic development that will expand and diversify Regina's tax base. The City will gain a modest increase in property taxes from the adjacent property that is acquiring the lane.

Other Implications

The proposed lane closure is also consistent with the Community Priority to achieve long-term financial viability under *Design Regina*, which was approved by City Council in December 2013. Once approved by the province, *Design Regina* will replace the *Regina Development Plan* as the city's Official Community Plan.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Will be published in the Leader Post on:	April 26, 2014
Letter sent to immediate property owners	March 11, 2014
Number of Public Comments Sheets Received	3

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. The actual community comments received during the review process are also provided.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Section 13 of *The Cities Act, 2002*.

Respectfully submitted,

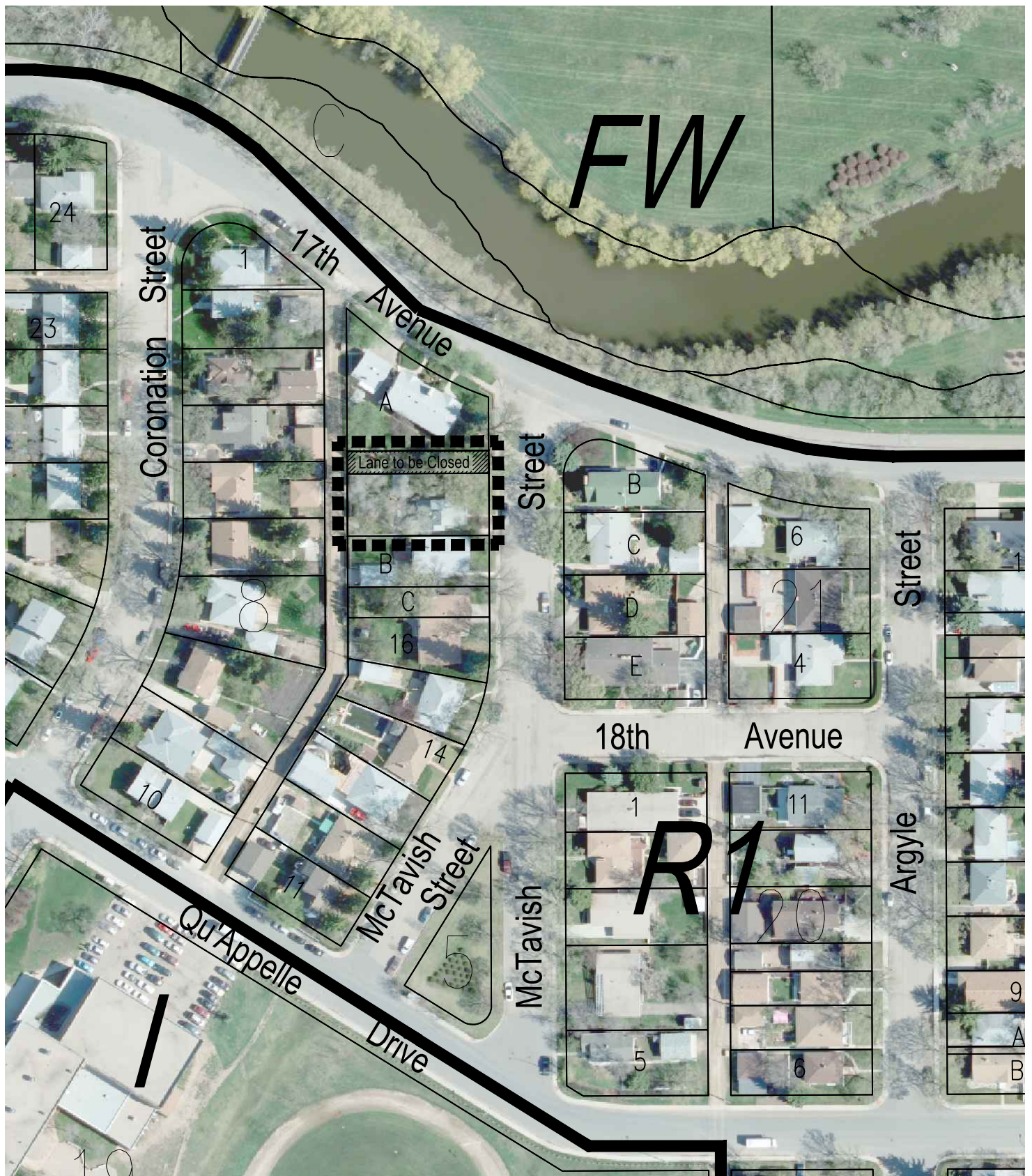


Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Executive Director
Community Planning and Development



Subject Property



Project 13-SN-43
13-CL-6

Civic Address/Subdivision 2506 McTavish Street



Subject Property

Date of Photography: 2012



Project 13-SN-43
13-CL-6

Civic Address/Subdivision 2506 McTavish Street

PLAN OF PROPOSED SUBDIVISION

OF ALL OF
LOT B, BLOCK 8,
REG'D PLAN No. FN3917

AND

LANE, REG'D PLAN No. FN3917
NW1/4 SEC 13, TWP 17, RGE 20, W2 Mer
REGINA, SASKATCHEWAN
2013

SCALE = 1:200

NOTES:
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM
THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE
AND CONTAINS 0.09 ha (0.22 ac)

Scott L. Colvin
SCOTT L. COLVIN
SASKATCHEWAN LAND SURVEYOR

DATE
APR 22nd / 2013

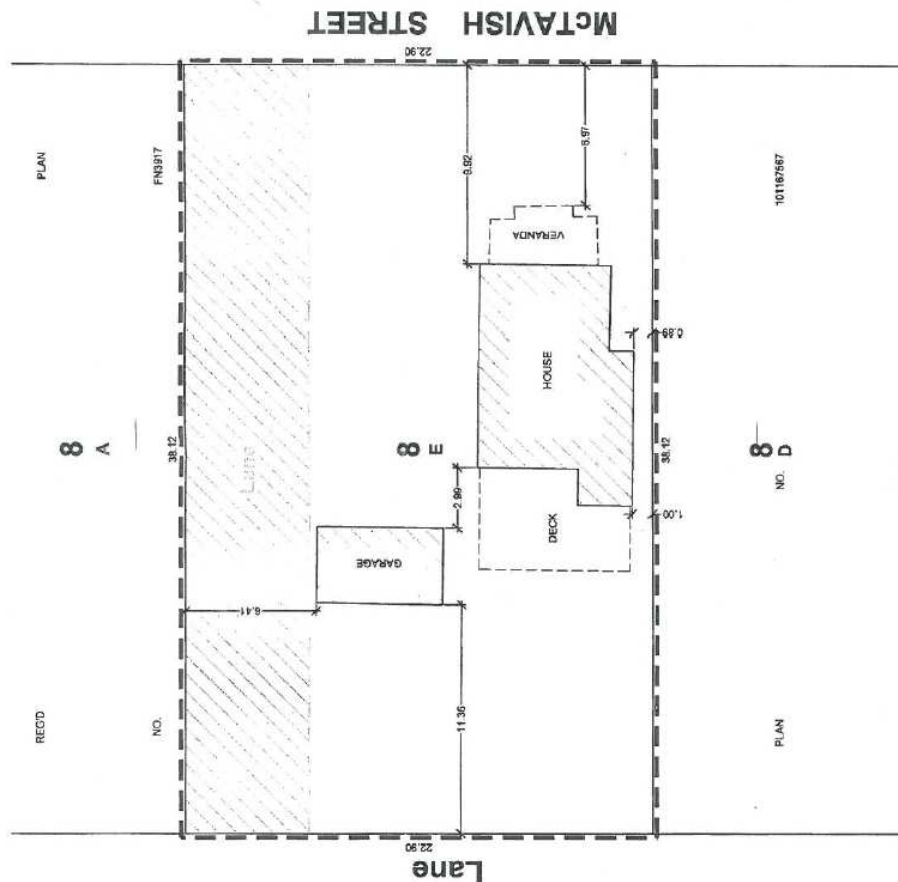
CITY OF REGINA APPROVAL
THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD
DASHED LINE IS APPROVED BY THE CITY OF REGINA
NO. 7748 LAY 084 OF THE CITY OF REGINA.

DATED THIS _____ DAY OF _____ A.D. 20____

CITY CLERK

OWNER - LOT B: *R. Wagner*

STACEY BOUCK & ROBI WAGMAN



Planning Department

Project **13-CL-06**

Civic Address/Subdivision

2506 Mctavish Street

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	Oppose rezoning of the area
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	2	

1. Issue

A resident expressed opposition to the proposal as they felt the area was being rezoned.

Administration's Response:

The portion of lane to be closed is currently within the R1 – Residential detached zone. The proposal is to consolidate the closed lane with a lot that is zoned R1 and as such, a zoning amendment is not required.