



REGINA PLANNING COMMISSION

**Wednesday, September 2, 2015
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, September 2, 2015**

Approval of Public Agenda

Minutes of the meeting held on August 5, 2015.

Administration Reports

RPC15-43 Application For Zoning Bylaw Amendment And Discretionary Use
(15-Z-05/15-DU-02) Proposed Car Wash – 3426 Saskatchewan
Drive

Recommendation

1. That the DCD 2-Saskatchewan Drive/North Railway Street Direct Control District be amended by adding “car wash” as a discretionary use in Section 9C.3.8(2)(d).
2. That the discretionary use application for a proposed car wash located at 3246 Saskatchewan Drive, being Lot 9, Block B, Plan No. 101136877 Ext. 1, Old 33 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-3.1a, 3.2, and 3.3 A-3.3, prepared by KRN Tolentino Architecture Ltd. and dated August 5, 2015;
 - b) The development shall include signage at the access and egress points to the satisfaction of the Director of Development Services that control appropriate vehicle movements; and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 28, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC15-44 Application for Zoning Bylaw Amendment (15-Z-08) - 1650 Winnipeg
Street

Recommendation

1. That the application to rezone a portion of Parcel 7, Plan No.100299562 located at 1650 Winnipeg Street (and being the proposed Parcel C



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and D as shown on the proposed plan of subdivision dated January 27, 2015) from IT-Tuxedo Industrial Park to MAC-Major Arterial Commercial, 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 September 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC15-45 Application For Zoning Bylaw Amendment And Discretionary Use
(15-Z-13/15-DU-11) - Proposed Medical Clinic
– 400 Dewdney Avenue

Recommendation

1. That the IA-Light Industrial Zone and the IT-Industrial Tuxedo Park Zone be amended to identify the land use “Medical Clinic” as a discretionary use in Table 5.3: Table of Land Uses-Industrial Zones.
2. That the discretionary use application for a proposed Medical Clinic located at 400 Dewdney Avenue, Innismore 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, prepared by Tilbury Design, dated December 2011; along with Appendix A-3.2; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the meeting of City Council.

RPC15-46 Application For Contract Zoning (15-CZ-1) Proposed Temporary
Surface Parking Lot

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095 from D-Downtown to C-Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:



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- a. The property shall be permitted to operate as a temporary surface parking lot or construction staging area for three years from the date of City Council's approval;
 - b. The parking lot shall meet all standards for "parking lot, paved" except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Development Services;
 - ii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - c. The development shall conform to the attached plan A-1, prepared by MGM Pattisson, and dated June 17, 2015, Appendix A-3;
 - d. A wood fence of at least 1.0m to 1.2m shall be constructed along the Lorne Street property line;
 - e. Signage on the subject property shall comply with the development standards for the D-Downtown Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - 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 September 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC15-47 Application for Lane Closure (15-CL-07)
- Lane Adjacent To 1700 Zinkhan Street

Recommendation

1. That the application for the closure and sale of a lane right-of-way adjacent to 1700 Zinkhan Street as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, S.L.S. of Midwest Surveys Inc., dated March 27, 2015 and legally described as "Reg. Plan No. 73R44906 NE ¼ SEC 23, TWP 17, RGE 19, W2M" be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.



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3. That this report be forwarded to the September 28, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-48 Park Naming - Hopson

Recommendation

1. That Hawkstone MR-2 (3100 Rochdale Boulevard) be named Hopson Park; and
2. That this report be forwarded to the September 28, 2015 meeting of City Council.

RECESS

RECONVENE AT 6:00 P.M.

RPC15-49 Application For Discretionary Use (15-DU-09)
- Proposed Restaurant – 3934 Dewdney Avenue

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 3934 Dewdney Avenue, being Lots 6, 7, 8, 9, Block 221, Plan No. DV4404 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, prepared by KRN Design and dated October 22, 2012, and Appendix A-3.2, prepared by Walker Projects and dated April 16, 2015 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 meeting of City Council for consideration.

RPC15-50 Application For Discretionary Use (15-DU-10) Proposed
Restaurant - 302 University Park Drive (Unit 4)
– Gardiner Park Shopping Centre

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (Unit 4), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner Park 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



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report as Appendix A-3.1, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; 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 meeting of City Council for consideration.

RPC15-51 Application For Discretionary Use (15-DU-12) Proposed Restaurant
- 302 University Park Drive (Portion of Unit 6) – Gardiner Park
Shopping Centre

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (portion of Unit 6), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner Park 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 and A-3.2 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; 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 meeting of City Council for consideration.

RPC15-52 Application For Zoning Bylaw Amendment (15-Z-14)
- Rosewood Park School Site

Recommendation

1. That *Regina Zoning Bylaw No. 9250* be amended by rezoning the following parcels within LSD 1 and LSD 2, SE¼ 9-18-20-W2M from UH-Urban Holding Zone:
 - a) Proposed MR1 to I - Institutional
 - b) Proposed MU1, MU2, and MR2 to PS – Public Service
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 September 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.



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RPC15-53 Application for Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent

Recommendation

1. That the application for the closure of a portion of Eastgate Drive Right-of-Way between Eastgate Drive and Coleman Crescent as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin SLS, dated July 13, 2015 and legally described as follows, be APPROVED:
 - (a) a portion of Parcel X, Plan No. 61R26855, a portion of Parcel Y, Plan No. 61R26855 and all of Parcel G, Plan No. FT2014 in the W1/2 Sec 22, Twp 17, Rge 19 W2M
2. That the City Solicitor be directed to prepare the necessary bylaw;
3. That this report be forwarded to the September 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 5, 2015

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

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
Pam Dmytriw
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski
Laureen Snook
Kathleen Spatt

Regrets: Adrienne Hagen Lyster

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Director, Development Services, Louise Folk
A/Director, Planning, Shanie Leugner
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Project Engineer, Max Zasada
Senior City Planner, Jeremy Fenton
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

Phil Evans 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.

Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 3, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-39 Discretionary Use Application (15-DU-04) Planned Group of
Apartment Buildings - 5501 and 5601 Parliament Avenue
- Harbour Landing Subdivision

(Kathleen Spatt declared a conflict of interest on this item, citing a close personal association with a proponent of the development, abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of four apartment buildings, located at 5501 and 5601 Parliament Avenue, being Lots BB & CC, Plan No. 101926436, Harbour Landing 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-3.2 inclusive, prepared by CITE360studio and dated June 12, 2015; 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 August 31, 2015 meeting of City Council.

Alan Aron, representing Dream Asset Management, and LeeAnn Croft, representing, CITE360studio, addressed the Commission.

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

(Kathleen Spatt returned to the meeting.)

RPC15-40 Application for Discretionary Use (15-DU-07) - Proposed Office and
Retail Uses - 2410 Dewdney Avenue

Recommendation

1. That the discretionary use application for proposed General Office and Retail greater than 1000m² in the MAC zone, located at 2410 Dewdney Avenue, being Lots 20-34 all inclusive, Block 206, Plan No. Old 33 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 and A-3.2 inclusive, prepared by P3A Architecture and dated June 23, 2015; 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 August 31, 2015 meeting of City Council.

Drew Hunter, representing Real Prairie Properties Inc., addressed the Commission.

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

RPC15-41 Zoning Bylaw and Concept Plan Amendment Applications
(15-Z-07/15-CP-01) - Westerra Subdivision – Phase 1

Recommendation

1. That the application to amend the A.1.1 Phase 1 Concept Plan – Land Use Plan, contained as Appendix A in *Part B.14 Westerra Neighbourhood Plan of Design Regina: The Official Community Plan Bylaw No. 2013-28*, by replacing the plan with that contained in Appendix A-4 of this report, be APPROVED.
2. That *Regina Zoning Bylaw No. 9250* be amended by rezoning from UH - Urban Holding Zone:
 - a) Proposed Parcels A and A1 as DSC - Designated Shopping Centre;
 - b) Parcels B, B1, B2, B3, E as MAC-Major Arterial Commercial;
 - c) Parcels C, D, and F as R6-Residential Multiple Housing;
 - d) All of Blocks 3, 7 and 8, Lots 1-20 in Block 1, Lots 26-45 in Block 2, Lots 36-53 in Block 5, and Lots 20-48 in Block 6 as R5-Residential Medium Density;
 - e) Lots 23-45 in Block 1 and Lots 1-23 in Block 2 as R5(H) – Residential Medium Density (Holding Overlay Zone);
 - f) Lots 1-35 in Block 5 and Lots 1-19 in Block 6 as DCD12-Direct Control District Suburban Narrow Lot Residential;
 - g) Block 4 as R1-Residential Detached; and
 - h) MU1, MU2, MU3, MU4, MU5, MR1, and MR2 as PS-Public Service;

within the Westerra Concept Plan Area, which is part of the N ½ Section 21-17-20 W2M as shown on the attached plan of proposed subdivision (Appendix A-5), be APPROVED.

3. That *Regina Zoning Bylaw No. 9250* be amended by adding the 25 and 30 Noise Exposure Forecast (NEF) contours of the Airport Noise Attenuation Overlay Zone to lands within the Westerra Concept Plan, and as shown in Appendix A-6.
4. That *Regina Zoning Bylaw No. 9250* be amended by adding the Obstacle Limitation Surface Overlay Zone to lands within the Westerra Concept Plan area and being rezoned as per Recommendation 2 and which lie within the “Clear Zone” on Appendix A-6.
5. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
6. That this report be forwarded to the August 31, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Chad Jedlic and Blair Forster, representing Westerra Development Corp., addressed the Commission.

Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending Recommendation #2 d) to read:

- d) All of Blocks 3, 7 and 8, Lots 1-20 in Block 1, Lots 26-45 in Block 2, Lots 36-53 in Block 5, and Lots 1-5 and Lots 20-48 in Block 6 as R5-Residential Medium Density;**

and amending Recommendation #2 f) to read:

- f) Lots 1-35 in Block 5 and Lots 6-19 in Block 6 as DCD12-Direct Control District Suburban Narrow Lot Residential**

RECESS

Phil Selenski moved, AND IT WAS RESOLVED, that the Commission recess until 6:00 p.m.

The Commission recessed at 5:12 p.m.

The Commission reconvened at 6:05 p.m.

RPC15-42 14-OCP-07 – Proposed Tower Crossing Secondary Plan and Phase I
Concept Plan

Recommendation

1. That Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*) be amended by adding the Tower Crossing Secondary Plan, attached to this report as Appendix A-4, as Part B.15.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*).
3. That rezoning of land in Tower Crossing will only occur where water modelling indicates that at least 90% of nodes in the City of Regina 235K model, plus any previously approved Tower Crossing development will remain with a Level of Service of 269.4kPa or greater during the peak hour demand.
4. That notwithstanding Recommendation 3, where water modelling indicates additional nodes within the City of Regina 235K existing model will fall below 207 kPa during peak hour demand as a result of the proposed rezoning, the impacts will be evaluated on a case by case basis.
5. That notwithstanding any other recommendations, any additional nodes City of Regina 235K water model not meeting the minimum Fire Flow Level of Service established by the City's Development Standards Manual shall be approved by Fire Protection Services prior to approval of a development.
6. That this report be forwarded to the August 31, 2015 City Council meeting to allow sufficient time for advertisement.

The following addressed the Commission:

- Jeremy Fenton, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Tim Probe, representing P.R. Investments; Darren Gelowitz, representing Village RV; Fred Mehl, representing, All Rite Group of Companies; Tim Young, representing Young's Equipment Inc.;
- Bill Babey and Marlene Portras, representing SCR Holdings, and Bob Brockmeyer, representing WSP; and
- Nick Pryce, representing WSP and SCR Holdings.

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

ADJOURNMENT

Phil Selenski moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:19 p.m.

Chairperson

Secretary

September 2, 2015

To: Members,
Regina Planning Commission

Re: Application For Zoning Bylaw Amendment And Discretionary Use (15-Z-05/15-DU-02)
Proposed Car Wash – 3426 Saskatchewan Drive

RECOMMENDATION

1. That the DCD 2-Saskatchewan Drive/North Railway Street Direct Control District be amended by adding “car wash” as a discretionary use in Section 9C.3.8(2)(d).
2. That the discretionary use application for a proposed car wash located at 3246 Saskatchewan Drive, being Lot 9, Block B, Plan No. 101136877 Ext. 1, Old 33 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-3.1a, 3.2, and 3.3 A-3.3, prepared by KRN Tolentino Architecture Ltd. and dated August 5, 2015;
 - b) The development shall include signage at the access and egress points to the satisfaction of the Director of Development Services that control appropriate vehicle movements; and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 28, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to reuse an existing building at 3426 Saskatchewan Drive as a car wash. The Direct Control District Zone does not permit a car wash. The applicant, therefore, proposes to amend the zone to allow for a car wash as a discretionary use. The applicant’s proposal includes the following:

- Two separate bays with rollover car wash machines with adequate stacking distance for vehicles;
- One way exit ramp from the elevating building;
- Separate retail store;
- Reuse of exiting office space for the same purpose; and
- Upgrades to landscape and parking areas to meet current standards.

The proposal to revise the zone to allow a car wash is supported on the basis that similar businesses exist in the area, it would be compatible with its surroundings, and similar businesses are provided for in the zone as a discretionary use.

In response to the referral by Regina Planning Commission at its meeting of July 3, 2015, the applicant has prepared and submitted a Traffic Impact Assessment, which addresses access and egress conditions to the site and traffic circulation. The assessment supports an alternate access configuration involving separate one-way access and egress as opposed to a two-way access that aligns with the Montague Street intersection. The Administration has accepted the analysis and supports the proposed alternate configuration.

Accordingly, the Administration recommends approval.

BACKGROUND

On July 3, 2015, the Regina Planning Commission considered a report (RPC15-36) and passed a motion resolving that “*this matter be referred to the Administration for a report that considers alternatives for access and egress for the property and for the developer to provide a traffic impact analysis.*” This report responds to the referral motion of the Regina Planning Commission.

A Zoning Bylaw amendment and Discretionary Use application has been submitted concerning the development of a car wash on the property at 3426 Saskatchewan Drive.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48* and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on; nature of the proposal (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

Zoning and Land Use Details

The applicant proposes a car wash with two tunnel washing bays for standard size passenger vehicles within an existing commercial building that was previously occupied as a warehouse. The development would also include accessory retail and office space. The land use and zoning related details of this proposal are summarized in the following table:

<u>Land Use Details</u>	<u>Existing</u>	<u>Proposed</u>
Zoning	DCD 2-Saskatchewan Drive/ North Railway Street Direct Control District Zone	DCD 2-Saskatchewan Drive/ North Railway Street Direct Control District Zone
Land Use	Vacant (Warehousing)	Car Wash
Number of Dwelling Units	N/A	N/A
Building Area	1151 m ²	1151 m ²

<u>Zoning Analysis</u>	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	18	24
Minimum Lot Area (m ²)	500 m ²	5286 m ²
Minimum Lot Frontage (m)	15 m	168.98 m
Maximum Height (m)	15 m	10.5 m
Floor Area Ratio	1.5	0.3
Site Coverage (%)	50%	21.77%
Required Vehicle Stacking	5 (per bay)	5 (per bay)

The proposed access conforms to the requirements of the DCD-2 Zone. The development will require upgrades to landscaping and parking areas, which will enhance the appearance of the site. The site is situated on a major corridor of the city.

The proposed development is consistent with the purpose and intent of the DCD-2 Saskatchewan Drive/North Railway Street Direct Control Zone with respect to providing context sensitive redevelopment of lands adjacent to the Canadian Pacific Railway mainline.

Proposed Zoning Bylaw Amendment

Currently the DCD-2 Zone does not allow for a car wash. The applicant proposes to amend the zone to allow for the use at City Council's discretion. Similar uses like repair shop, repair, rental and service are permitted use in this zone. Gas bars, service station are a discretionary use. It is also noted that there is an existing car wash directly across Saskatchewan Drive from the subject property. A car wash is consistent with the character of development in the zone and would not conflict with surrounding land uses.

Traffic Impact Assessment and Revised Site Plan

In response to the referral motion of the Regina Planning Commission, the applicant has prepared a Traffic Impact Assessment (TIA) and revised site plan. The TIA considered site conditions, the proposed development including two options for access, vehicle volumes, and intersection analysis. The report concluded that:

The Developer proceed with proposed site planning and design, including proposed separated right-in and right-out driveways (as proposed in Appendix A-3.1a).

The deceleration lane or flare at the site entrance has no minimum length as it is not strictly necessary for traffic operations; however, the geometry should allow a single vehicle to exit Saskatchewan Drive without significant deceleration until clear of the through lanes. A flared right-turn with an initial radius of 50 m transitioning to 15 m should be sufficient to allow traffic to exit the traffic stream without materially impeding through traffic flow.

The Administration has reviewed and accepted the analysis prepared by the Applicant's consultant. The DCD-2 Zone allows for variation of the prescribed access points if supported by a Traffic Impact Assessment. Therefore, the Administration has no concerns with the proposed alternate access.

The potential widening of Saskatchewan Drive was outside the scope of the study. However, the Administration notes that at this preliminary stage it is not possible to determine the precise impacts on vehicular access/egress of properties to the north of Saskatchewan Drive. After a functional study of the widening is complete, the Administration can take action and work with impacted property owners to ensure site development considers the future widening of Saskatchewan Drive.

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 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 development is adjacent to the CPR mainline. The DCD-2 Zone was adopted to give special consideration of development adjacent to the mainline. A car wash is similar in nature to other land uses currently permitted or discretionary within the zone. Discretionary Uses are assessed on a case by case basis to determine their appropriateness for the site.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Policy Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

- Direct Control Districts: Support the development of a unique or special area or district through the application of specific standards and regulations.
- Provides for a compatible interface with adjacent land use and development.

The development is proposed across a commercial area situated on the south side of Saskatchewan Drive. It offers a compatible interface with the existing land use and development.

Other Implications

In the future the Administration may require additional road right-of-way width, which may impact abutting properties to the north. Saskatchewan Drive has long since been identified as a major corridor providing for a commuting route to and from downtown. Due to the population growth in the western part of the city, the existing DCD-2 Zone identifies this street right-of-way for widening. In 1993, the street was widened by eight metres through a resubdivision. Since that time growth strategies have changed and more development is expected to occur west of Lewvan Drive than previously considered.

Accessibility Implications

The proposed development provides one parking stall for persons with disabilities, which meet the minimum requirement.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	March 4, 2015
Will be published in the Leader Post on	September 12, 2015 September 19, 2015
Letter sent to immediate property owners	March 2, 2015
Number of public comments sheets received	3

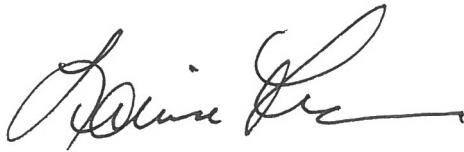
The application was circulated to the Cathedral Area Community Association. The Community Association advised that it does not oppose the proposed development. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. Also included are the applicant's response to those issues, as well as the actual community comments received during the review process.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

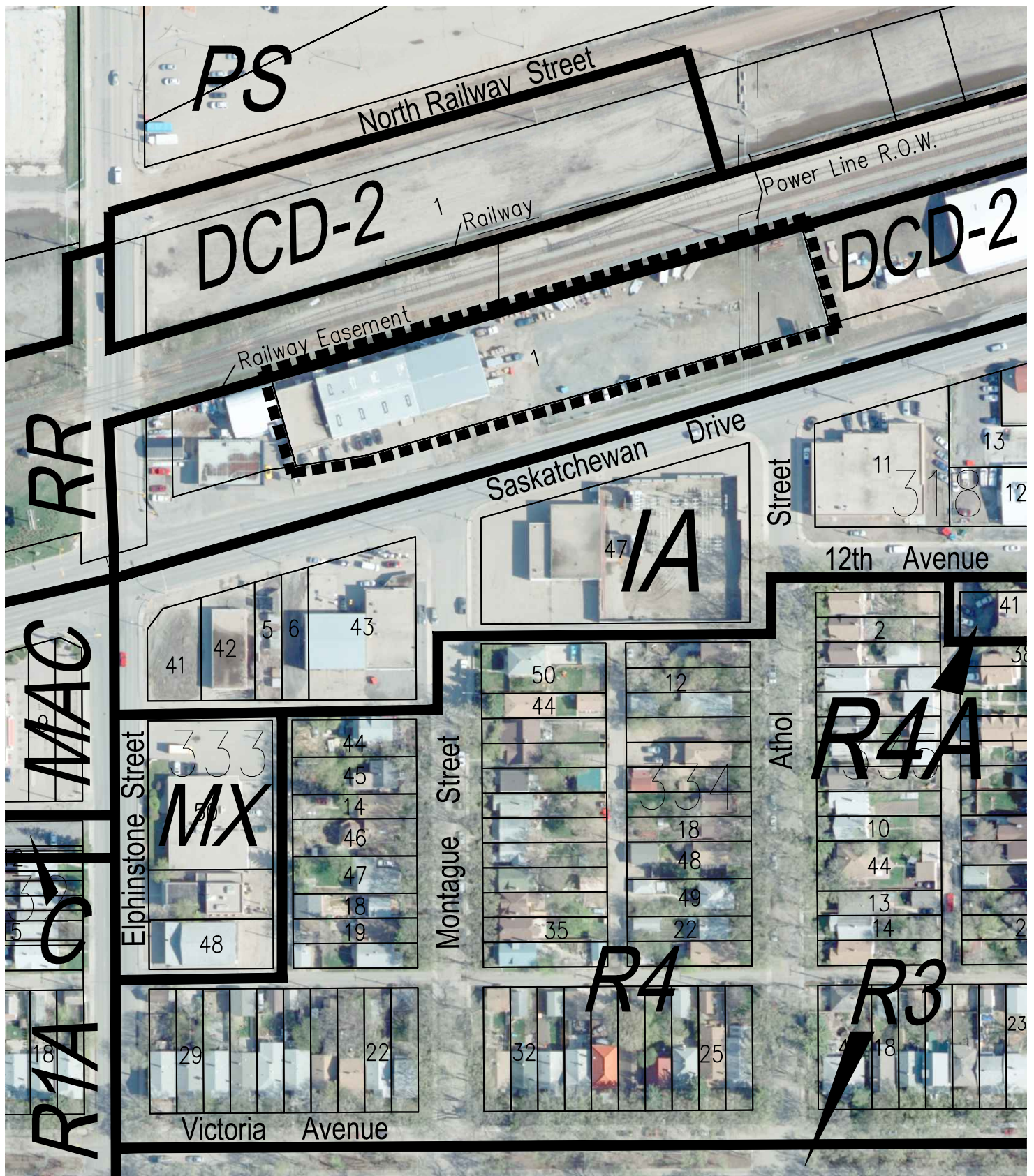


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property



Project 15-Z-05
15-DU-02

Civic Address/Subdivision

3426 Saskatchewan Drive

Appendix A-2



Subject Property

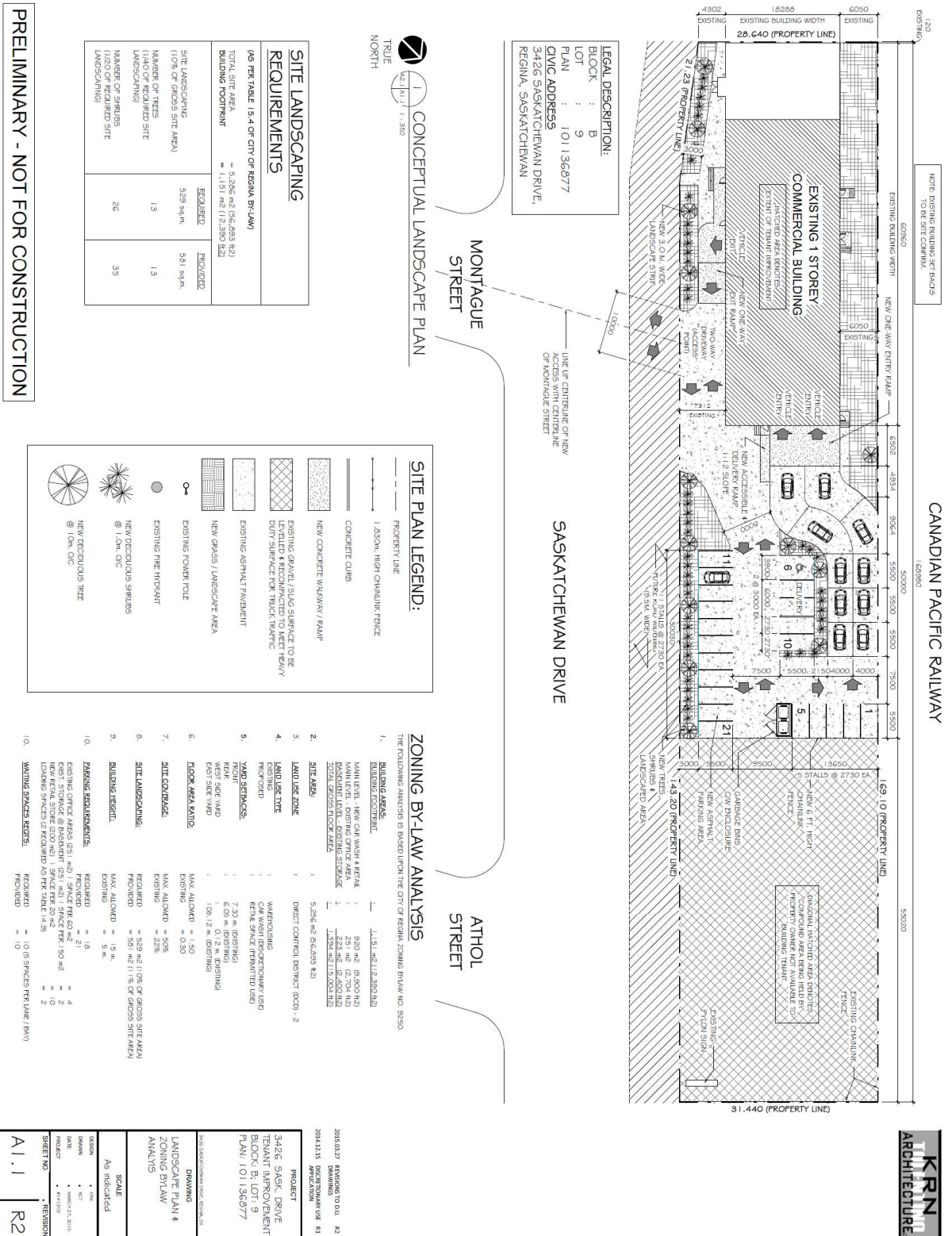
Date of Photography: 2012



Project 15-Z-05
15-DU-02

Civic Address/Subdivision

3426 Saskatchewan Drive





SASKATCHEWAN DRIVE

ATHOL STREET

MONTAGUE STREET

ZONING BY-LAW ANALYSIS

THE FOLLOWING ANALYSIS IS BASED UPON THE CITY OF REGINA ZONING BY-LAW NO. 9550.

- 1. BUILDING AREAS
BUILDING FOOTPRINT: 1,151 sq. ft. (12,300 sq. ft.)
MAIN LEVEL - NEW CAR WASH & RETAIL: 920 sq. ft. (9,300 sq. ft.)
SECOND FLOOR - NEW CAR WASH & RETAIL: 233 sq. ft. (2,400 sq. ft.)
TOTAL GROSS FLOOR AREA: 1,154 sq. ft. (12,300 sq. ft.)
- 2. SITE AREA: 5,326 sq. ft. (156,203 sq. ft.)
- 3. LAND USE ZONE: DIRECT CONTROL DISTRICT (DCD) - 2
- 4. LAND USE TYPE: CAR WASH (EXISTING) / RETAIL SPACE (PERMITTED USE)
- 5. YARD SETBACKS: FRONT: 7.30 m. (EXISTING) / REAR: 6.09 m. (EXISTING) / SIDE: 1.52 m. (EXISTING) / EAST SIDE YARD: 100.12 m. (EXISTING)
- 6. FLOOR AREA RATIO: MAX. ALLOWED = 1.50 / EXISTING = 0.30
- 7. SITE COVERAGE: MAX. ALLOWED = 50% / EXISTING = 22%
- 8. SITE LANDSCAPING: PROVIDED = 500 sq. ft. (USE OF GROSS SITE AREA) / REQUIRED = 501 sq. ft. (11% OF GROSS SITE AREA)
- 9. BUILDING HEIGHT: MAX. ALLOWED = 15 m. / EXISTING = 5 m.
- 10. PARKING REQUIREMENTS: PROVIDED = 18 / REQUIRED = 18
- 11. WAITING SPACES: PROVIDED = 9 SPACES PER LANE / DAY / REQUIRED = 9 SPACES PER LANE / DAY

SITE PLAN LEGEND:

- PROPERTY LINE
- 1.50M HIGH CHAINLINK FENCE
- CONCRETE CURB
- NEW CONCRETE SIDEWALK / RAMP
- EXISTING CITY OF REGINA PROPERTY / EXISTING BACK OF CURB
- EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
- NEW GRASS / LANDSCAPE AREA
- EXISTING BUS STOP AREA TO BE RELOCATED
- EXISTING FIRE HYDRANT
- NEW DECIDUOUS TREES @ 10m O.C.
- NEW DECIDUOUS TREES @ 10m O.C.

CONCEPTUAL LANDSCAPE PLAN

1:300

LEGAL DESCRIPTION:
BLOCK: B
LOT: 9
PLAN: 101136277
CIVIC ADDRESS: 3426 SASKATCHEWAN DRIVE, REGINA, SASKATCHEWAN

SITE LANDSCAPING REQUIREMENTS	
(NOT PER TABLE 15.4 OF CITY OF REGINA BY-LAW)	
TOTAL SITE AREA = 5,326 sq. ft. (156,203 sq. ft.)	
BUILDING FOOTPRINT = 1,151 sq. ft. (12,300 sq. ft.)	
SITE LANDSCAPING (10% OF GROSS SITE AREA)	
REQUIRED: 532 sq. ft.	PROVIDED: 501 sq. ft.
NUMBER OF TREES (MINIMUM 10% OF REQUIRED SITE LANDSCAPING)	18
NUMBER OF SHRUBS (MINIMUM 10% OF REQUIRED SITE LANDSCAPING)	35

2015.08.05 D.L. APPLICATION - R4
2015.08.26 REVISED SITE PLAN
2015.08.26 REVISED D.L. APPLICATION
2015.08.27 REVISED D.L. APPLICATION
2016.12.15 APPLICATION

PROJECT:
3426 SASK. DRIVE
LANDSCAPE PLAN & ZONING BY-LAW ANALYSIS
BLOCK: B, LOT: 9
PLAN: 101136277

DRAWING:
LANDSCAPE PLAN & ZONING BY-LAW ANALYSIS

SCALE:
As indicated

REVISION:
1. 10/1/2016
2. 10/1/2016
3. 10/1/2016

SHEET NO.: AO.3
REVISION: R4

PRELIMINARY - NOT FOR CONSTRUCTION





Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> • Fairness to adjacent properties • Traffic congestion & possibilities of collisions
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	
<i>Other</i>		

1. **Issue: The subject property would pay comparably less tax than similar businesses nearby but which are zoned differently. This is unfair.**

Administration's Response:

When the property is changed to a car wash, the assessment is most likely to go up and the relative tax comparisons would change. It could not be quantified at present until we know what the business owner does to the property. The final calculation is possible only when the business is operated.

- 2 **Issue: Traffic congestion and possibility of collisions on Saskatchewan Drive**

Administration's Response:

The site access/egress conform to the Zoning Bylaw. An alternate configuration, if proposed, would require the support of a Traffic Impact Analysis to determine appropriateness.

September 2, 2015

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (15-Z-08)
1650 Winnipeg Street

RECOMMENDATION

1. That the application to rezone a portion of Parcel 7, Plan No.100299562 located at 1650 Winnipeg Street (and being the proposed Parcel C and D as shown on the proposed plan of subdivision dated January 27, 2015) from IT-Tuxedo Industrial Park to MAC-Major Arterial Commercial, 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 September 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The property currently located at 1650 Winnipeg Street has split zoning. While the majority of the property is zoned MAC-Major Arterial Commercial, a very small portion of the property is located in the IT-Tuxedo Industrial Zone. The purpose of this application is to rezone the site in its entirety to MAC. This proposed amendment is housekeeping in nature.

Accordingly, the Administration recommends approval.

BACKGROUND

A Zoning Bylaw Amendment application has been submitted concerning the property located at 1650 Winnipeg Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

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

DISCUSSION

The City's Real Estate Branch has submitted an application to sell and consolidate a portion of existing city-owned land (1656 Winnipeg Street – Parcel B) with an adjacent property (1650 Winnipeg Street – Parcel 7). These Parcels are illustrated in Appendix A-1 and A-2 of this report.

Through the review process, a minor zoning amendment was identified which is the subject of this application. The majority of Parcel 7 is currently zoned MAC-Major Arterial Commercial however, a small portion on the north side of the parcel is zoned IT-Tuxedo Industrial Park. The applicant proposes to rezone this portion of land, which is further illustrated in Appendix A-3, to MAC-Major Arterial Commercial to be consistent with the balance of the zoning designation for the property. This change is considered minor and housekeeping in nature.

The surrounding land uses include commercial and light industrial uses.

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 changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal to rezone a portion of the subject property along with the subdivision application is consistent with the following policies contained within *Part A: Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Economic Development

Goal 1: Economic Vitality and Competitiveness

- 12.1: Ensure an orderly regulatory environment within which business and industry can operate assured of transparency, predictability, and fairness in their dealings with the City.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communications with the public is summarized as follows:

Public notification signage posted on	April 7, 2015
Will be published in the Leader Post on	September 12, 2015 September 19, 2015

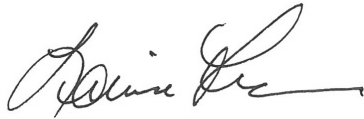
The application was circulated to the Heritage Community Association. The community association responded that it had no concerns. In addition, no comments were received from the public notice process.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

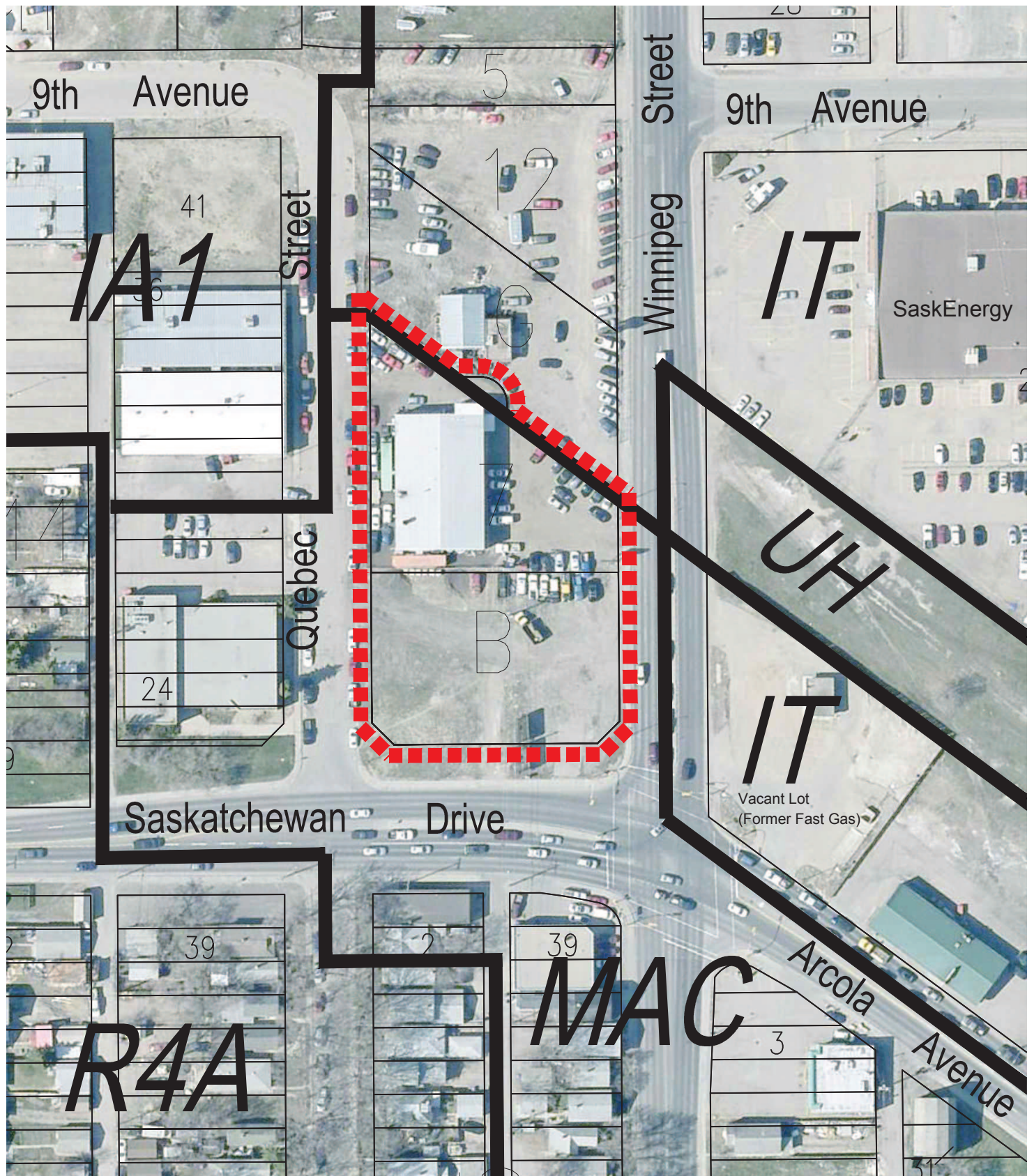


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property



Project 15-SN-08
(15-Z-08)

Civic Address/Subdivision

1656 Winnipeg Street



Subject Property

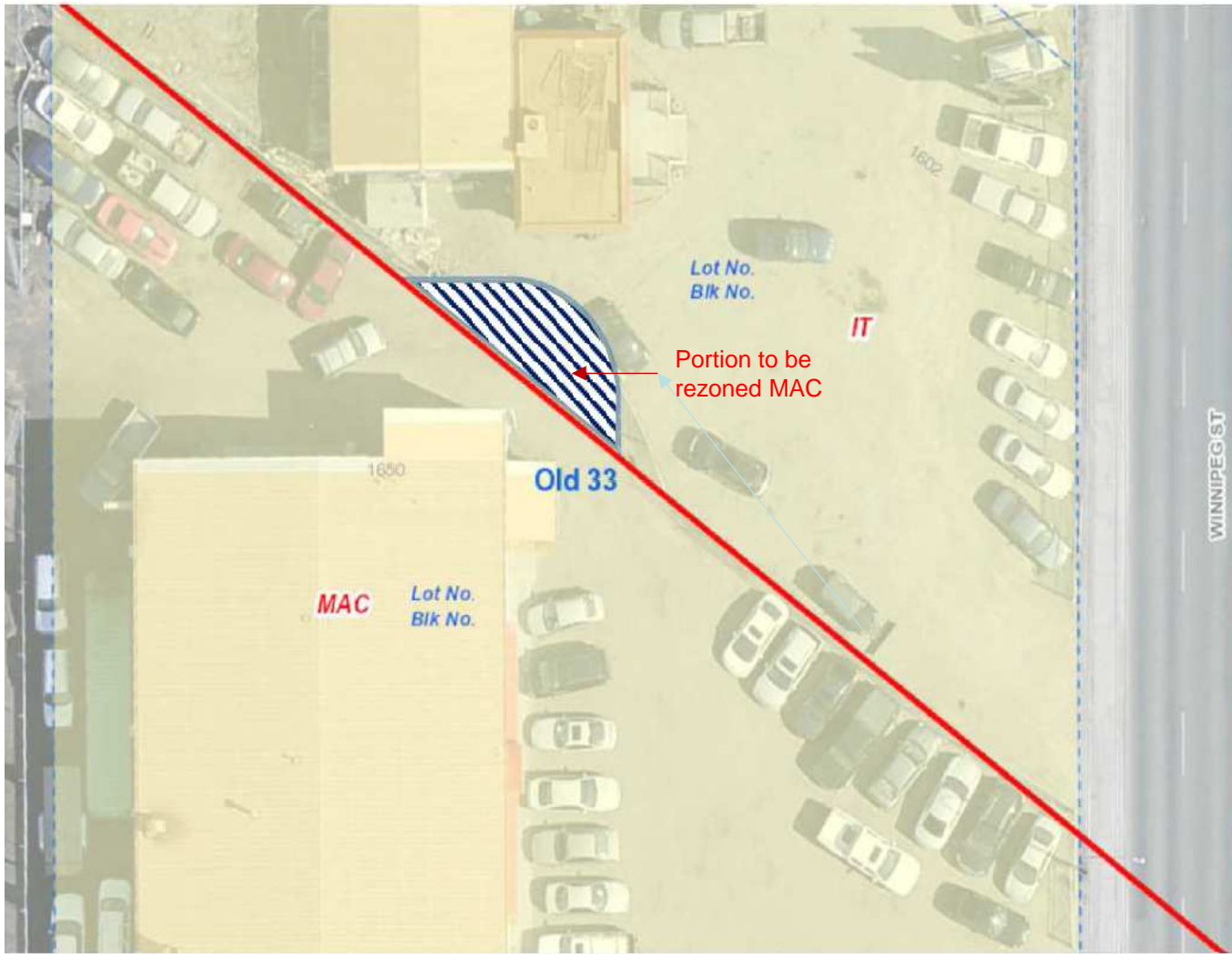
Date of Photography: 2012



Project 15-SN-08
(15-Z-08)

Civic Address/Subdivision

1656 Winnipeg Street



Planning Department

Project 15-Z-08 Civic Address/Subdivision 1650 Winnipeg Street, Old 33 Subdivision

September 2, 2015

To: Members,
Regina Planning Commission

Re: Application For Zoning Bylaw Amendment And Discretionary Use (15-Z-13/15-DU-11)
Proposed Medical Clinic – 400 Dewdney Avenue

RECOMMENDATION

1. That the IA-Light Industrial Zone and the IT-Industrial Tuxedo Park Zone be amended to identify the land use “Medical Clinic” as a discretionary use in Table 5.3: Table of Land Uses-Industrial Zones.
2. That the discretionary use application for a proposed Medical Clinic located at 400 Dewdney Avenue, Innismore 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, prepared by Tilbury Design, dated December 2011; along with Appendix A-3.2; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 28, 2015 meeting of City Council.

CONCLUSION

The applicant proposes to develop a Medical Clinic in a condominium unit of a newly developed commercial building. The IT-Industrial Tuxedo Park Zone does not currently permit Medical Clinics. However, the applicant proposes to amend the IT-Industrial Tuxedo Park Zone to allow a Medical Clinic as a discretionary use. The administration regards this bylaw amendment as a correction, as changes in 2012 to regulations respecting offices also impacted Medical Clinics and removed the use from the zone. Additionally, the Administration is recommending that Medical Clinics be added as a discretionary use in the IA- Light Industrial Zone. This zone is similar to the IT-Industrial Tuxedo Park Zone in that it contains a range of lighter industrial and service related use.

Accordingly, the Administration recommends approval.

BACKGROUND

Application of a Zoning Bylaw Amendment and Discretionary Use have been submitted concerning the development of a Medical Clinic at 400 Dewdney Avenue.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of *The Planning and Development Act*, Council may establish conditions for discretionary uses based on 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 develop the main floor of a vacant unit in an existing commercial building for a Medical Clinic as shown in Appendix A-3.1 and A-3.2. The Medical Clinic will operate by appointment only. The commercial unit also contains a second floor, which will be left vacant and undeveloped at this time. The proposed Medical Clinic will not include any laboratory or operation facilities.

The land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	IT (IIT)-Industrial Tuxedo Park (Innismore Industrial Transitional Overlay Zone)	IT (IIT)-Industrial Tuxedo Park (Innismore Industrial Transitional Overlay Zone)
Land Use	Commercial Building	Medical Clinic (portion of existing building)
Number of Dwelling Units	N/A	N/A
Building Area	Total Building: 1,444 m ²	Total Building: 1,444 m ² (176.89 m ² of building will be used for Medical Clinic)

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	Overall required on-site parking: 14 Stalls	Overall developed on-site parking: 25 Stalls
	Required for Medical Clinic: 0 Stalls (1 stall/60m ² if greater than 325m ²)	8 of 24 stalls available for use by Medical Clinic: 3 assigned stalls 3 visitors parking stalls (shared) 2 accessible parking stalls (shared)
Minimum Lot Area (m ²)	500 m ²	2,827 m ²
Minimum Lot Frontage (m)	15 m	73.98 m
Maximum Building Height (m)	15 m	7.35 m
Maximum Floor Area Ratio	2.0	1.02
Maximum Coverage (%)	75%	51%

Under the parking regulations of *Regina Zoning Bylaw No. 9250*, Medical Clinics that are less than 325 m² in floor area do not require parking stalls. Where a Medical Clinic exceeds this threshold the minimum required parking standard is 1 stall/60 m² of floor area. In this instance, the proposed Medical Clinic will consist of a total of 176.89m² of floor area and as such parking is not required.

However, there will be an onsite allocation of parking provided including three assigned stall; three visitor stalls; and two stalls for persons with disabilities. In addition, on street parking is available along Elliott Street and Edgar Street.

The application includes a proposed Zoning Bylaw amendment to accommodate Medical Clinics as a discretionary use in the IT-Industrial Tuxedo Park Zone and IA-Light Industrial Zone. Prior to 2013, the *Regina Zoning Bylaw No. 9250* listed the land use “Office” as a discretionary use in the IT and IA, in which medical offices/clinic would have been classified under this land use. The Office Policy Review was conducted in 2012 and led to the term “Office” being redefined. As a result, “Medical Clinic” was introduced as its own land use category in 2013 since medical clinics were not intended to be subjected to the same policy considerations as typical office uses. The exclusion of medical clinics as a discretionary use in the IT and IA Zones is seen as an oversight and the zoning amendment would serve as an opportunity to accommodate this the land use as initially intended.

The surrounding land uses include a restaurant to the west, a flooring distributor and supplier to the south, storage facilities and other related commercial/industrial developments to the north and east. Currently a Medical Clinic is not a permitted use in the IT-Industrial Tuxedo Park Zone.

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 changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

The Transit Department has indicated that the development may generate demand for transit service. Allocation of additional service in the area will be subject to budget consideration in the future.

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 Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Employment Areas

- Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.
- Consider establishing additional industrial or commercial land use designations to accommodate a wide range of economic activity.

Economic Vitality and Competitiveness

- Minimize regulatory barriers to economic growth to the greatest possible extent while balancing the needs and aspirations of all Regina residents, fee-and tax-payers, and the sustainability of services.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two percent of all required parking stalls to be accessible parking stalls. The overall site provides two parking stall for persons with disabilities which meets the minimum requirements of the Zoning Bylaw.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	June 30, 2015
Letter sent to immediate property owners	July 20, 2015
Number of public comments sheets received	3
Will be published in the Leader Post on	September 12, 2015 September 19, 2015

A more detailed account of the respondents' concerns and the Administration's response to them is provided in Appendix B.

Comments from the community association was not received during the circulation of the application as one does not exist for the subject area.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

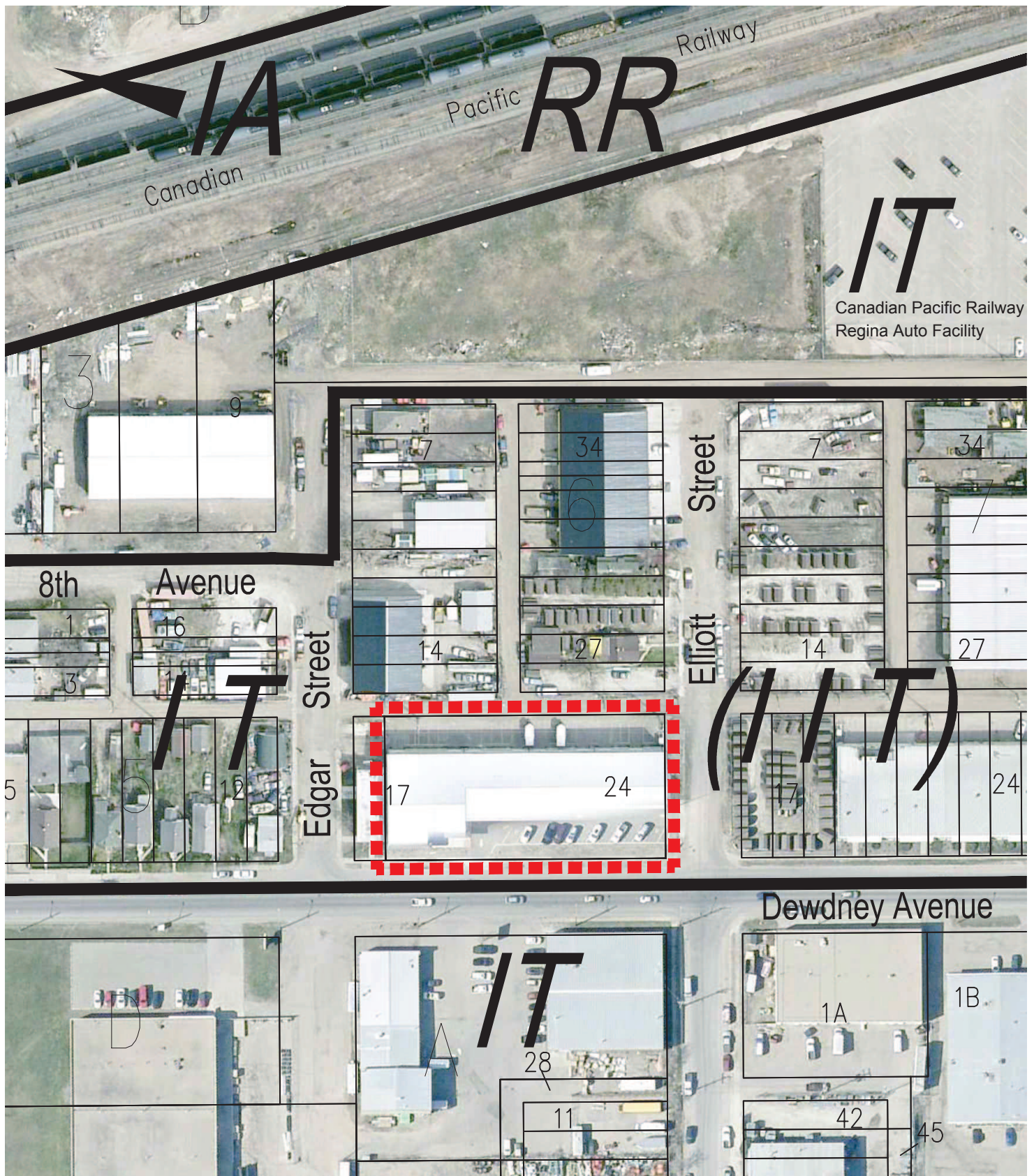


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property



Project 15-Z-13
15-DU-11

Civic Address/Subdivision

400 Dewdney Avenue



Subject Property

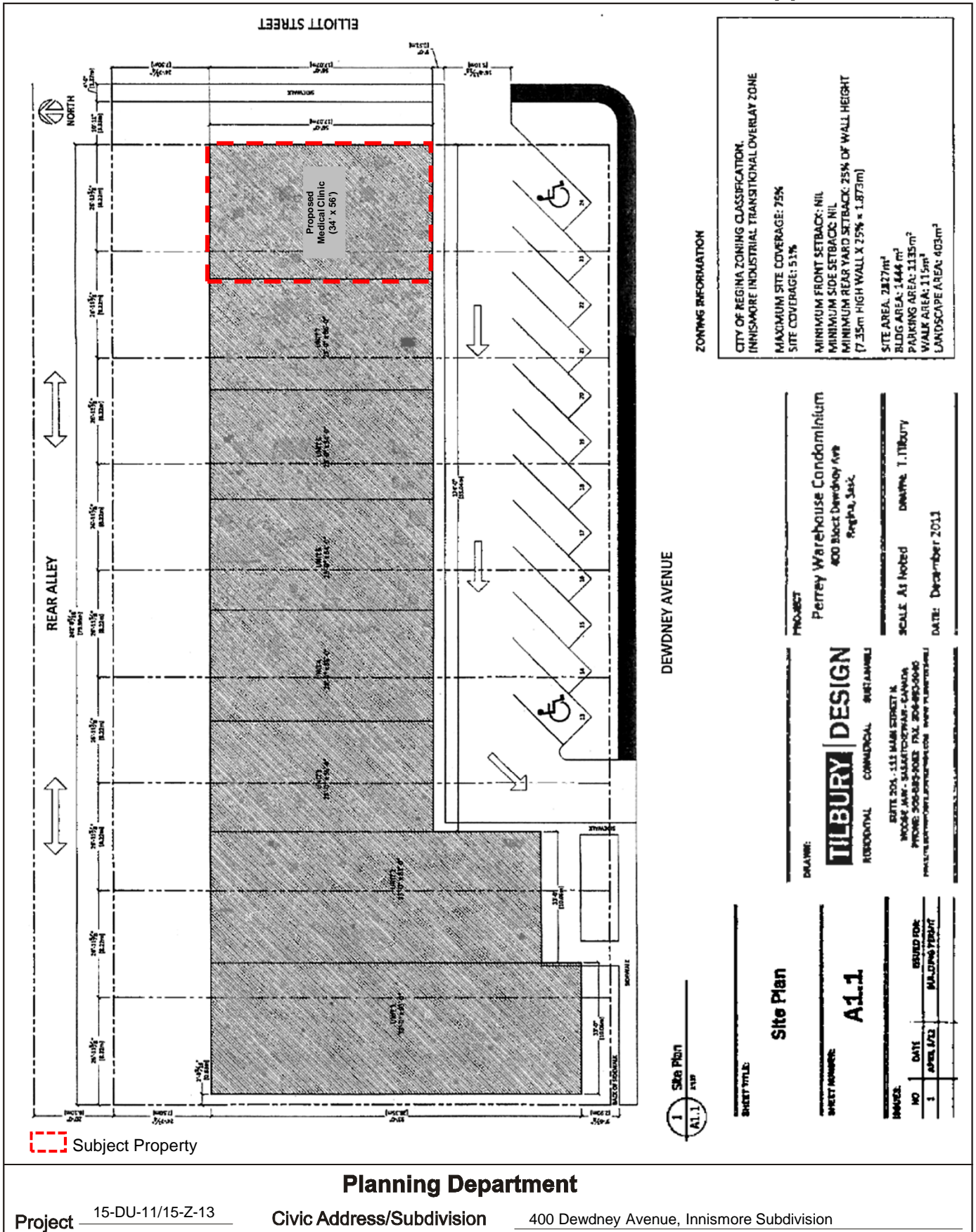
Date of Photography: 2012



Project 15-Z-13
15-DU-11

Civic Address/Subdivision

400 Dewdney Avenue

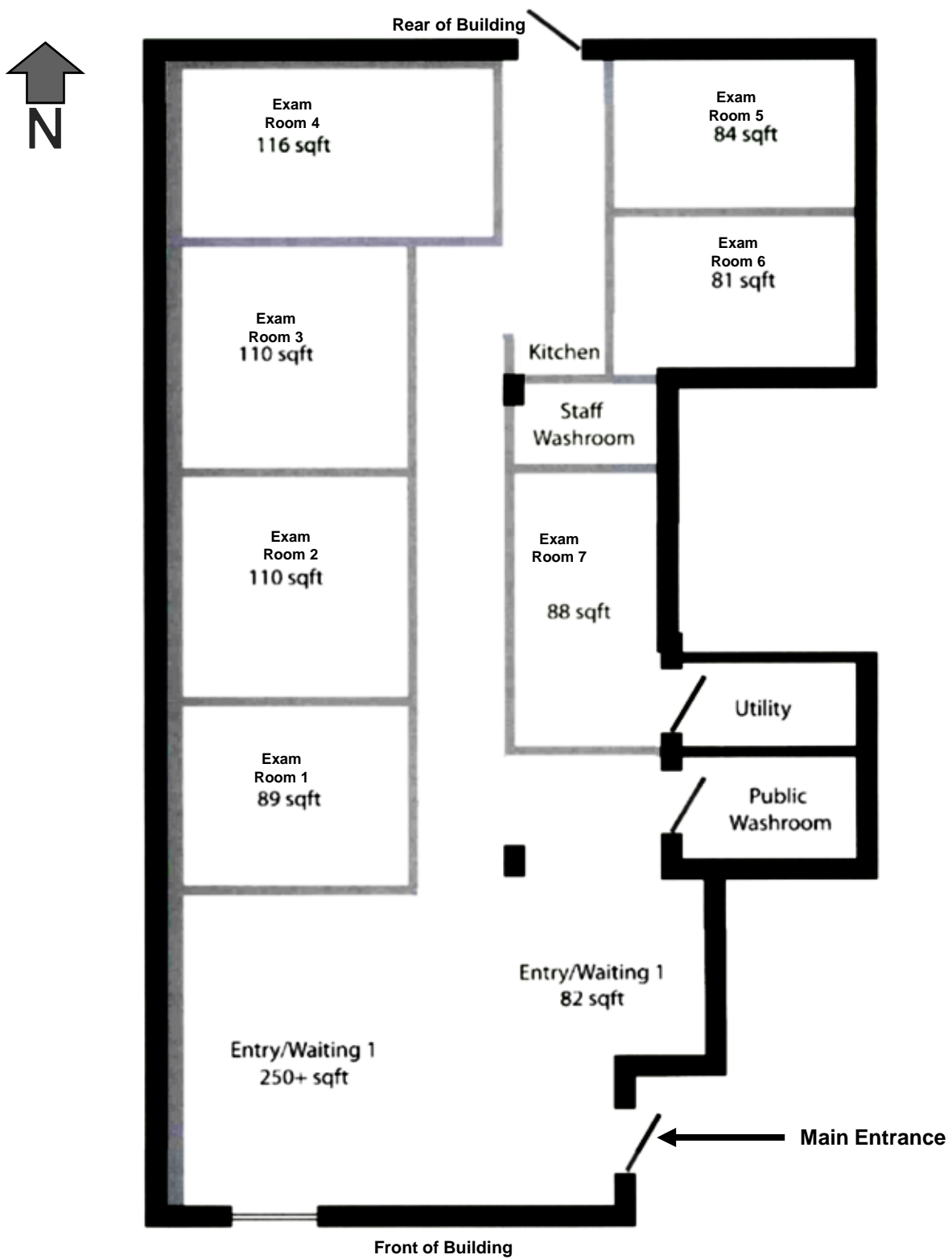


Planning Department

Project 15-DU-11/15-Z-13

Civic Address/Subdivision 400 Dewdney Avenue, Innismore Subdivision

Proposed Medical Clinic Floor Plan



Planning Department

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	Not enough parking available at this development to accommodate Medical Clinic activities
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	1	

3. **Issue:** There is not enough parking available at this development to accommodate Medical Clinic Activities.

Administration's Response:

As per the *Regina Zoning Bylaw No. 9250*, a Medical Clinic is required to provide on-site parking if the total floor area is greater than 325m². Since the proposed Medical Clinic will be a total of 178.89m², no extra parking stalls are required. However, a total of 24 stalls are contained on-site which includes three visitor parking stalls; two accessible parking stalls; and three parking stalls assigned specifically to the Medical Clinic. Additionally, off-site street parking is available along Edgar Street and Elliott Street. As the Medical Clinic will not contain an operations or laboratory component, with all client visits arranged by appointment, the increase in parking demand is seen as minimal.

September 2, 2015

To: Members,
Regina Planning Commission

Re: Application For Contract Zoning (15-CZ-1) Proposed Temporary Surface Parking Lot,
1840 Lorne Street

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095 from D-Downtown to C-Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The property shall be permitted to operate as a temporary surface parking lot or construction staging area for three years from the date of City Council's approval;
 - b. The parking lot shall meet all standards for "parking lot, paved" except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Development Services;
 - ii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - c. The development shall conform to the attached plan A-1, prepared by MGM Patisson, and dated June 17, 2015, Appendix A-3;
 - d. A wood fence of at least 1.0m to 1.2m shall be constructed along the Lorne Street property line;
 - e. Signage on the subject property shall comply with the development standards for the D-Downtown Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - 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 September 28, 2015 , City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes a temporary parking lot with 76 stalls in the Downtown Zone. The contract term would expire after three years and revert back to its existing zone standards where surface parking lots are not permitted. The City currently has no policy on accommodation of temporary parking lots in the Downtown. When considered in isolation, surface parking lots generally do not conform to the objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* and Downtown Neighbourhood Plan with respect to creating a highly animated public realm and active and vibrant streets. However, the Administration views this proposal as a step towards a redevelopment of this site and the property to the north. The applicant intends to develop a mixed-use high-rise building with affordable housing, which would greatly benefit the downtown.

Accordingly, the Administration recommends approval.

BACKGROUND

An application has been received for Contract Zone to accommodate development of a temporary surface parking lot at 1840 Lorne Street.

The applicant/owner purchased the adjacent site located to the north at the southwest corner of Lorne Street and 11th Avenue from the City of Regina in 2014. Subsequent to that, the applicant also acquired the subject property at 1840 Lorne Street from the Province of Saskatchewan the intention of assembling both properties to facilitate a comprehensive redevelopment plan for both properties. The applicant has requested use of the subject property for temporary surface parking in the interim as development and design plans are prepared.

In July 2012, City Council adopted the new Regina Downtown Neighbourhood Plan and related amendments to *Regina Zoning Bylaw No. 9250*. The new zoning regulations removed the provisions for surface parking lots as a permitted use in the Downtown zone. As such, the applicant is applying for a Contract Zone to accommodate a temporary parking lot on a site specific basis at this location. In 2013, a temporary surface parking lot was approved under the same procedure at 1755 Hamilton Street with a three-year term limit.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48* and *The Planning and Development Act, 2007*.

DISCUSSION

The owner/applicant views this proposal as a necessary step in pursuit of larger redevelopment plans including a major affordable housing building. In the interim the applicant has requested under Contract Zoning to use the site for temporary parking with a term limit of three years. After the term the property would revert back to the D-Downtown Zone, or the contract could be discharged if a development proposal is approved prior to that date.

The applicant proposes entering into a contract zone agreement to develop a temporary surface parking lot on the subject property located at 1840 Lorne Street. The subject property is currently zoned D-Downtown Zone in which surface parking lots are not permitted. New parking standards under the D-Downtown zone adopted in 2012 require parking to be screened by an active use, or accommodated underground or in structured parking above ground level with active use at street level.

The subject property was acquired by the owner of the adjacent property to the north which currently is used as a parking lot. It is the owner's intent to assemble both properties for redevelopment of a mixed-use project, which is aligned with policies adopted in the Regina Downtown Neighbourhood Plan to create a complete community in the downtown. The buildings that currently exist on the property at 1840 Lorne Street will be demolished. The subject proposal is an essential first step in contributing to, and facilitating, comprehensive redevelopment of the subject lands.

The proposal is consistent with the purpose and intent of Contract zoning with respect to enabling City Council to exercise flexibility in the accommodation of specific development proposals, which may not otherwise conform to established site or development standards for the underlying zone and considering unique circumstances.

Surrounding land uses include commercial development in all directions. The site is directly west of the SaskTel data centre and in proximity to City Square Plaza, Victoria Park, Cornwall Centre and multiple downtown transit connections. This block of Lorne Street is benign with almost no active uses at street level.

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 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

As a redevelopment of an existing site, the applicant would perform an environmental assessment before development of the site.

Policy/Strategic Implications

The City has no policy with respect to temporary parking lots in the Downtown. However, the newly adopted regulations of the D-Downtown Zone do not allow for surface parking lots as a principle use. A surface parking lot would be permitted only if buffered from the street by an active commercial use. The proposal is not consistent with the policies contained in Part G: Regina Downtown Neighbourhood Plan, of *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

- 4.4.8 Parking – That the City of Regina will incorporate parking standards and restrictions in the zoning bylaw to ensure development decisions result in an active and animated public realm and limits the amount of visible parking from the street.

Animation of the public realm and streets is a strong focus of the Downtown Plan. As such, surface parking lots are not permitted in the downtown as a principle use. The City has adopted stringent parking standards that accommodate parking needs, but also animate the public realm through active commercial frontages with emphasis on screening parking from the public realm. The applicant's proposal uses landscaping for visual screening, but in the short term there will be no active frontage as would otherwise be required by the Downtown Plan. Given the context of the larger redevelopment intentions, the Administration views this development as a temporary exception that will help achieve the broader objectives of creating a high quality public realm and built form.

Section E, Goal 8-Contract Zones

The proposed development being consistent with the purpose and intent of Contract Zoning with respect to:

- Conforming to the general intent of *Design Regina*;
- Representing a unique and/or positive development opportunity; and
- Is compatible with existing adjacent development and where applicable contributes beneficially to the public realm.

The applicant has demonstrated a larger vision for the site including high density affordable housing. The demolition of the existing buildings on site and proposed temporary Contract Zone are essential first steps in realizing a broader redevelopment at this location and achieving strategic goals relating to intensification in the Downtown.

Other Implications

None with respect to this report.

Accessibility Implications

There are two accessible stalls included on the site plan.

COMMUNICATIONS

Public notification signage posted on	July 20, 2015
Will be published in the Leader Post on	September 12 and 19, 2015
Letter sent to immediate property owners	July 15, 2015
Public Open House Held	N/A
Number of Public Comments Sheets Received	0

The application was also circulated to the Regina Downtown Business Improvement District (RDBID) for review and comment. RDBID Provided the following comments with regard to the application:

RDBID continues to advocate for the Regina Downtown Neighbourhood Plan recommendation discouraging the creation of new surface parking, however, we also recognize the commitment Namerind Housing Corporation has made with respect to the future development of 1840 Lorne Street.

As such, RDBID offers support for the proposed temporary parking lot on the basis that the development of 1840 Lorne Street commence within the three year term limit of the Contract Zone.

Much growth and investment has occurred in Downtown Regina since the development of the Regina Downtown Neighbourhood Plan. This growth has created strain on the existing office supply, due to the loss of on street parking and additional employees working downtown. Additional parking will continue accommodate growth and support our existing businesses.

Given the temporary nature and scope of the future development envisioned in the Contract Zoning Approval – Proposed Temporary Parking Lot, RDBID offers its support for the proposal.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

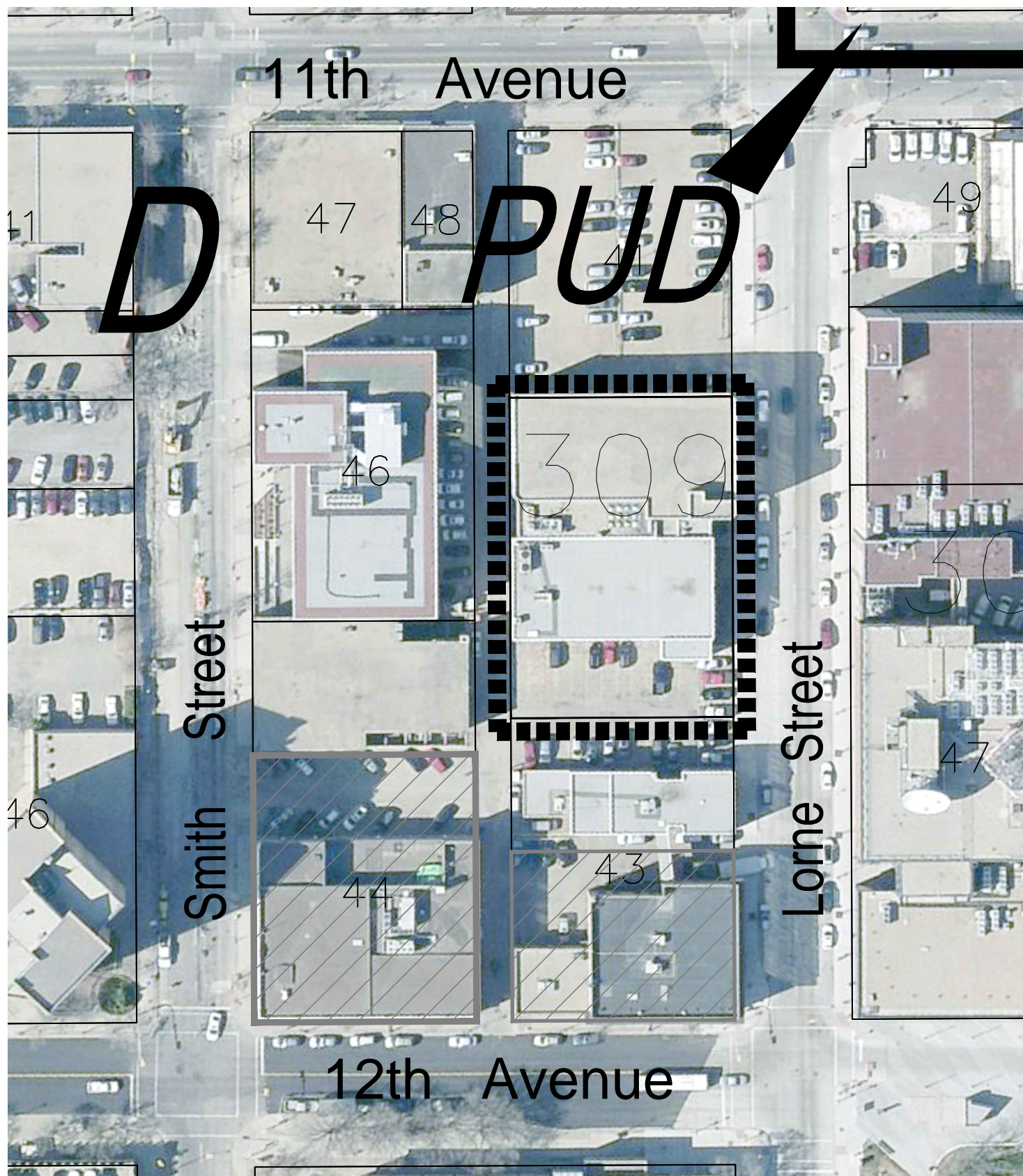


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development

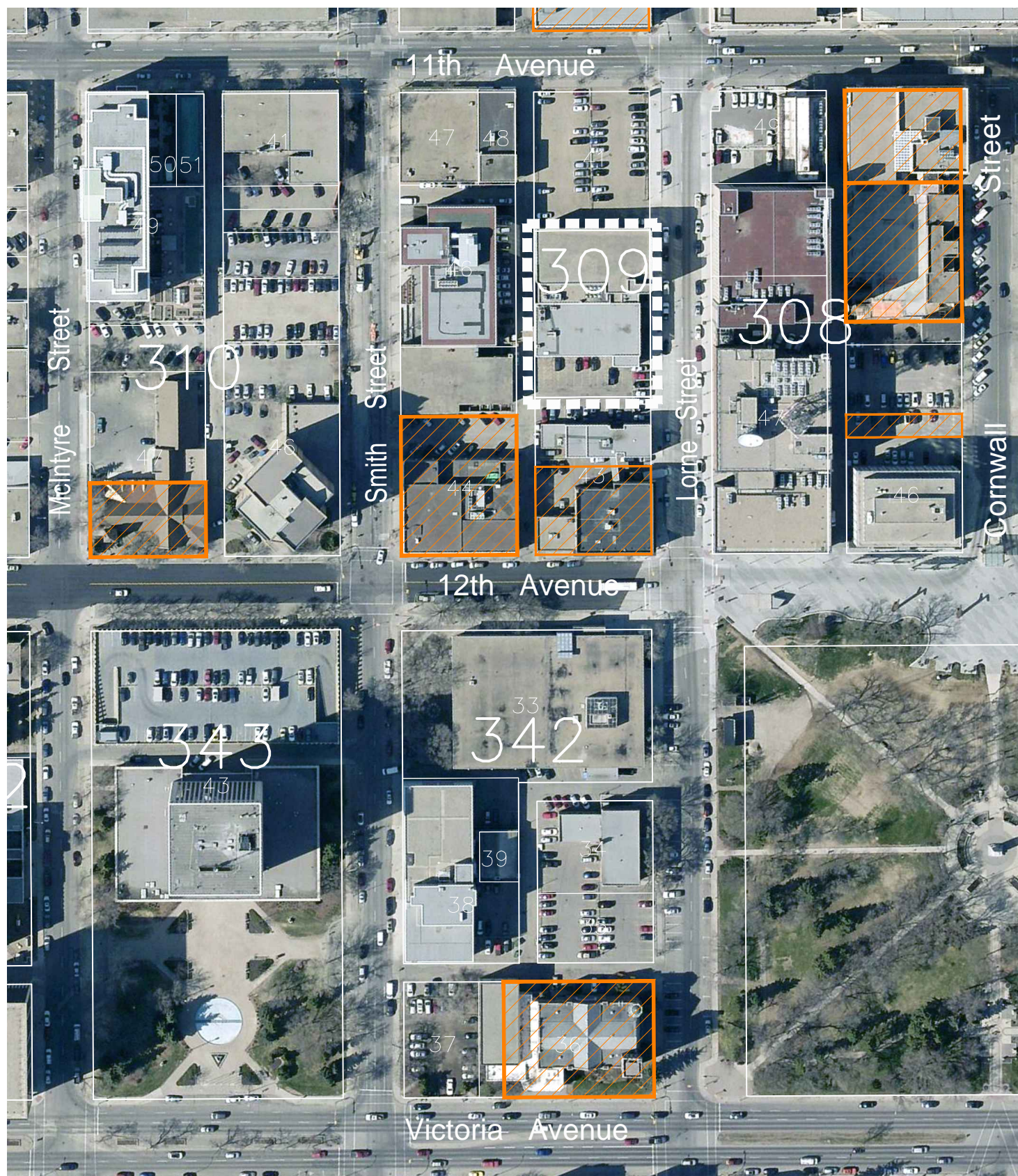


Subject Property



Project 15-CZ-01

Civic Address/Subdivision 1840 Lorne Street



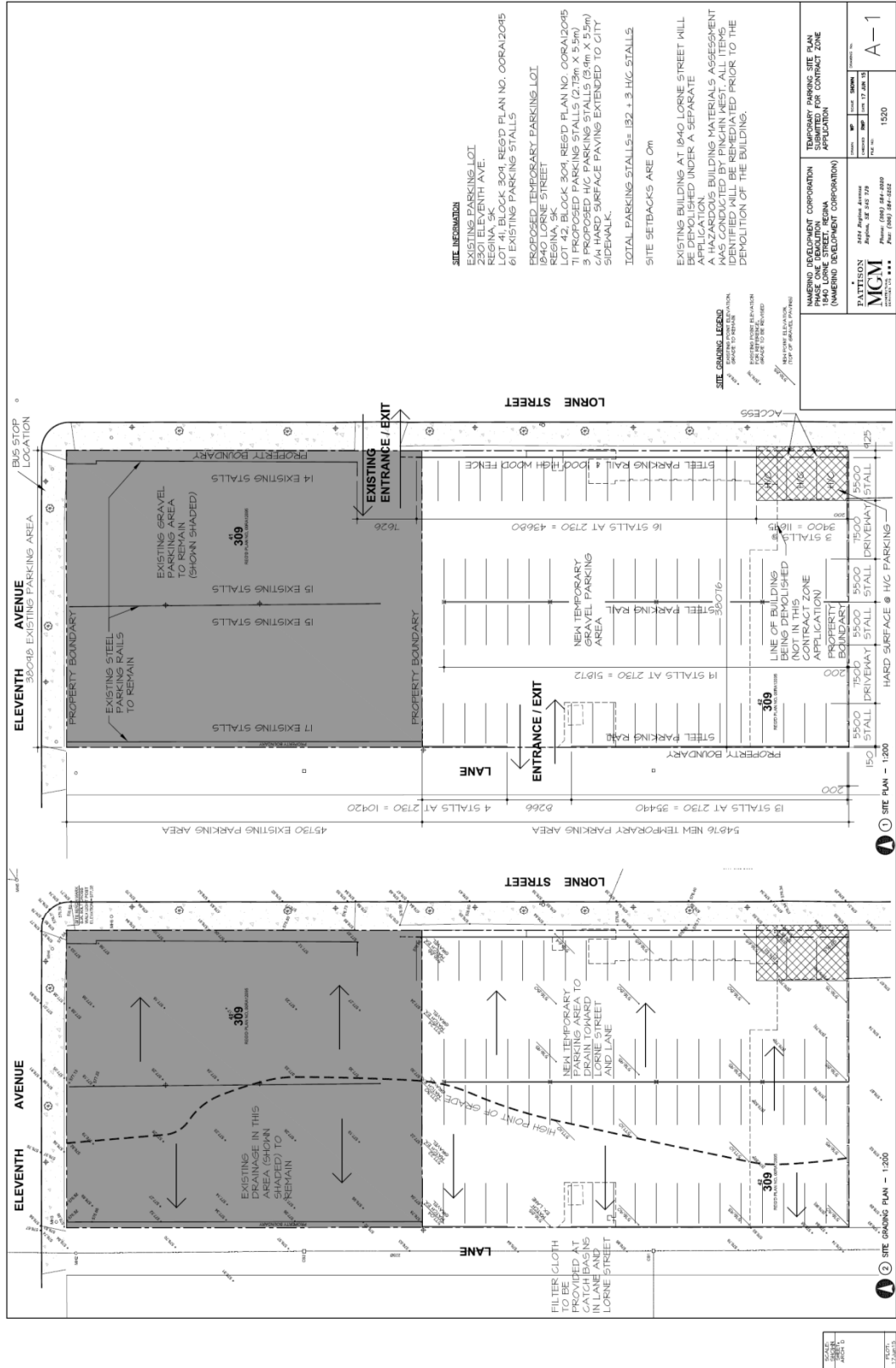
Subject Property

Date of Photography: 2012



Project 15-CZ-01

Civic Address/Subdivision 1840 Lorne Street



September 2, 2015

To: Members,
Regina Planning Commission

Re: Application for Lane Closure (15-CL-07)
Lane Adjacent To 1700 Zinkhan Street

RECOMMENDATION

1. That the application for the closure and sale of a lane right-of-way adjacent to 1700 Zinkhan Street as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, S.L.S. of Midwest Surveys Inc., dated March 27, 2015 and legally described as "Reg. Plan No. 73R44906 NE ¼ SEC 23, TWP 17, RGE 19, W2M" be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the September 28, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The applicant proposes to close and consolidate a portion of lane with an adjacent property located at 1700 Zinkhan Street. The lane is currently not physically developed as a lane and as such will have no impact on traffic flow or access in the immediate area. The subject property is located within the Tower Crossing area. A concept plan for the Tower Crossing area is currently under review. The proposed lane closure will not impact the recommended concept plan.

Accordingly, the Administration supports the proposed road closure.

BACKGROUND

A road closure application has been submitted concerning a lane adjacent to 1700 Zinkhan Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48, 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 a lane with the adjacent property located at 1700 Zinkhan Street. A copy of the plan of proposed subdivision is attached as Appendix A-3 for reference purposes.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 0.12 hectares portion of lane and consolidate it with the adjacent property located at 1700 Zinkhan Street as shown on the attached plan of proposed subdivision in Appendix A-3. This portion of right-of-way is not physically developed and functioning as a lane; the portion of lane only exists legally.

Surrounding land uses include agricultural lands to the northeast and northwest, and a campground on the south east, as well as commercial businesses to the southwest of the property. The subject property and surrounding land uses have been identified for commercial development in the Tower Crossing concept plan, which was considered at the August 5, 2015 Regina Planning Commission. The proposed lane closure does not have any impact on the recommended Tower Crossing concept plan.

As the lane is not developed as a functioning lane, the proposed closure will not impact traffic flow or circulation in the immediate area.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion road is \$22,872.00 including GST. The money collected from this sale will flow to Real Estate Reserve. Consolidation of the lane into the adjacent properties will result in a modest increase in the property tax assessment attributable to the property owner at 1700 Zinkhan Street. The closure of the lane will relieve the City of any obligations for its maintenance, liability and physical condition of the closed right-of-way.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48*, with respect to the community goal of achieving long term financial viability. By divesting itself of an undeveloped lane, the City has ensured that there will not be any long-term financial implications associated with the land.

The portion of right-of-way to be closed is not required for traffic circulation purposes.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS


Communications with public has been summarized below:

Will be published in the Leader Post on	September 12, 2015
Letter sent to immediate property owners	May 7, 2015
Number of public comments sheets received	0

The application was circulated to the Dewdney East Community Association. Following the circulation, the Administration attempted follow-up contact with the community association, but did not receive a response prior to the deadline for submission of this report. The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

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



Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Punya Sagar Marahatta, City Planner



Subject Property



Lane To Be Closed



Project 15-CL-07
15-SN-16

Civic Address/Subdivision

Parcel H, Plan no: 65R13524 and all of lane,
Plan no. 73R44906, NE1/4 Sec 23, TWP 17, RGE 19, W2 Mer



Subject Property



Lane To Be Closed

Date of Photography: 2012



Project 15-CL-07
15-SN-16

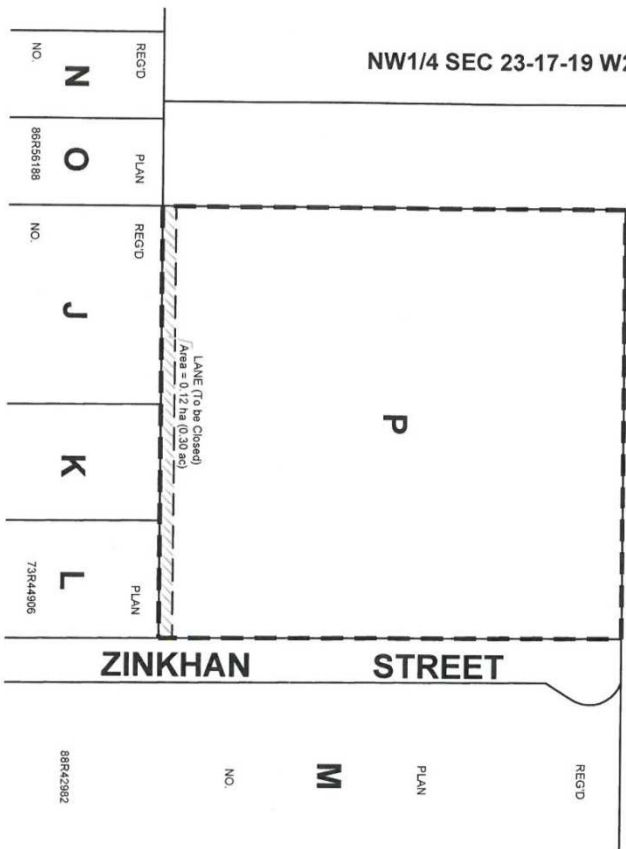
Civic Address/Subdivision

Parcel H, Plan no: 65R13524 and all of lane,
Plan no. 73R44906, NE1/4 Sec 23, TWP 17, RGE 19, W2 Mer

REDUCED DRAWING*
*NOT TO SCALE

NE1/4 SEC 23-17-19 W2 Mer

NW1/4 SEC 23-17-19 W2 Mer



PROPOSED DESCRIPTIVE PLAN - TYPE II
SHOWING
SURFACE CONSOLIDATION
OF
PARCEL H, REG'D PLAN NO. 65R13524
WITH ALL OF
LANE, REG'D PLAN NO. 73R44906
NE1/4 SEC 23, TWP 17, RGE 19, W2 Mer
REGINA, SASKATCHEWAN
2015
SCALE = 1:2000

NOTES:
- AREAS ARE APPROXIMATE
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE
AND CONTAINS 4.10 ha (10.13 ac)

DATE March 27th / 2015

CITY OF REGINA APPROVAL

THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD
DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW
NO. 7746 LA-884 OF THE CITY OF REGINA.

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

CITY CLERK

OWNER: PARCEL H, REG'D PLAN NO. 65R13524

101118218 SASKATCHEWAN LTD.

OWNER: LANE, REG'D PLAN NO. 73R44906

CITY OF REGINA
City Clerk



RC-0102-15-L
3/27/2015 11:21 AM

SCOTT L. COLVIN
SASKATCHEWAN LAND SURVEYOR

Planning Department

Parcel H, Plan No. 65R13524 and all of lane
Plan no. 73R44906, NE1/4 Sec 23, TWP 17,
RGE 19, W2 Mer

Project 15-CL-07 (15-SN-16) Civic Address/Subdivision

September 2, 2015

To: Members,
Regina Planning Commission

Re: Park Naming - Hopson

RECOMMENDATION

- 1) That Hawkstone MR-2 (3100 Rochdale Boulevard) be named Hopson Park; and
- 2) That this report be forwarded to the September 28, 2015 meeting of City Council.

CONCLUSION

In accordance with the City's Park Naming Policy and Procedures, which were adopted by Council in June 2005 (CR05-101) and amended in May 2007 (CR07-86), the Administration has consulted with the applicable developer, Community Association, and Zone Board to name Hawkstone MR-2 (see Appendix A).

The developer, Karina Developments Ltd., has requested that the park be named in honour of an individual who has made significant contributions to the sporting community. The Argyle Park Community Association and North Zone Recreation Board support this recommendation.

The proposed name is consistent with the City's Park Naming Policy and therefore has been approved by the internal Civic Naming Committee. Given the support of the community, the Administration is recommending that Council approve the request from Karina Developments Ltd.

BACKGROUND

The Administration is in the process of naming one neighbourhood park – Hawkstone MR-2. The Park Naming Policy requires the Administration to consider requests from the developer, Community Association and Zone Board. Names are first submitted to an internal Civic Naming Committee which considers the names within the context of the Park Naming Policy and Procedures, adopted by Council in June 2005 (CR05-101) and amended in May 2007 (CR07-86). Upon approval by the Civic Naming Committee, names can be assigned to public open space with Council approval.

In May 2015, the developer for the Hawkstone subdivision, Karina Developments Ltd., contacted the City of Regina regarding the naming of the park for this area. At that time they informed the Administration that they would be requesting the name "Hopson" in honour of Mr. Jim Hopson. The developer submitted an application to the Civic Naming Committee to consider "Hopson" as a potential park name. The name was approved by the committee and added to the list of approved park names. The Community Association and Zone Board were notified of this request and do not have any concerns.

DISCUSSION

The proposed name “Hopson” has been approved by the Civic Naming Committee, as it is consistent with the criteria for park names. It is also supported by the Community Association and Zone Board that represents the neighbourhood in which the park is located.

Karina Developments Ltd. Has requested that the name “Hopson” be assigned to Hawkstone MR-2 in honour of Jim Hopson. The following is a brief biography, which was submitted to the Civic Naming Committee as part of the review process.

A Rider player from 1973-1976, Regina native Jim Hopson retired from football in 1976 to pursue a career in education. Hopson was a teacher, principal and Director of Education in Saskatchewan for 30 years before he was hired in 2005 by the Roughriders as a special advisor at the request of the Roughrider alumni. The Roughriders’ first-ever full-time president and CEO, Hopson has been instrumental in turning the Saskatchewan Roughriders into the most profitable CFL franchise. Under Hopson’s leadership, the Riders have been in the playoffs every year, won the Grey Cup in 2007 and 2013, routinely sell out home games, and sell more merchandise than all other CFL teams combined. Hopson is number 65 of the Top 100 Riders.

As a result of the community support for the proposed name, the Administration is recommending approval of the developer’s request.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial implications for the City. Costs related to signage will be incurred by the developer.

Environmental Implications

There are no environmental implications for this initiative.

Policy and/or Strategic Implications

The Park Naming Policy contributes to the harmony of the City of Regina by providing an opportunity for Community Associations and Zone Boards as well as other public organizations to participate in public process, allowing them to be informed and engaged in what is happening within their community.

Other Implications

There are no other implications for this initiative.

Accessibility Implications

There are no accessibility implications for this initiative.

COMMUNICATIONS

The City of Regina has consulted with the Community Association and Zone Board with respect to the naming of this neighbourhood park and both are supportive of the recommendations. Signage will be placed in the park with information of Mr. Hopson's contributions to the community.

DELEGATED AUTHORITY

In accordance with the Open Space Park Naming Policy and Procedures, City Council approval is required to name park space.

Respectfully submitted,

A handwritten signature in blue ink that reads "Laurie Shalley".

Laurie Shalley, Director
Community Services

Respectfully submitted,

A handwritten signature in blue ink that reads "Kim Onrait".

Kim Onrait, Executive Director
City Services

Report prepared by:

Darla McKellar, Community Consultant, Recreation Facility Development

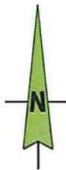
Hawkstone

LIVING smart

MARKETING PLAN

LEGEND

- High Density (>50 u/ha)
- Medium Density (>25 u/ha <50 u/ha)
- Low Density (<25 u/ha)
- Park
- Pipeline Corridor



September 2, 2015

To: Members,
Regina Planning Commission

Re: Application For Discretionary Use (15-DU-09)
Proposed Restaurant – 3934 Dewdney Avenue

RECOMMENDATION

1. That the discretionary use application for a proposed Restaurant located at 3934 Dewdney Avenue, being Lots 6, 7, 8, 9, Block 221, Plan No. DV4404 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, prepared by KRN Design and dated October 22, 2012, and Appendix A-3.2, prepared by Walker Projects and dated April 16, 2015 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 September 28, 2015 meeting of City Council for consideration.

CONCLUSION

The applicant proposes to develop a restaurant in the most easterly commercial unit located on the main floor of a recently constructed mixed-use building. The subject property is currently zoned MX-Mixed Residential Business Zone in which a restaurant is a discretionary use.

The proposed restaurant will provide an additional amenity within proximity to residential development and other major facilities in the area including the Pasqua Hospital, Evraz Place and the newly constructed hotel development at Dewdney Avenue and Lewvan Drive. The subject property is accessible by all modes of travel. The development complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Accordingly, the Administration recommends approval.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on 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 develop a 15 seat restaurant within an existing mixed-use building, which was recently constructed on the subject property located at 3934 Dewdney Avenue. The building consists of three commercial units on the main floor and 12 condominium residential units on the upper two floors. The restaurant will be located in the most easterly commercial unit.

The land use and zoning related details are provided in the table below:

Land Use Details	Existing	Proposed
Zoning	MX-Mixed Residential Business Zone	MX-Mixed Residential Business Zone
Land Use	Mixed-Use Building	Mixed-Use Building (containing a Restaurant as a discretionary use)
Number of Dwelling Units	12	12
Building Area	425 m ²	425 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	21 stalls (1 per residential unit and 1 space per 50 m ² floor area for retail)	3 of the 21 stalls will be used by restaurant (1 space per 5 seats)
Minimum Lot Area (m ²)	500 m ²	1194 m ²
Minimum Lot Frontage (m)	15 m	32.9 m
Maximum Building Height (m)	15 m	15 m
Maximum Floor Area Ratio	3.0	1.49
Maximum Coverage (%)	65%	36%

On-site parking is accessed via the lane at the rear of the property and driveway locations on Dewdney Avenue and King Street.

Surrounding land uses include detached dwellings to the north and east, the Pasqua Hospital to the south and commercial development to the west.

The proposed development is consistent with the purpose and intent of the MX- Mixed Residential Business Zone with respect to:

- Maintaining the general residential character of the area but at the same time ensuring that services required by residents are provided.
- Encouraging higher density housing and mixed use redevelopment along or adjacent to major arterial streets.

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 changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Urban Centre and Corridors

- Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.

Commercial

- Encourage local commercial within residential area.

Economic Generators

- Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.

The proposed restaurant will provide local service to the surrounding community and other major facilities within the immediate area including Evraz Place, the Pasqua Hospital and for guests at the new hotel under construction west of the Pasqua Hospital at Dewdney Avenue and Lewvan Drive. The proposal also strengthens and supports this portion of the Dewdney Avenue corridor.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two percent of all required parking stalls to be accessible parking stalls. The mixed-use development on the site provides one parking stall for persons with disabilities, which meets the minimum requirements of the Zoning Bylaw.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	June 5, 2015
Letter sent to immediate property owners	June 17, 2015
Number of public comments sheets received	4

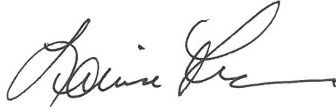
The application was circulated to the North Central Community Association. Following circulation, the Administration attempted follow-up contact with the community association, but did not receive a response prior to the deadline for submission of this report.

The applicant and interested parties have received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Louise Folk", with a stylized, flowing script.

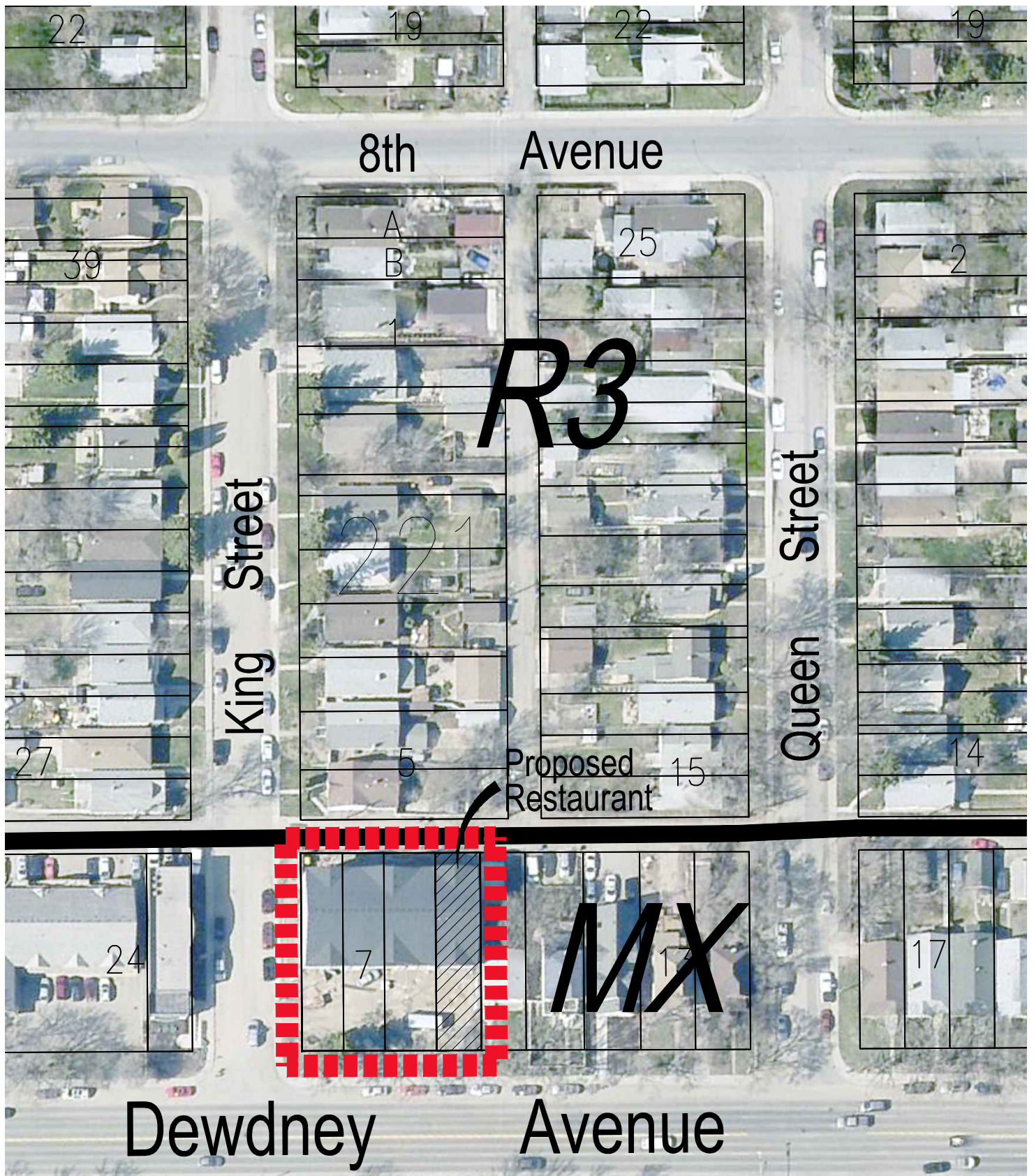
Louise Folk, Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk", with a stylized, flowing script.

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Sue Luchuck, Senior City Planner



Subject Property



Project 15-DU-09

Civic Address/Subdivision 3934 Dewdney Avenue



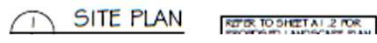
Subject Property

Date of Photography: 2012

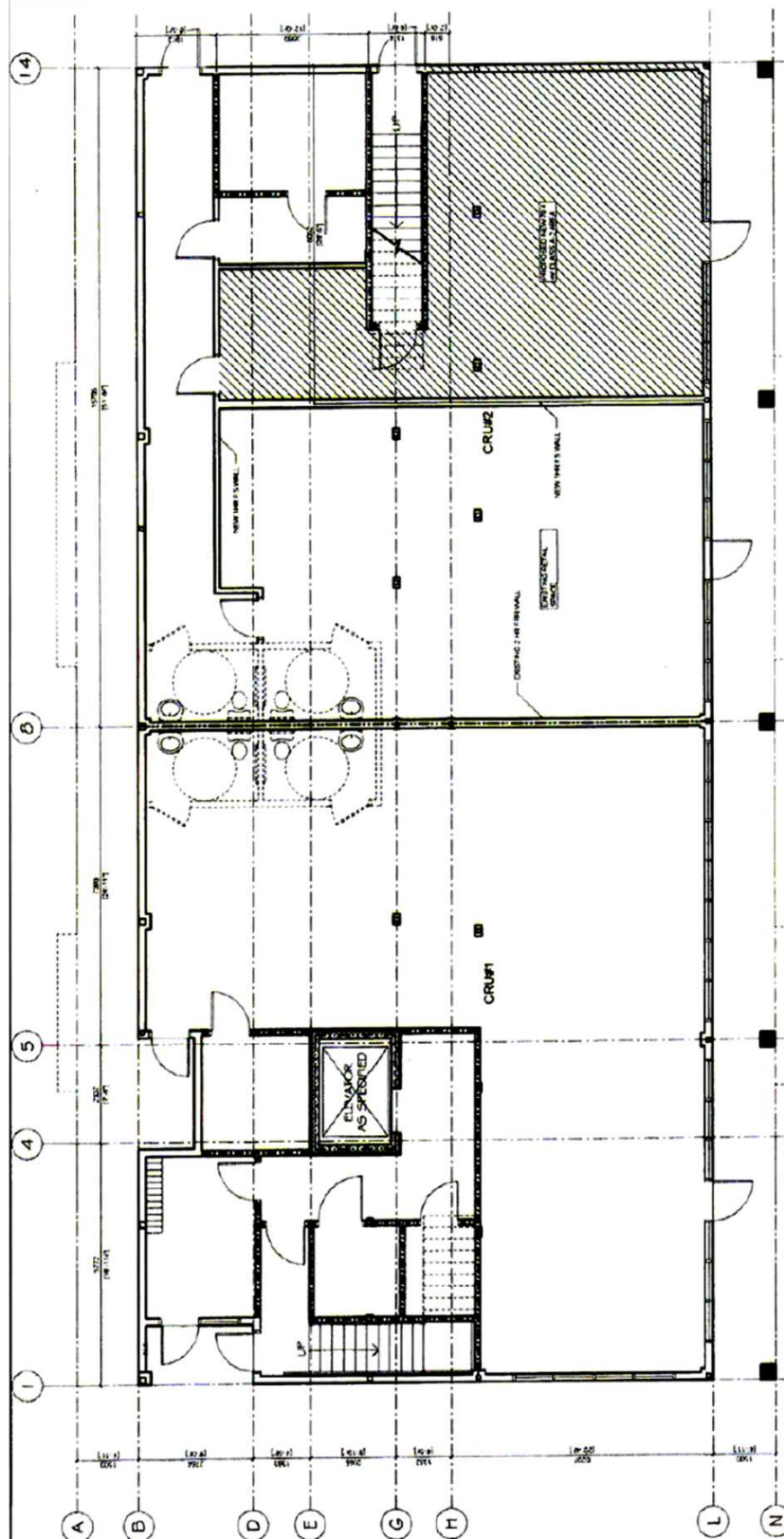


Project 15-DU-09

Civic Address/Subdivision 3934 Dewdney Avenue



<p>KRN DESIGN <small>INC.</small></p> <p>10000 W. 10TH AVE., SUITE 100 DENVER, CO 80202 TEL: 303.733.8800 WWW.KRNDENVER.COM</p>		<p>PROJECT 3934 DEMDENEY AVENUE LOT: 6 TO 9 BLOCK: 221 PLAN: DV44.04</p>		<p>SCALE 1" = 1'-0"</p>		<p>DATE 08/11/2012</p>		<p>BY JL</p>		<p>REVISION R2</p>	
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DESIGNED BY	DATE	REVISION NO.
DKW	15-04-16	0
PROJECT NO.	DRAWING NO.	
20150061	BD21	

PROPOSED MAIN FLOOR PLAN

PROJECT

3934 DEWDNEY AVENUE

OFFICIAL CIRCULATION

[illegible]

WALKER PROJECTS
Consulting Engineers • Project Managers

100 West 76th Street, Suite 900 New York, NY 10023-1801
Telephone: (212) 633-8400 Fax: (212) 633-8401
Telex: 250000 WPKR N Y Cables: 250000 WPKR N Y C

Planning Department

Project 15-DU-09

Civic Address/Subdivision 3934 Dewdney Avenue

September 2, 2015

To: Members,
Regina Planning Commission

Re: Application For Discretionary Use (15-DU-10) Proposed Restaurant
302 University Park Drive (Unit 4) – Gardiner Park Shopping Centre

RECOMMENDATION

1. That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (Unit 4), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner Park 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, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; 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 September 28, 2015 meeting of City Council for consideration.

CONCLUSION

The applicant proposes to develop a restaurant (a café, bakery and creperie) in existing Unit 4 of the Gardiner Park Shopping Centre. The subject property is currently zoned LC1-Local Commercial in which a restaurant is a discretionary use.

The proposed restaurant will provide an additional amenity within proximity to residential neighbourhoods that is accessible by all modes of travel. As such, the café, bakery and creperie restaurant will positively contribute to the local economy and activity of the immediate area and contribute to the intent of this shopping centre as a community hub and location for social interaction.

Accordingly, the Administration recommends approval.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on; 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 develop a 20 seat restaurant within an existing shopping centre located at 302 University Park Drive. The proposed restaurant (café, bakery and creperie) will occupy Unit 4 of the Gardiner Park Shopping Centre, which was previously occupied by a hair salon.

The land use and zoning related details are provided in the table below:

Land Use Details	Existing	Proposed
Zoning	LC1-Local Commercial Zone	LC1-Local Commercial Zone
Land Use	Shopping Centre	Shopping Centre
Number of Dwelling Units	N/A	N/A
Building Floor Area	4,242 m ²	4,242 m ² (Unit 4 is 116 m ²)

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	114 stalls for uses existing as of July 2015 and 4 stalls for the restaurant (1 space per 5 seats)	245 stalls provided on site
Minimum Lot Area (m ²)	750 m ²	16,513 m ²
Minimum Lot Frontage (m)	6.00 m	135.32 m
Maximum Building Height (m)	13.00 m	5.4 m
Maximum Floor Area Ratio	1.75	0.26
Maximum Coverage (%)	65%	25.6%

Additional parking will not be required to support the restaurant use. The restaurant requires 4 parking stalls based on a requirement of 1 stall/5 seats. Whereas, the previous personal service establishment required 6 parking stalls based a requirement of 1 stall/20 m². The total parking complement for the shopping centre along with the total required parking for all land uses within the shopping centre is reflected in the table above.

The proposal is consistent with the stated purpose and intent of the LC1-Local Commercial Zone, with respect to:

- Providing commercial and personal service uses at moderate intensity to serve areas beyond the immediate residential neighbourhood.
- To achieve this establishments are limited to 300 square metres.

Surrounding land uses include commercial within the existing shopping centre, a planned group of townhouse dwelling units to the east, detached residential development to the west and Arcola Avenue to the south.

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 changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Urban Centre and Corridors

- Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.

Commercial

- Encourage local commercial within residential area.

Economic Generators

- Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.

The proposal will provide local service to the surrounding community. The proposal is consistent with the purpose and intent of this local commercial area to serve as a hub for the surrounding community and a place for community and social interaction.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	June 29, 2015
Letter sent to immediate property owners	June 24, 2015
Number of public comments sheets received	1

The application was circulated to the Arcola East Community Association. Following circulation, the Administration attempted follow-up contact with the community association, but did not receive a response prior to the deadline for submission of this report.

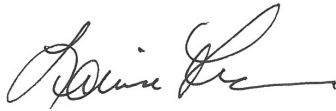
The one comment sheet received from the public expressed support for the proposal. Since the public did not express opposition to the development an Appendix B is not required.

The applicant and interested parties have received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,

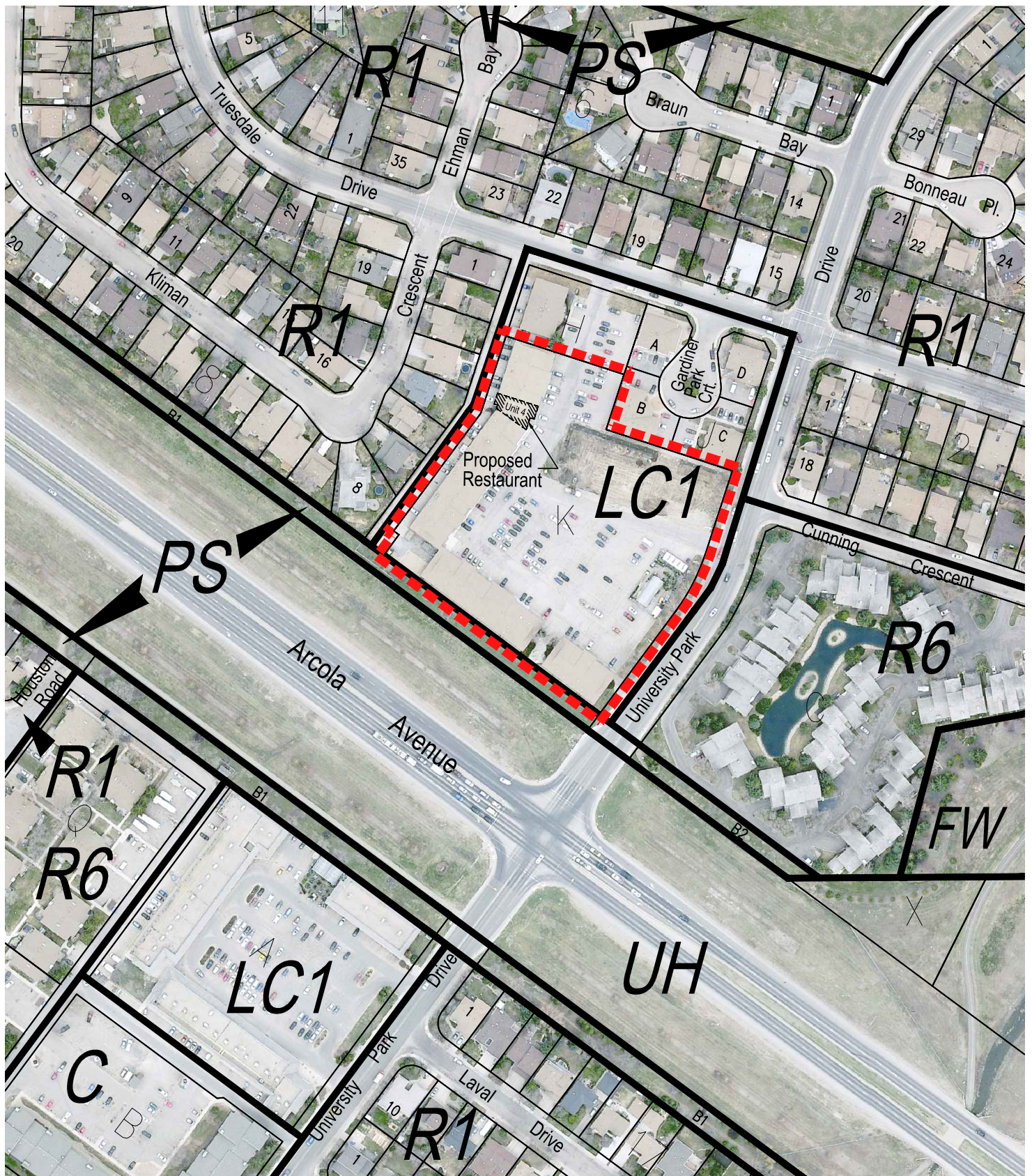
A handwritten signature in black ink, appearing to read "Louise Folk".

Louise Folk, Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk".

Diana Hawryluk, Executive Director
City Planning & Development



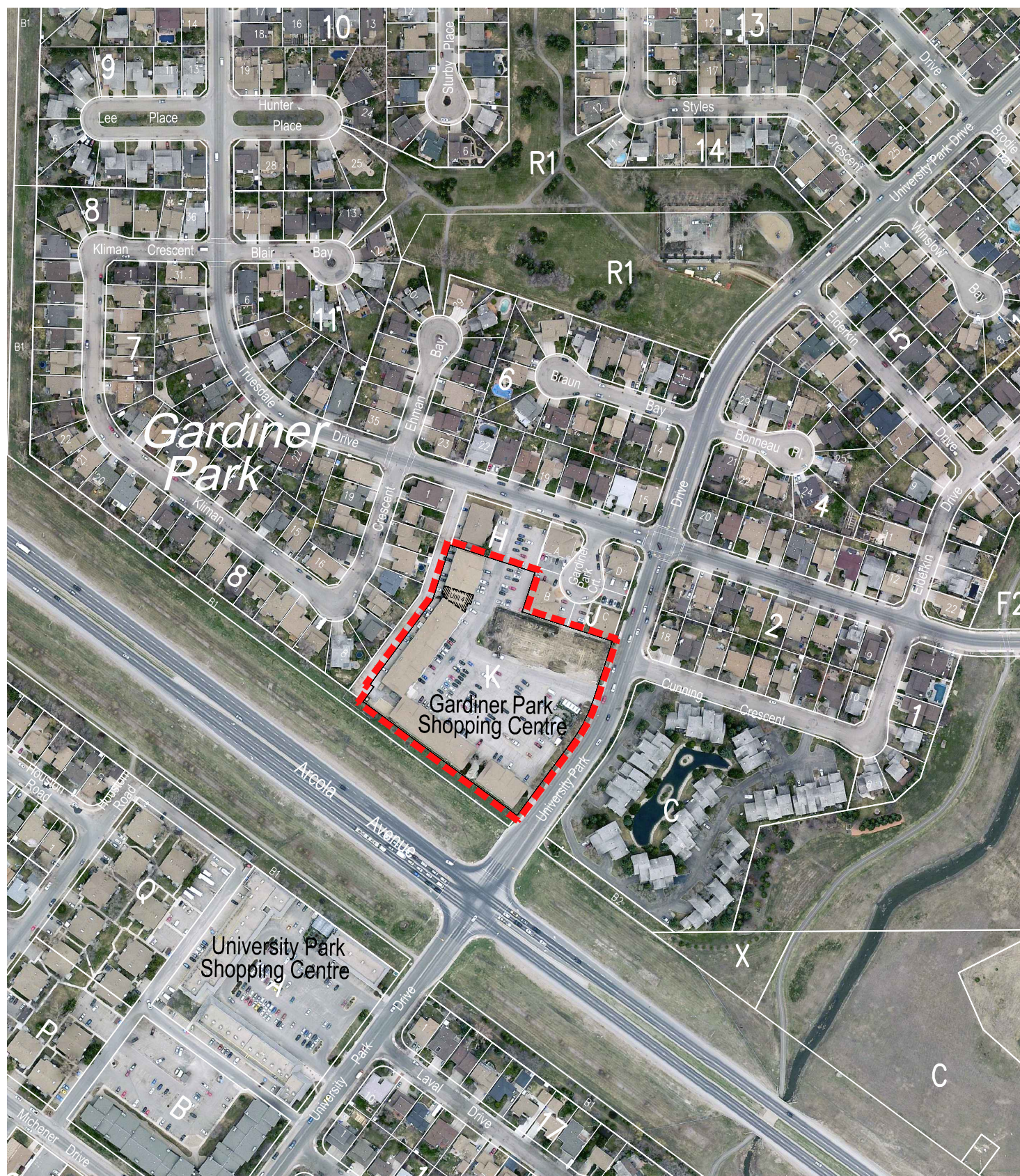
Subject Property



Project 15-DU-10

Civic Address/Subdivision

Unit 4 - 302 University Park Drive



Subject Property

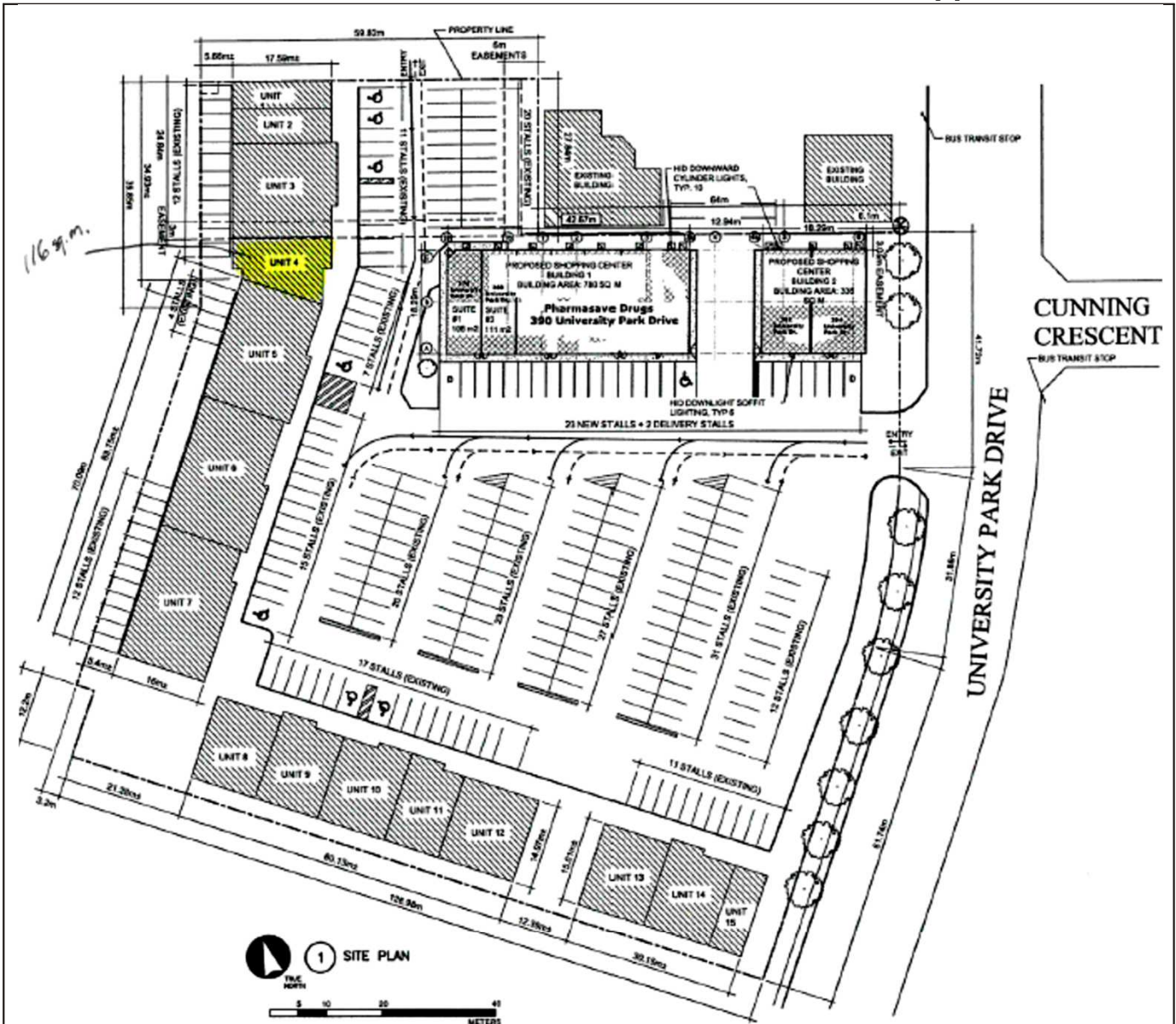
Date of Photography: 2012



Project 15-DU-10

Civic Address/Subdivision

Unit 4 - 302 University Park Drive



GARDINER PARK SHOPPING CENTER
302 UNIVERSITY PARK DRIVE
REGINA, SASKATCHEWAN

SITE PLAN

PATTISON
MGM
ARCHITECTURAL
SERVICES LTD ■■■

3434 Regina Avenue
Regina, SK S4S 7J9

Phone: (306) 584-2020
Fax: (306) 584-5252

DRAWN	SMK	SCALE	NTS
CHECKED	PMGM	DATE	30 APR 14
FILE NO:		12-34	

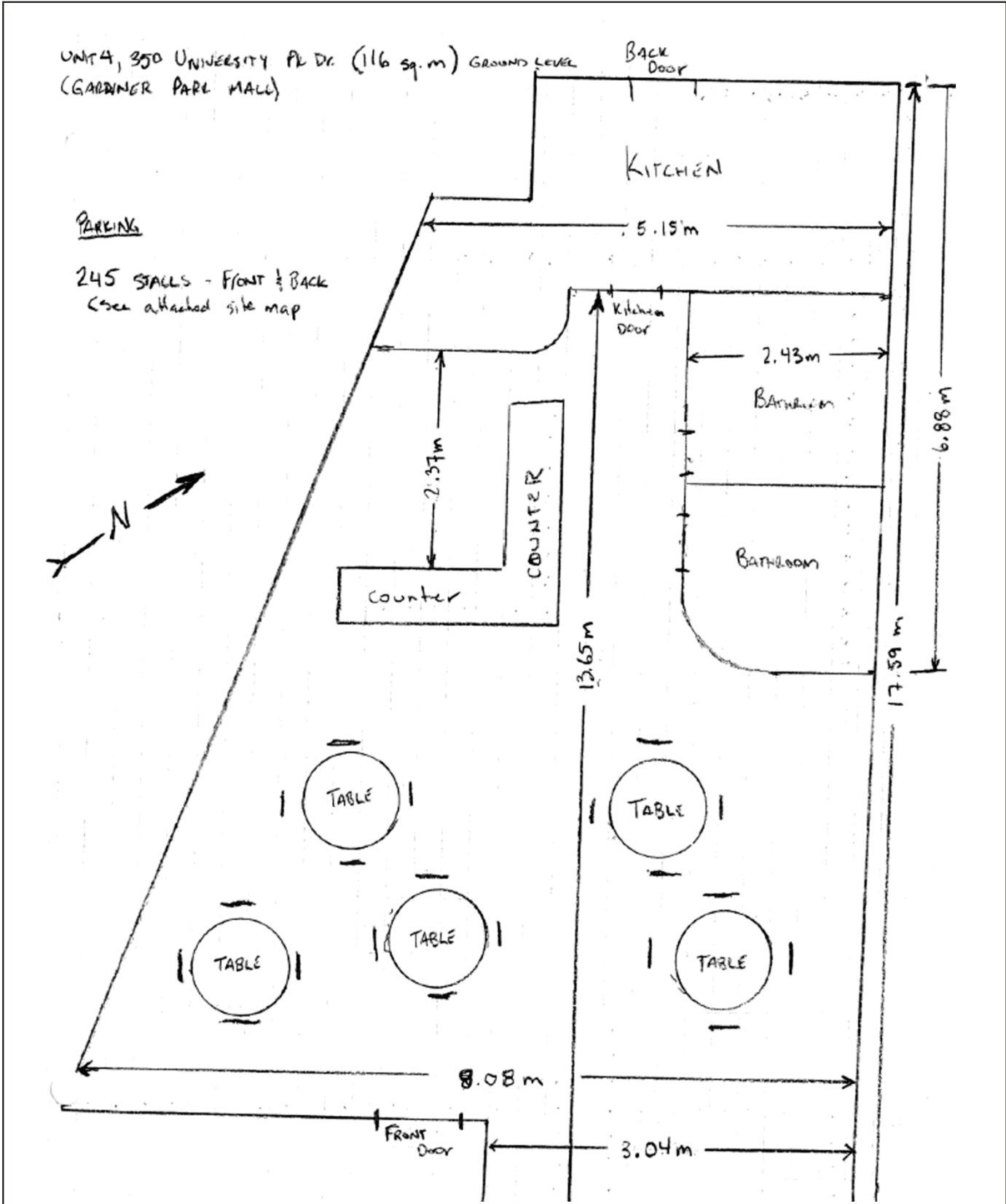
DRAWING No.

R-0

Planning Department

Project 15-DU-10

Civic Address/Subdivision Unit 4 - 302 University Park Drive



Planning Department

September 2, 2015

To: Members,
Regina Planning Commission

Re: Application For Discretionary Use (15-DU-12) Proposed Restaurant
302 University Park Drive (Portion of Unit 6) – Gardiner Park Shopping Centre

RECOMMENDATION

1. That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (portion of Unit 6), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner Park 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 and A-3.2 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; 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 September 28, 2015 meeting of City Council for consideration.

CONCLUSION

The applicant proposes to develop a restaurant (cold press juice and raw food bar) in a portion of Unit 6 in the Gardiner Park Shopping Centre. The subject property is currently zoned LC1-Local Commercial in which a restaurant is a discretionary use.

The proposed restaurant will provide an additional amenity within proximity to residential neighbourhoods and is accessible by all modes of travel. As such, the cold press juice and raw food bar restaurant will positively contribute to the local economy and activity of the immediate area and contribute to the intent of this shopping centre as a community hub and location for social interaction.

Accordingly, the Administration recommends approval.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on nature of the proposed 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 develop an eight seat restaurant within an existing shopping centre located at 302 University Park Drive. The proposed restaurant (cold press juice and raw food bar) will occupy a portion of Unit 6 of the Gardiner Park Shopping Centre. Unit 6 was the former location of the drug store.

The land use and zoning related details are provided in the table below.

Land Use Details	Existing	Proposed
Zoning	LC1-Local Commercial Zone	LC1-Local Commercial Zone
Land Use	Shopping Centre	Shopping Centre
Number of Dwelling Units	N/A	N/A
Building Floor Area	4,242 m ²	4,242 m ² (portion of Unit 6 is 144.6 m ²)

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	114 stalls for uses existing as of July 2015 and 2 stalls for the restaurant (1 stall per 5 seats)	245 stalls provided on site
Minimum Lot Area (m ²)	750 m ²	16,513 m ²
Minimum Lot Frontage (m)	6.00 m	135.32 m
Maximum Building Height (m)	13.00 m	5.4 m
Maximum Floor Area Ratio	1.75	0.26
Maximum Coverage (%)	65%	25.6%

Additional parking will not be required to support the restaurant use. The restaurant requires two parking stalls based on a requirement of 1 stall/5 seats. The previous drug store use required three spaces based on a requirement of 1 stall/50 m². The total parking complement for the shopping centre along with the total required parking for all land uses within the shopping centre is reflected in the table above.

The proposal is consistent with the stated purpose and intent of the LC1-Local Commercial Zone, with respect to:

- Providing commercial and personal service uses at moderate intensity to serve areas beyond the immediate residential neighbourhood.
- To achieve this establishments are limited to 300 square metres.

Surrounding land uses include commercial within the existing shopping centre, a planned group of townhouse dwelling units to the east, detached residential development to the west and the Arcola Avenue to the south.

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 changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Urban Centre and Corridors

- Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.

Commercial:

- Encourage local commercial within residential areas.

Economic Generators:

- Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.

The proposed development will provide a local service to the surrounding community. The proposal is consistent with the purpose and intent of the local commercial zone to serve as a hub for the surrounding community and a place for community and social interaction.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	June 29, 2015
Letter sent to immediate property owners	June 24, 2015
Number of public comments sheets received	0

The application was circulated to the Arcola East Community Association. Following circulation, the Administration attempted follow-up contact with the community association, but did not receive a response prior to the deadline for submission of this report.

The public did not comment on this application.

The applicant and interested parties have received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,

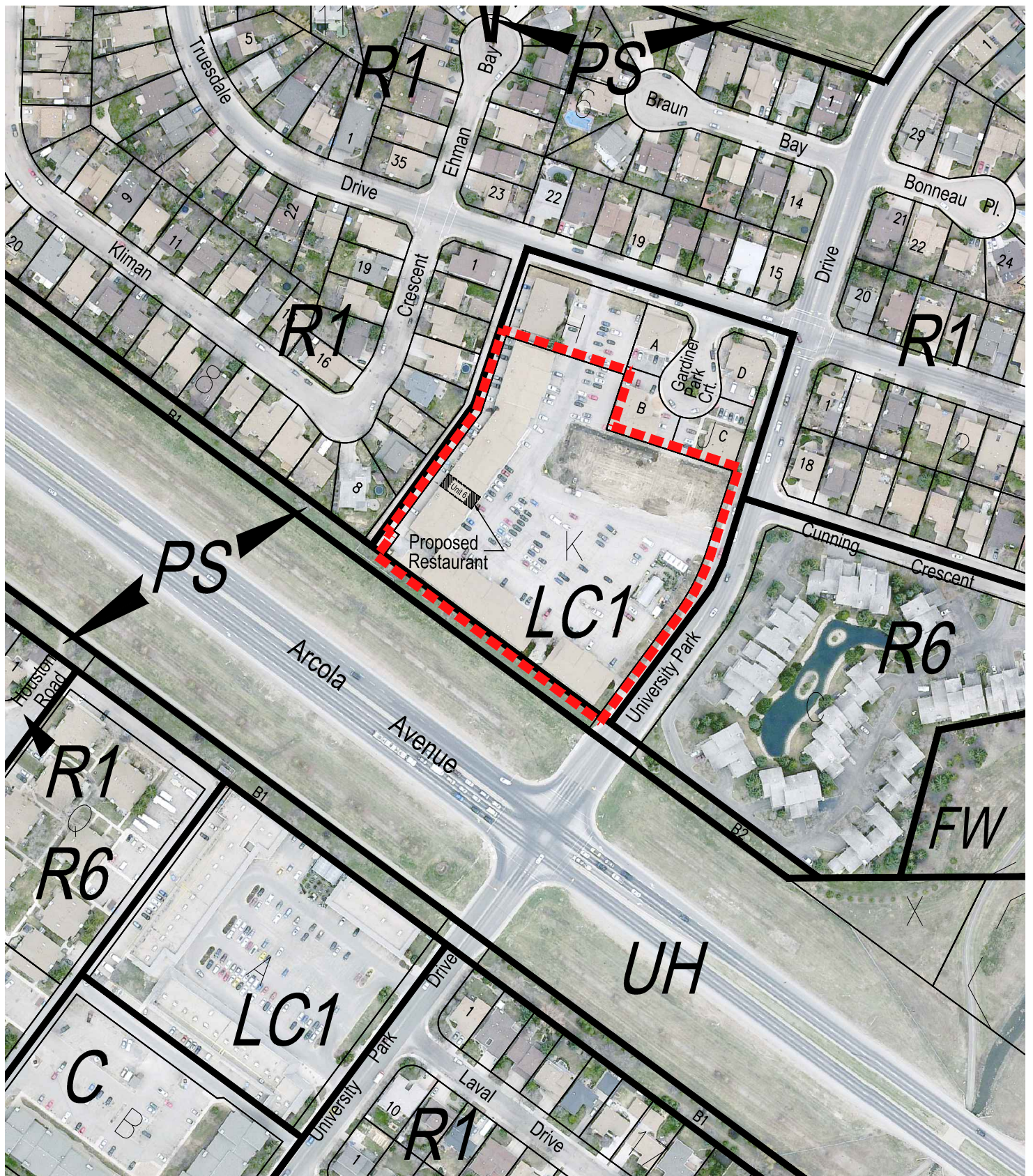
A handwritten signature in black ink, appearing to read "Louise Folk".

Louise Folk, Director
Development Services

Respectfully submitted,

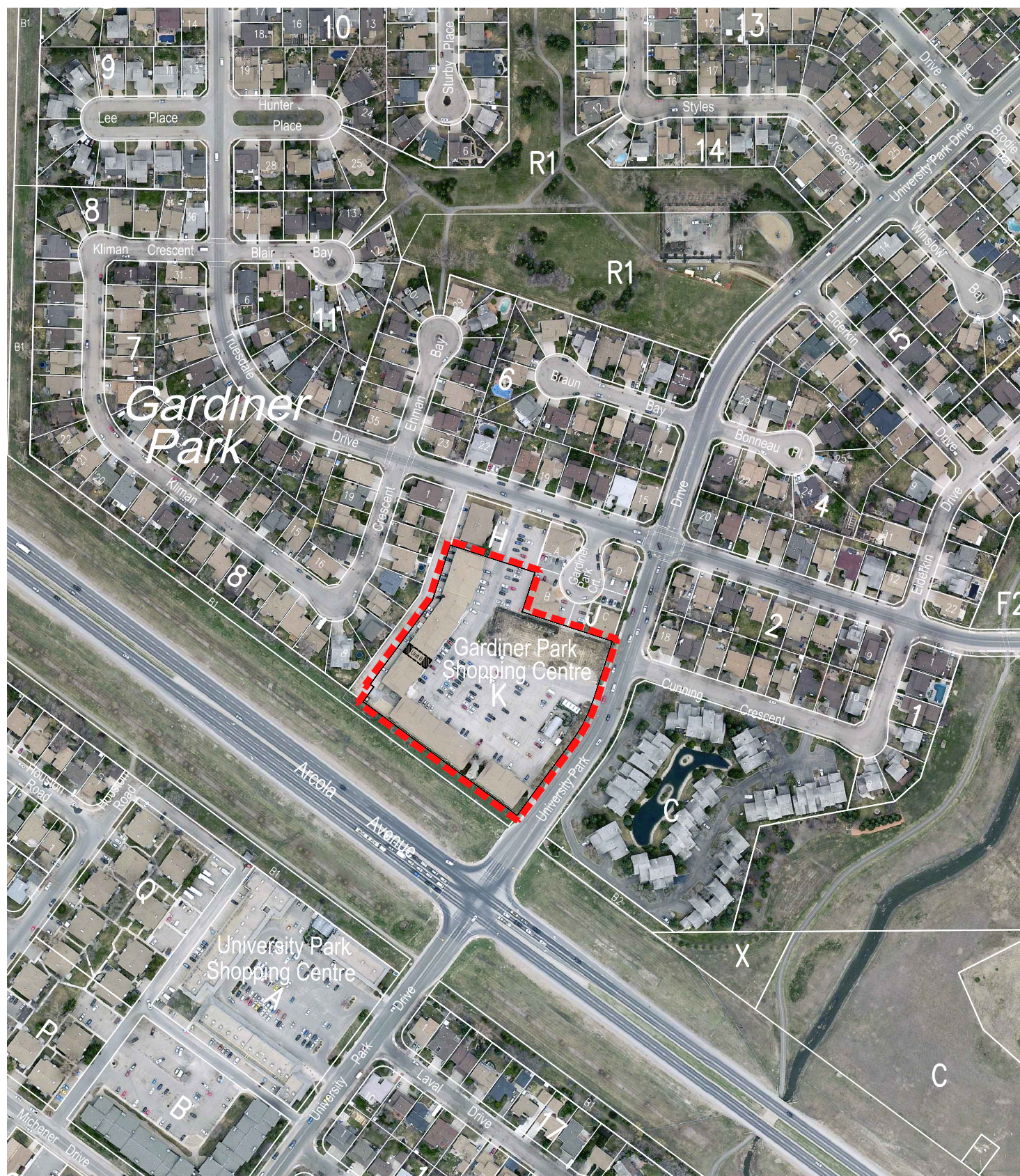
A handwritten signature in blue ink, appearing to read "Diana Hawryluk".

Diana Hawryluk, Executive Director
City Planning & Development



Subject Property





Subject Property

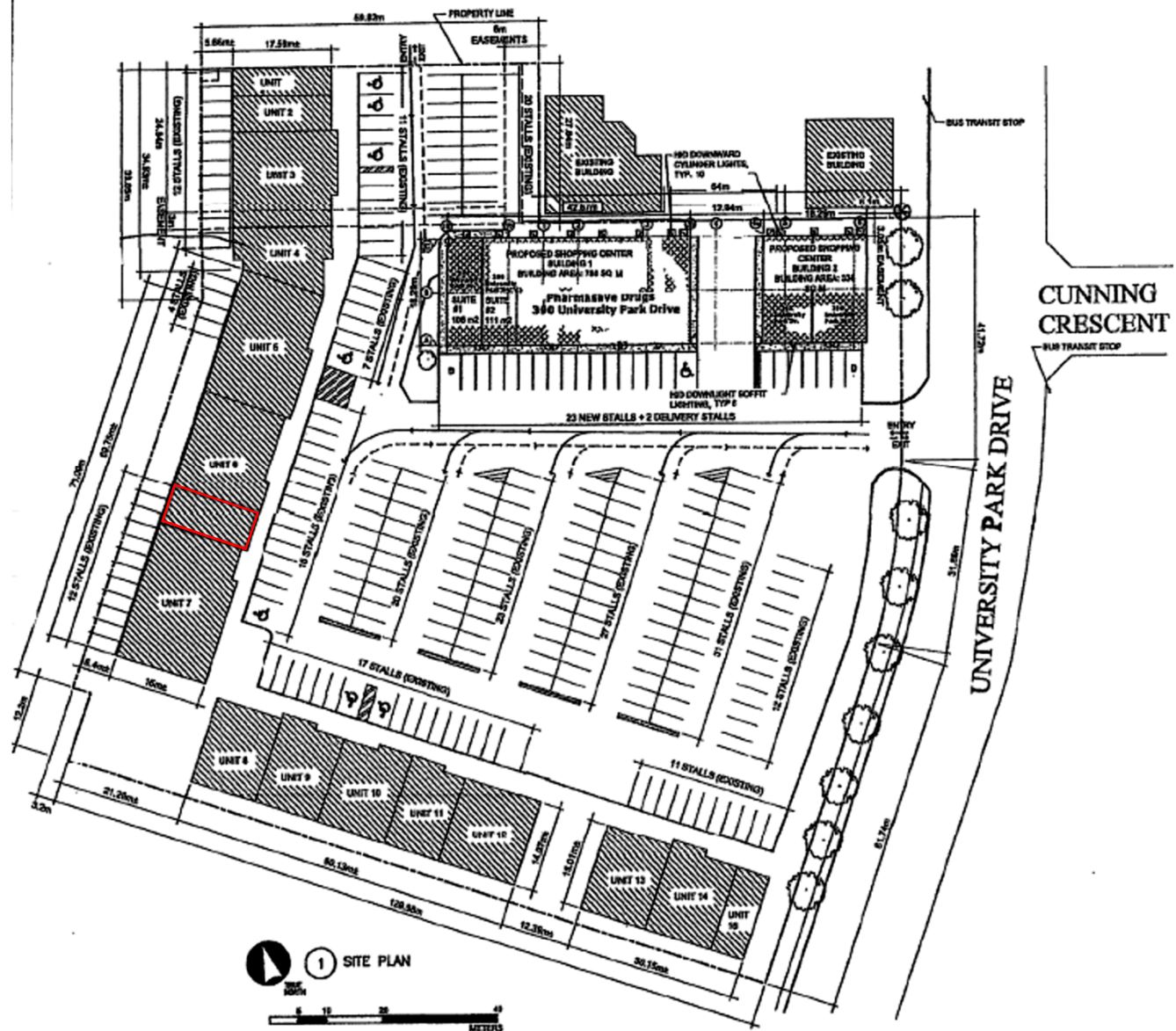
Date of Photography: 2012



Project 15-DU-12

Civic Address/Subdivision

Unit 6 - 302 University Park Drive



GARDINER PARK SHOPPING CENTER
 72 UNIVERSITY PARK DRIVE
 REGINA, SASKATCHEWAN

PATTISON
MCM
 ARCHITECTURAL
 SERVICES LTD ■ ■ ■

3434 Regina Avenue
 Regina, SK S4S 7J9

Phone: (306) 584-2020
 Fax: (306) 584-5252

SITE PLAN

DRAWN	SMK	SCALE	NTS
CHECKED	PMGM	DATE	30 APR 14
FILE NO:			

12-34

DRAWING No.

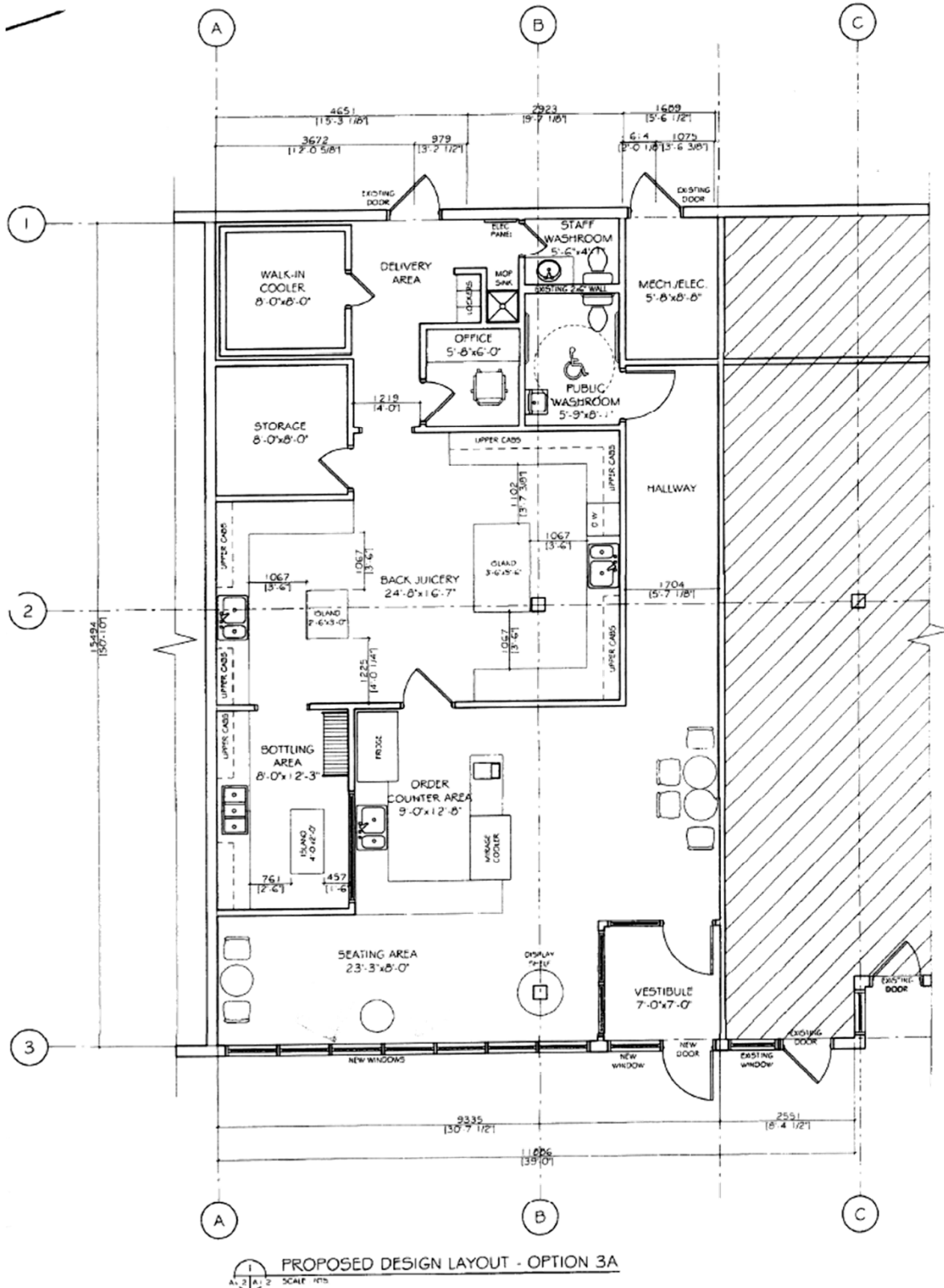
R-0

Planning Department

Project 15-DU-12

Civic Address/Subdivision

Unit 6 - 302 University Park Drive



Planning Department

Project 15-DU-12

Civic Address/Subdivision

Unit 6 – 302 University Park Drive

September 2, 2015

To: Members,
Regina Planning Commission

Re: Application For Zoning Bylaw Amendment (15-Z-14)
Rosewood Park School Site

RECOMMENDATION

1. That *Regina Zoning Bylaw No. 9250* be amended by rezoning the following parcels within LSD 1 and LSD 2, SE¼ 9-18-20-W2M from UH-Urban Holding Zone:
 - a) Proposed MR1 to I - Institutional
 - b) Proposed MU1, MU2, and MR2 to PS – Public Service
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 September 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

CONCLUSION

The Rosewood Park site was accepted by the Province, after City Council put forward the location of the northwest Regina joint-use school on July 27, 2015. The rezoning of these parcels of land will allow for the subdivision and development of a new joint-use school, associated park and utility parcel.

This application is being considered prior to the approval of a secondary plan and concept plan, due to the time constraint to deliver a fully-serviced school site by October 31, 2015. The proposed Coopertown Neighbourhood Plan and proposed Rosewood Park Concept Plan will be presented before Regina Planning Commission and City Council prior to any further development.

The proposal complies with standards and regulations in *Regina Zoning Bylaw No. 9250* and is consistent with policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Accordingly, the Administration recommends approval.

BACKGROUND

The Government of Saskatchewan (the Province) has been moving forward with plans to construct nine new joint-use schools in Saskatchewan as part of a public-private partnership (P3) process. These schools will integrate public and separate elementary schools as well as offer a daycare facility. Three of the nine joint-use schools will be located in Regina. The community will benefit from the schools because they will contribute to creating complete neighbourhoods and the City will have access to the schools to assist with meeting the community's recreation needs.

In 2013, the Province approached the City of Regina to assist in finding locations for the three joint-use schools for Regina. Prior to 2013, the Province purchased school sites directly from the land developers at fair market value. The City was informed that the Province can no longer afford to continue this practice and instead the Province would like the City to dedicate portions of their land as Municipal Reserve (MR) space for school sites.

On November 24, 2014, City Council (CR14-131) approved sites located in Harbour Landing, the Greens on Gardiner and a new neighbourhood generally referred to as Skywood (although referred to as “North of Lakeridge” in that report).

On June 29, 2015, the Skywood developer informed the City that he will not be able to provide the school site due to increased costs. On July 27, 2015, City Council (CR15-81) identified this site as the location for one of the City’s three new joint-use schools. A Zoning Bylaw amendment has subsequently been submitted by the developer for the school site, the adjacent park, and a sanitary sewer lift station.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

A related subdivision application is being considered concurrently in accordance with *The Subdivision Amendment 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 as Appendix A-3 for reference purposes only.

DISCUSSION

The proposed application is being processed as site-specific to the school and adjacent park in order to meet the time deadline of October 31, 2015 to provide a fully-serviced site to the Province.

This proposed application has been prepared prior to approval of a concept plan due to the time constraint of the City meeting its obligation to have three school sites fully-serviced and available for October 31, 2015. *Design Regina: The Official Community Plan Bylaw No. 2013-48* stipulates that the City may require the preparation of a concept plan or secondary plan at its discretion. However, the Administration has a level of comfort that the school will be located in an appropriate location as a draft concept plan has been reviewed. A concept plan was submitted on August 20, 2015 and is currently under review by Administration.

The zoning and land use related details are summarized in the table below:

Zoning Amendment Summary			
Land Description	Description of Development	Current Zone	Proposed Zone
Parcel A, Plan 97R23122	Sanitary sewer pump station	UH – Urban Holding	PS – Public Service
Proposed Parcel B	Joint-use elementary school	UH – Urban Holding	I – Institutional
Proposed MR1	Park Space	UH – Urban Holding	PS – Public Service

The site is currently cultivated farmland. Surrounding land consists of a place of worship and low density residential to the east, and agricultural land to the north, south, and west.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

This Zoning Bylaw amendment is being considered prior to approval of a secondary plan and concept plan. *Design Regina: The Official Community Plan Bylaw No. 2013-48* stipulates that the City may require the preparation of a concept plan or secondary plan at its discretion. A concept plan application was submitted on August 20, 2015.

Other Implications

Minor upgrades to the Maple Ridge Lift Station will be completed, but the station will not meet the standards from Council report CR14-115. While some upgrades will be completed before the school is open, the station will not be up to an acceptable level of service that is consistent with other facilities that have been designed and constructed to service new development areas. In particular, the station will continue to operate without backup power in the event of a power outage. To allow for the school site to be prepared for the October 31, 2015 deadline, the Administration is accepting minor upgrades to the Maple Ridge Lift Station. The ultimate servicing strategy for the area will be determined through review and approval of the Coopertown Neighbourhood Plan and Rosewood Park Concept Plan.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

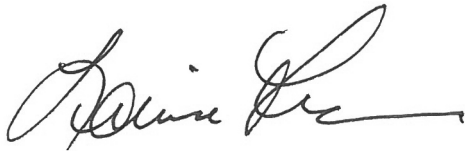
Communication with the public is summarized as follows:

- A public notification sign was posted on August 11, 2015 at the intersection of Courtney Street and Mapleford Gate.
- A public open house on August 18, 2015.
 - Notification letters and comment sheets were sent to residents in Rochdale Park and Maple Ridge.
 - An advertisement was published in the Leader Post promoting the open house on August 15, 2015.
 - Open house comments are summarized in Appendix B.
- The City Council date will be advertised in the Leader Post on September 12 and 19, 2015.
- Administration circulated the proposed Zoning Bylaw amendment to affected stakeholders, including adjacent community associations, applicable provincial ministries, and others on August 10, 2015.
- In accordance with *Design Regina: The Official Community Plan Bylaw No. 2013-48* Policy 3.15.1, the proposed Zoning Bylaw amendment was circulated to the R.M. of Sherwood No. 159 for comments. On August 17, 2015, the R.M. indicated that they support the application.

DELEGATED AUTHORITY

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

Respectfully submitted,



Louise Folk, Director
Development Services Department

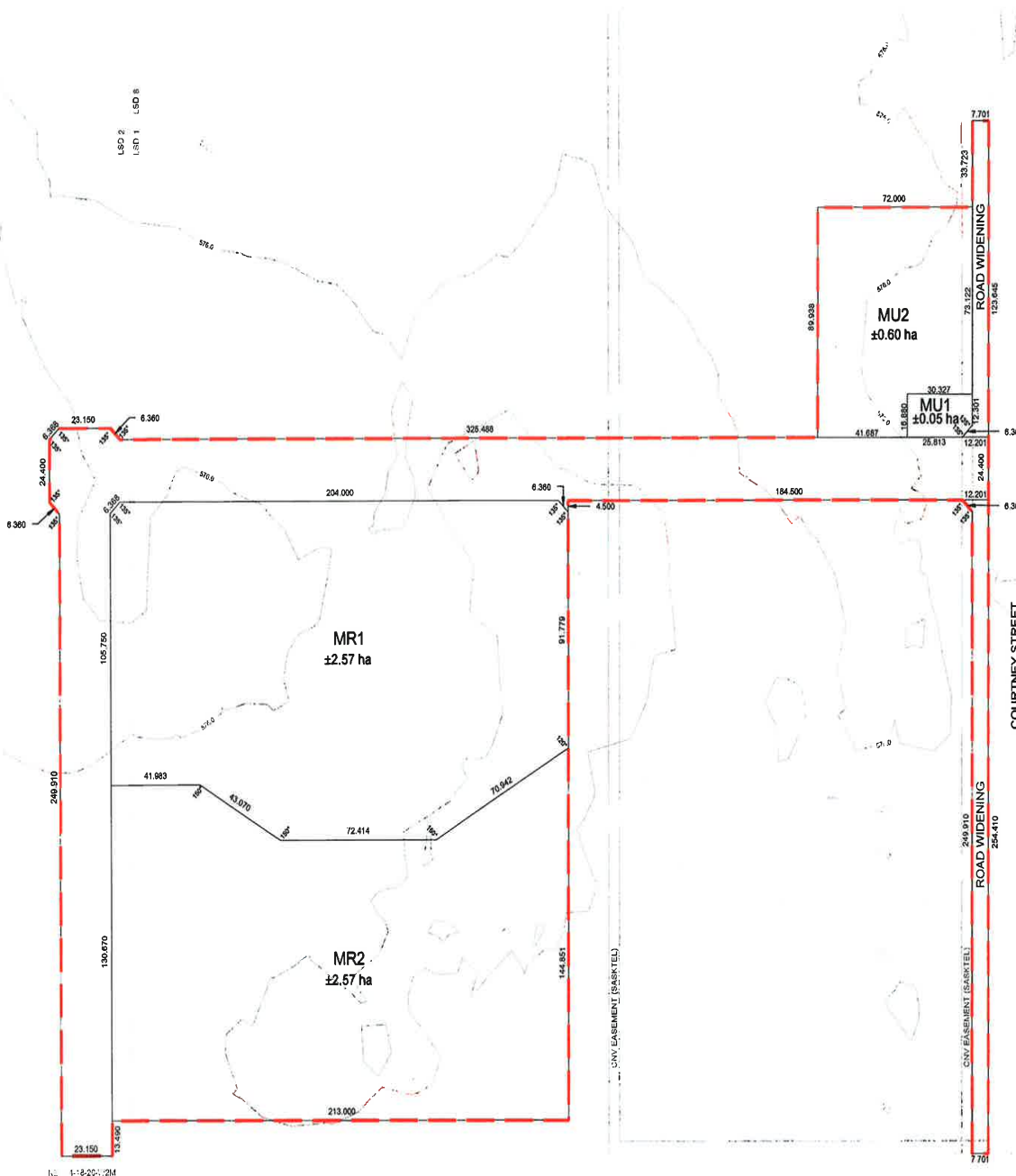
Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development Division







JOINT USE SCHOOL SITE ROSEWOOD PARK NEIGHBOURHOOD DEVELOPMENT

PLAN OF PROPOSED
SUBDIVISION OF
PART OF LSD 1 & 2
SE ¼ 09-18-20-W2M &
BLOCK A, PARCEL # 97R23122
CITY OF REGINA
SASKATCHEWAN
SCALE 1:2000

W.T. Delaney
W.T. Delaney,

25/08/15
dd/mm/yy



Registered Professional Planner

Dimensions are shown in metres and decimals thereof.

Portion of this plan to be subdivided is outlined with a bold, dashed line and contains ±7.74 ha which includes ±1.95 ha for road right of way.

W.T. Delaney 25/08/15
Registered Owner of LSD 1 SE ¼ 09-18-20-W2M dd/mm/yy

The signature above indicates that I (we) approve the Plan of Proposed Subdivision as presented.

W.T. Delaney 25/08/15
Registered Owner of LSD 2 SE ¼ 09-18-20-W2M dd/mm/yy

The signature above indicates that I (we) approve the Plan of Proposed Subdivision as presented.

The proposed subdivision herein (outlined in red) is approved under the provisions of Bylaw No. _____ of the City of Regina, dated this _____ day of _____ A.D. 20 _____.
City Clerk _____. This approval is valid for a period of two years from date of issuance of approval.

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>I support this proposal</i>	20	<ul style="list-style-type: none"> Require signal crossings at Courtney Street for children to safely cross
<i>Accept if one or two features were different</i>	0	
<i>Accept if many features were different</i>	2	<ul style="list-style-type: none"> Safety issues with children crossing Courtney Street Shelter from the elements along new Mapleford roadway Concerns with volume of traffic on Courtney Street
<i>Completely opposed</i>	8	<ul style="list-style-type: none"> Safety issue with children crossing Courtney Street Concerns with volume of traffic on Courtney Street Concerns with the water and sewer systems in the northwest and their capacity to handle major storm events Concerns that this site will not help alleviate over-crowding of other schools in the northwest The school will be located in a field until development occurs around the site There are no sidewalks on Courtney Street for students to walk to school
<i>Other</i>	0	

1. **Issue:** There should be signals or traffic control measures at Courtney Street.

Administration's Response:

Administration is working with the developer to decide on the appropriate traffic control measure for the intersection of Mapleford Gate and Courtney Street. This will be determined through analysis but both parties agree that traffic controls are required.

2. **Issue:** The proposed location for the school is in an open field with no protection from the elements.

Administration's Response:

Through the *Interim Phasing and Financing Plan*, the Rosewood Park area has been identified as one of the neighbourhoods that may proceed with development in 2015. It is expected that development outside of the school proceed in the short term.

3. **Issue:** Concerns with the stormwater and wastewater systems in the adjacent area.

Administration's Response:

The Maple Ridge Lift Station will be upgraded for the school site with full upgrades to City standard prior to Phase 1 of the Rosewood Park development. Stormwater management will be accommodated through a stormwater utility parcel adjacent to the Maple Ridge Lift Station.

4. **Issue:** Concerns that this site will not help alleviate the over-crowding of other schools in the area.

Administration's Response

This site has been accepted by the Ministry of Education as the location for the new joint-use school in northwest Regina. School catchment areas are determined by the respective school divisions and not the City of Regina.

5. **Issue:** There are no sidewalks on Courtney Street for students to walk to school.

Administration's Response

Administration is working with the developer to identify a route for a pathway to allow safe travel for pedestrians and students from Whelan Drive to the school site.

September 2, 2015

To: Members,
Regina Planning Commission

Re: Application for Street Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way
Between Eastgate Drive and Coleman Crescent

RECOMMENDATION

1. That the application for the closure of a portion of Eastgate Drive Right-of-Way between Eastgate Drive and Coleman Crescent as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin SLS, dated July 13, 2015 and legally described as follows, be APPROVED:

(a) a portion of Parcel X, Plan No. 61R26855, a portion of Parcel Y, Plan No. 61R26855 and all of Parcel G, Plan No. FT2014 in the W1/2 Sec 22, Twp 17, Rge 19 W2M
2. That the City Solicitor be directed to prepare the necessary bylaw;
3. That this report be forwarded to the September 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

This report is in follow-up to *IR15-7 Public Works and Infrastructure Committee: Victoria Avenue East between Prince of Wales Drive and Coleman Crescent – Bridge Replacements and Roadway Widening and Improvements*. The report, considered by City Council on April 27, 2015, provided an update to City Council regarding Victoria Avenue East bridge replacements, roadway widening and rehabilitation, and pedestrian crossing improvements. The legal closure of part of Eastgate Drive is necessary to complete certain aspects of the construction.

BACKGROUND

A closure application has been submitted concerning the portion of the Eastgate Drive right-of-way generally intersecting with Pilot Butte Creek.

The application is being submitted as a result of planned physical changes to Eastgate Drive and Victoria Avenue involving, bridge replacements, roadway widening and rehabilitation, and pedestrian crossing improvements. The project was considered by the Public Works and Infrastructure Committee on April 9, 2015 and City Council on April 27, 2015 in IR15-7. It was recently determined that the legal closure of the right-of-way would be necessary to complete certain aspects of the construction.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48, 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 respective portions of the partial street closure with the adjacent property.

DISCUSSION

The City's Real Estate Branch proposes to close a 0.26 ha portion of Eastgate Drive and consolidate it with the adjacent property located at 2010 E Victoria Avenue to create Parcel H as shown on the attached plan of proposed subdivision.

The proposed closure is required to complete the widening of the Victoria Avenue corridor. Construction is currently underway.

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- 3.1.

RECOMMENDATION IMPLICATIONS

Financial Implications

The City plans to consolidate the land with the adjacent parcel to the north.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

None with respect to this report.

Other Implications

City Council's approval of this proposed closure is required to enable completion of the construction project on Victoria Avenue within this fiscal year. Delays in completion of the project could potentially result in significant claims from the contractor.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Will be published in the Leader Post on	September 19, 2015
Letter sent to immediate property owners	August 5, 2015
Public Open House Held	None Applicable
Number of Public Comments Sheets Received	4

City Administration has been in contact with adjacent property owners and business owners as the closure will result in changes to traffic patterns. Business owners have raised concerns that their businesses may be negatively impacted as a result. As a result of the required circulation of the closure application, four comments were received. The comments indicated opposition to the closure due to access issues. These issues had been addressed in IR15-7.

Business and property owners in the vicinity will be informed of the date and time of any meetings or decisions that have been made.

DELEGATED AUTHORITY

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

Respectfully submitted,



Ben Mario, A/Manager
Current Planning

Respectfully submitted,



Louise Folk, A/Executive Director
City Planning & Development



Subject Property



Project 15-SN-28
15-CL-13

Civic Address/Subdivision

Parcel G, Plan No: FT2014, W 1/2 Sec 22
TWP 17, RGE 19 w2 Mer



Subject Property

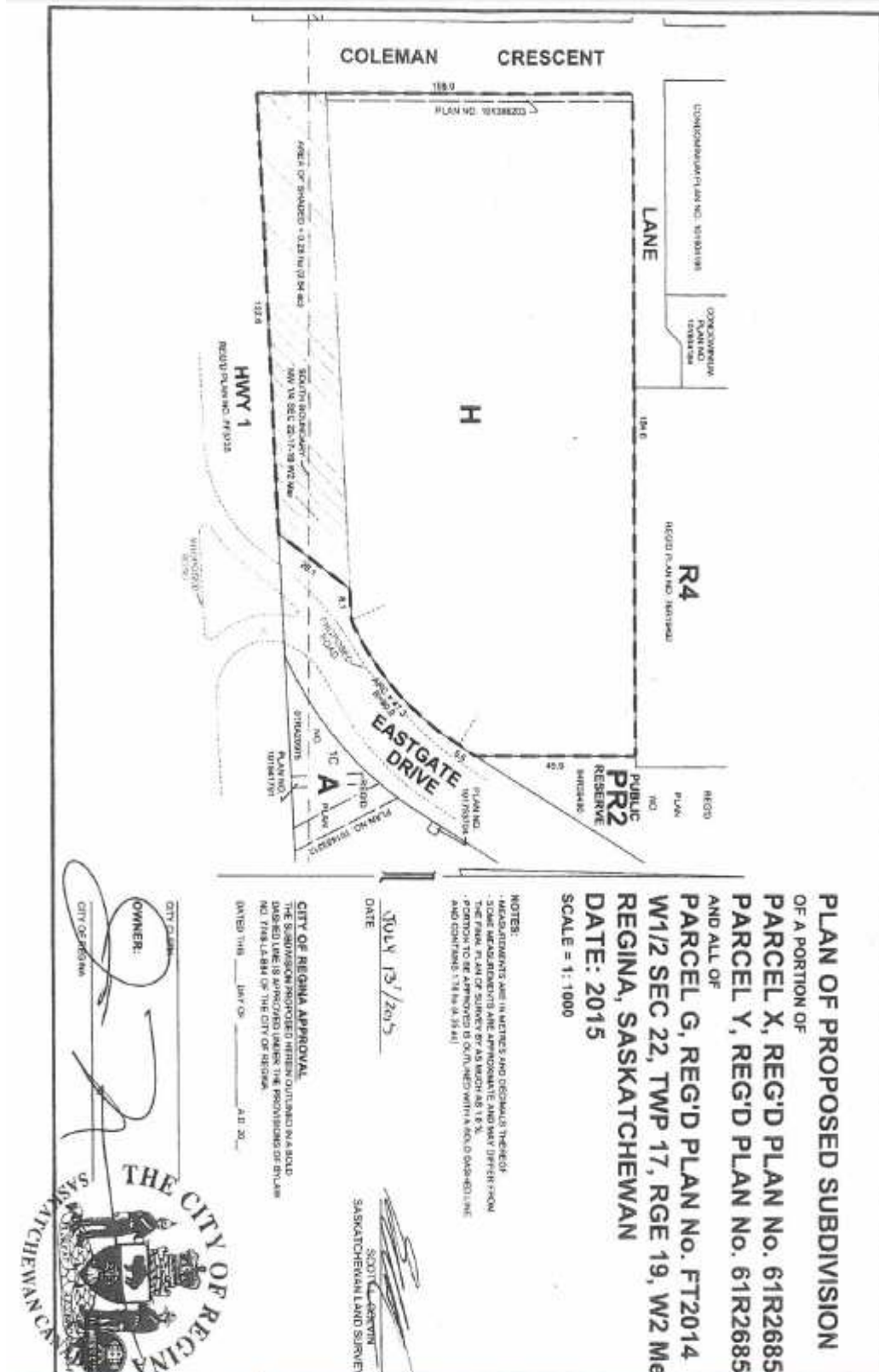
Date of Photography: 2014



Project 15-SN-28
15-CL-13

Civic Address/Subdivision

Parcel G, Plan No: FT2014, W 1/2 Sec 22
TWP 17, RGE 19 w2 Mer

**Planning Department**

Project 15-CL-13

Civic Address/Subdivision Eastgate Drive