



REGINA PLANNING COMMISSION

**Wednesday, October 7, 2015
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, October 7, 2015**

Approval of Public Agenda

Minutes of the regular and special meetings held on September 2 and September 23, 2015.

Administration Reports

RPC15-56 Application for Concept Plan and Zoning Bylaw Amendment
(15-Z-11/15-CP-02) Lands South of Padwick Avenue – Harbour
Landing Concept Plan

Recommendation

1. That the application to amend the Harbour Landing Concept Plan, as shown in Appendix A-4, be APPROVED;
2. That the application to rezone from the following lands from UH - Urban Holding Zone to the zones identified be APPROVED:
 - a) Proposed Lots 17-32 and W1 in Block 5, and Lots 35-53 in Block 3 be rezoned to DCD 12-Direct Control District 12 Suburban Narrow Lot Residential; and
 - b) Proposed Parcel A be rezoned to I (H) – Institutional Zone (Holding Overlay) which is Parcel F, Plan No. FH5173 and a portion of SE ¼ Sec. 17-20-W2M to I (H)- Institutional Zone (Holding Overlay); as shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



Office of the City Clerk

RPC15-57 Application for Discretionary Use (15-DU-16) Planned Group of Apartment Buildings 5300 Parliament Avenue – Harbour Landing Subdivision

Recommendation

1. That the Discretionary Use Application for a proposed planned group of apartment buildings located at 5300 Parliament Avenue, being Parcel B, Plan No. 102151796, 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-3.4 inclusive, prepared by Porchlight Developments and dated July 2015;
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - c) A Shared Access Agreement shall be entered into with the adjacent property to the east Parcel B1, Plan No. 102184512.
2. That this report be forwarded to the October 26, 2015 meeting of City Council.

RPC15-58 Application for Discretionary Use (15-DU-08) Planned Group of Apartment Buildings Parcel B – Greens on Gardiner – Primrose Green Drive and Chuka Boulevard

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of four apartment buildings located at Primrose Green Drive and Chuka Boulevard, being Parcel B, Plan No. 102162484 Greens on Gardiner 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-3.6 inclusive, prepared by Northern Property Real Estate Investment Trust and dated March 18, April 23, and April 28, 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 October 26, 2015 meeting of City Council.



Office of the City Clerk

RPC15-59 Application for Partial Road Closure (15-CL-10) - Portion of 8th Avenue Adjacent to 1360 Broder Street

Recommendation

1. That the application for the closure and sale of an undeveloped portion of 8th Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 11, 2015 and legally described as “a portion of Parcel 8th Avenue, Plan No. FA5033”, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-60 Application for Partial Road Closure (15-CL-11) - Portion of Riverside Avenue Adjacent to 2540 Garnet Street

Recommendation

1. That the application for the closure and sale of a portion of Riverside Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 19, 2015, and legally described as “All that portion of Riverside Avenue, Reg'd Plan No. K4654, shown on the Proposed Plan of Subdivision prepared by Scott L. Colvin, SLS, dated May 19, 2015.” be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-61 Application for Road (Lane) Closure (15-CL-12) - Undeveloped Portion of Lane South of 2625 and 2635 Regina Avenue

Recommendation

1. That the application for the closure and sale of a portion of underdeveloped legal laneway south of 2625 and 2635 Regina Avenue as shown on the attached plan of proposed subdivision prepared by Barry Clark, S.L.S. of WSP, dated April 2, 2015 and legally described as “L/W Block 510, Registered Plan No. BC1132”, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.



Office of the City Clerk

RPC15-62 Application for Road Closure (15-CL-14) - Portion of 28th Avenue at Queen Street

Recommendation

1. That the application for the closure of a portion of the 28th Avenue right-of-way as shown on the attached Supplementary Plan (Appendix A-3.1) prepared by Scott Colvin SLS, dated June 24, 2015 and legally described as “part of 28th Avenue, Plan No. 89R48046 – SW ¼ Sec. 12, Twp. 17, Rge. 20, W2M”, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 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, SEPTEMBER 2, 2015

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

AT 4:00 PM

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

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

Regrets: Ron Okumura

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Director, Development Services, Louise Folk
Director, Roadways & Transportation, Norman Kyle
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Project Engineer, Max Zasada
Senior City Planner, Jeremy Fenton
City Planner II, Ian Goeres

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

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Kathleen Spatt moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 5, 2015 be adopted, as circulated.

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.

The following addressed the Commission:

- Sandy Archibald, representing Regina Cabs; and

(Phil Selenski arrived during Ms. Archibald’s presentation.)

- Kelly Nadler, representing KRN Tolentino Architecture Ltd.

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

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 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.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in and that a copy of the Proposed Plan of Subdivision dated January 27, 2015 be included in the report going to 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:
 - 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.

The following addressed the Commission:

- Judith Veresuk, representing Regina Downtown BID; and
- Brian Saunders, representing Namerind Development Corp.

Councillor Young moved the recommendation contained in the report be concurred in.

(Adrienne Hagen Lyster left the meeting.)

The motion was put and declared CARRIED.

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.

Laureen Snook moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

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.

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

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.
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.

Punya Marahatta, City Planner, made a PowerPoint Presentation, a copy of which is on file in the Office of the City Clerk;

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

RECESS

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

The Commission recessed at 5:43 p.m.

The Commission reconvened at 6:13 p.m.

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, contracted by the project, abstained from discussion and voting, and temporarily left the meeting.)

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.

The following addressed the Commission:

- Ian Goeres, City Planner, made a PowerPoint Presentation, a copy of which is on file in the Office of the City Clerk;
- Jason Petrunia, representing Rosewood Park Alliance Church; and
- Doug Rogers and Cathy Lawrence, representing Terra Developments Inc.

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

(Laureen Snook returned to the meeting.)

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.

The following addressed the Commission:

- Robert Li, representing Robin's Donuts;
- Kevin Kachur and Kevin Kasha, representing Creekside Pub & Brewery;
- David Carvell, representing Wine Kitz;
- Beach Strilchuk, representing China Liang's Buffet;
- Robert Goldman and Garth Fredrickson, representing Bison Properties; and
- Peter DiStasi, representing Tim Hortons.

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

(Pam Dmytriw left the meeting.)

Phil Selenski withdrew his motion of concurrence.

Phil Selenski moved, AND IT WAS RESOLVED, that this matter be referred to the Administration for a report that includes other options that may be available to complete the construction and improvements needed on Victoria Avenue East.

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 September 28, 2015 meeting of City Council for consideration.

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

(Phil Selenski temporarily left the meeting.)

The motion was put and declared CARRIED.

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 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.

Laureen Snook moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

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.

Kathleen Spatt moved that the recommendation contained in the report be concurred in.

(Phil Selenski returned to the meeting.)

The motion was put and declared CARRIED.

ADJOURNMENT

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

The meeting adjourned at 7:57 p.m.

Chairperson

Secretary

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 23, 2015

AT A SPECIAL 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
Phil Evans
Ron Okumura
Phil Selenski
Laureen Snook
Kathleen Spatt

Regrets: Pam Dmytriw
Adrienne Hagen Lyster
Daryl Posehn

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Executive Director, Transportation and Utilities, Karen Gasmo
Director, Roadways & Transportation, Norman Kyle
Manager, Current Planning, Fred Searle
Senior Engineer, Brad Walter

APPROVAL OF PUBLIC AGENDA

Councillor Young moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADMINISTRATION REPORTS

RPC15-54 Application for Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent – Supplemental Report

Recommendation

That this report be forwarded to the September 28, 2015 meeting of City Council for information.

Phil Evans moved, AND IT WAS RESOLVED, that this report be received and filed.

RPC15-55 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 for approval as the required public notice for the respective bylaw has been advertised.; and
4. That RPC 15-53 be removed from the List of Outstanding Items.

The following addressed the Commission:

- Karen Gasmio, Executive Director, Transportation and Utilities, Norman Kyle, Director, Roadways & Transportation, and Brad Walter, Senior Engineer made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- David Carvell, representing Wine Kitz;
- Kevin Kasha, representing Creekside Pub & Brewery;
- Dave Dunn, representing Creekside Pub & Brewery;
- Terry Leigh, representing Eastgate Business; and
- Robert Goldman and Garth Fredrickson, representing Bison Properties.

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

Phil Selenski withdrew his motion of concurrence.

Councillor Young moved, AND IT WAS RESOLVED, that Administration report to City Council on September 28, 2015 with any short-term solutions for maintaining the integrity of the bridge on the Eastgate Drive Right-of-Way.

Councillor Young moved, AND IT WAS RESOLVED, that Administration work to find alternatives for the Eastgate Drive Right-of-Way between Eastgate Drive and Coleman Crescent, including engagement of local businesses, landowners and residents throughout the process, and prepare a report with alternatives for City Council in early spring 2016.

Councillor Young moved 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.**

The motion was put and declared LOST.

Councillor Flegel moved, AND IT WAS RESOLVED, 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 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, be DENIED; and**
- This report be forwarded to the September 28, 2015 City Council meeting.**

ADJOURNMENT

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

The meeting adjourned at 7:21 p.m.

Chairperson

Secretary

October 7, 2015

To: Members,
Regina Planning Commission

Re: Application for Concept Plan and Zoning Bylaw Amendment (15-Z-11/15-CP-02)
Lands South of Padwick Avenue – Harbour Landing Concept Plan

RECOMMENDATION

1. That the application to amend the Harbour Landing Concept Plan, as shown in Appendix A-4, be APPROVED;
2. That the application to rezone from the following lands from UH - Urban Holding Zone to the zones identified be APPROVED;
 - a) Proposed Lots 17-32 and W1 in Block 5, and Lots 35-53 in Block 3 be rezoned to DCD 12-Direct Control District 12 Suburban Narrow Lot Residential; and
 - b) Proposed Parcel A be rezoned to I (H) – Institutional Zone (Holding Overlay) which is Parcel F, Plan No. FH5173 and a portion of SE ¼ Sec. 17-20-W2M to I (H)- Institutional Zone (Holding Overlay); andas shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the October 26, 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 rezone lands south of Padwick Avenue in Harbour Landing to accommodate development of 35 detached residential lots and a site for the development of a Religious Institution. The lands are currently identified for LD – Low Density Residential development in the Harbour Landing Concept Plan. An amendment to the concept plan is required to accommodate an institutional site for the Religious Institution.

The subject property formerly a gun range is known to contain lead contamination. The Saskatchewan Ministry of the Environment has approved a Corrective Action Plan to allow development to proceed. In order to ensure that a religious institution is developed, the Administration is recommending that a “H” Holding Overlay Zone be applied to the site intended for the Religious Institution.

The proposed concept plan amendment is consistent with policies contained within the *Design Regina: The Official Community Plan (OCP) Bylaw No. 2013-48* and is compatible with existing development and uses contained in the Harbour Landing Concept Plan area. Accordingly, the Administration recommends approval.

BACKGROUND

An application for a Zoning Bylaw amendment has also been submitted, which would rezone a 4.02 ha area of the Harbour Landing Concept Plan. A copy of the existing and proposed concept plan is attached as Appendix A-4 and A-5 with the portion proposed to be amended identified.

An application has been received to amend the Harbour Landing Concept Plan in order to accommodate development lands south of Padwick Avenue. The Harbour Landing Concept Plan was originally approved by City Council on August 20, 2007, and most recently amended on July 28, 2014.

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*.

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 as Appendix A-3.1 for reference purposes only.

DISCUSSION

Zoning Bylaw Amendment

The applicant proposes to amend *Regina Zoning Bylaw No. 9250* by rezoning a 4.02 ha portion of land within the Harbour Landing Concept Plan area to accommodate the development of detached dwelling and a site for a Religious Institution. The subject property is located in the south east portion of the neighbourhood on lands that were formerly the Regina Gun Club site.

A summary of the proposed Zoning Bylaw amendments is provided in the table below and the Lots and Parcels referenced are shown on the plan of proposed subdivision that is attached to this report in Appendix A-3.1:

Land Description	Description of Development	Current Zone	Proposed Zone
Lots 17-32 and W1 in Block 5 and 35-53 in Block 3	35 Detached Residential Lots	UH-Urban Holding	DCD12- Direct Control District 12: Suburban Narrow Lot Residential
Parcel A	Religious Institution	UH-Urban Holding	I (H) – Institutional Zone (Holding Overlay)

Surrounding land uses include existing detached dwellings to the north; a storm channel to the west; Highway No. 1 to the south; and vacant land, identified in the Harbour Landing Concept Plan for low density residential development to the east.

The proposed residential development is consistent with the purpose and intent of the DCD 12 – Direct Control District Suburban Narrow Lot Residential Zone with respect to:

- Providing low density development, on narrower suburban lots than provided under conventional zones such as R1 – Residential Detached under *Regina Zoning Bylaw No. 9250*.
- Lot areas and frontages, and setbacks may be less than a comparable R1 Zone.

The DCD -12 Zone is commonly applied in new developing suburban area to accommodate detached dwelling development and has been applied to residential development immediately to the north. In this case, the DCD-12 Zone is being applied to 35 lots, which would have front access to the street. The related subdivision contemplates a street width sufficient for parking along one side (opposite the residential lots).

The site for the Religious Institution is proposed to be rezoned to I-Institutional with a Holding Overlay Zone designation applied. The development is consistent with the purpose of the zone, which is designed to provide sites throughout the city that provide services of an institutional and community service nature.

The purpose for applying the Holding Overlay Zone (H) will be to ensure that the intended future use of the subject property is as a Religious Institution. The overlay zone prevents development from occurring until Council removes (H) Holding designation. In this case it is necessary to acknowledge the intended use of land for a religious institution at this stage, but also to ensure development does not precede confirmation that environmental risks have been mitigated as outlined in the Environmental Implications section of this report. Regardless, a religious institution would require a separate application and be considered at a later date.

Concept Plan Amendment

The Harbour Landing Concept Plan designates the entirety of the subject property for LD - Low-Density residential. The applicant proposes to amend the concept plan by designating a portion of the subject property for Institutional use. The proposed amendment would result in an estimated decrease of approximately 30 dwelling units on the lands that will now be designated institutional.

With respect to traffic and other municipal services, churches would typically generate different demands and patterns than low-density residential use. The exact impacts of the Religious Institution would depend on the scale of the use and the programs that it offers, which may vary over time. For example, Religious Institution services are typically held on Sundays, but many Religious Institutions may also draw activity with weddings, funerals, and other programming during the week. The Administration is confident that the infrastructure servicing the development would accommodate the proposed amendments to the concept plan. However, the impacts related to the Religious Institution will be detailed and assessed through a subsequent application.

The existing Harbour Landing concept plan is attached to this report in Appendix A-4 and the proposed Harbour Landing concept plan is attached in Appendix A-5.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

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

Environmental Implications

The subject property was a former gun-range (Regina Gun Club) and known to contain lead soil contamination. The applicant has prepared a Corrective Action Plan (CAP) by a qualified engineer, which has been accepted by the Saskatchewan Ministry of Environment, who has jurisdictional authority over such matters. The intent of the CAP is to create a strategy to eliminate lead pathway exposure, in perpetuity and short term during construction. Ultimately impacted soils would be removed from residential lots and public lands (streets and walkways), and encapsulated under the church parking lot. Development of the subject property would be required to follow the CAP. A requirement of the CAP is that prior to any development taking place on the impacted area, the proposed zoning controls must be in place.

The south edge of the subject property borders Highway No. 1. A sound attenuation fence will be required to mitigate noise from vehicle traffic. This will be addressed by the Administration through the Servicing Agreement and detailed design review process.

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:

- Require that new neighbourhoods are planned and developed to include the following:
 - Integration and interconnectivity with all adjacent neighbourhoods, the city, and where appropriate, the region.
 - Opportunities for daily lifestyle needs, such as services, convenience shopping and recreation;
 - Streets, pedestrian paths and bike paths that contribute to a network of fully connected, safe, and accessible routes to all destinations

The proposed development would be appropriately connected to the existing neighbourhood as originally planned. The addition of a Religious Institution to the neighbourhood will provide an additional service to the Harbour Landing Community and will provide spaces for events, which may be open to the public and can benefit the community overall. A pedestrian pathway would connect Padwick Road to the Harbour Landing multi-use pathway system.

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:	August 27, 2015
Will be published in the Leader Post on:	October 10, 2015 October 17, 2015
Letter sent to immediate property owners	August 4, 2015
Number of Public Comments Sheets Received	21

The application was circulated to the Albert Park Community Association (APCA). The Administration attempted contact with the APCA following circulation of the proposal but was not able to obtain comments prior to the deadline for submission of this report.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B 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 of the Zoning Bylaw and Concept Plan amendment is required pursuant to Part V and IV of *The Planning and Development* City Council's approval of concept plan amendments is required pursuant to Part IV of *The Planning and Development Act, 2007*.

Respectfully submitted,

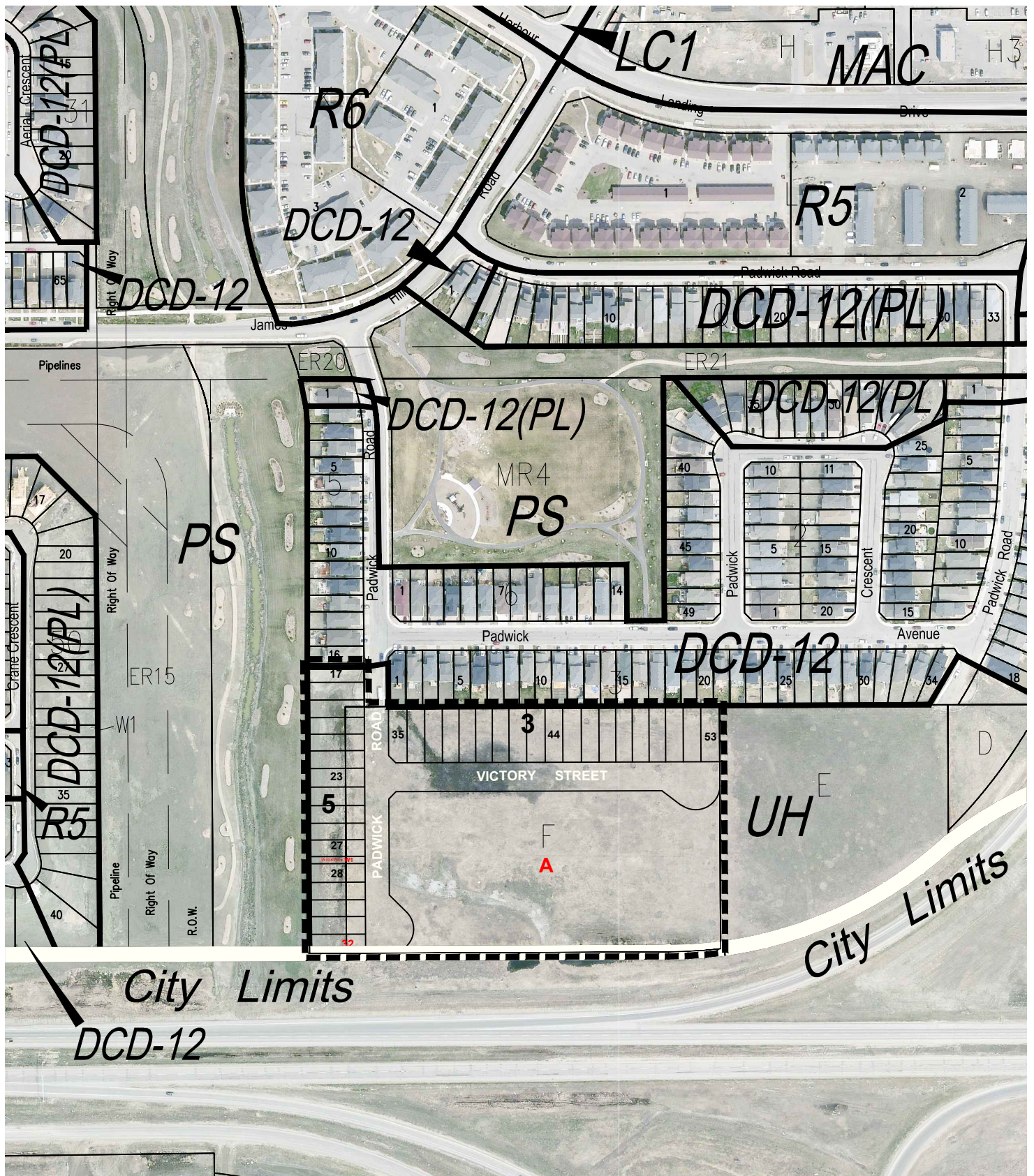


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



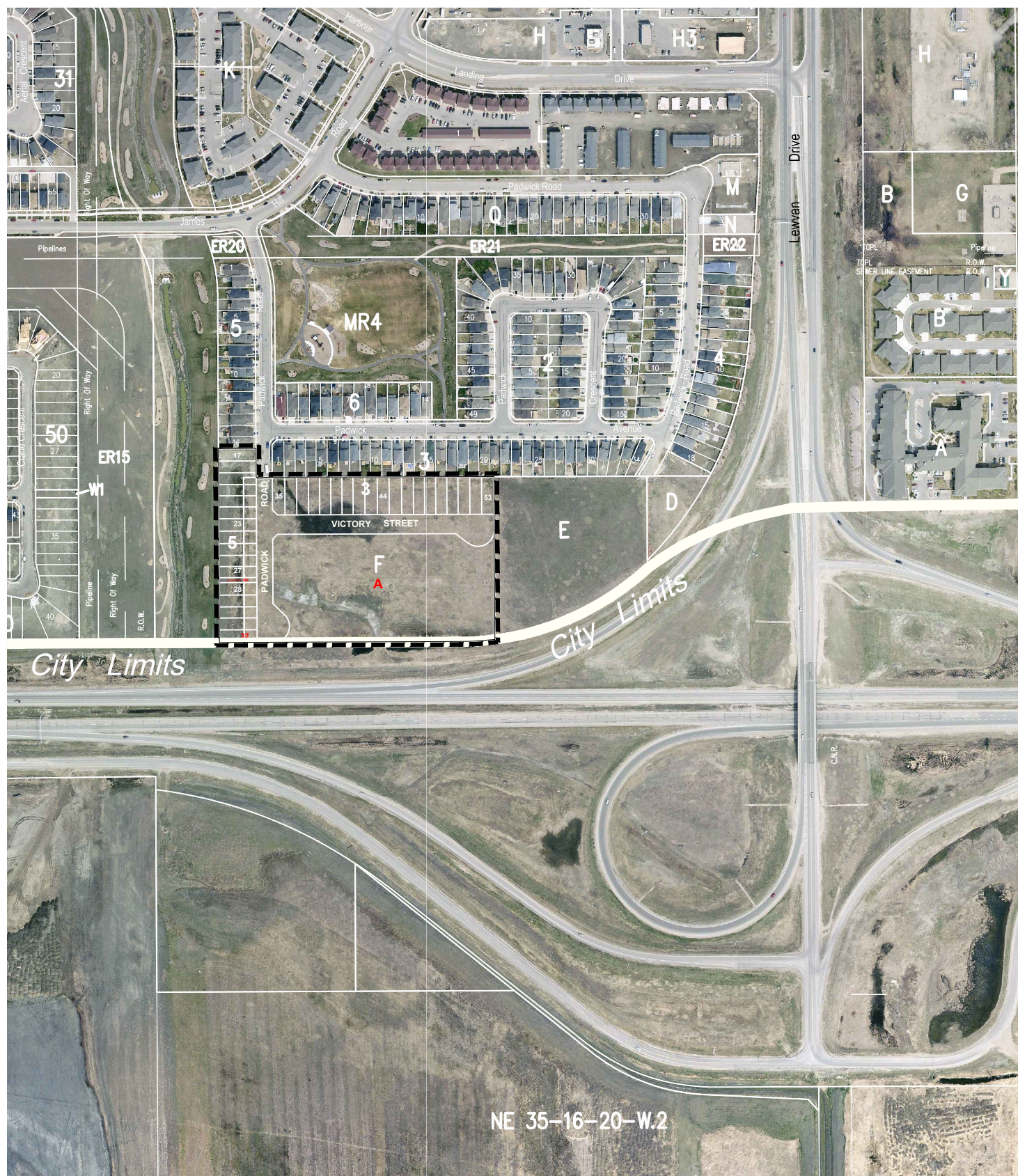
Subject Property



Project
15-SN-17
15-DU-11
15-CP-02

Civic Address/Subdivision

Regina Victory Church



Subject Property

Date of Photography: 2012



Project 15-SN-17
15-DU-11
15-CP-02

Civic Address/Subdivision

Regina Victory Church

PLAN OF PROPOSED SUBDIVISION
OF ALL OF
PARCEL F, REG'D PLAN NO. FH5173
AND PART OF
SE1/4 SEC 2, TWP 17, RGE 20, W2 Mer
REGINA, SASKATCHEWAN
2015
SCALE = 1:1000

NOTES:
 - MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 - SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
 - PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 4.02 ha (9.94 ac).
 - THE SUBDIVISION IS APPROVED UNDER THE PROVISIONS OF SYLAW NO. 7748/LA-884 OF THE CITY OF REGINA.
 - LOT WIDTHS SHOWN AS 10.37 ARE AT 6 OR 18 METRE SETBACKS.

DATE _____ SCOTT L. COLVIN
 SASKATCHEWAN LAND SURVEYOR

CITY OF REGINA APPROVAL
 THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD DASHED LINE IS APPROVED UNDER THE PROVISIONS OF SYLAW NO. 7748/LA-884 OF THE CITY OF REGINA.
 DATED THIS _____ DAY OF _____ A.D. 20____

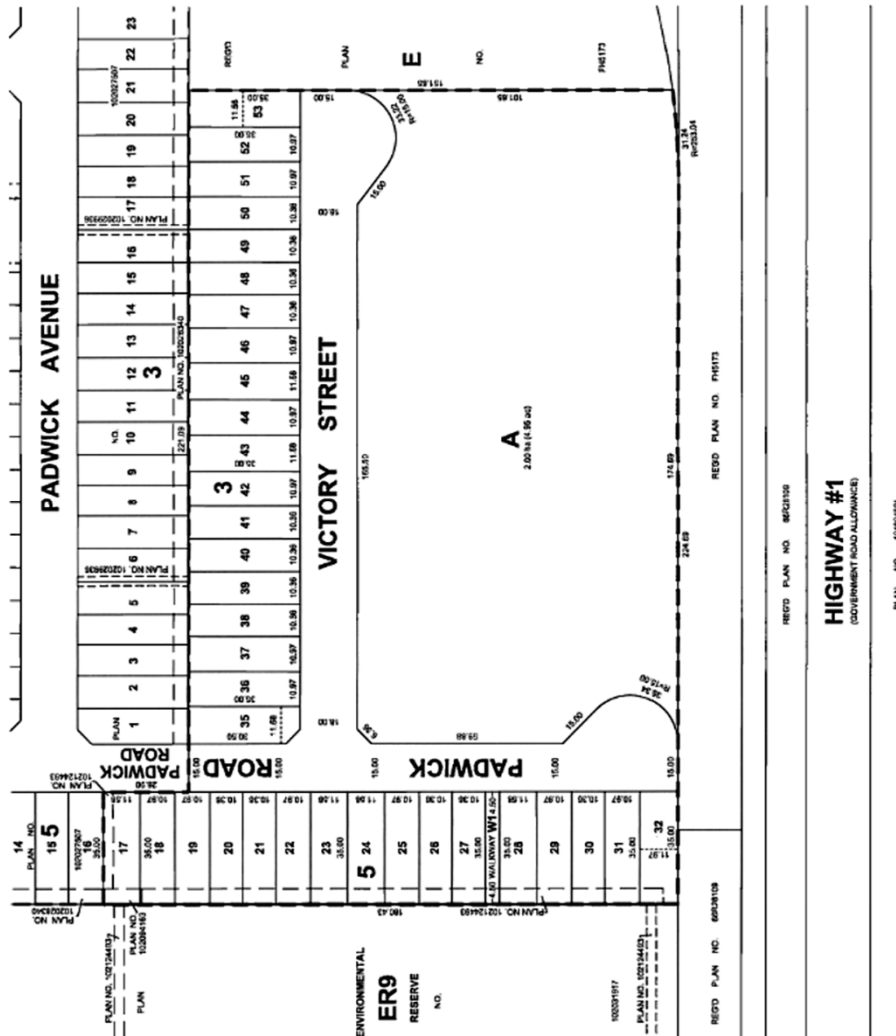
CITY CLERK _____

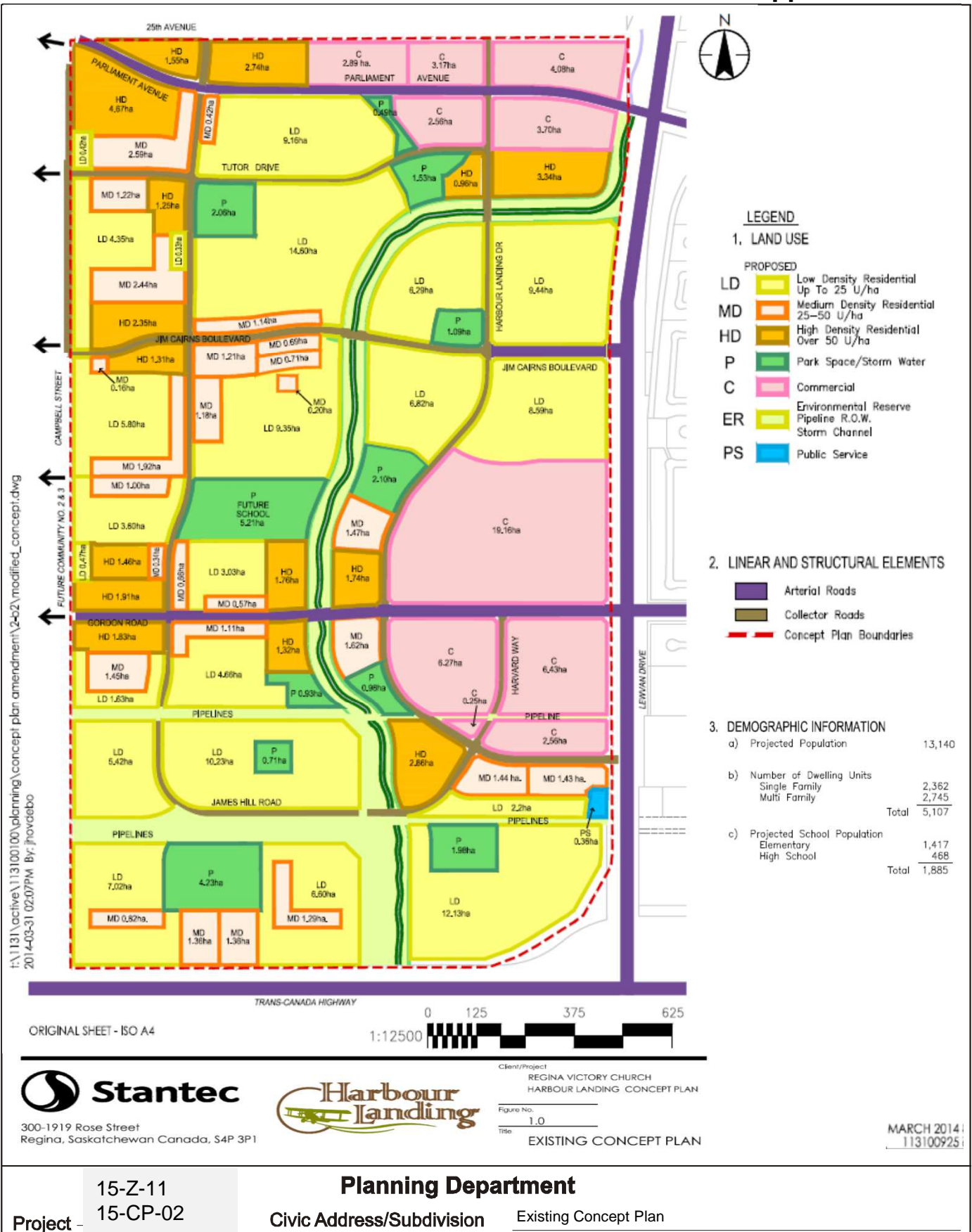
OWNER: PARCEL F, REG'D PLAN NO. FH5173

REGINA VICTORY CHURCH INC.

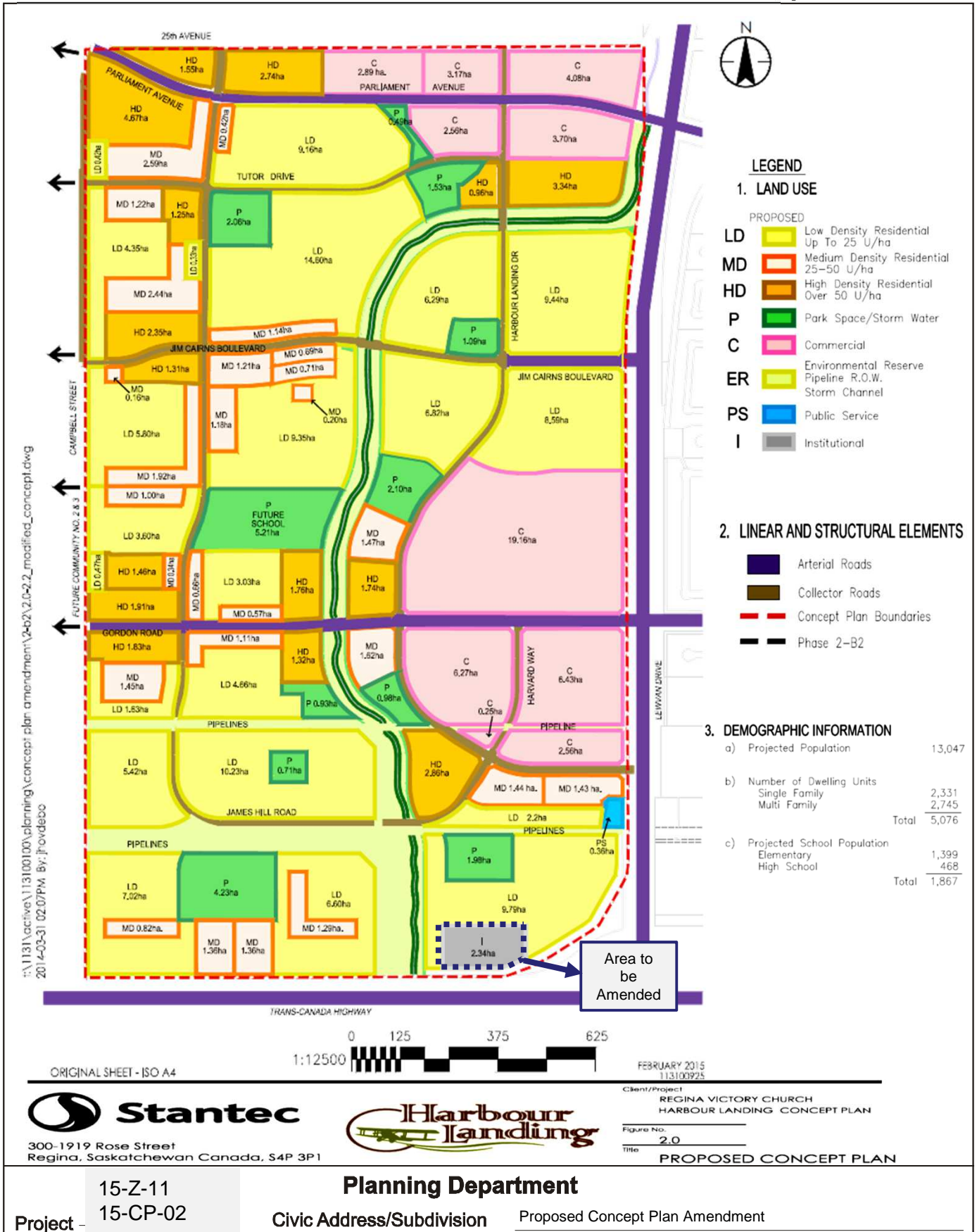
OWNER: PART OF SE1/4 SEC 2-17-20 W2 Mer

DREAM ASSET MANAGEMENT CORPORATION





Appendix A-5



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	8	<ul style="list-style-type: none"> • Padwick Road is already narrow and difficult to drive down with all the parked cars on the street generated by the nearby park and high density residential developments. The proposed development will further increase the level of unsafe traffic and parking conditions within the area. • Other community facilities should be developed instead. • The new development will greatly impact the privacy of existing residence. • This will cause a decrease in property value. • There are too many houses in the area already, it should remain as a natural green space. • It is too close to the highway.
<i>Accept if many features were different</i>	5	<ul style="list-style-type: none"> • Have the contaminated soil completely removed and replaced with new soil instead of encapsulating it underground. • Provide an alleyway or a walkway between the proposed development and the existing houses along the north side. • Decrease property tax for properties abutting the development. • All fences abutting the north of the property be maintained/left undamaged. • The developer had promised that Padwick Road would not change and as such, should not be extended southbound to access the development. • If there was a better traffic and parking solution to accommodate the existing park area and the proposed residential/church development.
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	5	<ul style="list-style-type: none"> • As long as the cleanup of the lead contamination is done in an orderly way. • The trees near Highway #1 should be preserved or replaced if damaged during construction.
<i>None of the above/others</i>	3	<ul style="list-style-type: none"> • Provide detailed construction timeline and additional information regarding the proposed development to prepare residence for upcoming changes. • A sound barrier from highway traffic/noise be built and included in the proposal • The size of the church has the potential to generate too much public activity into the area.

		<ul style="list-style-type: none">• Churches can bring the community together but may impact property values.• If the subject property is to be developed, Parcel E should be maintained year round.• Parking should be restricted to only the east side of Padwick Road. This will allow for better road circulations both directions.
--	--	---

1. Issue: Increase parking and traffic congestion along Padwick Road

Administration's Response: Under *Regina Zoning Bylaw No. 9250*, all land uses are required to provide a minimum number of off-street parking stalls. It will be expected that all required parking must be met and contained onsite to mitigate any impact regarding on-street parking.

2. There are too many houses in the area already, it should remain as a natural green space.

Administration's Response: Currently the subject property exist as a vacant lot however based upon the current Concept Plan for the Harbour Landing, the subject area has been intended for low density residential development since the original concept plan approval. Additionally, the subject area has green space in close proximity including the Harbour Landing Environmental Reserve running along the west side and McKenna Park to the north within walking distance from the subject parcel.

The proposal results in the net reduction of approximately 30 detached residential lots.

3. Have the contaminated soil completely removed and replaced with new soil instead of encapsulating it underground.

Administration's Response: The applicant has prepared a Corrective Action Plan (CAP) by a qualified engineer, which has been accepted by the Saskatchewan Ministry of Environment, who has jurisdictional authority over such matters. Upon development of the site, the subject property will require abidance to the approved CAP procedures. The Ministry of Environment has jurisdiction in the remedial requirements for the site and required follow up including inspection.

4. All fences abutting the north of the property be maintained/left undamaged.

Applicant's Response: At time of development, installation of shallow utilities, electrical, natural gas, telephone and cable may in some instances be carried out close to the fences along the north, however, contractors will be aware that it is their responsibility to maintain and not damage existing property along the subject property. Likewise, during actual home construction, homeowners will be responsible for maintaining these fences and repairing any damages

5. Provide an alleyway between the proposed development and the existing houses along the north side.

Administration's Response: Existing properties on Padwick Road were not designed with a lane access and would also be subject to alley maintenance fees. There are also differing zoning standards for lots with lane access as opposed to those without. Adding a lane would

create non-conformities on the block, which may complicate development of the block in the future.

6. The trees near Highway #1 should be preserved or replaced if damaged during construction.

Applicant's Response: All care will be taken to preserve these trees, however, the owner shall commit, as minimum to replace damaged trees on a one for one basis

7. The size of the church has the potential to generate too much public activity into the area.

Administration's Response: Currently, an application has not been submitted pertaining to the size and capacity of the proposed church and as such is subject to review upon submission, which will require City Council's approval.

8. Provide detailed construction timeline and additional information regarding the proposed development to prepare residence for upcoming changes.

Applicant's Response: Exact time lines have not yet been established and are subject to the approval of this application. Tentatively, commencement of redevelopment is set for early 2016. The preliminary schedule is as follows however subject to change:

- April 16 - June 1: Environmental restoration and rough grading
- June 1 – July 15: Installation of underground services (sewer and water)
- July 15 – August 15: Street and sidewalk
- August 15 – September 1: Installation of shallow utilities (Electrical, natural gas/telephone & cable)
- August 1: First homes constructed.

9. Parcel E should be maintained all year round

Administration's Response: Parcel E is currently not part of the development nor does the applicant hold any authority or ownership of the site. As such, the applicant is not obligated to conduct maintenance of the site.

October 7, 2015

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (15-DU-16) Planned Group of Apartment Buildings
5300 Parliament Avenue – Harbour Landing Subdivision

RECOMMENDATION

1. That the Discretionary Use Application for a proposed planned group of apartment buildings located at 5300 Parliament Avenue, being Parcel B, Plan No. 102151796, 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-3.4 inclusive, prepared by Porchlight Developments and dated July 2015;
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - c) A Shared Access Agreement shall be entered into with the adjacent property to the east Parcel B1, Plan No. 102184512.
2. That this report be forwarded to the October 26, 2015, meeting of City Council.

CONCLUSION

The applicant proposes to develop a planned group of two apartment buildings containing a total of 150 rental units on the subject property located at 5300 Parliament Avenue. The proposal complies with the Harbour Landing Concept Plan which identified the subject property for HD – High Density Residential Development. The proposed development is also consistent with policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Accordingly, the Administration is recommending approval of the Discretionary Use Application.

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 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

Land Use and Zoning Analysis

The applicant proposes to develop a planned group of two four-storey apartment buildings on the subject property. Each building will contain 75 apartment dwelling units.

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

Land Use Details	Existing	Proposed
Zoning	R6- Residential Multiple Housing Zone	R6- Residential Multiple Housing Zone
Land Use	Vacant	Planned Group of Apartment Buildings
Number of Dwelling Units	0	150
Building Area	0 m ²	3228 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	225 stalls (1.5 stalls per unit)	225 stalls
Minimum Lot Area (m ²)	500 m ²	14,450 m ²
Minimum Lot Frontage (m)	15 m	149.5 m
Maximum Building Height (m)	20 m	10.8 m
Maximum Floor Area Ratio	3	0.89
Maximum Coverage (%)	50 %	22.3%

Lands in the immediate vicinity of the subject property are in the process of being developed and include low-density residential development (R1 - Residential Detached Zone) and medium-density residential development (R5 - Residential Medium Density) to the south, high density residential development (R6 - Residential Multiple Housing) to the west, and Industrial (IP - Prestige Industrial Service) to the east. Lands to the north are located outside of the boundaries of the Harbour Landing concept plan (currently zoned as UH - Urban Holding) and will be subject to future concept plan review.

The proposed development is consistent with the purpose and intent of the R6 - Residential Multiple Housing Zone with respect to providing a variety of housing options at densities exceeding 50 units per hectare and encouraging higher density housing along major arterial streets.

Harbour Landing Concept Plan

The proposal complies with the approved Harbour Landing Concept Plan which identifies the subject property for HD – High Density development. The proposed development will achieve a density of 103 units per hectare. The subject property is identified on the attached Harbour Landing Concept Plan in Appendix A-3.5.

Traffic and Parking Management

The development contains 225 parking stalls which meets the minimum parking standard of 1.5 parking stalls per unit required by the *Regina Zoning Bylaw No. 9250* Zoning Bylaw. On street parking is not provided along Parliament Avenue.

The applicant has indicated that based on their experience with previous similar apartment rental projects, the demands for parking typically are below 1.5 units per and in the range of 1.0 to 1.35 parking stalls per unit.

The subject property is located adjacent to an arterial roadway (Parliament Avenue). In addition, the site is also currently serviced by a bus route that runs along Parliament Avenue and James Hill Road. The existing road network has sufficient capacity for expected traffic volumes generated by the proposed development.

Set back Encroachments

The front yard of the site is located along Parliament Avenue where the minimum required front yard setback is 6.0 metres. The buildings along Parliament Avenue are setback 6.9 metres. However, the balconies which project out from the building face are covered and as such are required to also maintain a 6.0 metre front yard setback. The balconies encroach 1.5 metres into the required yard which is a 25% variance from standard.

The proposed variances from standard are relatively minor and can be accommodated through a Minor Variance Application process as the deviation from standard is not more than 25%. The Administration is supportive of the requested variance from standard as there will be minimal impact on the streetscapes and adjacent properties.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements. The development may apply for a five-year tax exemption under the City's *Housing Incentives Policy* for purpose-built rental units.

Environmental Implications

The subject property is situated inside the 25 Noise Exposure Forecast (NEF) contours of Airport Noise Attenuation Overlay Zone and outside of the Obstacle Limitation Surface Overlay Zone and as such does not impact navigational instrumentation or the flight path into Regina International Airport.

Regina Zoning Bylaw No. 9250 requiring all plans that are submitted for building permit approval, pertaining to dwellings located within the Airport Noise Attenuation Overlay Zone, shall be certified by a qualified professional engineer or architect licenced to practise in the Province of Saskatchewan, that confirm compliance with the sound (acoustic) insulation standards contained in Subsection 2.16 of the *Building Bylaw*.

The subject property is located along Parliament Avenue where sound attenuation fencing is not a requirement. For safety and aesthetic reasons it is not appropriate to install fencing along the perimeter of the development 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:

Complete Neighbourhoods

- A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.

Housing Supply and Affordability

- Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.
- Support residential intensification in existing and New Neighbourhoods to create complete neighbourhoods.

This proposed development is consistent with these policies because the density that would be achieved supports residential intensification.

Accessibility Implications

The provincial *Uniform Buildings and Accessibility Standards Act* requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, this equates to seven barrier-free units. The applicant is required to demonstrate compliance with this under the building permit process.

The *Regina Zoning Bylaw No. 9250* requires that 2% of the required parking stalls be provided for persons with disabilities. The proposed development provides five parking stalls for persons with disabilities which meets the minimum requirement of five stalls.

COMMUNICATIONS

Communications with the public is summarized as follows:

Public notification signage posted on	August 12, 2015
Letter sent to immediate property owners	August 5, 2015
Number of Public Comments Sheets Received	2

The application was circulated to the Albert Park Community Association (APCA). The Administration attempted contact with the APCA following circulation of the proposal but was not able to obtain comments prior to the deadline for submission of this report.

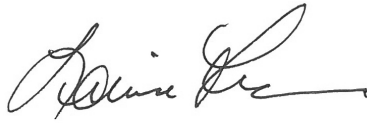
The Administration received two public comment sheets. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

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

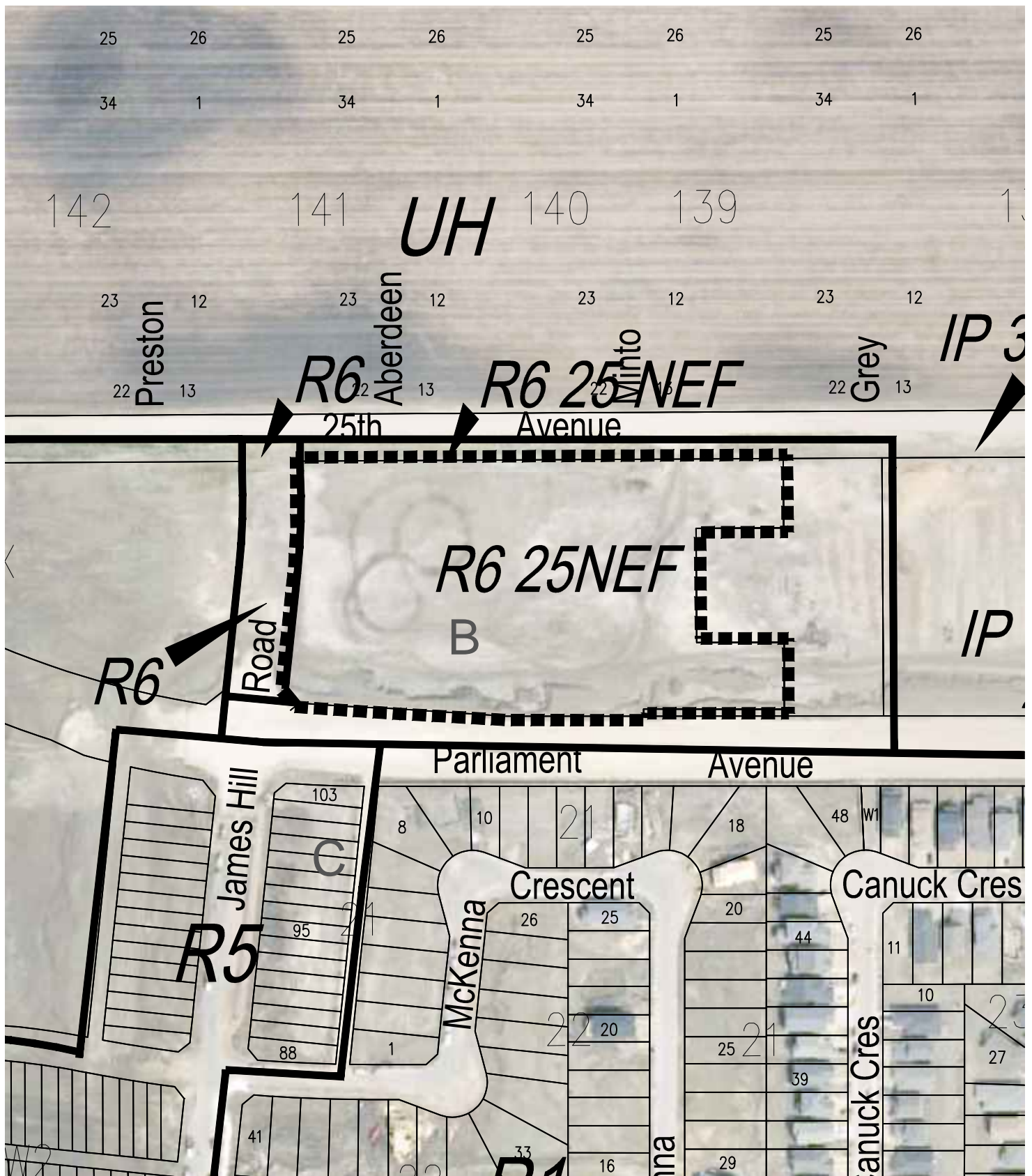
Louise Folk, Director
Development Services

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: Christian Tinney



Subject Property





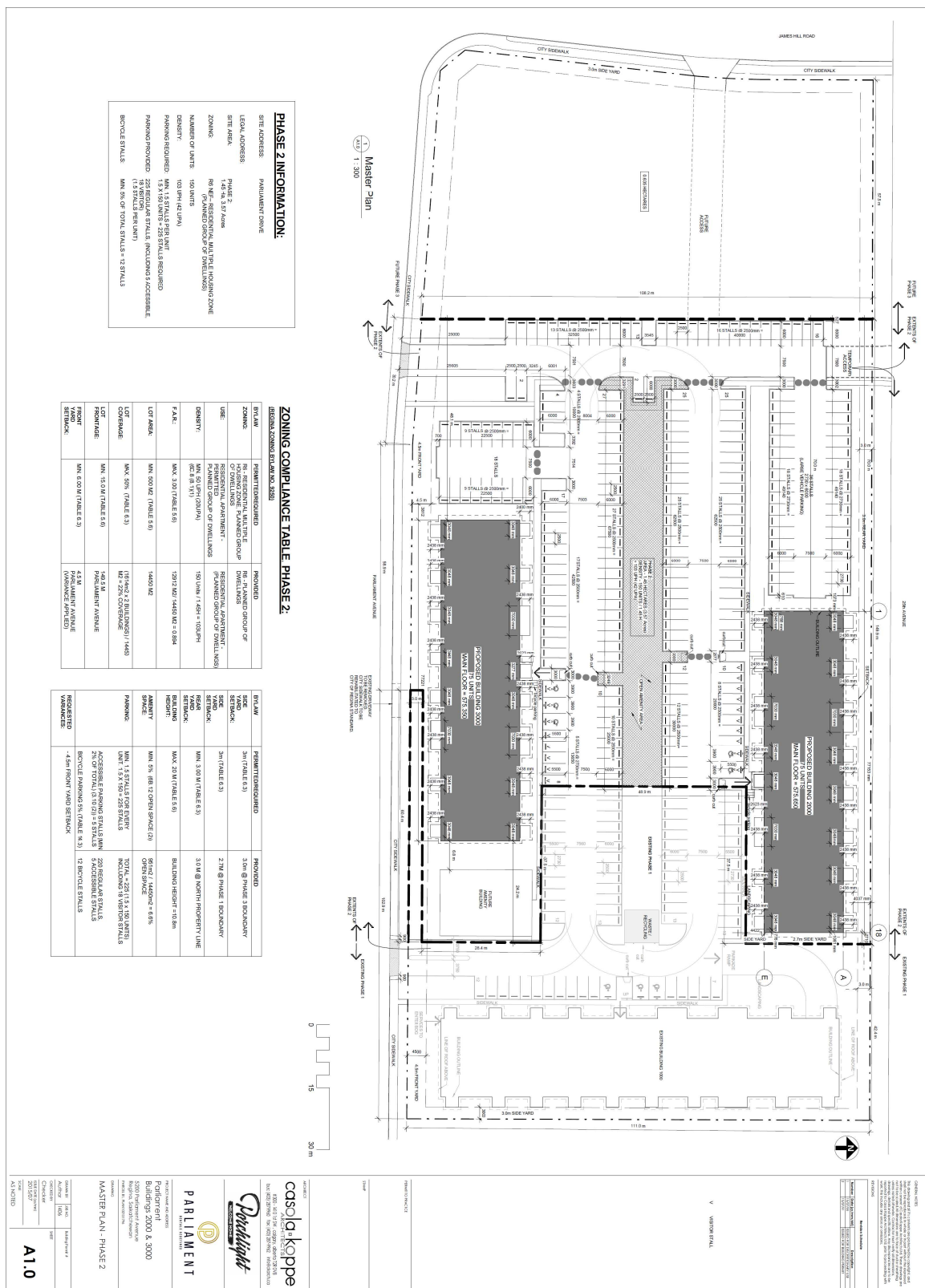
Subject Property

Date of Photography: 2014



Project 15-DU-16

Civic Address/Subdivision 5300 Parliament Avenue, Block B, Plan No. 102151796



1 overall landscape plan
(1.400)



Phase 2 Landscape Statistics

[illegible]

Phase 2 landscape statistics



question



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Confidentiality:

Any information made by the location of meeting and prepared after installation is considered confidential. The Contractor shall only use the location information for the purpose of the project. The Contractor shall not disclose any information to the public, the press, or any other person. The Contractor shall not use any information for any other purpose.

Dissemination:

Any information made by the location of meeting and prepared after installation is considered confidential. The Contractor shall only use the location information for the purpose of the project. The Contractor shall not disclose any information to the public, the press, or any other person. The Contractor shall not use any information for any other purpose.

Confidentiality:

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planning + design collaborative
 1001 10th Street NW
 Seattle, WA 98101
 P 206.461.8181
 F 206.461.8182

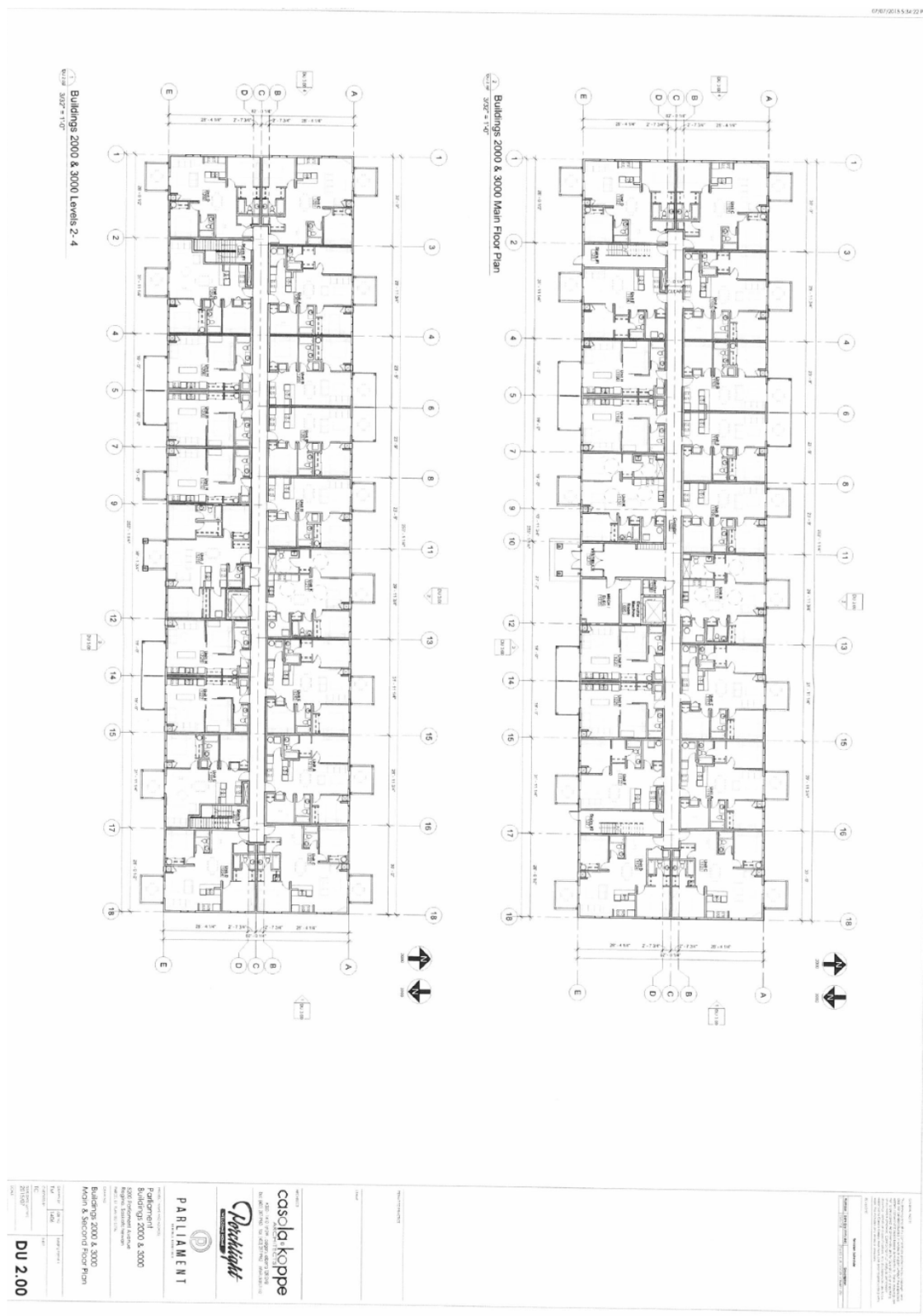
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Parliament Multifamily
Regina

landscape plan

date	received	cost
received	project number	04/30
date	total	
cost		
<div style="text-align: right;"> 14,117.20 10 (100%) </div>		





PARLIAMENT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

ARCHITECTURAL

casola=koppe
ARCHITECTS

4300 - 1410 1st Street SW Calgary, Alberta T2R 0V8
tel: (403) 257-9963 fax: (403) 257-6962 info@casolakoppe.ca

LANDSCAPE

1818
opm
planning + design collaborative

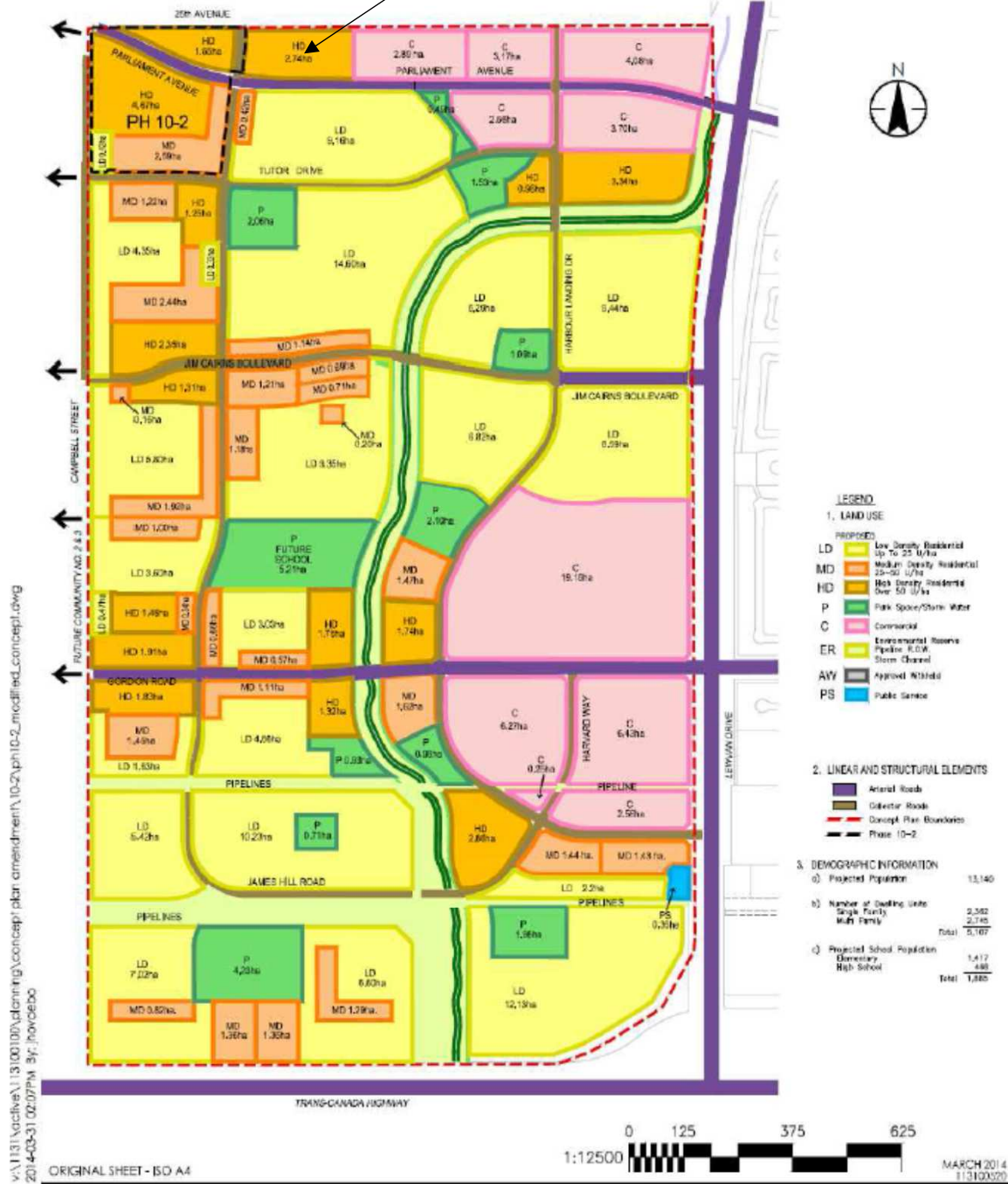
303, 524 17th Avenue SW p: 403.244.8188
Calgary, Alberta T2S 0B2 f: 403.244.8011

Project **15-DU-16**

Planning Department

Civic Address/Subdivision **5300 Parliament Avenue/Harbour Landing**

Subject Property



Stantec

300-1919 Rose Street
Regina, Saskatchewan Canada, S4P 3P1



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.0

Title
PROPOSED CONCEPT PLAN

Project **15-DU-16**

Planning Department
Civic Address/Subdivision **5300 Parliament Avenue/Harbour Landing**

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	High density development Traffic/Dangerous driving Crime Indiscriminate parking
<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	In favour of this project.

- Issue: Maintain the area as single family dwellings. The multiple residence buildings hardly attract long term residences.**

Administration's Response: The proposal is compliant with the Harbour Landing Concept Plan which designates this site for HD – High Density Residential and an amendment to the concept plan is not required to accommodate the proposed development. The subject property is zoned R6 – Residential Multiple Housing Zone which accommodate residential development at higher densities.

The proposal is also compliant with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* that requires a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life including those with specific needs.

- Issue: The proposed development will increase traffic volumes and dangerous driving in the area.**

Administration's Response: The site is located adjacent to two key roadways (Parliament Avenue and James Hill Road). Parliament Avenue and James Hill Road are also the designated greenway and transit routes within the Harbour Landing neighbourhood. Accordingly, the Administration's position is that the existing road network can accommodate the traffic that will be generated by the development.

- Issue: There is indiscriminate parking in the area.**

Administration's Response: The proposal meets the minimum parking requirements established under *Regina Zoning Bylaw No. 9250*. Other development within the area have also been assessed for compliance with the minimum parking requirements under the Zoning Bylaw. James Hill Road is in close proximity and will have parking on both sides of the road.

October 7, 2015

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (15-DU-08) Planned Group of Apartment Buildings
Parcel B – Greens on Gardiner – Primrose Green Drive and Chuka Boulevard

RECOMMENDATION

1. That the Discretionary Use Application for a proposed Planned Group of four apartment buildings located at Primrose Green Drive and Chuka Boulevard, being Parcel B, Plan No. 102162484 Greens on Gardiner 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-3.6 inclusive, prepared by Northern Property Real Estate Investment Trust and dated March 18, April 23, and April 28, 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 October 26, 2015 meeting of City Council.

CONCLUSION

The applicant proposes to develop a planned group of four apartment buildings containing a total of 276 rental units on the subject property located at the corner of Primrose Green Drive and Chuka Boulevard in the Greens on Gardiner.

The proposal complies with the Greens on Gardiner Concept Plan which identifies the subject property for HD - High Density residential development. The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Accordingly, the Administration is recommending approval of the Discretionary Use Application.

BACKGROUND

The subject property is located within Phase 6 of the Greens on Gardiner Subdivision. City Council approved Concept Plan and Zoning Bylaw amendments related to Phase 6 on July 28, 2014 (CR14-87).

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 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

Land Use and Zoning Analysis

The applicant proposes to develop a planned group of four four-storey rental apartment buildings on the subject property. Building 1, facing Green Brooks Way, contains 63 apartment dwelling units. Buildings 2, 3 and 4 facing Green Sandcherry Street, Primrose Green Drive and Chuka Boulevard respectively, each contain 71 apartment dwelling units.

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

Land Use Details	Existing	Proposed
Zoning	R6 – Residential Multiple Housing Zone	R6 – Residential Multiple Housing Zone
Land Use	Vacant	Planned Group of Apartment Buildings
Number of Dwelling Units	n/a	276
Building Area	n/a	6885.12 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	414 stalls	420 stalls
Minimum Lot Area (m ²)	500 m ²	25,840 m ²
Minimum Lot Frontage (m)	15 m	39.86 m
Maximum Building Height (m)	13 m	13 m
Maximum Floor Area Ratio	3.0	1.07
Maximum Coverage (%)	50%	27%

Surrounding land uses include vacant land zoned UH - Urban Holding to the north, land zoned for low to medium density residential development to the east and west and the site for the new joint-use elementary school and park space to the south.

The proposed development is consistent with the purpose and intent of the R6-Residential Multiple Housing Zone with respect to providing a variety of housing options at densities exceeding 50 units per hectare and encouraging higher density housing along major arterial streets.

The proposal complies with the approved Greens on Gardiner Concept Plan, which identifies the subject property for HD – High Density residential development. The subject property is identified on the attached Greens on Gardiner Concept plan in Appendix A-3.7.

Traffic and Parking Management

The subject property contains an internal centrally located surface parking lot for 194 vehicles and structured underground parking for 226 vehicles for a combined total of 420 parking stalls. The apartment complex is providing more than the minimum parking standard of 1.5 parking stalls per unit required by *Regina Zoning Bylaw No. 9250* on the site which should limit the need for on-street parking. On street parking will be provided on the north side of Green Brooks Way adjacent to the subject property. On street parking is also accommodated on Green Sandcherry Street which borders the subject property to the east.

The applicant has indicated that based on their experience with similar apartment rental projects the demands for parking typically are below 1.5 parking stalls per unit and in the range of 1.4 to 1.5 parking stalls per unit.

Concern was expressed about the provision of an access point to the development off of Green Brooks Way due to the location of the school directly south on Green Brooks Way and whether there would be any conflict with traffic generated by the school. This concern is addressed as parking in front of the school will be signed as a drop-off zone and designated as a Fire Lane. In addition, the entrance to the subject property on Green Brooks Way is close to the intersection with Chuka Boulevard which should direct traffic to the west of the site and not encourage traffic to continue east past the school. There is also an entrance/exit to the apartment complex on Primrose Green Drive. Due to the location of the school, speed limits on Chuka Boulevard and Green Brooks Way will be posted at maximum of 40 kilometres/hour.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

The Transit Department has indicated that they are working on plans for provision of transit service in the Greens on Gardiner with implementation subject to budget approval. Chuka Boulevard is the designated transit route on the Greens on Gardiner concept plan

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:

Complete Neighbourhoods

- A diversity of housing types to support residents from wide range of economic level, backgrounds and stages of life, including those with special needs.

Housing Supply and Affordability

- Support attainable housing in all neighbourhoods through ownership, rental housing and specific need housing.
- Support residential intensification in existing and new neighbourhoods to create complete neighbourhoods.

Other Implications

Peak hour water pressure deficiencies have been identified in this area. To ensure that adequate water pressure is achieved, a private booster pump is recommended. The Administration will further assess the servicing plan and details of the private booster pump with the applicant in the building permit application process.

Accessibility Implications

The provincial *Uniform Building and Accessibility Standards Act* requires 5 per cent of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, this equates to 14 barrier-free units, which will be divided among all of the buildings and will be located on the main floor. The applicant is required to demonstrate compliance with this requirement in building permit application submission.

The *Regina Zoning Bylaw No. 9250* requires that 2 per cent of the required parking stalls be provided for persons with disabilities. This equates to a minimum of 8 parking stalls. The proposed development provides 8 parking stalls for persons with disabilities which meets the minimum requirement.

COMMUNICATIONS

Communications with the public is summarized as follows:

Public notification signage posted on	June 10, 2015
Letter sent to immediate property owners	July 13, 2015
Number of public comments sheets received	4

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

The Administration received four public comment sheets. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

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

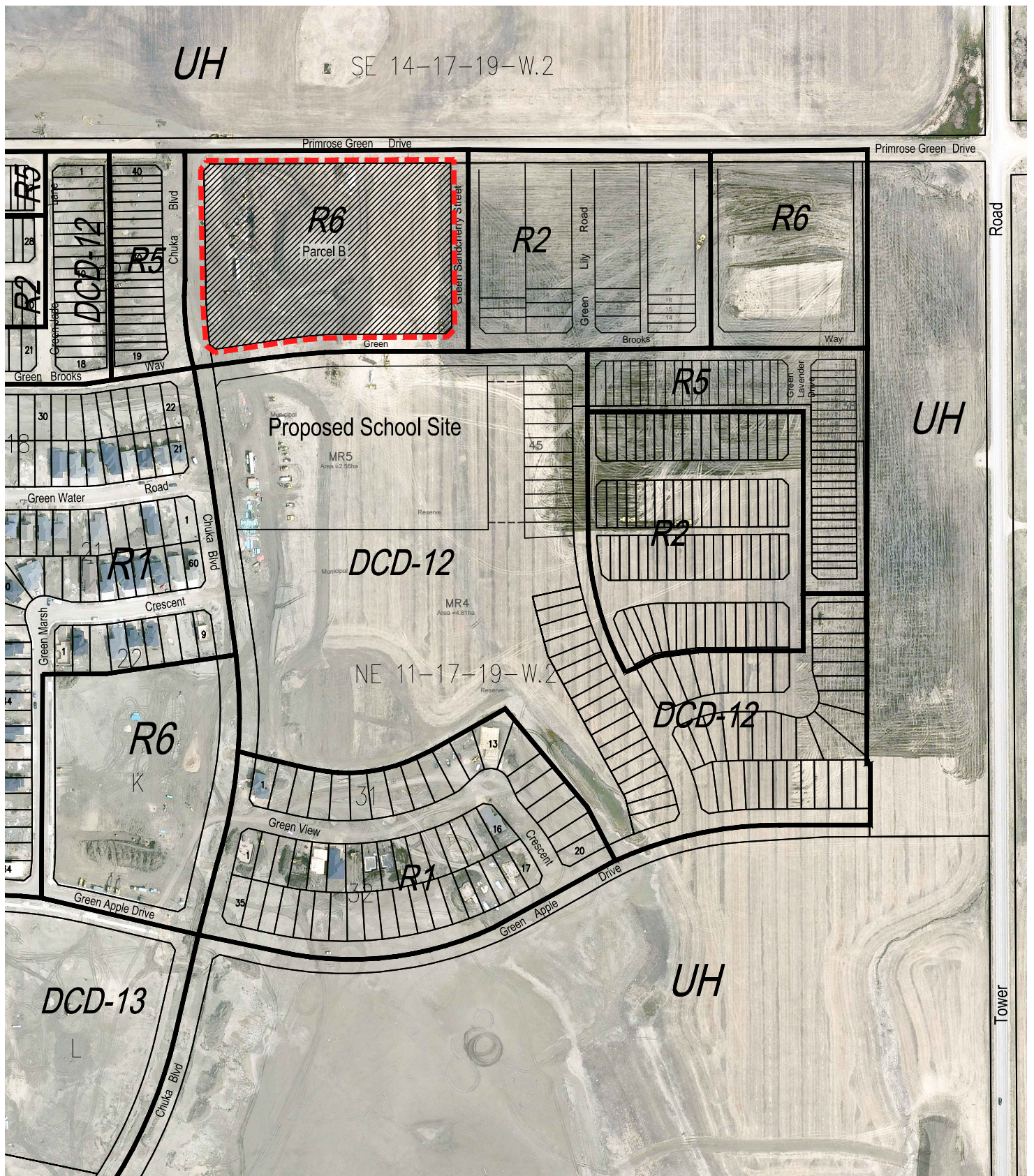
Louise Folk, Director
Development Services

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



Subject Property



Project 15-DU-08

Civic Address/Subdivision

Parcel B
The Greens on Gardiner Phase 6, Stage 2



Subject Property

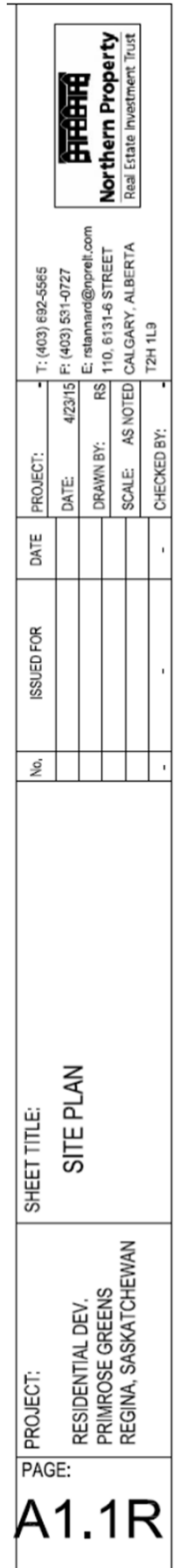
Date of Photography: 2012

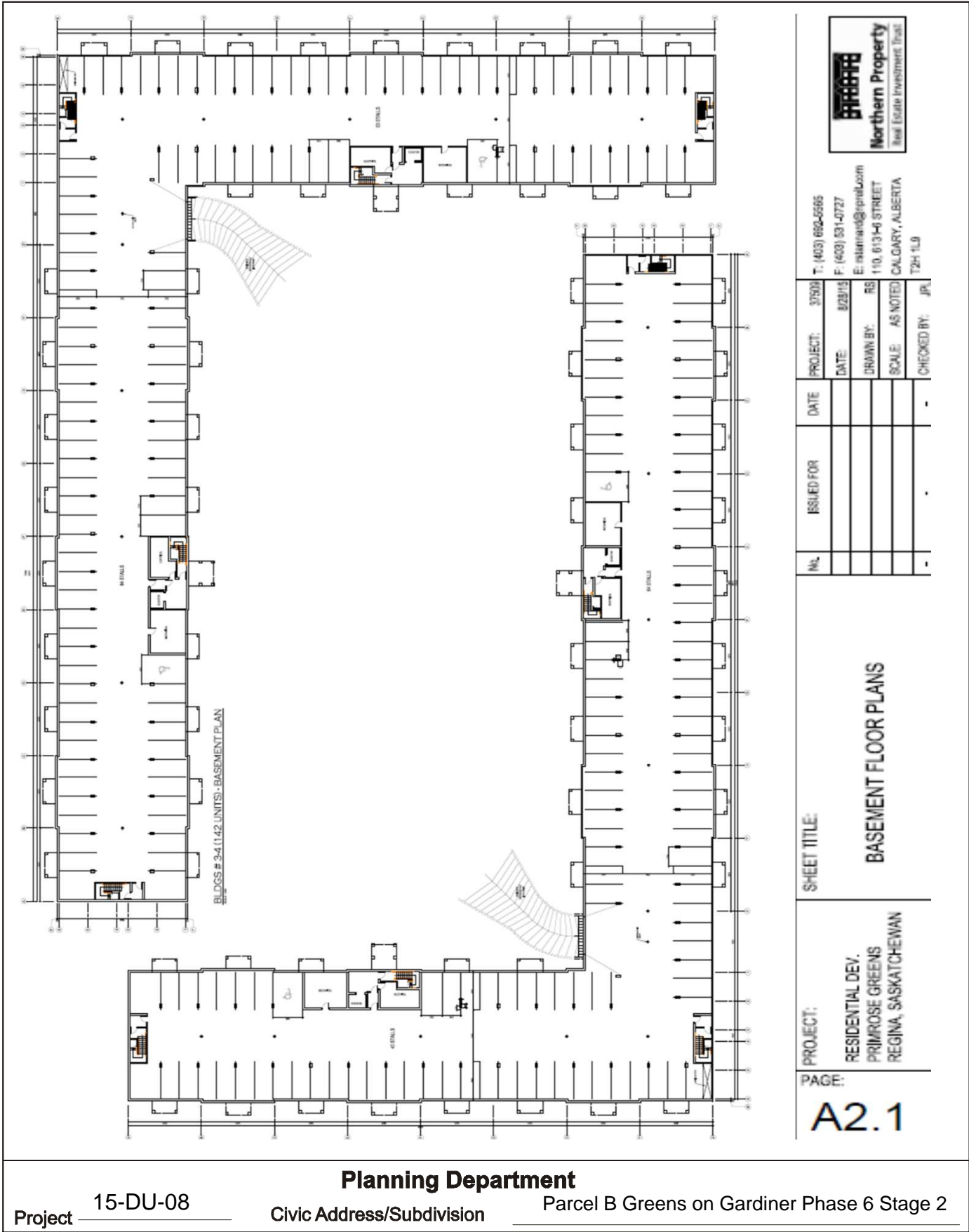



Project 15-DU-08

Civic Address/Subdivision

Parcel B
The Greens on Gardiner Phase 6, Stage 2





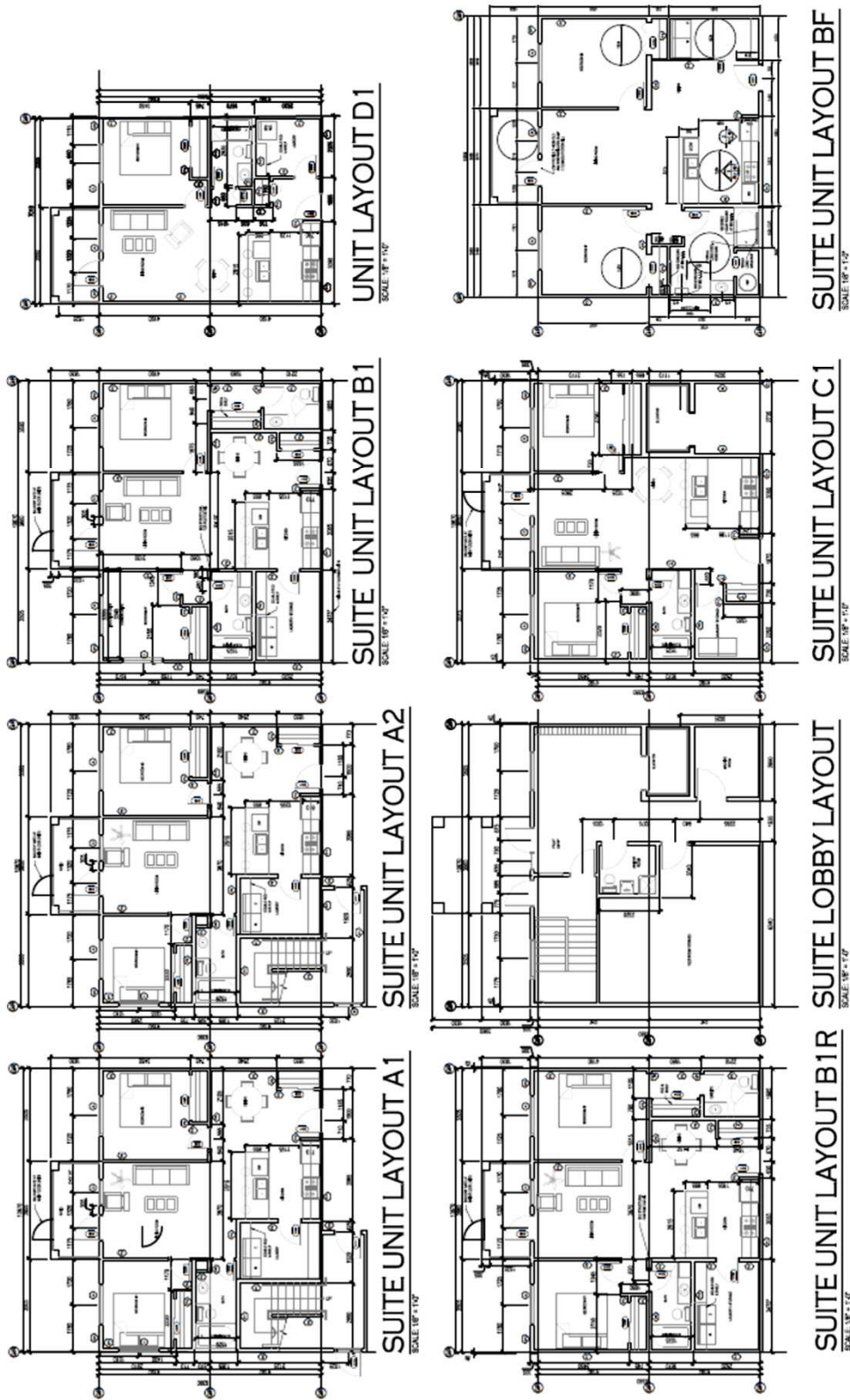
PROJECT:		RESIDENTIAL DEV. PRIMROSE GREENS REGINA, SASKATCHEWAN	
PAGE:		A2.1	
SHEET TITLE:		BASEMENT FLOOR PLANS	
INL	ISSUED FOR	DATE	PROJECT:
			37501
			DATE:
			8/28/13
			DRAWN BY:
			RS
			SCALE:
			AS NOTED
			CHECKED BY:
			JPL
<div> Northern Property Real Estate Investment Trust</div> <div>T: (403) 692-5565 F: (403) 531-4727 E: info@northernproperty.com 110, 613-14 STREET CALGARY, ALBERTA T2H 1L9</div>			

Planning Department

Project 15-DU-08

Civic Address/Subdivision

Parcel B Greens on Gardiner Phase 6 Stage 2



PROJECT:		RESIDENTIAL DEV. PRIMROSE GREENS REGINA, SASKATCHEWAN	
PAGE:		A5.1	
SHEET TITLE:		TYPICAL SUITE LAYOUTS	
NO.	ISSUED FOR	DATE	PROJECT
-	-	-	37500
-	-	-	T: (403) 692-5565
-	-	-	F: (403) 531-0727
-	-	-	E: estuard@primrose.com
-	-	-	110, 613-40 STREET
-	-	-	CALGARY, ALBERTA
-	-	-	T2H 1L9
-	-	-	RS
-	-	-	SCALE: AS NOTED
-	-	-	CHECKED BY: JPL





Northern Property
Real Estate Investment Trust

Greens on Gardiner - Exterior Elevations

Building 3



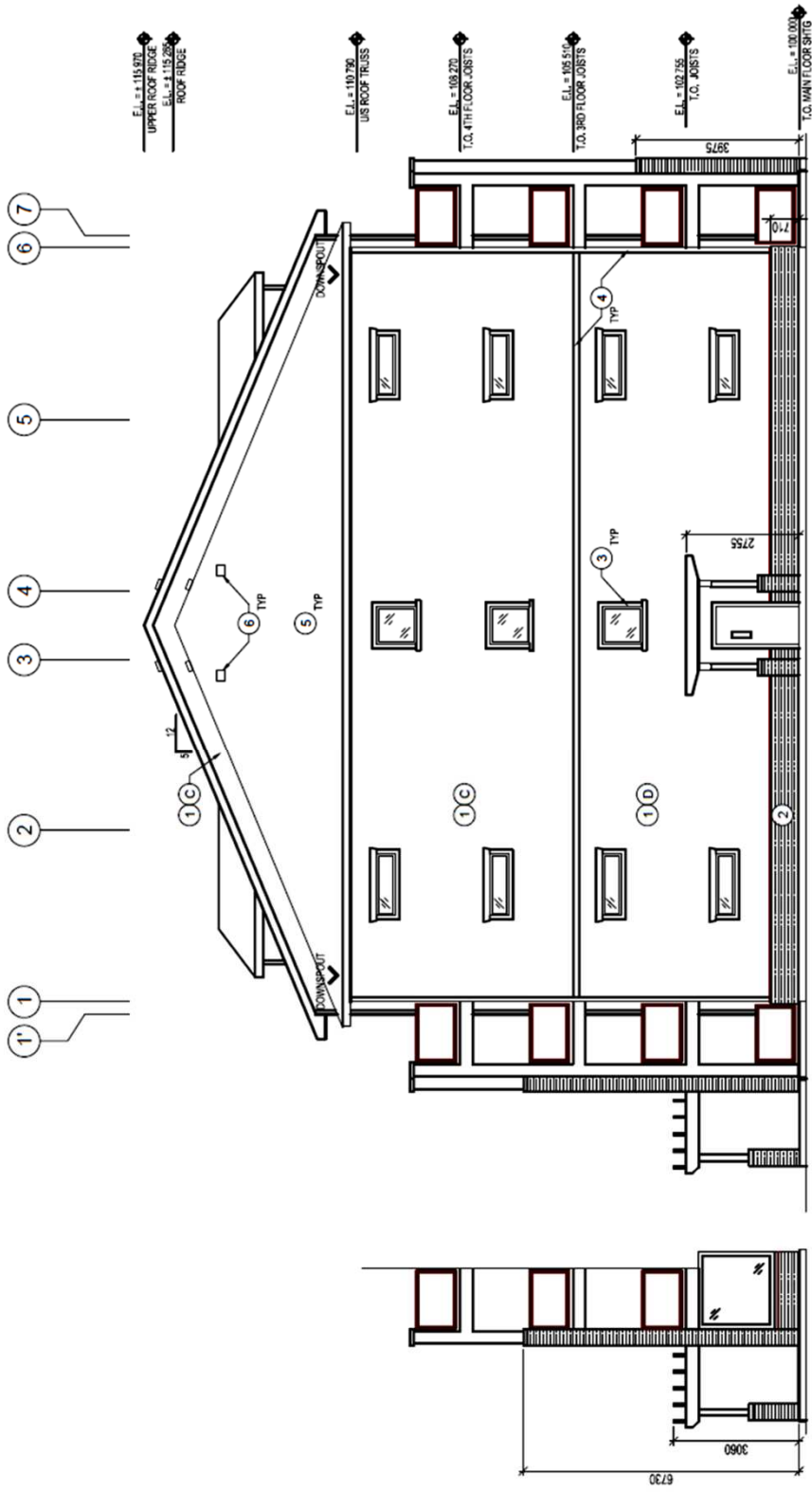
Building 4



Planning Department

Project 15-DU-08

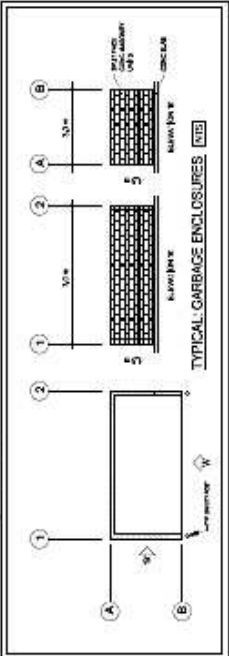
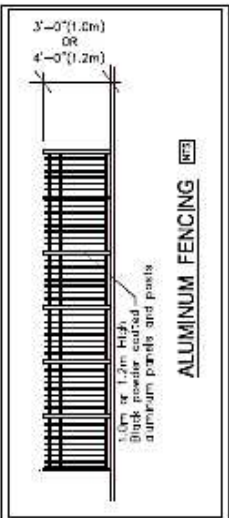
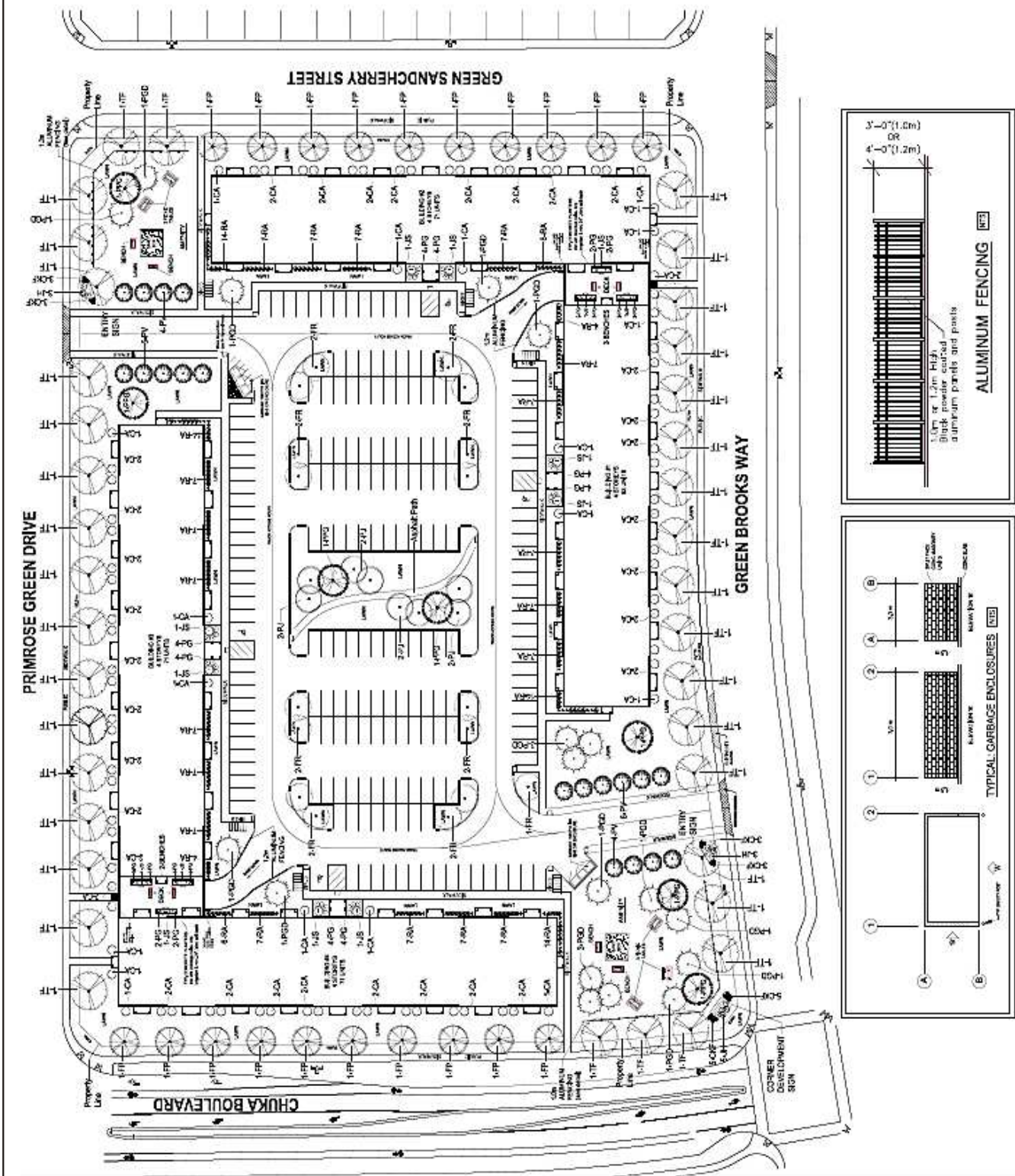
Civic Address/Subdivision Parcel B Greens on Gardiner Phase 6 Stage 2



SIDE ELEVATION "TYPICAL"

PROJECT: RESIDENTIAL DEV. PRIMROSE GREENS REGINA, SASKATCHEWAN		SHEET TITLE: EXTERIOR ELEVATIONS		PROJECT: 37500		T: (403) 692-6665	
PAGE: A3.1				DATE: 8/29/13		F: (403) 531-0727	
				DRAWN BY: RS		E: rs@nprl.com	
				SCALE: AS NOTED		110, 613-46 STREET	
				CHECKED BY: JR		CALGARY, ALBERTA	
						T2H-11.0	





Planning Department



Planning Department

Project 15-DU-08

Civic Address/Subdivision

Parcel B, Greens on Gardiner Phase 6 Stage 2

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	4	<ul style="list-style-type: none"> • Purchased lot due to view which will now be obstructed by high density buildings. • Over-crowded schools, daycares and parks. • Future on street parking issues. • Safety concerns regarding children walking to school and increased traffic and parking issues. • Property values decrease • Enough rental properties in the area. • Rentals are cheaply built and unattractive.
<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>	0	

1. Issue: View affected by proposed buildings

Administration's Response: The Greens on Gardiner is a new neighbourhood that is being developed in phases. This proposed development is in Phase 6, Stage 2. The Administration and the developer work together to develop Concept Plans for each phase of neighbourhood design. The concept plan identifies the types of land uses for each phase. The Concept Plan approval process is a public process in that the proposed plan is advertised and Regina Planning Commission and City Council meetings are public meetings where the residents are able to speak to the issues they see with regard to the Concept Plan.

This Concept Plan for Phase 6, Stage 2 was approved by City Council and the Zoning Bylaw was amended in July 2014. The plan identified this parcel (Parcel B) as being suitable for high density residential development. The zoning on this parcel is R6 - Residential Housing Zone which is the zone that allow for high density residential development with typically buildings in the range of two to four storeys.

2. Issue: Overcrowded schools, daycares and parks

Administration's Response: The application was circulated to the Regina Public School Board and Regina Catholic School Board for comment. A new school, which will accommodate both Public and Catholic school students, is planned for the property directly to the south of this development.

One of the required elements of a planned group of dwellings project is the provision of amenity space for children on the site. Two amenity areas are proposed and in addition park and playgrounds will be developed adjacent to the new school.

3. Issue: On-street parking issues and pedestrian safety concerns

Administration's Response: Parking in front of the school will be signed as a drop-off zone and designated as a Fire Lane. The entrance to the subject property on Green Brooks Way is close to the intersection with Chuka Boulevard which should direct traffic to the west of the site and not encourage traffic to the east past the school. There is also an entrance/exit to the apartment complex on Primrose Green Drive.

The proposed development provides more than the minimum parking required parking under *Regina Zoning Bylaw No. 9250*. Green Brooks Way will have on street parking on the north side of the street. On street parking could also be permitted on Green Sandcherry Street which borders this proposed development on the east.

Due to the location of the school, speed limits on Chuka Boulevard and Green Brooks Way will be limited to 40 kilometres/hour. A pedestrian crossing will be installed on Chuka Boulevard and Green Brooks Way to further improve pedestrian safety conditions in the area.

4. Issue: Impact on Property Values

Administration's Response: There is no evidence correlating rental accommodations with an overall lowering of property values. City policy encourages a variety in choice of housing options in all neighbourhoods.

5. Issue: Over supply of rental properties in neighbourhood, design and construction

Administration's Response: City policy encourages a variety of housing options in all neighbourhoods. Since the Greens on Gardiner is a developing neighbourhood, the developers are required to comply with the concept plan and will proceed with developments that also address current housing trends and market conditions.

The Planning and Development Act, 2007 does not enable the City of Regina to address architectural details when reviewing development applications. All development however must conform to the requirements of The National Building Code of Canada.

October 7, 2015

To: Members,
Regina Planning Commission

Re: Application for Partial Road Closure (15-CL-10)
Portion of 8th Avenue Adjacent to 1360 Broder Street

RECOMMENDATION

1. That the application for the closure and sale of an undeveloped portion of 8th Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 11, 2015 and legally described as “a portion of Parcel 8th Avenue, Plan No. FA5033”, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The City of Regina’s Real Estate Branch proposes to close and consolidate an undeveloped portion of the 8th Avenue right-of-way with an adjacent industrial property to the north located at 1360 Broder Street. The proposed road closure is intended to accommodate the purchaser with additional land area.

There is no impact on the traffic circulation and flow in the area or access issues on adjacent properties. Accordingly, the Administration supports the proposed road closure.

BACKGROUND

A closure application has been submitted concerning a portion of road right-of-way adjacent to 1360 Broder 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 portion of closed road right-of-way with the adjacent property at 1360 Broder Street.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 332.43m² portion of 8th Avenue road right-of-way and consolidate it with the adjacent property located at 1360 Broder Street. The resulting subject property is shown in Appendix A-1 and on the attached plan of proposed subdivision in Appendix A-3.1. The purpose of the sale is to accommodate the purchaser with additional land area.

The portion of road to be closed is 9.3m in width. This area is currently undeveloped and unfenced. The resulting property line would be located approximately 3.5m from the street curb along 8th Avenue.

The subject property is currently zoned IA – Light Industrial. The surrounding land uses include light industrial uses to the north, east, and west, and railway lands to the south.

The proposed closure will not impact traffic flow or circulation in the surrounding area.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion of road/lane is \$2,250.00 + GST. Consolidation of the lanes into the adjacent properties will result in a modest increase in the property tax assessment attributable to the property owner(s) at 1360 Broder Street. The proposed closure will relieve the City of any obligations for its maintenance or 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 unused portion of the road right-of-way, 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

Communication with the public is summarized as follows:

Will be published in the Leader Post on	October 17, 2015
Letter sent to immediate property owners	July 2, 2015
Number of public comments sheets received	0

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


No comments were received in response to the public notice that was distributed.

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*.

Respectfully submitted,

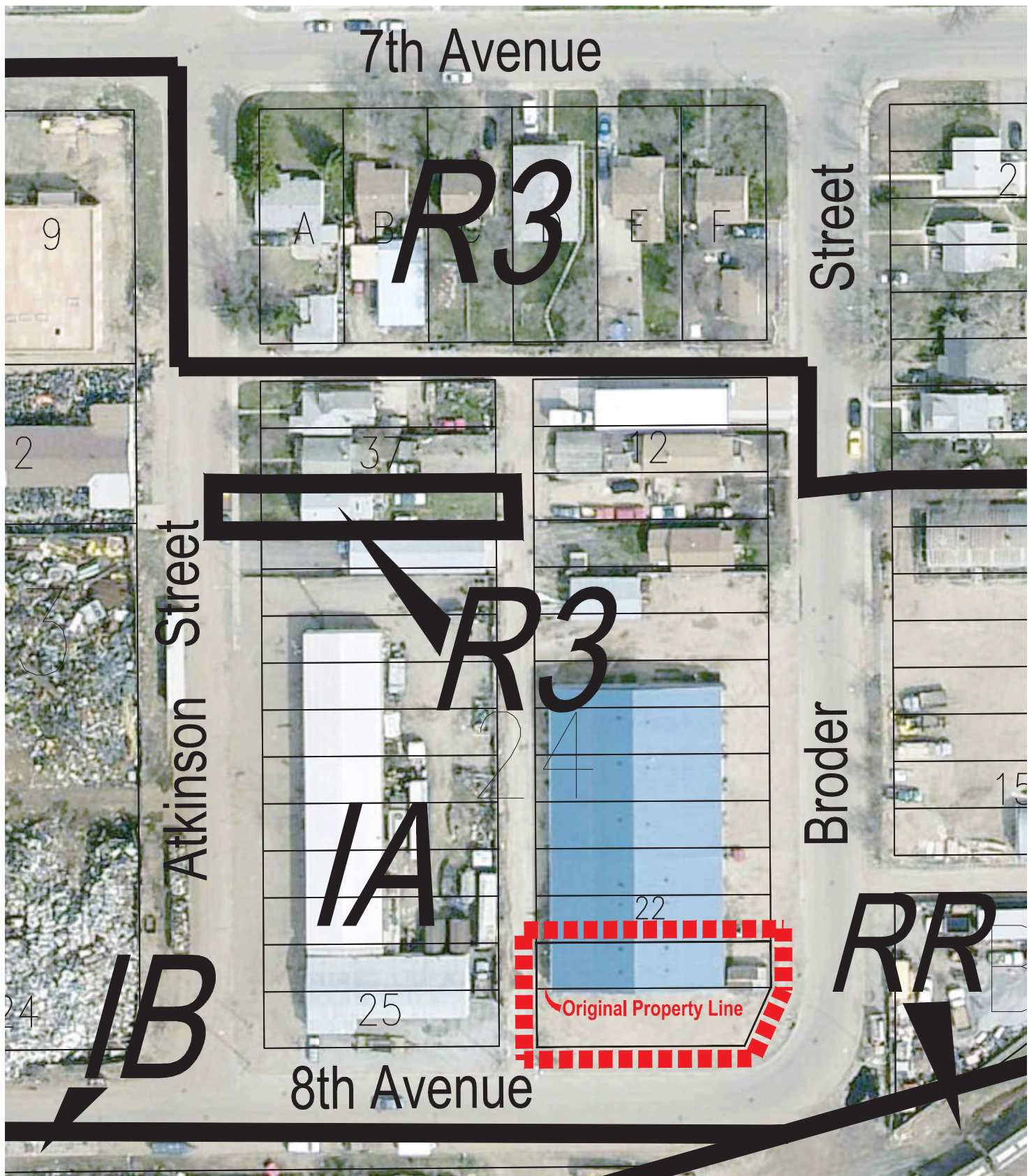


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property





Subject Property

Date of Photography: 2012

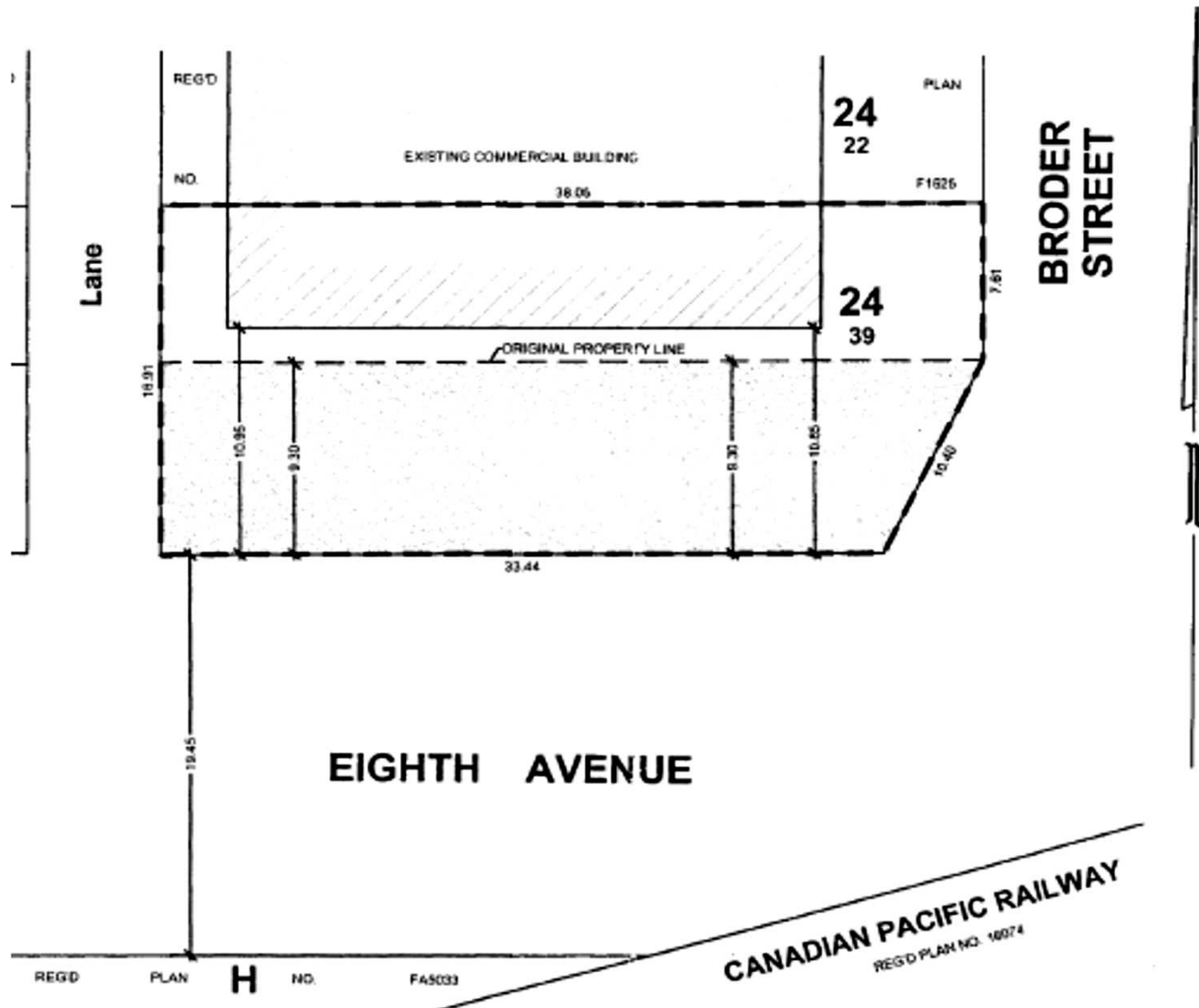


Project 15-CL-10
15-SN-21

Civic Address/Subdivision

Lot 23, Blk 24, Plan# F1625 and a portion of 8th Avenue

REDUCED DRAWING,
* NOT TO SCALE*



**PLAN SHOWING
PROPOSED SUBDIVISION
OF
LOT 23, BLOCK 24,
REG'D PLAN NO. F1625
WITH A PORTION OF
EIGHTH AVENUE,
REG'D PLAN NO. FA5033
SW1/4 SEC 29-17-19 W2 Mer
1360 BRODER STREET
REGINA, SASKATCHEWAN
SCALE: 1:250**

NOTES:
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER
FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED
LINE AND CONTAINS 0.06 ha (0.15 ac)

DATE May 11th/2015

SCOTT L. COLVIN
SASKATCHEWAN LAND SURVEYOR

OWNER(S): LOT 23

MARK ZARYSKI & CAROLYN ZARYSKI

CITY OF REGINA APPROVAL

THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD
DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW
NO. 7748-LA-884 OF THE CITY OF REGINA.

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

CITY CLERK

OWNER(S): PORTION OF EIGHTH AVENUE

CITY OF REGINA



Planning Department

Project 15-CL-10

Civic Address/Subdivision

Portion of 8th Avenue Right-of Way

October 7, 2015

To: Members,
Regina Planning Commission

Re: Application for Partial Road Closure (15-CL-11)
Portion of Riverside Avenue Adjacent to 2540 Garnet Street

RECOMMENDATION

1. That the application for the closure and sale of a portion of Riverside Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 19, 2015, and legally described as “All that portion of Riverside Avenue, Reg'd Plan No. K4654, shown on the Proposed Plan of Subdivision prepared by Scott L. Colvin, SLS, dated May 19, 2015.” be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The City of Regina's Real Estate Branch proposes to close and consolidate a portion of Riverside Avenue with an adjacent residential property to the south located at 2540 Garnet Street. The proposed road closure is intended to accommodate the purchaser with additional land area.

Since this portion of road right-of-way has not been developed as a physical road, there will be no impact on the traffic circulation and flow in the area or access issues on adjacent properties. Accordingly, the Administration supports the proposed closure.

BACKGROUND

A closure application has been submitted concerning a portion of road right-of-way adjacent to 2540 Garnet 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 respective portions of closed road right-of-way with the adjacent property at 2540 Garnet Street.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 0.023 ha portion of Riverside Avenue and consolidate it with the adjacent property located at 2540 Garnet Street as shown on the attached plan of proposed subdivision in Appendix A.3.1. The adjacent property owner is currently using this portion of road right-of-way as part of the residential property, however there are no structures encroaching on to the existing right-of-way.

The surrounding land uses consist of detached dwellings to the north, east and south and Kiwanis Park to the west.

The proposed closure will not impact traffic flow or circulation in the surrounding area.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion of lane is \$16,537.50 + GST. Consolidation of the land with the adjacent property will result in a modest increase in the property tax assessment attributable to the property owner. The closure will relieve the City of any obligations for its maintenance or 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 unused portion of road right-of-way, 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

Communication with the public has been summarized below:

Will be published in the Leader Post on	October 17, 2015
Letter sent to immediate property owners	August 4, 2015
Number of public comments sheets received	0

The application was circulated to the Cathedral Area Community Association for comments. Following circulation the Administration attempted follow up contact with the Cathedral Area Community Association but did not receive a response prior to the deadline for submission of this report.

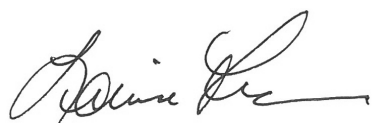
No comments were received in response to the public notice that was distributed.

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*.

Respectfully submitted,

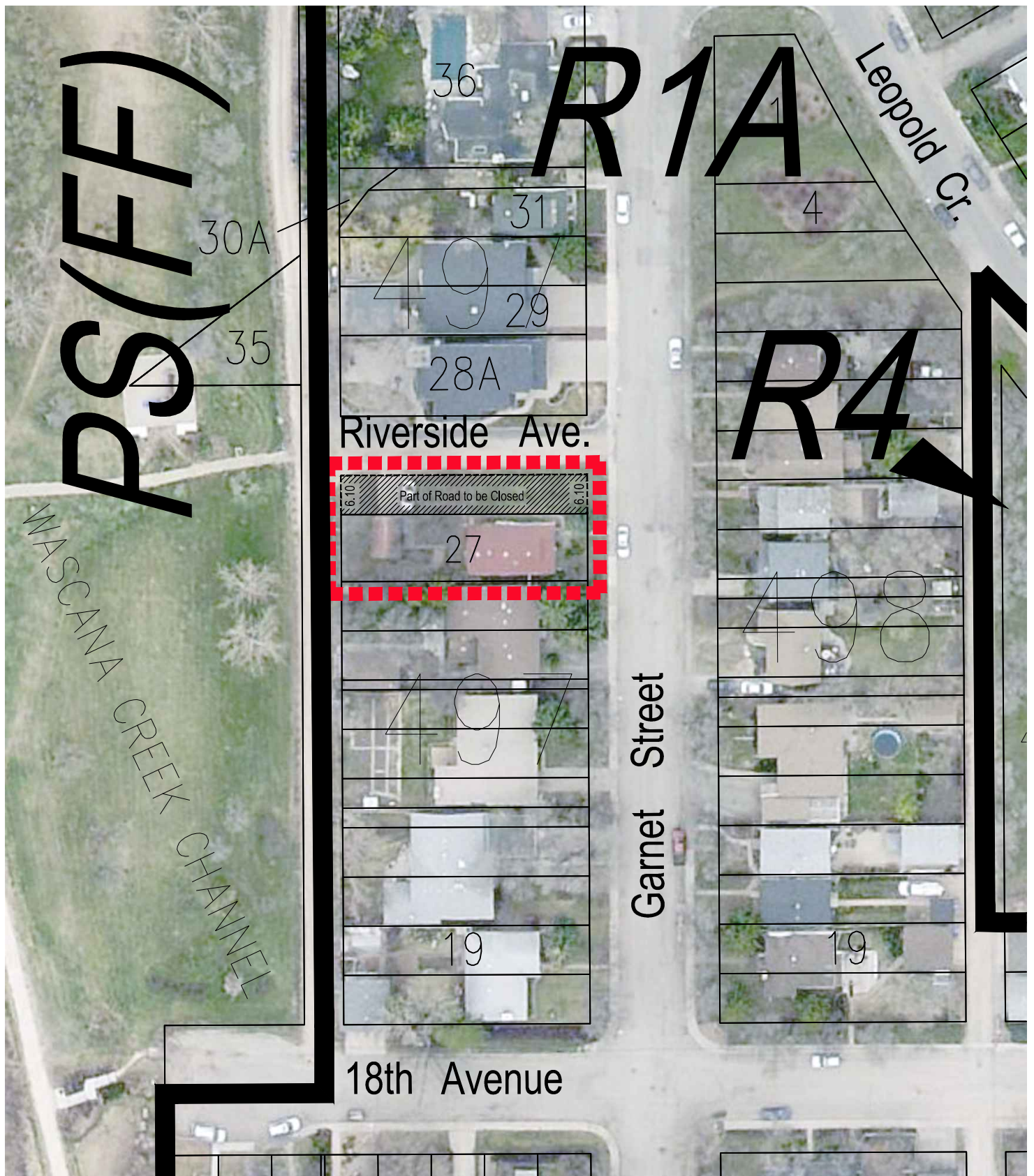


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development

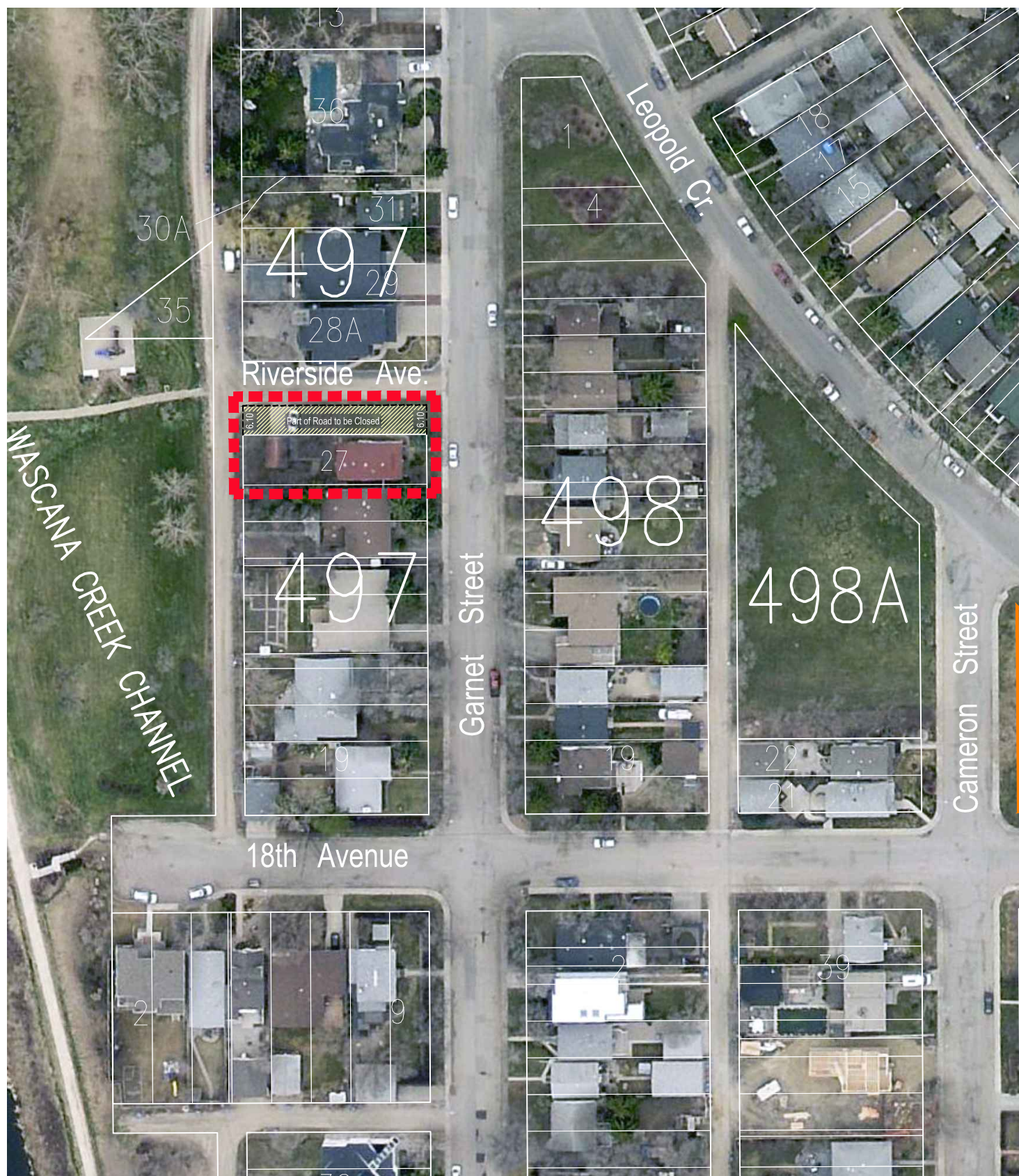


Subject Property



Project 15-CL-11
15-SN-22

Civic Address/Subdivision 2540 Garnet Street



Subject Property

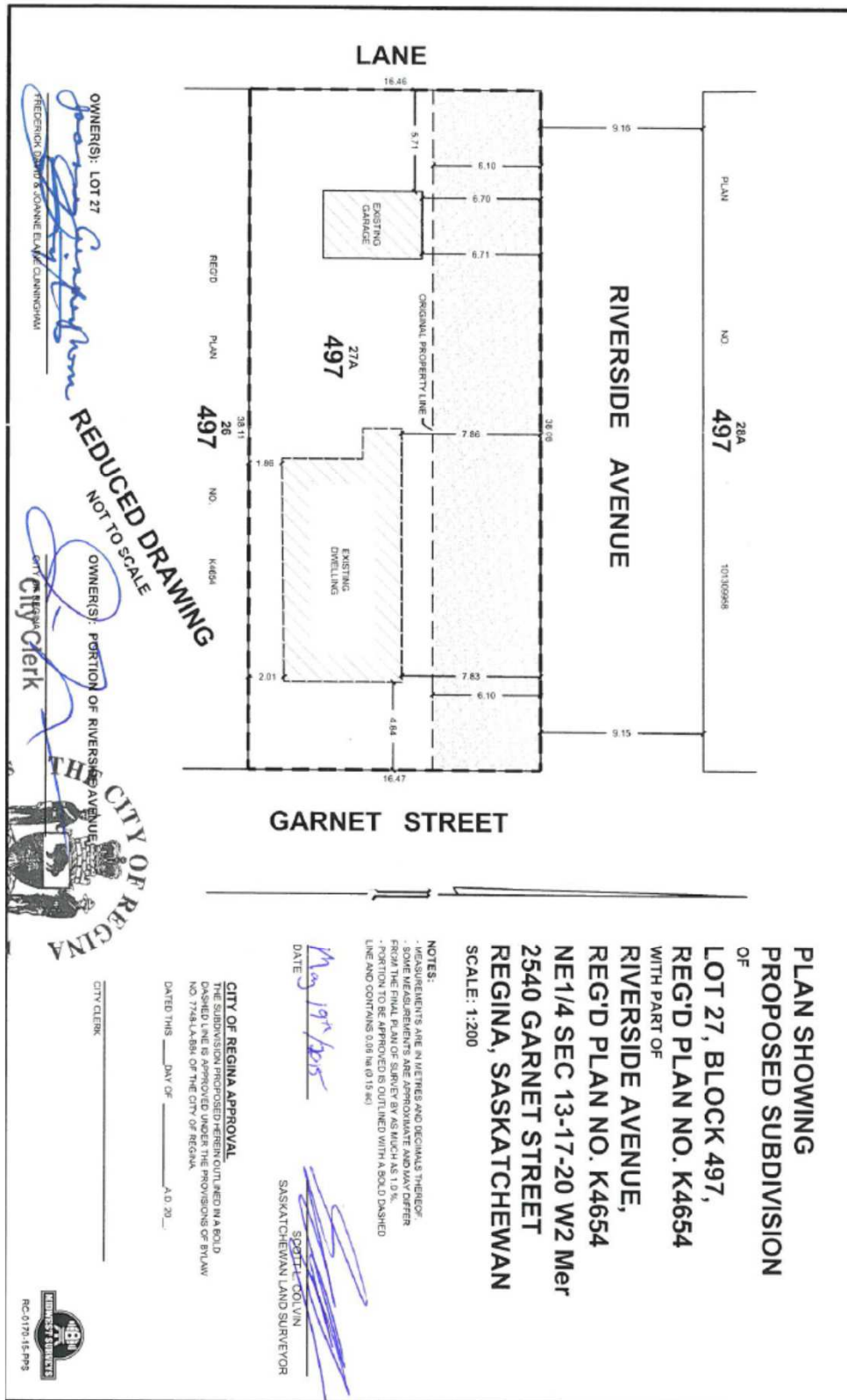
Date of Photography: 2012



Project 15-CL-11
15-SN-22

Civic Address/Subdivision

2540 Garnet Street



Planning Department

Project **15-CL-11**

Civic Address/Subdivision **2540 Garnet Street/Cathedral Neighbourhood**

October 7, 2015

To: Members,
Regina Planning Commission

Re: Application for Road (Lane) Closure (15-CL-12)
Undeveloped Portion of Lane South of 2625 and 2635 Regina Avenue

RECOMMENDATION

1. That the application for the closure and sale of a portion of underdeveloped legal laneway south of 2625 and 2635 Regina Avenue as shown on the attached plan of proposed subdivision prepared by Barry Clark, S.L.S. of WSP, dated April 2, 2015 and legally described as “L/W Block 510, Registered Plan No. BC1132”, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The City of Regina’s Real Estate Branch proposes to close and consolidate a portion of undeveloped lane with adjacent residential properties to the north located at 2625 and 2635 Regina Avenue. The proposed road closure will formalize the current use of the road right-of-way by the adjacent property owners by bringing it under their respective ownerships.

Since this portion of road right-of-way has not been developed as a physical lane, there will be no impact on the traffic circulation and flow in the area or access issues on adjacent properties. Accordingly, the Administration supports the proposed road closure.

BACKGROUND

A closure application has been submitted concerning a portion of road right-of-way adjacent to 2625 and 2635 Regina Avenue.

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 lane with the adjacent properties located at 2625 and 2635 Regina Avenue.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 174.2 m² portion of laneway and consolidate it with the adjacent site/properties located at 2625 and 2635 Regina Avenue. The resulting subject property is shown in Appendix A-1 and on the attached plan of proposed subdivision in Appendix A-3.1. The adjacent owners are presently using the lane as part of their residential properties, however there are no structures encroaching on the existing right-of-way.

The surrounding land uses consist of detached dwellings.

The proposed closure will not impact traffic flow or circulation in the surrounding area.

There is currently an existing private sanitary sewer line running along the laneway and serving 2 adjacent properties. The sewer line connects to the manhole on Angus Street. An easement agreement will be required with the property owners to allow future maintenance access. The easement agreement will prohibit the development of permanent structures over the sewer line.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion of road/lane is \$11,238.00 + GST. Consolidation of the lanes into the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners. The closure of the lane will relieve the City of any obligations for its maintenance or physical condition.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *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

Communication with the public has been summarized below:

Will be published in the Leader Post on	October 10, 2015
Letter sent to immediate property owners	July 3, 2015
Public open house held:	N/A
Number of public comments sheets received	0

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

No comments were received in response to the public notice that was distributed.

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*.

Respectfully submitted,

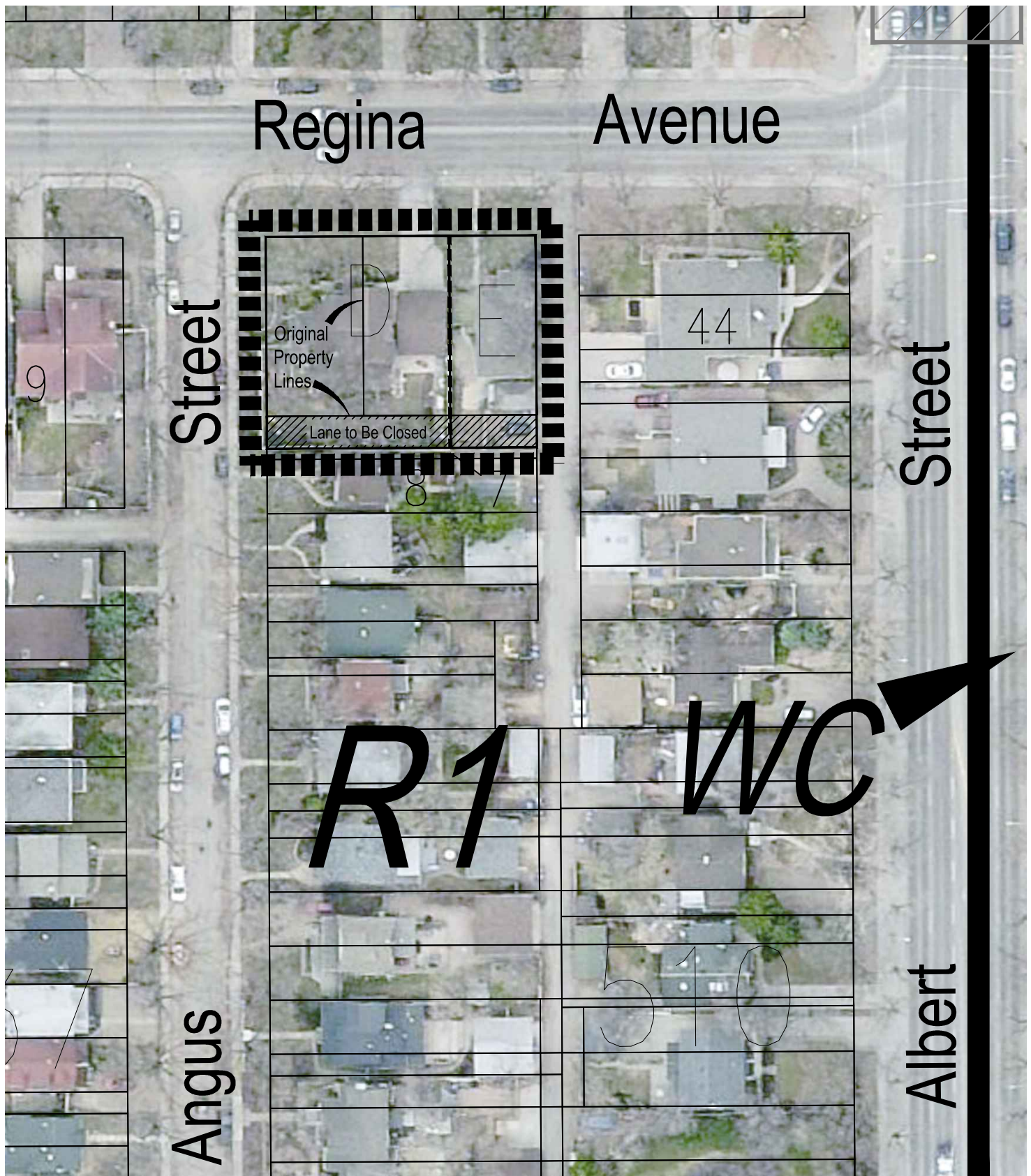


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



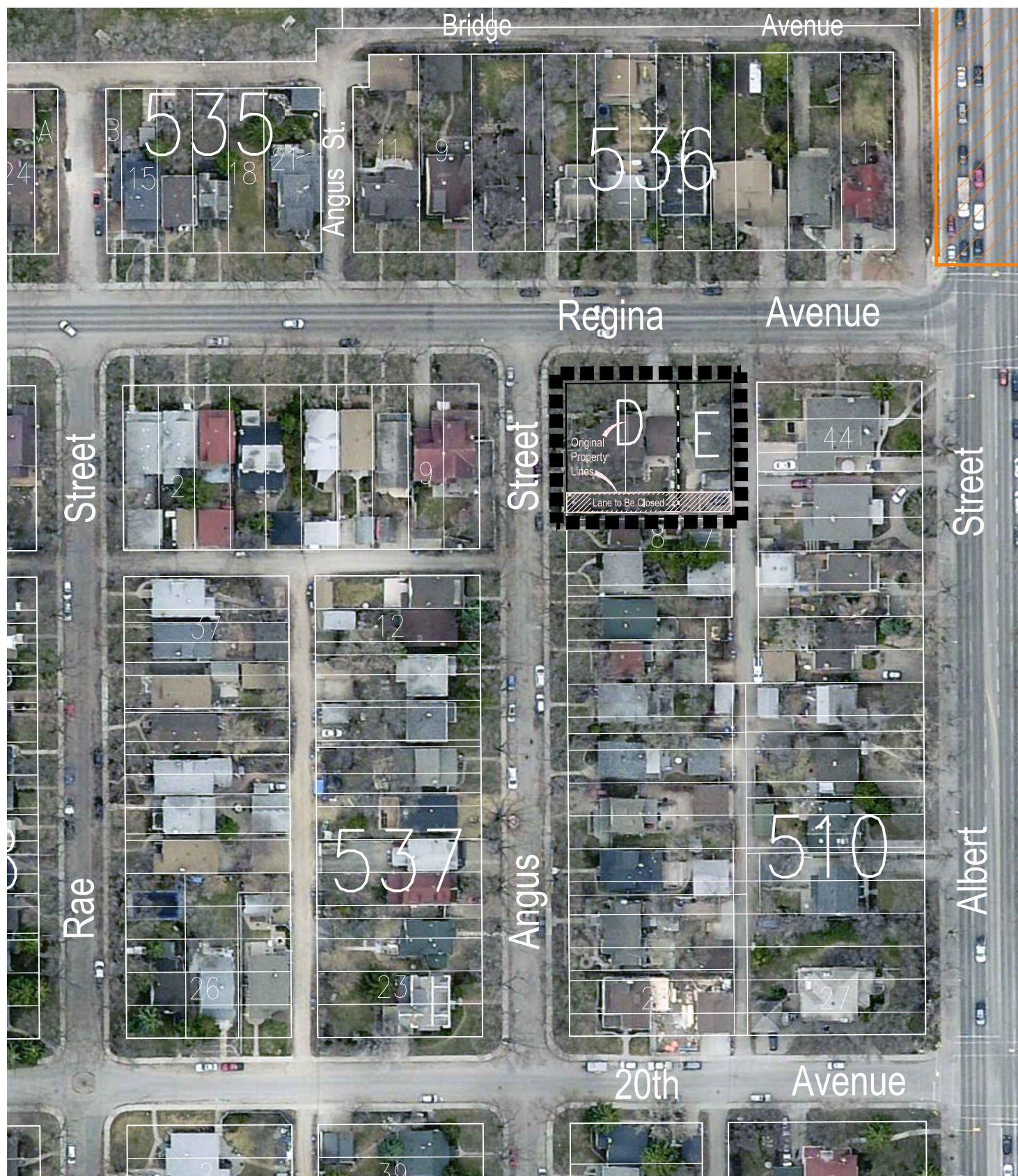
Subject Property



Project 15-CL-12
15-SN-23

Civic Address/Subdivision

L/W Blk: 510, Plan No. BC 1132 abutting to
2625 and 2635 Regina Avenue



Subject Property

Date of Photography: 2012



Project 15-CL-12
15-SN-23

Civic Address/Subdivision

L/W Blk: 510, Plan No. BC 1132 abutting to
2625 and 2635 Regina Avenue

<p>WSP DWG. NO. 0710052874-SDTN01-4R00</p>	<p>Regina</p> <p>TAX</p> <p>FILE NO</p> <p>CO:</p>	<p>Plan Showing PROPOSED SUBDIVISION of LANE CLOSURE and CONSOLIDATION with Lots A, B & C, Block 510, Reg'd Plan No. BC1132, Regina, Saskatchewan 2015 Scale 1:500</p>
<p>Owners:</p> <p>City of Regina</p> <p>City Clerk</p> <p>Rodney Gardner McDonald</p> <p>Rick Schmickel</p>	<p>Area in lane closure - 174.2 sq. m (118.5 sq. m. in Lot D) (55.7 sq. m. in Lot E)</p>	<p>Angus Street</p> <p>Albert Street</p>
<p>THE CITY OF REGINA SASKATCHEWAN CANADA</p> <p>City Clerk</p> <p>Shirley Chasick</p> <p>Seal</p>	<p>Barry Clark, S.L.S. Saskatchewan Land Surveyor</p> <p>APPROVAL: The City of Regina Approval under the provisions of Bylaw No. 7748 of the City of Regina this ____ day of _____, 20__.</p>	<p>NOTES</p> <p>Measurements are in metres and decimals thereof. Areas to be approved is outlined with a heavy dashed line and contains approximately 0.114 hectares. Dimensions are approximate and are subject to changes up to 22.5m at the time of legal survey. Parcel dimensions will not go below the minimum allowed by zoning.</p> <p>Dated at Regina in the Province of Saskatchewan This ____ day of April, 2015.</p> <p>261 S.L.S. ASSN. SURVEYORS SASKATCHEWAN</p>

15-CL-12
15-SN-23

Planning Department

Civic Address/Subdivision

L/W Blk: 510, Plan No. BC 1132
abutting to 2625 and 2635 Regina
Avenue, Lakeview Subdivision

Project

October 7, 2015

To: Members,
Regina Planning Commission

Re: Application for Road Closure (15-CL-14)
Portion of 28th Avenue at Queen Street

RECOMMENDATION

1. That the application for the closure of a portion of the 28th Avenue right-of-way as shown on the attached Supplementary Plan (Appendix A-3.1) prepared by Scott Colvin SLS, dated June 24, 2015 and legally described as “part of 28th Avenue, Plan No. 89R48046 – SW ¼ Sec. 12, Twp. 17, Rge. 20, W2M”, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The City of Regina’s Real Estate Branch proposes to close and consolidate an undeveloped portion of the 28th Avenue right-of-way with adjacent open space boulevard area along Queen Street that is currently owned by the City of Regina. These lands were part of an overall subdivision that occurred in this area that dedicated road extensions of 28th Avenue, Queen Street, and Parliament Avenue. The subject portions of 28th Avenue were not closed at the time the subdivision was considered. The closure of these portions of road will correct this oversight and facilitate further processing of the plan and registration at Information Services Corporation (ISC).

The proposed road closures will not impact traffic flow or physical conditions within the immediate area. These portions of the right-of-way are seeded with coarse grass and will remain in this condition and under the ownership of the City of Regina. Accordingly, the Administration supports the proposed road closure.

BACKGROUND

A closure application has been submitted concerning the right-of-way adjacent to 28th Avenue at Queen Street in Parliament Place.

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*.

DISCUSSION

The City's Real Estate Branch proposes to close two segments of the 28th Avenue road right-of-way totalling 654.4 square metres in area. The portions of 28th Avenue proposed to be closed are land involved in this application are shown on the Supplementary Plan attached to this report as Appendix A-3.1.

These lands were part of a subdivision approval issued in April 2015 that dedicated the existing right-of-ways for the 28th Avenue extension to Queen Street; the extension of Queen Street to Parliament Avenue; and the extension of Parliament Avenue to Pasqua Street. The subdivision also consolidated residual pieces of land to the north and south of the 28th Avenue extension with adjacent city-owned land.

Following this approval the subdivision plan was submitted to Information Services Corporation (ISC) for registration. ISC declined registration on the basis that there were two excess portions of the 28th Avenue right-of-way that had not been closed. This closure application will correct this oversight.

Surrounding land uses include open space to the west and north, detached dwellings to the east and vacant land, a supportive living home and detached dwellings to the south.

The portions of road to be closed have never been developed as a physical roadway and as such will not impact traffic flow or circulation in the immediate area.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *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 unused portion of road right-of-way, 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

Communication with the public has been summarized below:

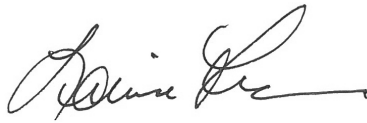
Will be published in The Leader Post on	October 17, 2015
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The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,



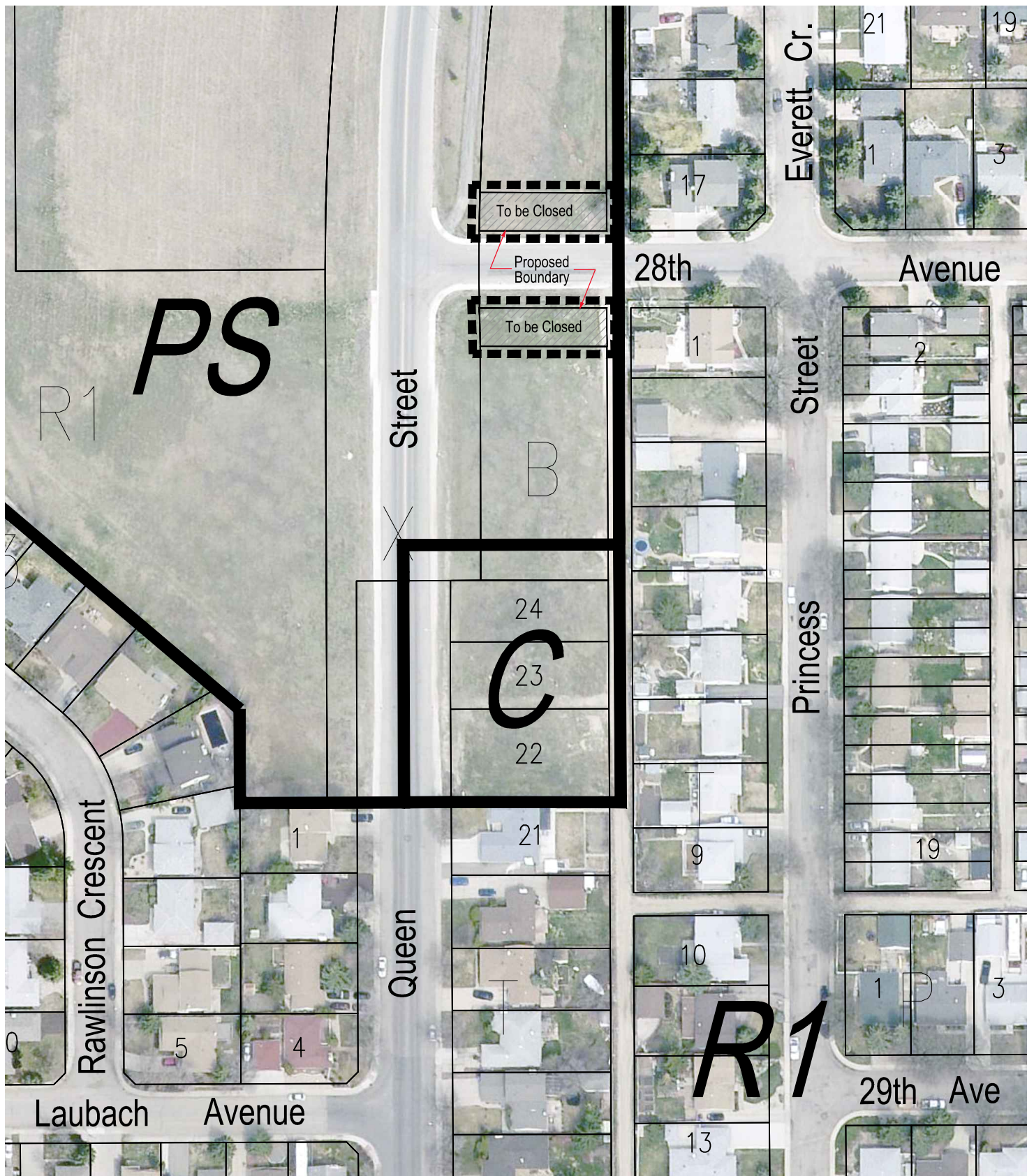
Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Sue Luchuck



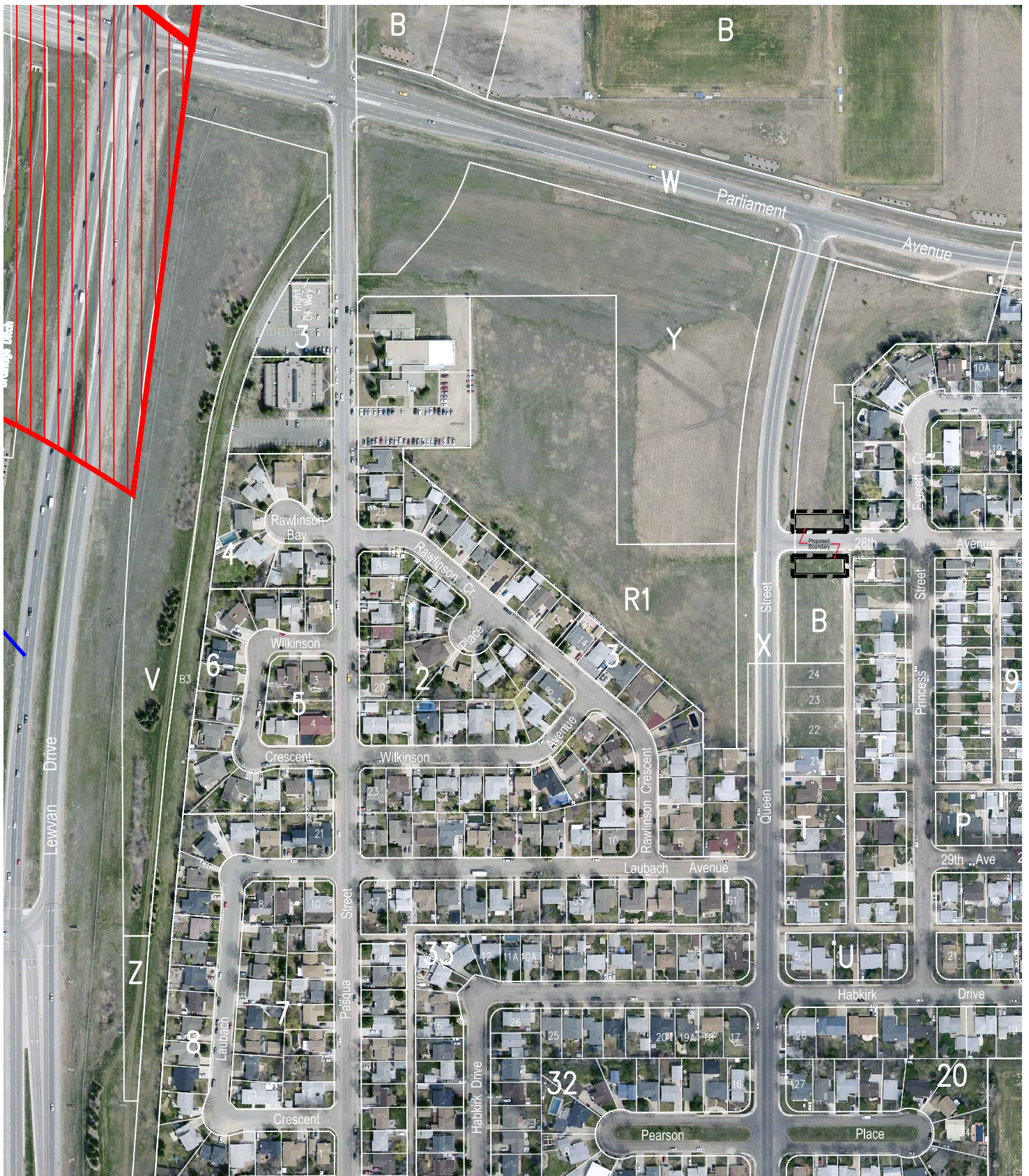
Subject Property



Project 15-CL-14
14-SN-29

Civic Address/Subdivision

Proposed Road Closure of part of 28th Avenue,
Plan# 89R48046, SW1/4 Sec.12, Twp.17, Rge.20, W2M



Subject Property

Date of Photography: 2012



Project 15-CL-14
14-SN-29

Civic Address/Subdivision

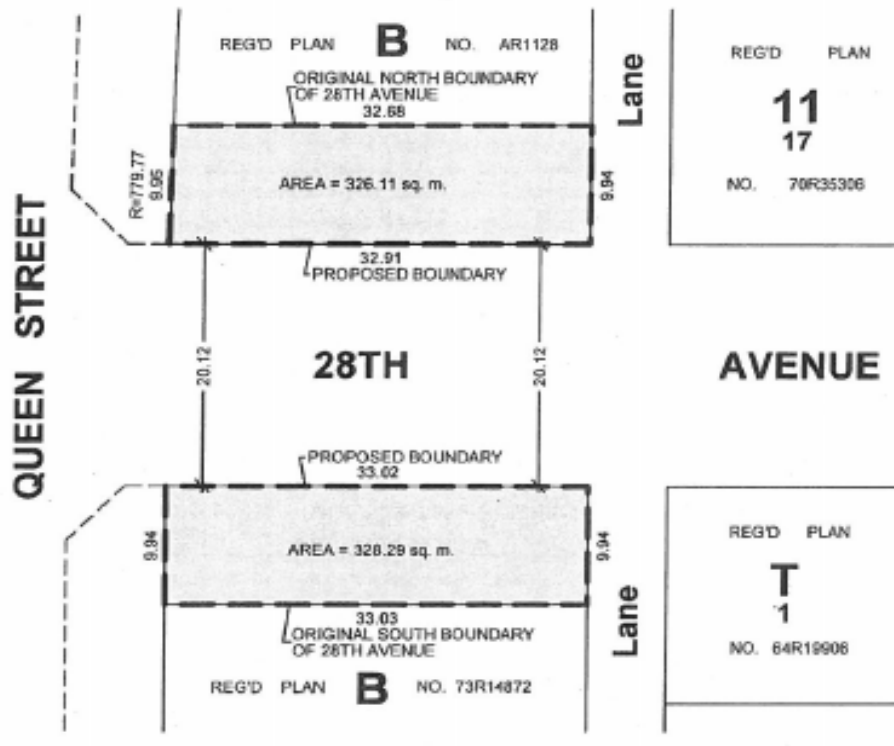
Proposed Road Closure of part of 28th Avenue,
Plan# 89R48046, SW1/4 Sec.12, Twp.17, Rge.20, W2M

SUPPLEMENTARY PLAN

SHOWING

PROPOSED ROAD CLOSURE

OF PART OF

28th AVENUE, REG'D PLAN No. 89R48046**SW1/4 SEC 12, TWP 17, RGE 20, W2 Mer****REGINA, SASKATCHEWAN****2015****SCALE = 1: 500****NOTES:**

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
- PORTION SHADED CONTAINS 654.40 sq. m.

JUNE 24th / 2015
DATE


SCOTT L. COLVIN
SASKATCHEWAN LAND SURVEYOR

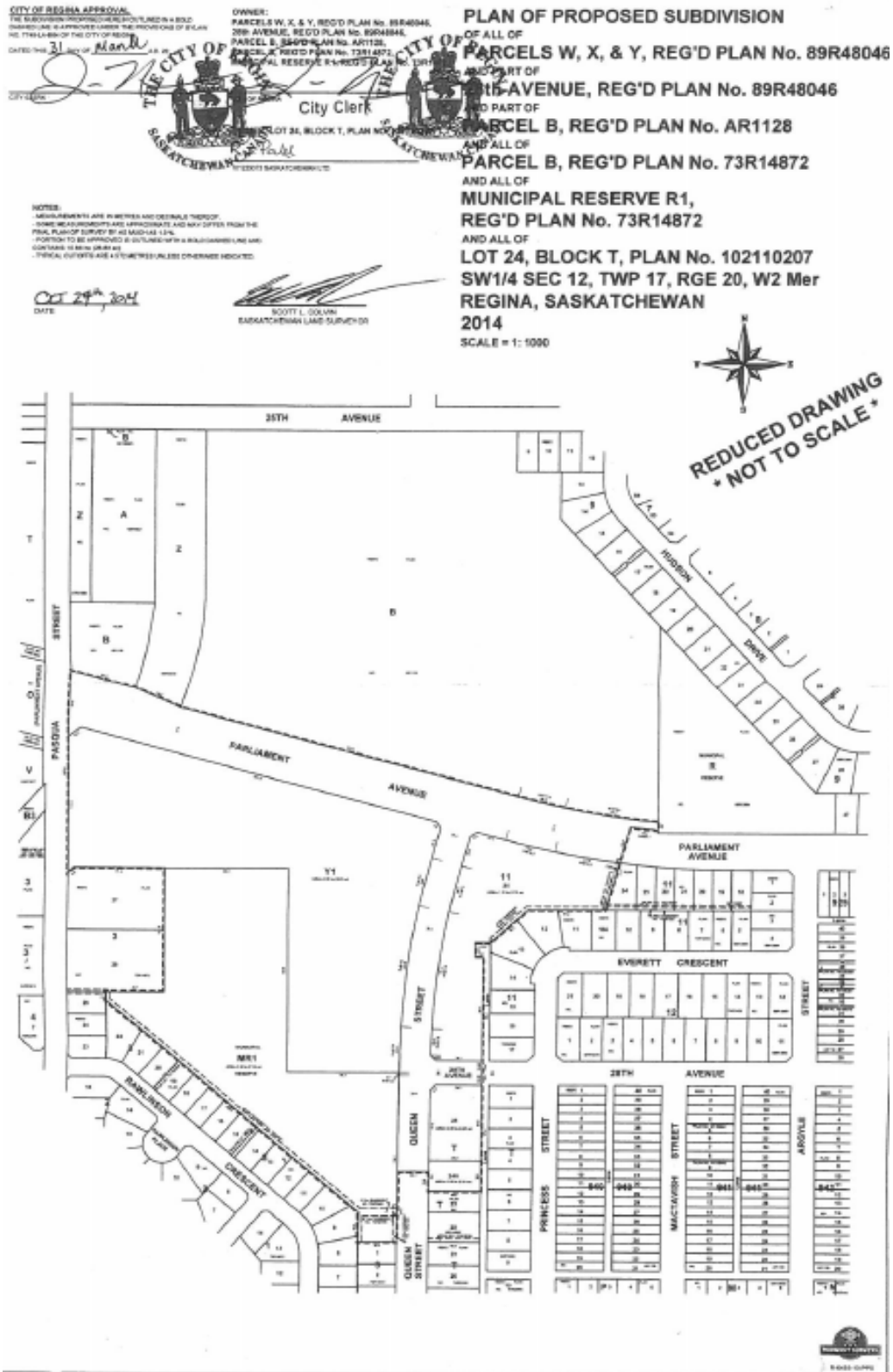


R-0435-13-ROAD-CLOSURE

Planning DepartmentProject 15-CL-14

Civic Address/Subdivision

Closure of part of 28th Avenue



Planning Department

Project 15_CL-14

Civic Address/Subdivision

Closure of portion of 28th Avenue