



REGINA PLANNING COMMISSION

**Wednesday, August 6, 2014
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, August 6, 2014**

Approval of Public Agenda

Minutes of the meeting held on July 9, 2014.

Administration Reports

RPC14-39 Application for Zoning Bylaw Amendment (14-Z-11) - Rezoning HC to MAC - 4401 Armour Road

Recommendation

1. That the application to rezone Parcel E, Plan No. 102019429 Ext. 1 located at 4401 Armour Road from HC - Highway Commercial to MAC - Major Arterial Commercial, be APPROVED.
2. That the following amendment to the Regina Zoning Bylaw No. 9250, be APPROVED:
That the following be added to subsection 7C.7 (3):
(o) East side of Armour Road, north of Diefenbaker Drive
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 August 25, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

RPC14-40 Application for Partial Lane Closure (14-CL-05): All portions of road right-of-ways within the lands commonly known as the "Beaudry Lands"

Recommendation

1. That the application for the closure of portions of the Assiniboine Avenue, 23rd Avenue, Lakeview Avenue, 24th Avenue, Dufferin Street, Louise Street, Preston Street, Aberdeen Street, Minto Street, Grey Street, Empress Street, McIntosh Street and Lane, Regina Saskatchewan Reg'd Plan No. AX4852, lying North of the North limit of 25th Avenue as shown on the attached plan (Appendix A-3) prepared by Scott Assié, RPP, MCIP, and dated December 27, 2013, be APPROVED;



Office of the City Clerk

2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way; and
3. That this report be forwarded to the August 25, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC14-41 Application for Discretionary Use (14-DU-06) Proposed Daycare Centre
5843 Ehrle Crescent

Recommendation

1. That the discretionary use application for a proposed daycare centre with up to 12 daycare spaces located at 5843 Ehrle Crescent, being Lot 17, Block 22, Plan No. 86R24835, Lakewood Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive;
 - b) The Day Care Centre shall accommodate no more than 12 childcare spaces;
 - c) The subject property shall be occupied as a residence; and
 - d) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 25, 2014 meeting of City Council.

RPC14-42 Parking Concerns on Little Pine Loop in Skyview

Recommendation

1. That this report be Received and Filed; and
2. Item 14-23 be removed from the List of Outstanding Items for the Regina Planning Commission.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, JULY 9, 2014

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

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
David Edwards
Phil Evans
Dallard LeGault
Ron Okumura
Phil Selenski
Laureen Snook

Regrets: Sherry Wolf
Daryl Posehn

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director of City Planning & Development, Jason Carlston
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Manager of Long Range Planning, Shanie Leugner
Manager of Real Estate, Chuck Maher
Senior City Planner, Jeremy Fenton

(The meeting commenced in the absence of Councillor Flegel.)

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on June 11, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-32 Application for Discretionary Use (14-DU-10) Proposed Vocational School
in IB Zone 235 N McDonald Street

Recommendation

1. That the discretionary use application for a proposed vocational school located at 235 N McDonald Street, being Lot 4, Block 14, Plan No. 75R00624, Ross Industrial 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-1 to A-3.3a inclusive, prepared by KRN Tolentino Architecture and dated April 9, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the July 28, 2014 meeting of City Council.

Chris Budzich, representing Proactive Consulting Services, addressed the Commission.

(Councillor Flegel arrived at the meeting.)

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

RPC14-33 Application for Zoning Bylaw Amendment (14-Z-08) - The Greens on
Gardiner, Phase 6

Recommendation

1. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3, be APPROVED.
2. That the following portion of lands in Phase 6 of the Greens on Gardiner, as shown on the attached subject property map (Appendix A-1, 2, & 5), be APPROVED for rezoning from UH-Urban Holding:
 - a. Rezone from UH to R2 – Residential Semi-Detached Zone
 - i. All of Blocks 36, 43, 43;
 - ii. Lots 1-16 in Block 35; and
 - iii. Lots 23-42 in Block 37.
 - b. Rezone from UH to R5 – Residential Medium Density Zone
 - i. Lots 1-22 in Block 37; and
 - ii. Lots 1-27 in Block 38.

- c. Rezone from UH to R6-Residential Multiple Housing Zone
 - i. Parcels B and C.
- d. Rezone from UH to DCD12-Suburban Narrow Lot Residential Zone
 - i. All of Blocks 33 and 34; and
 - ii. Lots 17-25 in Block 35.
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 July 28, 2014 City Council meeting to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments and Zoning Bylaw amendments.
5. That, pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

The following addressed the Commission:

- Tatsuyuki Setta, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Lorne Yagelniski, representing Yagar Developments.

Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after amending Recommendation 2.a.i. to read “All of Blocks 36, 43, 44”.

RPC14-37 Applications for Zoning Bylaw Amendment (14-Z-01), Discretionary Use (14-DU-09) and Lane Closure (14-CL-03) - Proposed Planned Group of Dwellings (Townhouses) 1033 Edgar Street, Former Haultain School Site

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Lots 1-6, 35-40, Block 2, Plan No. T4085, Lots 7-34, A and B, Block 2, Plan No. F1625 and the entire Lane within Block 2, Plan No. T4085 and Plan No. F1625, in the Eastview Subdivision, from I - Institutional to R4A - Residential Infill Housing be APPROVED;
2. That the application for the closure and sale of the lane described as “all the lane within Block 2, Reg’d Plan No. T4085, which is to be consolidated with the closure of all the lane within Block 2, Reg’d Plan No. F1625,” as shown on the Plan of Proposed Lane Closure and Surface Consolidation, prepared by Scott L. Colvin, S.L.S., dated February 4, 2014, and attached to this report as Appendix A-3.4, be APPROVED;

3. That the Discretionary Use application for a proposed planned group of townhouse dwellings located at 1033 Edgar Street, being Lots 1-6, 35-40, Block 2, Plan No. T4085, Lots 7-34, A and B, Block 2, Plan No. F1625 and the entire Lane within Block 2, Plan No. T4085 and Plan No. F1625, be APPROVED, subject to the following conditions:
 - a) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*; and
 - b) The development shall be consistent with the plans prepared by Robinson Residential, and attached to this report as Appendix A-3.1 to A-3.3;
4. That the City Solicitor be directed to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane; and
5. That this report be forwarded to the July 28, 2014 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

The following addressed the Commission:

- Mark Andrews, City Planner II, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Belinda Ferguson and Denis Simard, representing Queen City Eastview Community Association; and
- Kelly Holmes-Binns and Peter Bergbusch, representing Habitat for Humanity Regina.

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

RPC14-34 Fleet Street Business Park Secondary Plan and Phase I Concept Plan
(11-CP-07)

Recommendation

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be amended by replacing the existing East Regina Industrial Lands Secondary Plan (Section B.9 of Part B) with the Secondary Plan attached to this report as Appendix A-3.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
3. That this item be forwarded to the July 28, 2014 City Council meeting to allow sufficient time for advertisement.

Jeremy Fenton, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

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

Phil Evans moved, in amendment, AND IT WAS RESOLVED, that the material referred to as “Appendix C – Design Guidelines” be excluded from the Secondary Plan attached as Appendix A-3 to this report.

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

RPC14-35 Applications for Partial Closure of Road Right-of-Way (14-CL-02) -
Portion of 12th Avenue North Road Right-of-Way - 496 Upland Drive

Recommendation

1. That the application for the closure and sale of a portion of the 12th Avenue North Road Right-of-Way described as "St/L1, Plan No. 76R25638," as shown on the attached plan of proposed subdivision prepared by Scott Assié, MCIP, RPP, and dated December 3, 2013, be APPROVED;
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way;
3. That this report be forwarded to the July 28, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws; and
4. That RPC14-30 be removed from the List of Outstanding Items for the Regina Planning Commission.

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

(Ron Okumura left the meeting.)

RPC14-36 Application for Partial Closure of Road Right-of-Way (14-CL-01) - Portion
of 19th Avenue Road Right-of-Way – 2777 McDonald Street

Recommendation

1. That the application for the closure and sale of a portion of the 19th Avenue Road Right-of-Way described as "a portion of 19th Avenue, which is approximately 1.76 metres in width and 38.12 metres in length immediately south of and adjacent to Lot 20, Block 57, Reg'd Plan No. U2439," as shown on the attached plan of proposed subdivision prepared by Scott Colvin, SLS, and dated February 14, 2014, be APPROVED;

2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way; and
3. That this report be forwarded to the July 28, 2014 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.

MUNICIPAL HERITAGE ADVISORY COMMITTEE REPORT

RPC14-38 Application for Designation as Municipal Heritage Property - Patton
Residence at 2398 Scarth Street

Recommendation

1. That the application to designate the Patton Residence, located at 2398 Scarth Street and including the lands legally described as Lot 12, Block 460, Plan Old 33, as Municipal Heritage Property be APPROVED.
2. That the City Solicitor be instructed to prepare the necessary bylaw to:
 - a. designate the subject property as Municipal Heritage Property;
 - b. identify the reasons for designation and character-defining elements, which shall apply specifically to the exterior, as stated in Appendix C to this report;
 - c. provide that any subsequent alterations to the property be consistent with the "Standards and Guidelines for Historic Places in Canada" and with the City of Regina's "*Municipal Heritage Design Guidelines*" as set forth in Schedule A of Bylaw No. 2007-78; and
 - d. amend Schedule A of the *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* to remove the property listed as Item 3.41 upon designation.
3. That this report be forwarded to the July 28, 2014 City Council meeting to allow sufficient time for the service of the required notice of intention to pass the necessary bylaw.

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

ADJOURNMENT

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

The meeting adjourned at 6:02 p.m.

Chairperson

Secretary

August 6, 2014

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (14-Z-11)
Rezoning HC to MAC - 4401 Armour Road

RECOMMENDATION

1. That the application to rezone Parcel E, Plan No. 102019429 Ext. 1 located at 4401 Armour Road from HC - Highway Commercial to MAC - Major Arterial Commercial, be APPROVED.
2. That the following amendment to the *Regina Zoning Bylaw No. 9250*, be APPROVED:

That the following be added to subsection 7C.7 (3):

(o) East side of Armour Road, north of Diefenbaker Drive

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 August 25, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

CONCLUSION

The applicant proposes to rezone the subject property from HC - Highway Commercial to MAC - Major Arterial Commercial to accommodate a future commercial development which may include a grocery store. Grocery stores are not permitted in the HC zone but are accommodated as a permitted use in the MAC zone. The applicant is finalizing a site plan for the subject property and will be submitting a separate application for development of the site in the near future. The subject property is located north of the Lakeridge subdivision and east of the Lakeridge Addition subdivision near the Highway No. 11 Interchange.

The proposed application is compliant with regulations and policies under the *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), and *The Planning and Development Act, 2007* (the Act).

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property at 4401 Armour Road.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, the OCP and the Act.

DISCUSSION

Zoning and Land Use Details

The applicant proposes to rezone the subject property from HC – Highway Commercial to MAC – Major Arterial Commercial to accommodate a future commercial development that includes a grocery store. The applicant is finalizing site design for the future commercial development and will be submitting application in the near future. While a grocery store is not permitted in the HC zone, it is permitted in the MAC zone. The HC and MAC zones contemplate similar uses that primarily serve the travelling public. The change in use between the two zones is compatible and not significant. As such, the Administration recommends this proposed rezoning.

A shopping centre development was recently approved for the property immediately to the north, which includes a hotel, retail units and a restaurant. Pasqua Street North is located to the east, and the Evraz steel plant and Highway No. 11 Interchange are located to the north. A commercial development currently under construction is located to the south (hotel and gas station), and future employment lands as identified in the Official Community Plan are located across Armour Road to the west.

Water and sewer service are provided through an easement within the property to the south. These service will be extended through the subject property and into the property to the north to service the commercial development that was recently approved for those lands. These services are provided through these private properties and will be protected under an easement agreement. The applicant has been considering the location and routing of these services which will ultimately influence site design. These details are being finalized by the applicant and once finalized will enable the submission of a development application for the subject property.

The proposed development is consistent with the purpose and intent of the MAC - Major Arterial Commercial zone with respect to:

- Developing retail, service and office businesses serving the travelling public and residents of the City at large at locations with good visibility and accessibility along major arterial roadways;
- Grouping establishments in multi-tenant and mixed-use settings; and
- Locating commercial development in residential areas on major arterial or collector streets.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Plan of the OCP with respect to:

Complete Neighbourhoods

- Providing opportunities for daily lifestyle needs such as services, convenience shopping, and recreation; and
- Providing convenient access to areas of employment.

Employment Areas

- Clustering of complementary development

The proposed rezoning will provide commercial services for the adjacent residential neighbourhoods of Lakeridge, Lakeridge Addition and the future development area north of Skyview. The permitted uses and location of the subject property also provides convenient access to employment for nearby residents.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not signposted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Will be published in the Leader Post on:	August 9, 2014 August 16, 2014
Letter sent to immediate property owners	May 27, 2014
Public Open House Held	NA
Number of Public Comments Sheets Received	0

Community Association

The application was circulated to the Walsh Acres and Lakeridge Community Association. The Administration attempted follow up contact but no comment was received before the finalization of this report.

DELEGATED AUTHORITY

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

Respectfully submitted,

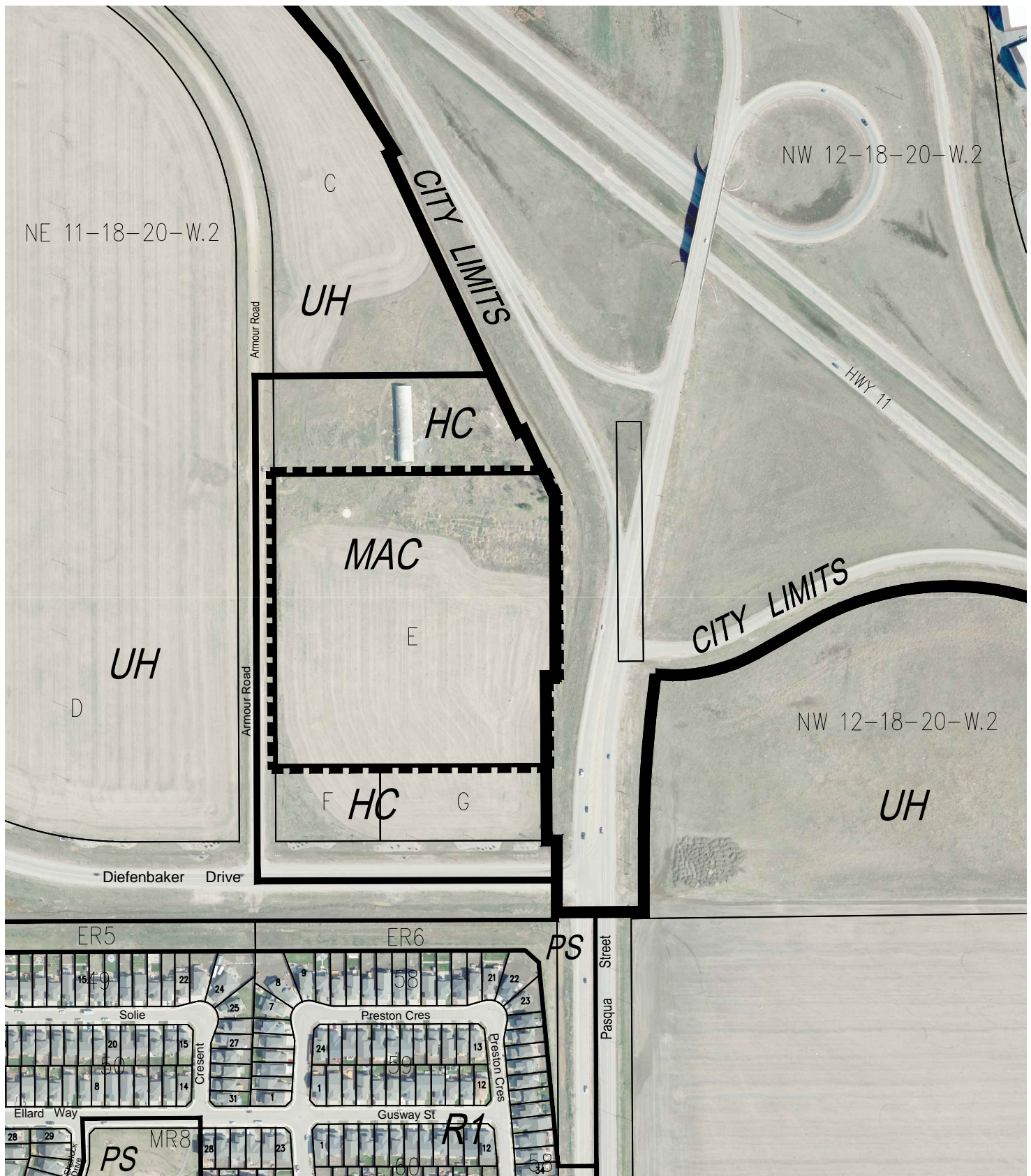



Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Executive Director
City Planning & Development

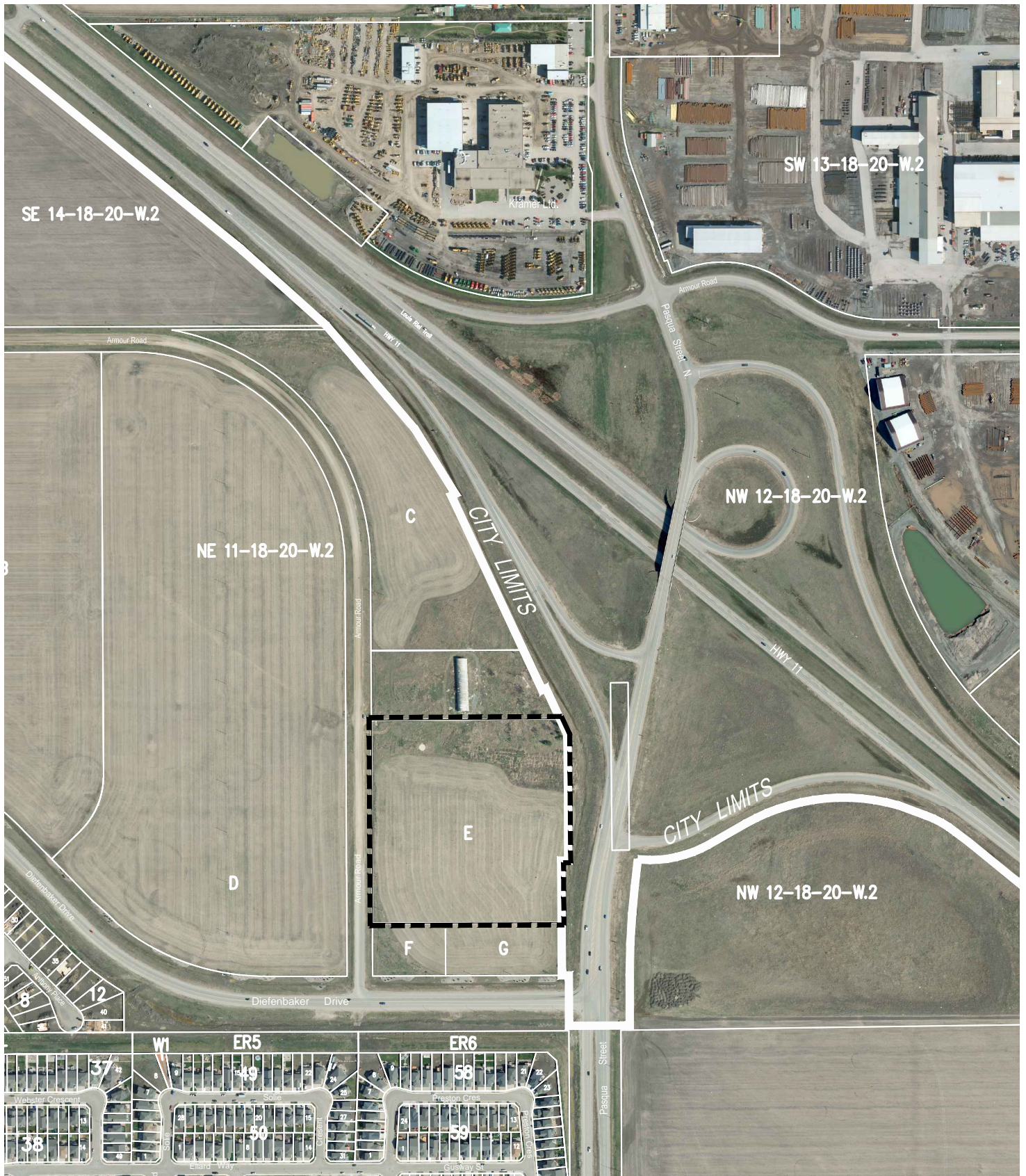


 Subject Property

Project 14-Z-11

Civic Address/Subdivision

Parcel E, Plan No. 102019429 Ext. 1



Subject Property

Date of Photography: 2012



Project 14-Z-11

Civic Address/Subdivision

Parcel E, Plan No. 102019429 Ext. 1

August 6, 2014

To: Members,
Regina Planning Commission

Re: Application for Partial Lane Closure (14-CL-05): All portions of road right-of-ways within the lands commonly known as the “Beaudry Lands”

RECOMMENDATION

1. That the application for the closure of portions of the Assiniboine Avenue, 23rd Avenue, Lakeview Avenue, 24th Avenue, Dufferin Street, Louise Street, Preston Street, Aberdeen Street, Minto Street, Grey Street, Empress Street, McIntosh Street and Lane, Regina Saskatchewan Reg'd Plan No. AX4852, lying North of the North limit of 25th Avenue as shown on the attached plan (Appendix A-3) prepared by Scott Assié, RPP, MCIP, and dated December 27, 2013, be APPROVED;
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way; and
3. That this report be forwarded to the August 25, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to close a number of portions of road right-of-ways, which were never developed as functioning streets and lanes, and consolidate them into one lot (Parcel B), as shown on the attached Plan of Proposed Subdivision (Appendix A-4), with a total area of 56.18 ha (138.83 acres). The lands were originally subdivided in 1912 and never developed. Given their adjacent proximity to the Regina International Airport, due consideration must be given in the future review of a concept plan for the lands of any potential impact on airport operations. The Regina Airport Authority received a copy of this proposal.

The proposed closure and consolidation will not impact existing subdivision or traffic circulation within the subject property.

BACKGROUND

An application for road/lane closures has been submitted concerning portions of the above noted road right-of-ways. This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan No. 2013-48 (OCP)*, *The Planning and Development Act, 2007* and *The Cities Act, 2002*.

The related subdivision application (14-SN-11) is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

The subject property was originally subdivided in 1912 and designed for residential development, but the property was never developed as intended. All lots within the property are currently owned by the applicant, who wishes to consolidate all subdivided lots and adjacent streets to facilitate sale of the land. These portions of road right-of-ways have never been constructed as part of the physical roadway. Therefore, the proposed closure will not have any impact on traffic circulation in the area.

The subject property is currently zoned UH - Urban Holding. The OCP identifies the eastern portion of the subject property as a new employment area, as residential is restricted due to its location within the Regina Airport Noise Exposure Forecast (NEF) 30 contours. The western portion of the property, which is identified as a special study area, is restricted for near-term development, as Council passed a motion limiting development to a 130 hectare site due to servicing limitations and the need to coordinate growth and development. This 130 hectare site is intended to accommodate Phase I of the proposed West Harbour Landing development, and will affect lands located to the southwest of the subject property.

No detailed plans for this property have been proposed at this point, as it is premature to consider development beyond the Urban Holding zone land-uses at this time. The City is reviewing a secondary plan application for the proposed West Harbour Landing development, and the subject lands do form a part of this plan review area. The proposed future land-use for the subject property will likely be a combination of light industrial and/or commercial (eastern portion) and residential (western portion). At the appropriate time, a concept plan will be required for the subject property, which illustrates the detailed location of land-use, servicing, and a new street network. Closing the streets in the subject property will allow for design flexibility and the identification of an appropriate new street network. Any consideration of development in this area must include a high degree of collaboration with the Regina Airport Authority and a full assessment of impact on airport operations.

RECOMMENDATION IMPLICATIONS

Financial Implications

Since none of subject right-of-ways are actually developed or in use in any way, the City is seeking no compensation for the transfer of lands. Future streets in the area will be required to be dedicated in the usual course to service the land, subject to future subdivision and the ultimate configuration of lots and streets.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies related to urban growth contained within the OCP. The closure of streets and associated consolidation will help facilitate eventual development of the lands in alignment with the Growth Plan and future decisions related to phasing and financing growth.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Will be published in the Leader Post on:	August 9, 2014
Public notification signage posted on:	N/A
Public Open House Held:	N/A
Letter sent to immediate property owners:	N/A
Number of Public Comment Sheets received:	N/A

The applicant and other interested parties will receive written notification of the date and time this matter will be considered by the Regina Planning Commission and of City Council's decision.

Community Associations

The application was circulated to the Albert Park Community Association. The Administration attempted follow up contact but no comment was received before the finalization of this report.

Regina Airport Authority Inc.

This proposal was circulated to the Regina Airport Authority and there were no concerns identified in proceeding with the proposal. As future planning and development occurs in this sector of the city the Administration will continue to engage the Regina Airport Authority in the planning process.

DELEGATED AUTHORITY

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

Respectfully submitted,



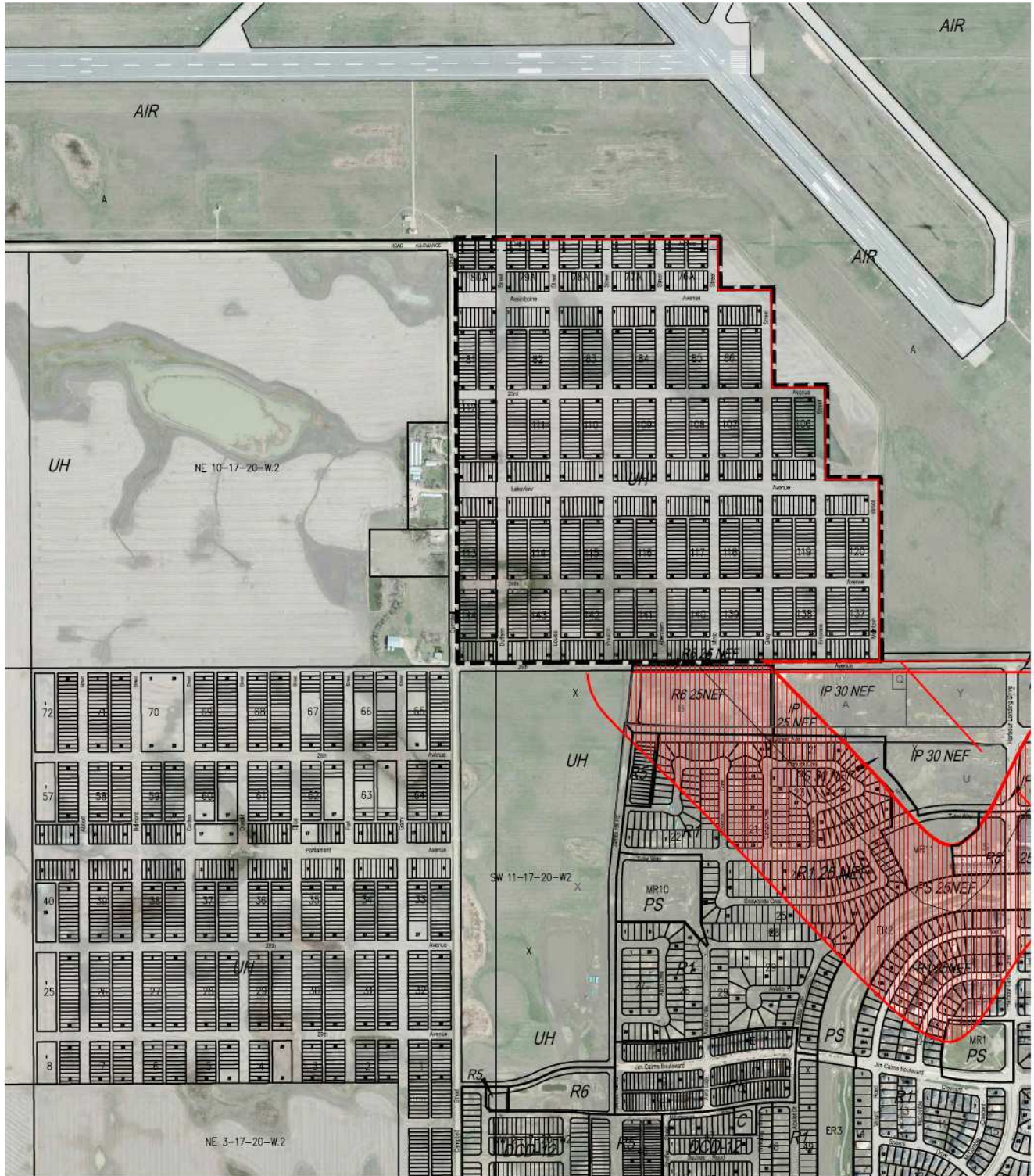
Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Executive Director
City Planning & Development

Appendix A-1



Subject Property



Project 14-CL-05

Planning Department
Civic Address/Subdivision

Block 81-86, 106-120, 137-144,
76A-80A, Plan AX4852



PROPOSED SUBDIVISION and SURFACE CONSOLIDATION

of Block 81-86, 106-120, 137-144, 76A-80A,
Plan AX4852, Plan 101606071, Plan
101606082, Plan 101606093, Plan
101606105

City of Regina, Saskatchewan

Scott Assié, MCIP, RPP
2013

Scale 1:5000

Job No.: 170384

Initials: JP - SA

Preliminary Survey: N/A

File: 170384PR


Altus Geomatics
Limited Partnership

Toll Free: 1-800-465-6233
www.altusgeomatics.com

CITY OF REGINA APPROVAL

The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina. Dated this ___ day of _____ A.D. 20__.

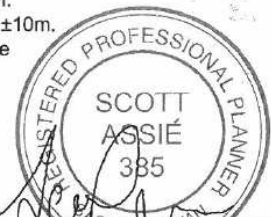
CITY CLERK

Measurements are in metres and decimals thereof.
Measurements are approximate and may vary by $\pm 10\text{m}$.
Area to be approved is outlined in bold dashed line and contains 57.17 ha (141.28 acs).

OWNER(S):

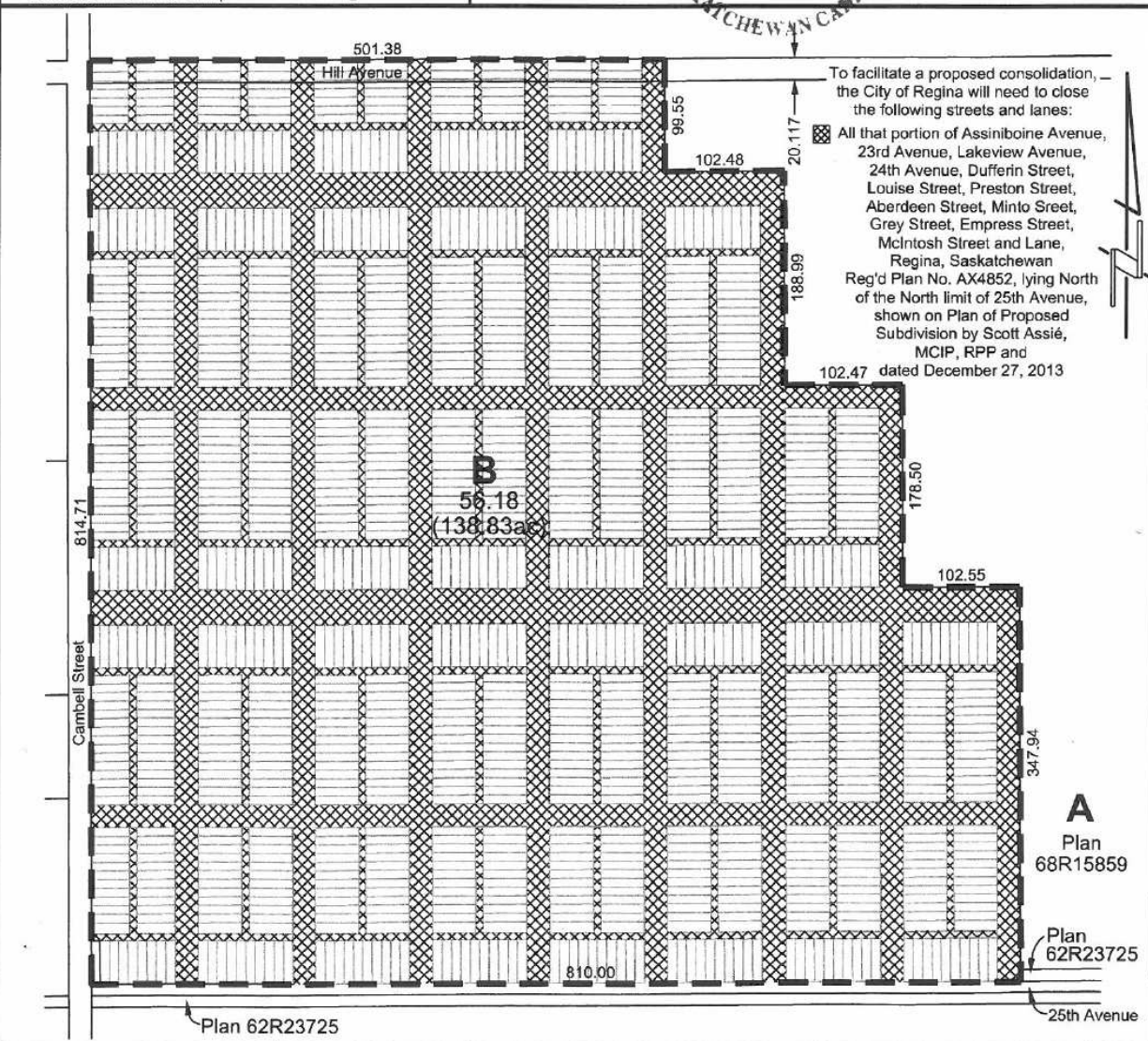
Beaucorp Ventures Ltd.

Shelley Perwin
City of Regina



Registered Professional Planner

Date: December 27th, 2013.



Project **14-CL-05**

Planning Department
Civic Address/Subdivision

Block 81-86, 106-120, 137-144,
76A-80A, Plan AX4852

PROPOSED SUBDIVISION and SURFACE CONSOLIDATION
of Block 81-86, 106-120, 137-144, 76A-80A,
Plan AX4852, Plan 101606071, Plan
101606082, Plan 101606093, Plan
101606105

City of Regina, Saskatchewan

Scott Assié, MCIP, RPP

2013

Scale 1:5000

Job No.: 170384

Initials: JP - SA

Preliminary Survey: N/A

File: 170384PR (2)


Altus Geomatics
 Limited Partnership

Toll Free: 1-800-465-6233
 www.altusgeomatics.com

CITY OF REGINA APPROVAL

The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina. Dated this ___ day of _____ A.D. 20__.

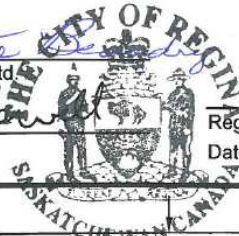
CITY CLERK

Measurements are in metres and decimals thereof.
 Measurements are approximate and may vary by ± 10 m.
 Area to be approved is outlined in bold dashed line and contains 57.17 ha (141.28 acs).

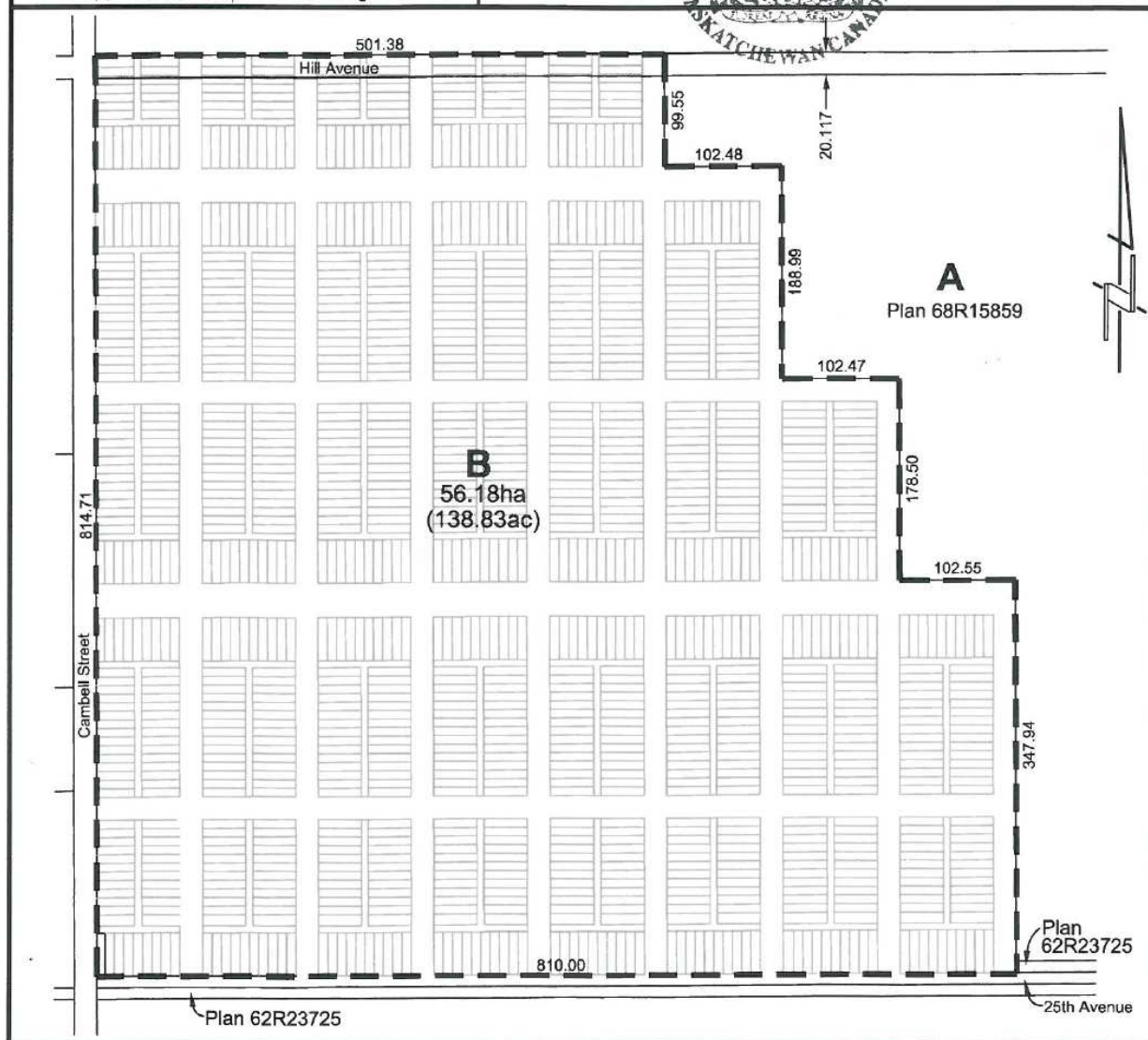
OWNER(S):

Janette
 Beaucorp Ventures Ltd.

Shelley
 City of Regina



Registered Professional Planner
 Date: December 27th, 2013.



Project **14-CL-05**

Planning Department
 Civic Address/Subdivision

Block 81-86, 106-120, 137-144,
 76A-80A, Plan AX4852

August 6, 2014

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (14-DU-06) Proposed Daycare Centre
5843 Ehrle Crescent

RECOMMENDATION

1. That the discretionary use application for a proposed daycare centre with up to 12 daycare spaces located at 5843 Ehrle Crescent, being Lot 17, Block 22, Plan No. 86R24835, Lakewood Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive;
 - b) The Day Care Centre shall accommodate no more than 12 childcare spaces;
 - c) The subject property shall be occupied as a residence; and
 - d) The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 25, 2014 meeting of City Council.

CONCLUSION

An existing daycare centre is operated in a one-storey detached dwelling on the subject property, which is not occupied as a residence, and therefore is not currently in compliance with City policy. The applicant proposes to expand the day care centre from accommodating 12 childcare spaces to accommodating 30 childcare spaces. The use of the home as a residence and daycare with up to 12 spaces would be permitted with discretionary use approval. The Administration recommends approval of the existing daycare centre, which accommodates 12 childcare spaces, and it will be required to be occupied as a residence.

The subject property is currently zoned R1 - Residential Single Detached, in which a day care centre is a discretionary use, and is located within the Lakewood subdivision.

Thirteen out of fifteen residents who responded to the public notice were opposed to the proposed expansion of the daycare centre to accommodate 30 children. Concerns included not wanting a business in a residential neighbourhood, traffic, increased noise and parking.

The Administration's recommendation complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250*, and is consistent with policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, The OCP and The Planning and Development Act, 2007*.

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

DISCUSSION

The applicant currently operates a daycare centre accommodating 12 children in an existing detached dwelling on the subject property. The detached dwelling is currently not occupied as a residence.

The Regina Zoning Bylaw No. 9250 has two separate day care land use classifications. The first is a Child Day Care Home which is defined as a private residence, where care, protection and supervision are provided to not more than eight children. Child Day Care Homes are permitted as a home-based business in all residential zones. If the number childcare spaces exceed eight, the use is then classified as a Child Day Care Centre, a facility where care, protection and supervision are provided and for which a license is required or has been obtained under *The Child Care Act*.

Not all Day Care Centre have to be occupied as a residence, but *The Regina Zoning Bylaw No. 9250* requires that where a Child Day Care Centre is located in a building constructed as a detached dwelling unit in a residential zone, the building shall be occupied as a residence and the number of children receiving care shall not exceed 12. A Child Day Care Centre that is located in a detached dwelling and accommodates nine to twelve childcare spaces is a discretionary use.

Child care centres are licensed and regulated by the Province of Saskatchewan under the Ministry of Education. The existing daycare is licensed under the Province to operate a daycare centre for up to 12 children. A different license, however, is required to operate a daycare centre for more than 12 children. As part of the license application for daycares accommodating more than 12 childcare spaces, municipal approval is required by the Province.

The Administration has discussed with the Ministry of Education on how to obtain information of day care centres that accommodate between 9 and 12 children to ensure in the future these homes are notified of the requirements to also obtain municipal planning approval. Alternatively, the Administration may also consider amendments to the Zoning Bylaw as part of a future housekeeping report regarding the regulation of day care operations which would consider strengthening alignment of zoning regulations with Provincial legislation.

The applicant was seeking approval from the City of Regina to obtain a license to accommodate more than 30 childcare spaces. The Administration advised the applicant that day care centres in detached dwellings can only provide up to 12 childcare spaces and that exceeding that number would impact the purpose and intent of the regulation to protect the character of residential areas. The applicant currently operates with 12 childcare spaces but has not previously obtained a discretionary use approval. Further, the day care centre in the detached dwelling is not occupied as a residence, and therefore is currently in compliance with City policy. As such, this report

addresses the approval of the existing day care centre, which has 12 childcare spaces, providing that the day care centre is occupied as a residence.

Three drop-off parking stalls are provided in front of the yard of the building, which exceeds the minimum requirement of two stalls for a daycare with 12 childcare spaces. All drop-off spaces are required to be reserved and clearly marked for passenger drop-off purposes. One parking stall is also provided for the detached dwelling, which meets the minimum requirement.

Surrounding land uses include detached dwellings.

In summary, the Administration recommends discretionary use approval for the existing daycare centre, which accommodates up to 12 childcare spaces, but will require that it be maintained as a residence. This will formalize the current use of the subject property. If the applicant decides to pursue the expansion of the daycare centre in a detached dwelling that is not being occupied as a residence, the applicant may apply for a zoning appeal to the Development Appeals Board.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

- Providing opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation;
- Providing locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment; and
- Being compatible with adjacent residential land use through the minimization of off-site impacts.

The Day Care Centre provides childcare services to the surrounding neighbourhood. With 12 childcare spaces, it is compatible with adjacent residential land use as it is relatively incidental to the use of the residential premise and limited in extent.

Other Implications

None with respect to this report.

Accessibility Implications

If the detached dwelling is occupied as a residence and accommodates up to 12 childcare spaces as recommended by the Administration, there are no accessibility requirements. A daycare centre that is operated in a detached dwelling but is not occupied as a residence or has more than 12 childcare spaces would have to comply with the Uniform Building and Accessibility Standards Act.

COMMUNICATIONS

Public notification signage posted on:	April 24, 2014
Letter sent to immediate property owners	April 24, 2014
Public Open House Held	NA
Number of Public Comments Sheets Received	15

The proposal was circulated to the Twin Lakes Community Association. Following circulation the Administration attempted follow up contact with the community association but did not receive a response prior to the deadline for submission of this report.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

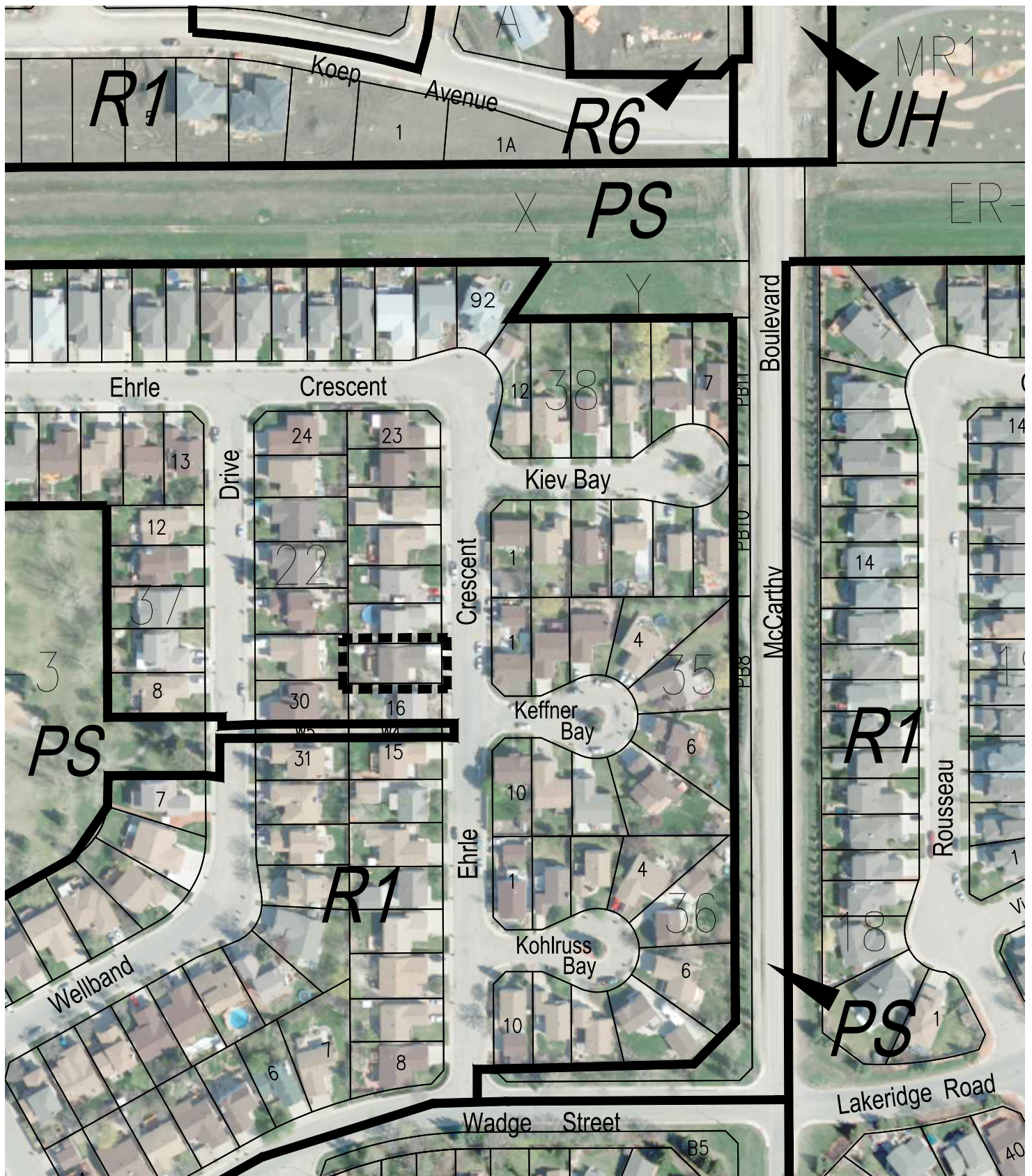


Fred Searle, Manager
Current Planning

Respectfully submitted,



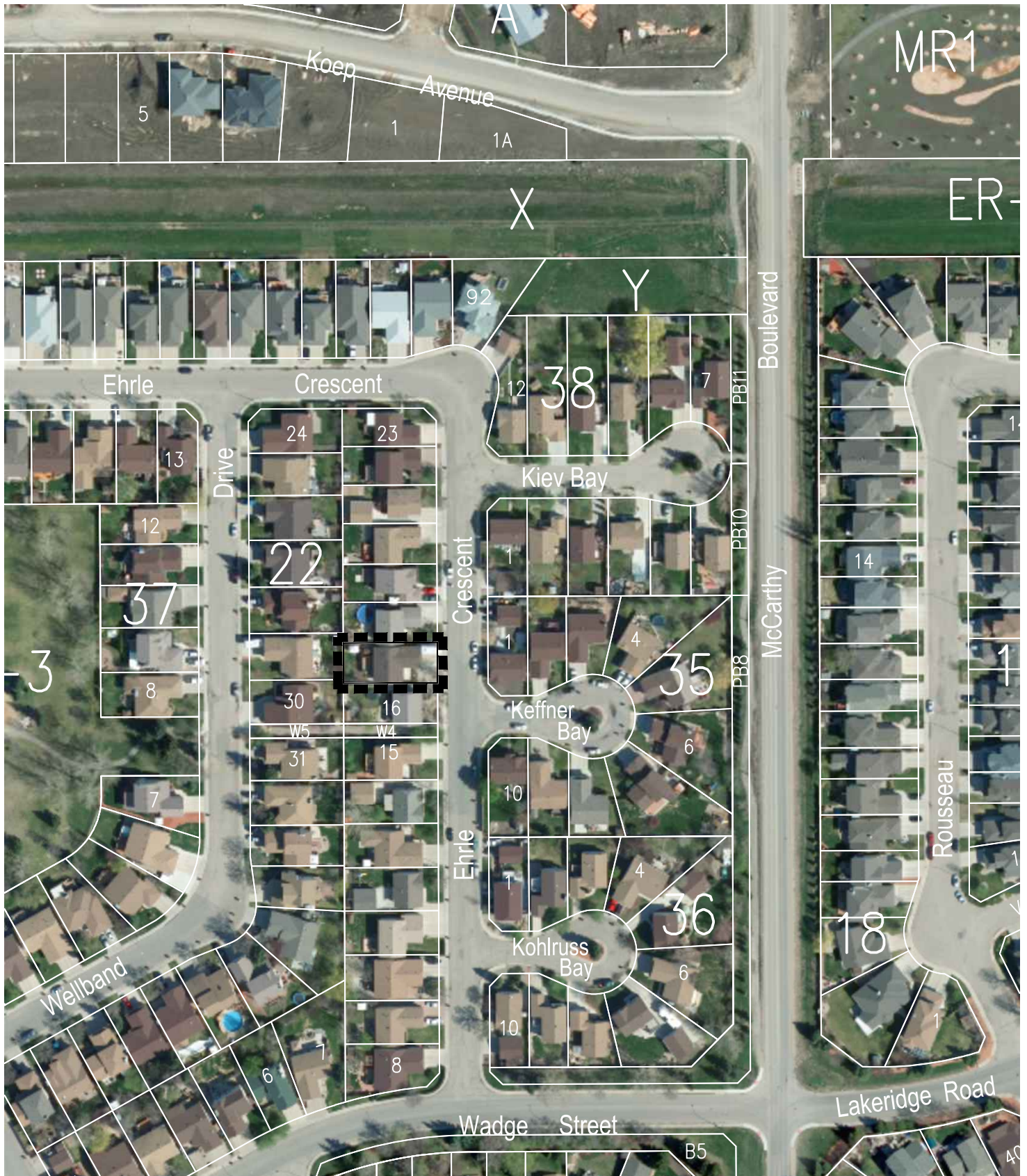
Jason Carlston, Executive Director
City Planning & Development



Subject Property



Project 14-DU-06 Civic Address/Subdivision 5843 Ehrle Crescent Lot 17, Block 22 Plan No. 86R24835



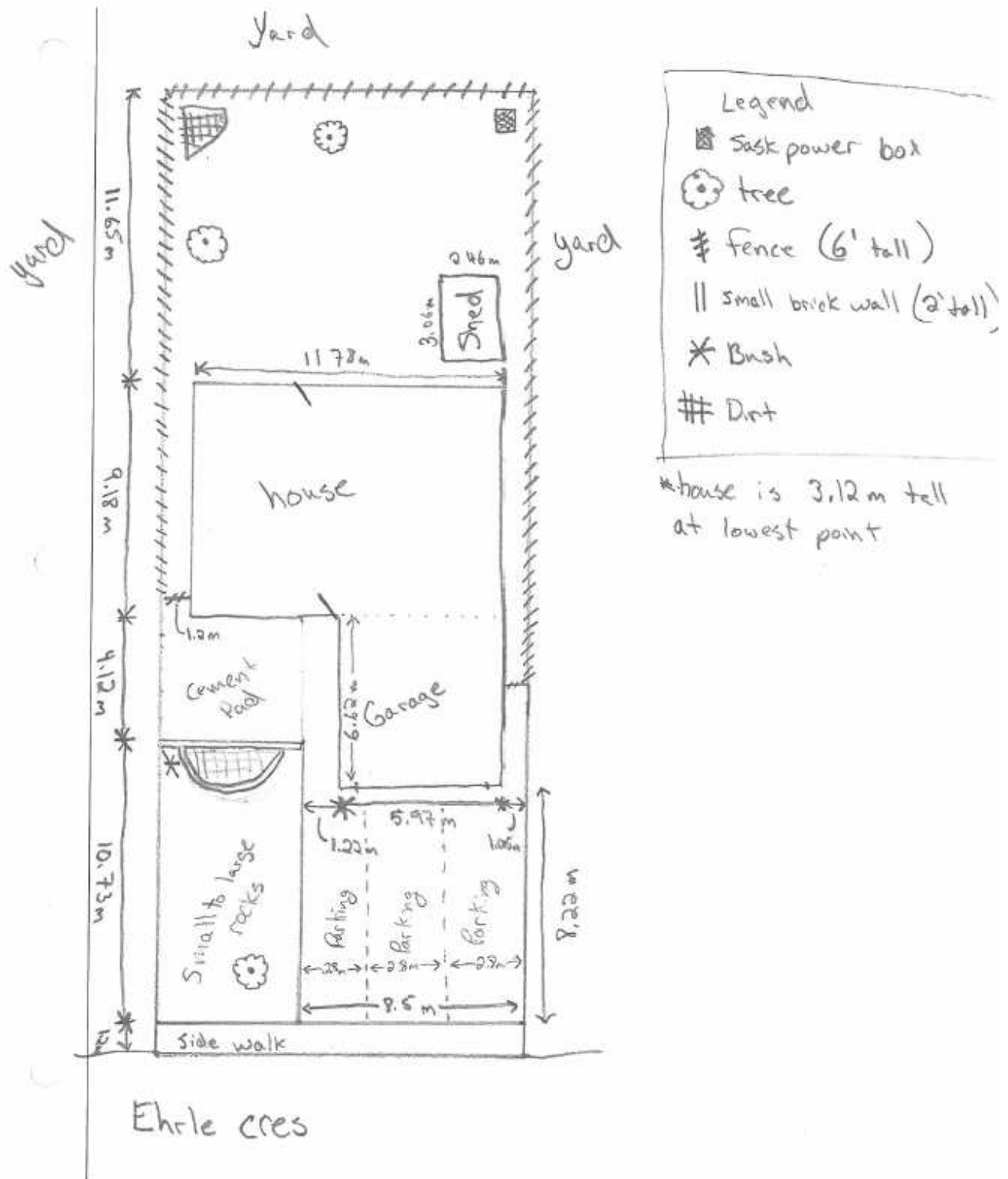
Subject Property

Date of Photography: 2012



Project 14-DU-06

Civic Address/Subdivision 5843 Ehrle Crescent Lot 17, Block 22 Plan No. 86R24835



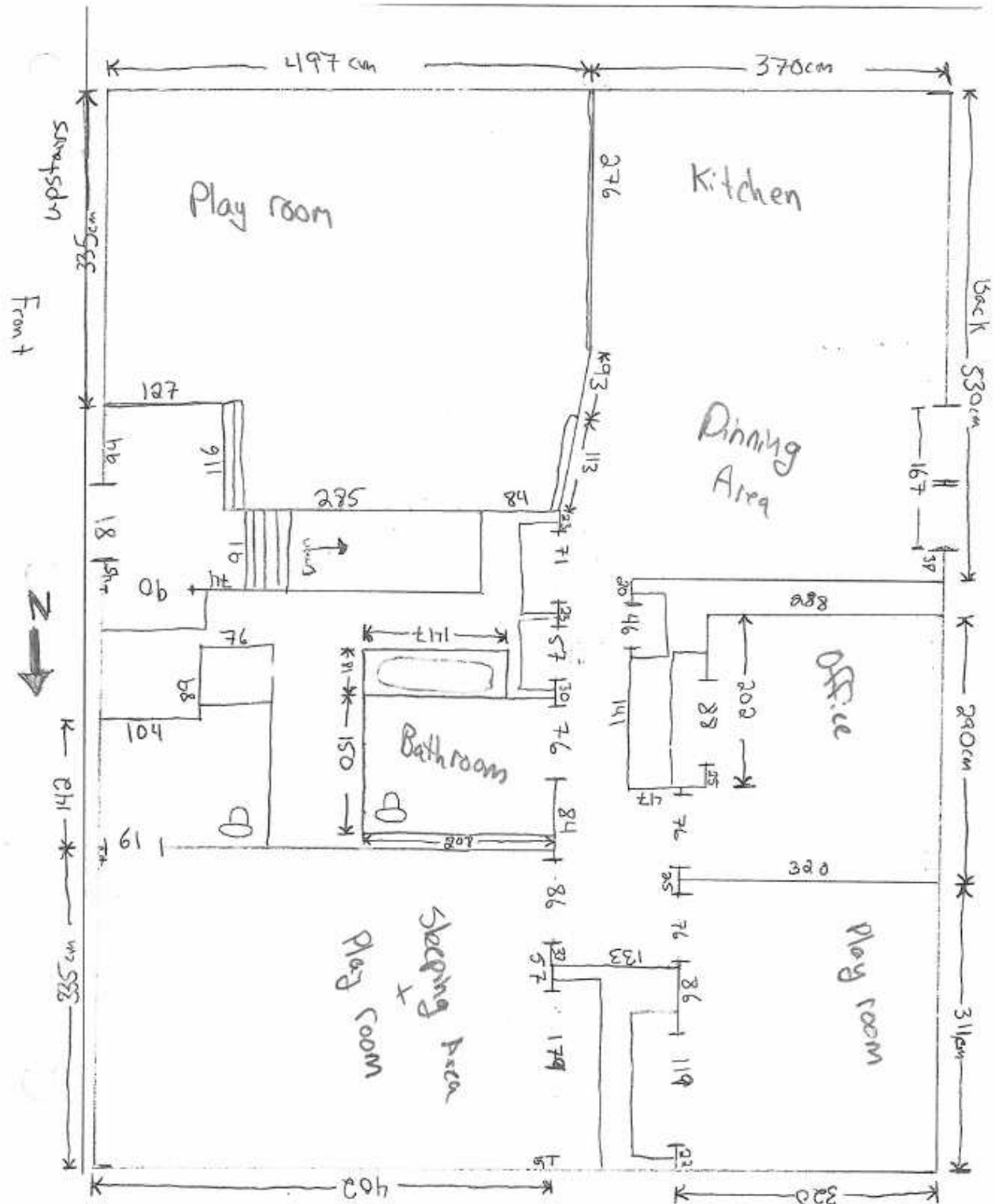
14-DU-06

Planning Department

5843 Ehrle Crescent

Project

Civic Address/Subdivision



Public Consultation Summary

Response	No. of Responses	Issues Identified
<i>Completely opposed</i>	13	<ul style="list-style-type: none"> - 30 kids are too many, the house is not equipped (4) - Business is not wanted in neighbourhood, only single family dwellings (8) - Lack of parking (6) - Increased traffic (2) - Traffic safety issues, especially with school buses (2) - Noise levels will be worse (5)
<i>Accept if many features were different</i>	1	<ul style="list-style-type: none"> - Quality daycare is needed - Fence needs to be raised - Building needs to be maintained - Deck needs to be finished as it is unsafe - Regulated by Ministry of Education? - Hours and days of operation
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> - Parking may be an issue - Proposed halfway house should not be located close to the daycare

1. Thirty kids are too many kids to accommodate in a daycare home. The house is not equipped to accommodate so many daycare spaces

Administration's Response:

Regina Zoning Bylaw No. 9250 contains a development standard that limits the number of child care spaces for a daycare centre in a detached dwelling to no more than 12. The Administration advised the applicant that it would not be prepared to support a 30 space daycare but would recommend approval to recognize the existing 12 space daycare centre on the subject property. The Administration is in agreement with the residents that a 30 space daycare would detract from the character of the community and would be an incompatible land use.

The suitability of the house and daycare amenities will be determined by the Provincial Ministry of Education. The Ministry is the body responsible for regulating the daycare centre including establishing standards for the design, construction, operation and maintenance of facilities including standards for furnishings and equipment and requiring those standards to be complied with; establishing standards for fire protection and emergency procedures in facilities and requiring those standards to be complied with; and governing the inspection of facilities.

2. **A business is not wanted in the Lakewood neighbourhood, only single family dwellings occupied as a residence should be allowed.**

Administration's Response:

The intent of the R1 – Residential Detached zone is to maintain detached dwellings in suburban areas. Other uses that are limited in extent and residential in nature are accommodated in the zone such as supportive living homes and daycare centres. Daycare centres are limited to 12 children in detached dwellings to achieve a balance between providing a service to the surrounding residential area and maintaining a size and scale of operation that is consistent with the residential character of the area.

3. **No parking is available with this proposal to accommodate staff. On-street parking will increase in the area and the proposal will result in an increase in traffic in the area and resulting safety concerns.**

Administration's Response:

The proposal meets the minimum parking requirements of the Zoning Bylaw. The proposal is limited in extent to 12 child care spaces and as such traffic impacts in the area will be minimal. The use is of a size and scale comparable to Supportive Living Homes which allow up to 10 residents as a permitted use in residential zones.

4. **Noise levels will increase with the daycare expansion.**

Administration's Response:

Although there may be some increase in noise as a result with more children on the site, *The Noise Abatement Bylaw No. 6980* states that it is against the bylaw to create any noise that is a disturbance to others only between 10 pm and 7 am. Children will not be at the site for the majority of these hours. Further noise from children is not loud enough to be in violation of the noise regulations found within the Zoning Bylaw.

5. **The fence around the subject property needs to be raised**

Administration's Response:

Residential lots are not required to provide fencing between properties. Residents can build fences on the side and rear yard areas up to a maximum height of 1.8 metres (6 ft).

6. **The building needs to be maintained**

Administration's Response:

All property owners are required to abide by the *Regina Property Maintenance Bylaw No. 2008-48*, which details regulations concerning inspections, order and penalties/payments involving building components such as roofs, eaves troughs, projections, attachments and chimneys. If the bylaw is not adhered to, the City's Property Standards inspectors may be notified for enforcement.

7. The deck needs to be finished as it is unsafe.

Administration's Response:

The Administration has not inspected the deck and is not aware of its current condition. It is the property owner's responsibility to ensure that the property is maintained and that construction on site is compliant with building code requirements.

8. Will the daycare centre be regulated by the Ministry of Education? Can neighbours influence the closure of the daycare if the business does not follow standards?

Administration's Response:

The daycare centre is currently being regulated by the Ministry of Education. If the daycare should expand, it would need another license from the Ministry and will continue to be regulated by them. Neighbours can report any contravention of the *Child Care Act* or provincial standards to the Ministry of Education resulting in a fine, as stated in the *Child Care Act*.

11. What are the hours and days of operations?

Applicant's Response:

The daycare centre will be open from Monday to Friday 6:30 am – 6:00 pm.

12. We heard that a halfway house is being proposed in the area. The two uses should not be located close to each other.

Administration's Response:

The Administration received an inquiry from Oxford House Society who had purchased a house on Keffner Bay for residents that have been through an addictions treatment program and are transitioning to independent living within the community. The Administration reviewed this request and determined that it did not meet any of the care home land use classifications under the Zoning Bylaw as there are no services provided on site and the house serves simply as a residence. The house continues to be classified as a detached dwelling which is permitted within the R1 – Residential Detached zone under *Regina Zoning Bylaw No. 9250*. The Administration has since become aware that Oxford House will not be pursuing the home on Keffner Bay for its members.

August 6, 2014

To: Members,
Regina Planning Commission

Re: Parking Concerns on Little Pine Loop in Skyview

RECOMMENDATION

1. That this report be Received and Filed; and
2. Item 14-23 be removed from the List of Outstanding Items for the Regina Planning Commission.

CONCLUSION

Regina Zoning Bylaw No. 9250 requires the provision of minimum off-street parking stalls based on land use. Residences require a minimum of one space per dwelling unit and apartment developments require a minimum of 1.5 spaces per apartment unit in the R6-Residential Multiple Housing Zone.

The apartment buildings, constructed on the east side of Little Pine Loop, were approved as a discretionary use in 2012. The plans submitted with the discretionary use application indicated the provision of 285 stalls which is one stall more than the minimum number of parking stalls required by the Zoning Bylaw. However, concerns have been raised by area residents regarding the number of vehicles parked along Little Pine Loop, and in particular adjacent to Fafard Park (the park).

In follow-up, the Administration conducted site visits on two separate occasions at different times of the day. On both occasions, parking was available on the street. It was also observed that there were parking vacancies in the parking lot that is part of the apartment complex.

Unused parking spaces in the parking lot could indicate that the parking requirements of the Zoning Bylaw are adequate.

Little Pine Loop is wide enough to permit parking on both sides of the street, however an existing mid-block pedestrian crossing at the north end of the park was identified to be marked with signs. In addition, due to the volume of on-street parking on the street, it was determined it would be appropriate to install No-Parking signs approximately 10 metres from the intersection of Little Pine Loop and Koep Avenue and near the entrance to the high density development on the south east corner. The Administration will undertake to ensure that these locations are signed appropriately. Staff from Parking Services Branch will continue to respond to parking concerns and issue tickets for violations under *Traffic Bylaw No. 9900*.

BACKGROUND

At the meeting on May 14, 2014, in consideration of RPC14-23 Application for Concept Plan Amendment (14-CP-01) and Zoning Bylaw Amendment (14-Z-06) for Parcel A in Skyview Phase I, the Regina Planning Commission passed the following motion:

“That Administration undertake an analysis of parking on Little Pine Loop and provide the results in an informational report to a future meeting of the Regina Planning Commission.”

This report addresses the issues raised in the motion and is provided for the information of the Regina Planning Commission.

DISCUSSION

Residential development creates a demand for parking. *Regina Zoning Bylaw No. 9250* requires the provision of minimum off-street parking stalls based on land use. Residences require a minimum of one space per dwelling unit and apartment developments require a minimum of 1.5 spaces per apartment unit in the R6-Residential Multiple Housing Zone.

The apartment buildings, constructed on the east side of Little Pine Loop, were approved as a discretionary use in 2012. The plans submitted with the discretionary use application indicated the provision of 285 stalls which is one stall more than the minimum number of parking stalls required by the Zoning Bylaw. However, concerns have been raised by area residents with regard to vehicles being parked along Little Pine Loop adjacent to the park.

Staff from Parking Services Branch responds to parking concerns and issues tickets for violations under *Traffic Bylaw No. 9900*. According to their records a total of 45 tickets have been issued for the parking related offences on Little Pine Loop between January 1, 2013 and May 31, 2014 as shown on the following table:

Parking Offence	# of Tickets Issued
Angle Parking	2
Parking in Wrong Direction	2
Parked on Sidewalk	3
Parked in Traffic Lane	1
Parked Over 24 Hours	3
Parked Within 2 Metres of Fire Hydrant	29
Parked Within 2 Metres of Curb Crossing	5
Total	45

Staff from the Infrastructure Planning Branch conducted a site visit on Friday June 13th between 3:30pm and 4:15pm to review the on-street parking usage. They estimated that 46 percent of available parking spaces on the west side of Little Pine Loop and 73 percent of the parking spaces on the east side were occupied.

Enforcement personnel from the Parking Services Branch conducted a site visit on Tuesday, June 17, 2014 between 8:00pm and 9:00pm when it was thought that most residents would be home. In addition to on-street parking, they reviewed the usage of the parking stalls provided on site at the apartment complex. The following table summarizes the results:

Off-Street Parking Lot Count

	<u>Total Off-Street Spaces</u>	<u># of Unused Spaces</u>	<u>Occupancy %</u>
5920 Little Pine Loop	285	133*	47%
3 stalls used for loraas bins *includes 6 accessible stalls			

On-Street Parking Count

	<u># of Open Spaces (approx.)</u>	<u>Total # of Vehicles Parked</u>	<u>Occupancy %</u>
West Side: Little Pine Loop (Koep Ave. to Eagles Rd.)	11	19	63%
East Side: Little Pine Loop (Koep Ave. to Eagles Rd.)	3	16	84%
North Side: Koep Avenue (Little Pine Loop to Eagles Rd.)	12	4	25%
South Side: Koep Avenue (Little Pine Loop to Eagles Rd.)	10	1	9%
Parking Counts done on Tuesday, June 17, 2014 @ 8 - 9 pm			

The number of unused parking spaces in the parking lot for the apartment complex could indicate that the parking requirements of the Zoning Bylaw are adequate.

Staff from the Infrastructure Planning Branch identified that Little Pine Loop is wide enough to permit parking on both sides of the street. The width of the street is 10.5 metres. *Traffic Bylaw No. 9900* does not prohibit on-street parking adjacent to a park.

Through the site visit, it was noted that there is an un-marked mid-block crossing at the north end of the park that will be signed accordingly. In addition, as a result of the volume of on-street parking along Little Pine Loop, it was determined that additional signs identifying No-Parking zones be installed at the intersection of Little Pine Loop and Koep Avenue as well as at the entrance to the high density development on the south-east end of Little Pine Loop. These signs will be installed as follows:

- No-Parking signs installed approximately 10 metres on either side of the mid-block crossing as shown on the attached drawing in Appendix A-2 (the MR1 designation on the drawing is Fafard Park);
- No-Parking signs installed approximately approximately 10 metres from the intersection of Little Pine Loop and Koep Avenue; and
- No-Parking signs installed two metres from either side of the entrance to the high-density development at 5960 Little Pine Loop as per the *Regina Traffic Bylaw #9900*.

Although additional signage such as the above is typically not identified to be installed at all locations during review and development of new subdivisions, circumstances may warrant installation. The Administration will undertake to ensure that the signage referenced above is installed.

At the Regina Planning Commission meeting, comments were raised about a complete restriction on parking adjacent to the park. This Administration is not recommending this for the following reasons:

1. Such a restriction could result in a shift of on-street parking to other areas of the neighbourhood.
2. The park is a destination and it is possible that some users would drive to the park and would have to find another place in the neighbourhood to park.
3. The presence of parked cars on a street can act as a traffic calming measure, which is an important consideration adjacent to a park.

RECOMMENDATION IMPLICATIONS

Financial Implications

The costs associated with making the required signage and the installation of the signs can be accommodated within existing budgets.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The residents who appeared at the May 14, 2014 meeting of the Regina Planning Commission and spoke to the parking issue received a copy of this report.

DELEGATED AUTHORITY

The Administration has the authority to install signage to delineate pedestrian crossings and to restrict on-street parking in this circumstance.

Respectfully submitted,

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

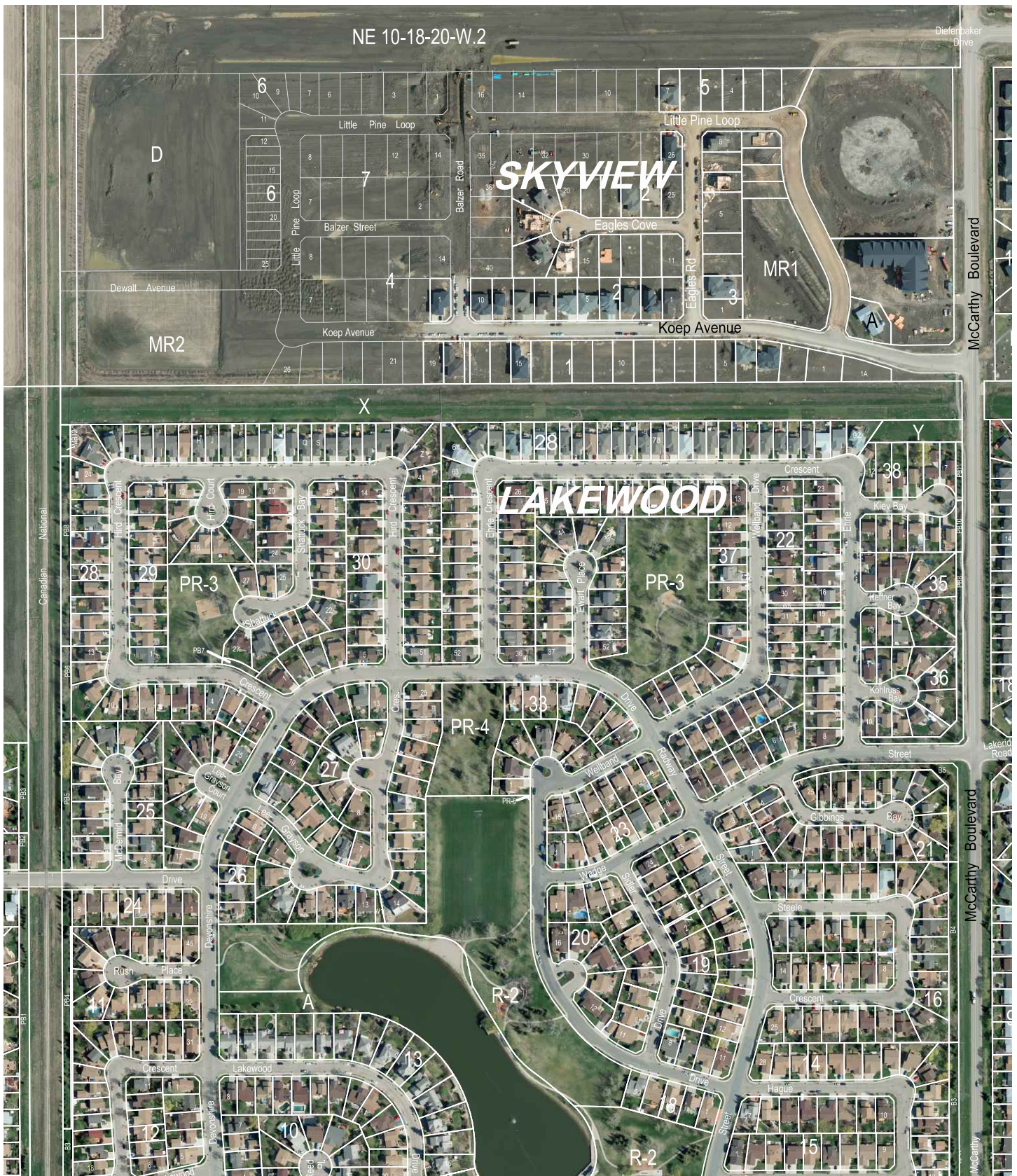
Fred Searle, Manager
Current Planning

Respectfully submitted,

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

Jason Carlston, Executive Director
City Planning and Development

Report prepared by: Sue Luchuck



Date of Photography : 2009



Project _____

Civic Address/Subdivision _____

Parking Concerns on
Little Pine Loop



Project _____ Civic Address/Subdivision _____ Parking Concerns on Little Pine Loop