



REGINA PLANNING COMMISSION

**Wednesday, September 10, 2014
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, September 10, 2014**

Approval of Public Agenda

Minutes of the meeting held on August 6, 2014.

Administration Reports

RPC14-43 Application for Zoning Bylaw Amendment and Discretionary Use
(14-Z-09/14-DU-11) - Proposed Low-rise Apartment Building, 1551 &
1555 Princess Street

Recommendation

1. That the application to rezone Lots 32 & 33 in Block 227, Plan No DV4404 located at 1551 & 1555 Princess Street from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That the discretionary use application for a proposed low-rise apartment building located at 1551 & 1555 Princess Street, being Lots 32 & 33, Block 227, Plan No. DV 4404, 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 Robinson Residential and dated May 12, 2014; and
 - b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
4. That this report be forwarded to the October 14, 2014 meeting of City Council.

RPC14-44 Application for Discretionary Use (14-DU-12) Proposed Dwelling Units
(Mixed Use Building) in MAC Zone, 1815 7th Avenue

Recommendation

1. That the discretionary use application for a proposed mixed use building located at 1815 7th Avenue, being Lots 1 to 6, Block 183, Plan No. Old 33, Regina's Old Warehouse District be APPROVED, and that a Development Permit be issued subject to the following conditions:



Office of the City Clerk

- 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 Alton Tangedal Architect Ltd. dated August 7, 2014; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That the amendment to correct the zoning boundary between Lot 6, Block 183 and Lot 41, Block 183 so that Lot 6 is rezoned in entirety to MAC-Major Arterial Commercial and Lot 41 is rezoned in entirety to IA- Light Industrial be APPROVED.
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 22, 2014 meeting of City Council.

RPC14-45 Application for Zoning Bylaw Amendment (14-Z-13)
5302-5450 McClelland Drive

Recommendation

1. That the application to rezone Lots 31-52, Block 40, Plan 102100206 located in Harbour Landing Phase 7-2 from DCD-12 - Narrow Lot Residential Zone to R2 - Residential Semi-detached Zone, 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 October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

RPC14-46 Proposed Amendments to Regina Zoning Bylaw No. 9250
(Home-Based Businesses)

Recommendation

1. That the proposed amendments to Section 6D.3 of *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the Bylaw amendments.
3. That this report be forwarded to the October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



Civic Naming Committee Report

RPC14-47 Civic Naming Committee Annual Report 2013

Recommendation

That this report be forwarded to City Council for information.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, AUGUST 6, 2014

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

AT 4:00 PM

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

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Ron Okumura
Daryl Posehn
Laureen Snook
Sherry Wolf

Regrets: Councillor Barbara Young
Dallard LeGault
David Edwards
Phil Evans
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director of City Planning & Development, Jason Carlston
Director of Major Projects, Kelly Scherr
A/Manager of Current Planning, Lauren Miller

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 9, 2014 be adopted, as circulated.

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.

Blair Forster, representing Harvard Developments, and Mitch Brody, representing Kinwest Developments, addressed the Commission.

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

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;
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.

The following addressed the Commission:

- Tatsuyuki Setta, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and

- Wil Olive, Olive, Waller Law Firm, representing Beaucorp Ventures Inc.

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

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.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Shawn and Chris Taylor, Taylor's Tots Childcare.

Daryl Posehn moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

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.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Mike Strykiwsky.

Laureen Snook 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 4:55 p.m.

Chairperson

Secretary

September 10, 2014

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-09/14-DU-11)
Proposed Low-rise Apartment Building, 1551 & 1555 Princess Street

RECOMMENDATION

1. That the application to rezone Lots 32 & 33 in Block 227, Plan No DV4404 located at 1551 & 1555 Princess Street from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That the discretionary use application for a proposed low-rise apartment building located at 1551 & 1555 Princess Street, being Lots 32 & 33, Block 227, Plan No. DV 4404, 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 Robinson Residential and dated May 12, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the October 14, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to develop a two-storey low-rise apartment building with six units located within the North Central neighbourhood. The proposed low-rise apartment building is located in close proximity to Evraz Place and the Pasqua Hospital near Dewdney Avenue. Its location close to these employment nodes and services including public transit makes this a suitable location for the proposed development.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

BACKGROUND

An application for zoning amendment and discretionary use has been received for the subject properties located at 1551 and 1555 Princess Street.

The Zoning Bylaw amendment and Discretionary Use applications are being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

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

DISCUSSION

Development Proposal

Land use and zoning details are summarized as follows:

Land Use Details		
	Existing	Proposed
Zoning	R3 – Residential Older Neighbourhood	R4A- Residential Infill Housing
Land Use	Detached Dwelling	Low-rise apartment
Number of Dwelling Units	1	6

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	6 stalls 1 per unit	6 stalls
Minimum Lot Area (m ²)	500 m ²	580.64 m ²
Minimum Lot Frontage (m)	15 m	15.24 m
Maximum Building Height (m)	13 m	7.5 m
Gross Floor Area	NA	497.12 m ²
Maximum Floor Area Ratio	3.0	0.85
Maximum Coverage (%)	50%	50%

A detached dwelling and an accessory garage currently exist on the site. The applicant intends to demolish these structures to accommodate the low-rise apartment building. The apartment building will provide six rental units consisting of one unit with one-bedroom and three units with two bedrooms on the main floor, and two units with three bedrooms on the second floor. The building has been designed to fit the house-form character of the 1500-block of Princess Street maintaining the general appearance of the lower-density built character of the neighbourhood surrounding the site, while providing more housing units on the property.

Surrounding land uses include Evraz Place to the south, a fire station and Pasqua Hospital to the west, and detached dwellings to the east and north.

The proposed development is consistent with the purpose and intent of the R4A - Residential Infill Housing with respect to:

- Providing sensitive redevelopment and conversion at medium density;
- Providing affordable housing, particularly for low and moderate income households and special need groups; and
- Providing infill development to minimize the need for annexation on the periphery.

Parking and Site Location

The proposal meets the minimum required parking standards on the site. However, the proximity of the proposed development to major entertainment and conference facilities at Evraz Place (Co-operators Centre, Credit Union EventPlex, and the Stadium Project) may further impact the availability of parking for residents and visitors in the area.

Currently, residents living on the 1500 block of Princess Street can obtain a Mosaic Stadium parking permit to ensure that parking is available for them during stadium events including CFL games and concerts. Parking is prohibited on the block during stadium events to those who do not have a parking permit. Outside of stadium event times, on-street parking is only permitted on the east side of the block. The expansion of the parking lot of the adjacent Co-operators Centre and the Credit Union Eventplex is presently underway, which will help relieve street parking from local streets including Princess Street.

The City of Regina is working closely with Community Associations to determine neighbourhood concerns that should be considered with the development of the new stadium as part of the Regina Revitalization Initiative (RRI). This will be an ongoing engagement process that will address issues such as on-street parking in the North Central neighbourhood. As part of the Stadium Project an Event Management Strategy is also being developed which will look at access /egress, to the Evraz Place site, considering the day to day needs, as well as Rider game days and special event. It is anticipated this strategy will include improved management of the onsite parking at Evraz Place, the expansion of the current park and ride program, and the reduction of parking demand in the area through carpool incentives, shuttle buses, bike parking infrastructure and education.

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: Official Community Plan Bylaw No. 2013-48 (OCP)* with respect to:
Complete Neighbourhoods

- Contributing to a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life.

Housing

- Providing attainable housing through rental housing;
- Contributing to neighbourhood intensification in an existing neighbourhood to create complete neighbourhoods; and
- Providing a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods.

The apartment building adds rental units to the Regina housing market, which will provide more housing choices for residents.

The proposal is also consistent with the policies contained in Part B.7: North Central Neighbourhood Plan, of the OCP with respect to:

- Being smaller scale and low-rise in form for a new housing development in a low-density residential area; and
- Contributing to an improved residential environment.

The North Central Neighbourhood Plan states that specific infill projects should be dealt with on a rezoning basis and should be smaller in scale. The proposal is limited in scale and comparable to the heights of other buildings on the 1500-block of Princess Street. The proposed development is also designed to have a detached dwelling-like appearance.

The proposed building addresses Strategy 5 in Regina's Comprehensive Housing Strategy to provide more diverse and economical rental accommodations as units are modest yet include multiple bedrooms to accommodate small families and lone parents.

The proposal is consistent with the OCP's objectives to intensify developments near urban corridors such as Dewdney Avenue. Transit service is provided in close proximity along Dewdney Avenue.

Other Implications

None with respect to this report.

Accessibility Implications

As a rental apartment building, the proposed development is required to provide one accessible unit in the building.

COMMUNICATIONS

Public notification signage posted on:	May 20, 2014
Letter sent to immediate property owners	May 15, 2014
Public Open House Held	NA
Number of Public Comments Sheets Received	0
Will be published in the Leader Post on:	September 27, 2014 October 4, 2014

North Central Community Association

In response to the proposed development, the North Central Community Association expressed that the design of the low-rise apartment is a good fit with the neighbourhood because it maintains the residential character of the area. However, the community association is concerned that there would be a shortage of on-street parking for residents during major events in the area. Although the proposal meets the minimum requirements for parking stalls, it is located near facilities such as Evraz Place that generate a demand for on-street parking.

Residents who require on-street parking can obtain Taylor Field parking permits to ensure that parking is available for them during these stadium events. The expansion of onsite parking on the adjacent facility site will also help alleviate parking along local streets. An event management strategy for the RRI will further address local parking issues and reduce parking demand through incentives and education.

DELEGATED AUTHORITY

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

Respectfully submitted,

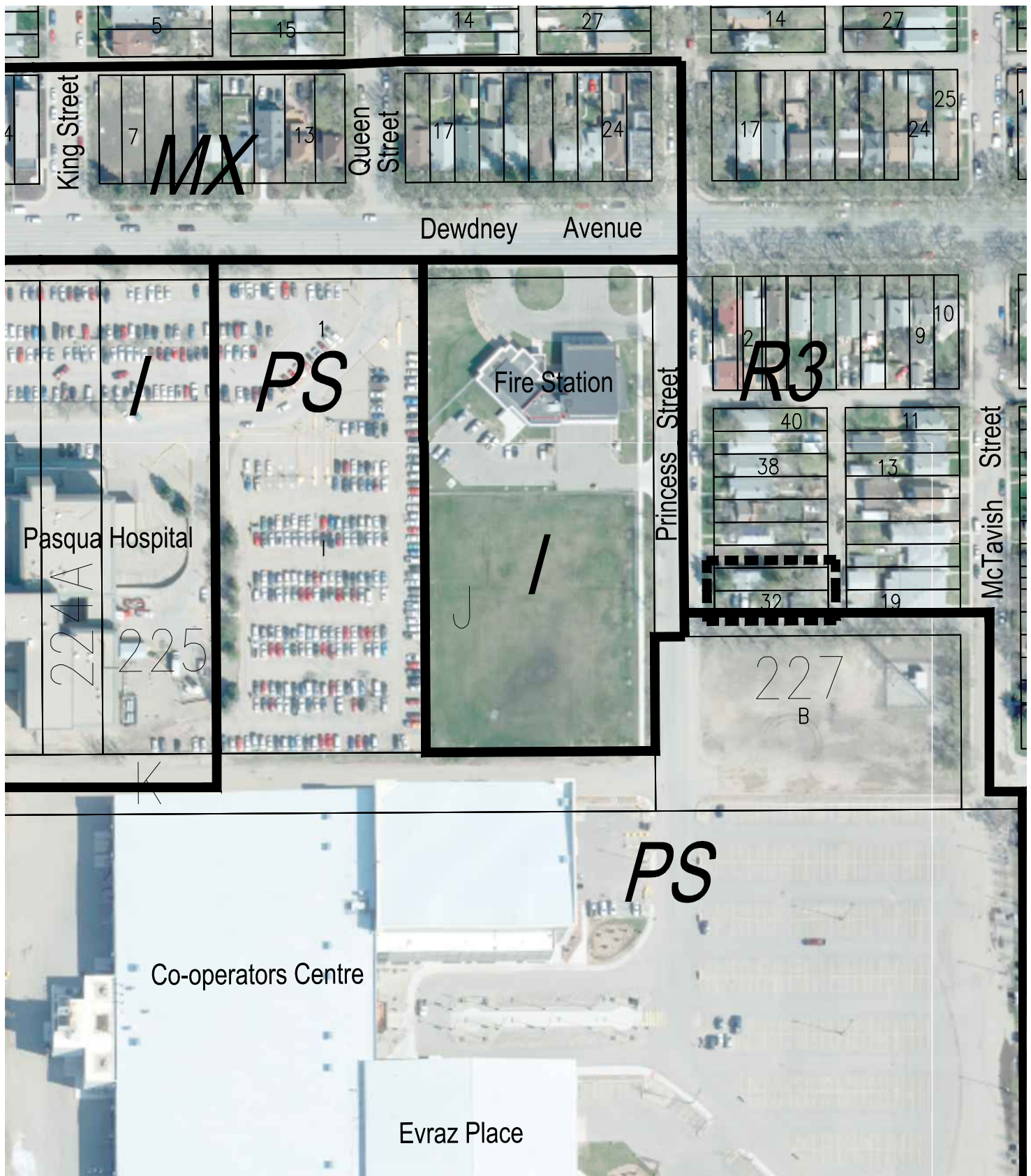


Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Executive Director
City Planning & Development

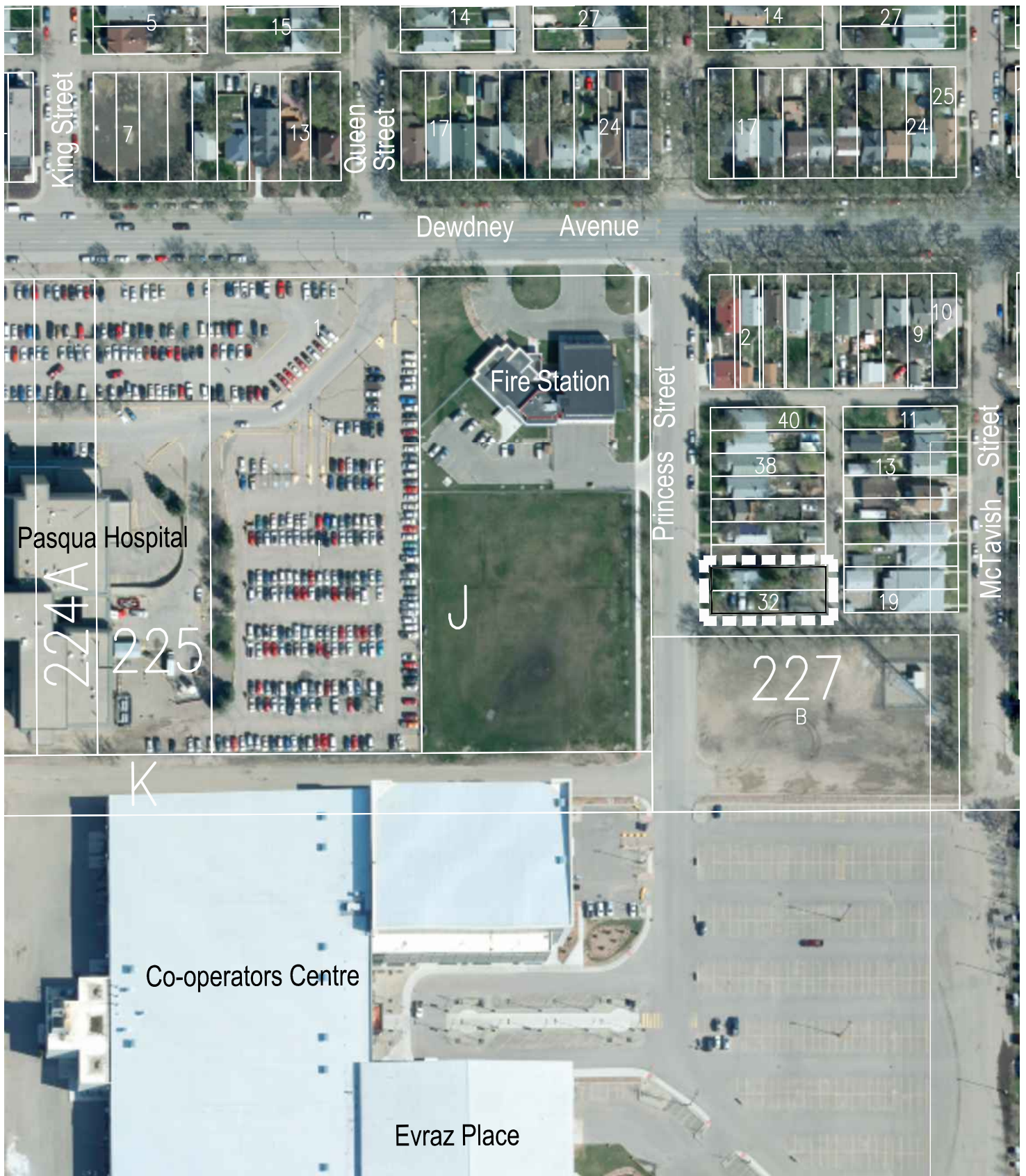


Subject Property



Project 14-Z-09

Civic Address/Subdivision 1551 and 1555 Princess Street



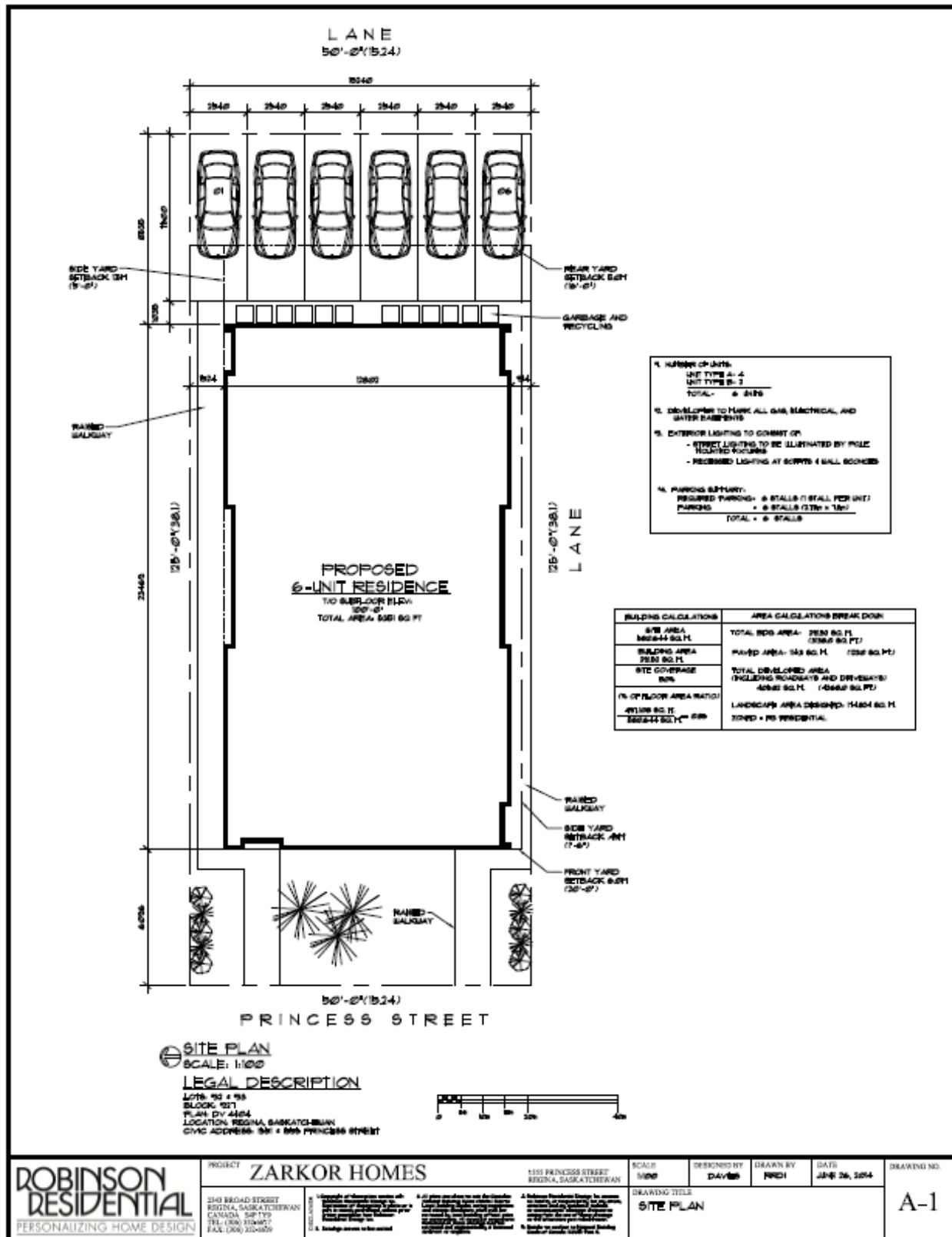
Subject Property

Date of Photography: 2012



Project 14-Z-09

Civic Address/Subdivision 1551 and 1555 Princess Street



Planning Department

Project 14-Z-09/14-DU-11

Civic Address/Subdivision 1551 and 1555 Princess Street



WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

**ROBINSON
RESIDENTIAL**
PERSONALIZING HOME DESIGN

PROJECT **ZARKOR HOMES**

3140 BROAD STREET
REGINA, SASKATCHEWAN
CANADA S4P 1Y9
TEL: (306) 310-0077
FAX: (306) 310-0055

1. Knowledge of Saskatchewan zoning rules.
2. Ability to interpret and apply zoning rules.
3. Knowledge of local building codes.
4. Knowledge of local building departments.

5. All plans submitted to the City of Regina must be accompanied by a letter from the architect or engineer stating that the plans comply with the City of Regina's zoning rules and building codes.

1555 PRINCESS STREET
REGINA, SASKATCHEWAN

SCALE
1/8"=1'-0"

DESIGNED BY
DAVID

DRAWN BY
NED

DATE
JUNE 26, 2014

DRAWING NO.

DRAWING TITLE
EXTERIOR ELEVATIONS

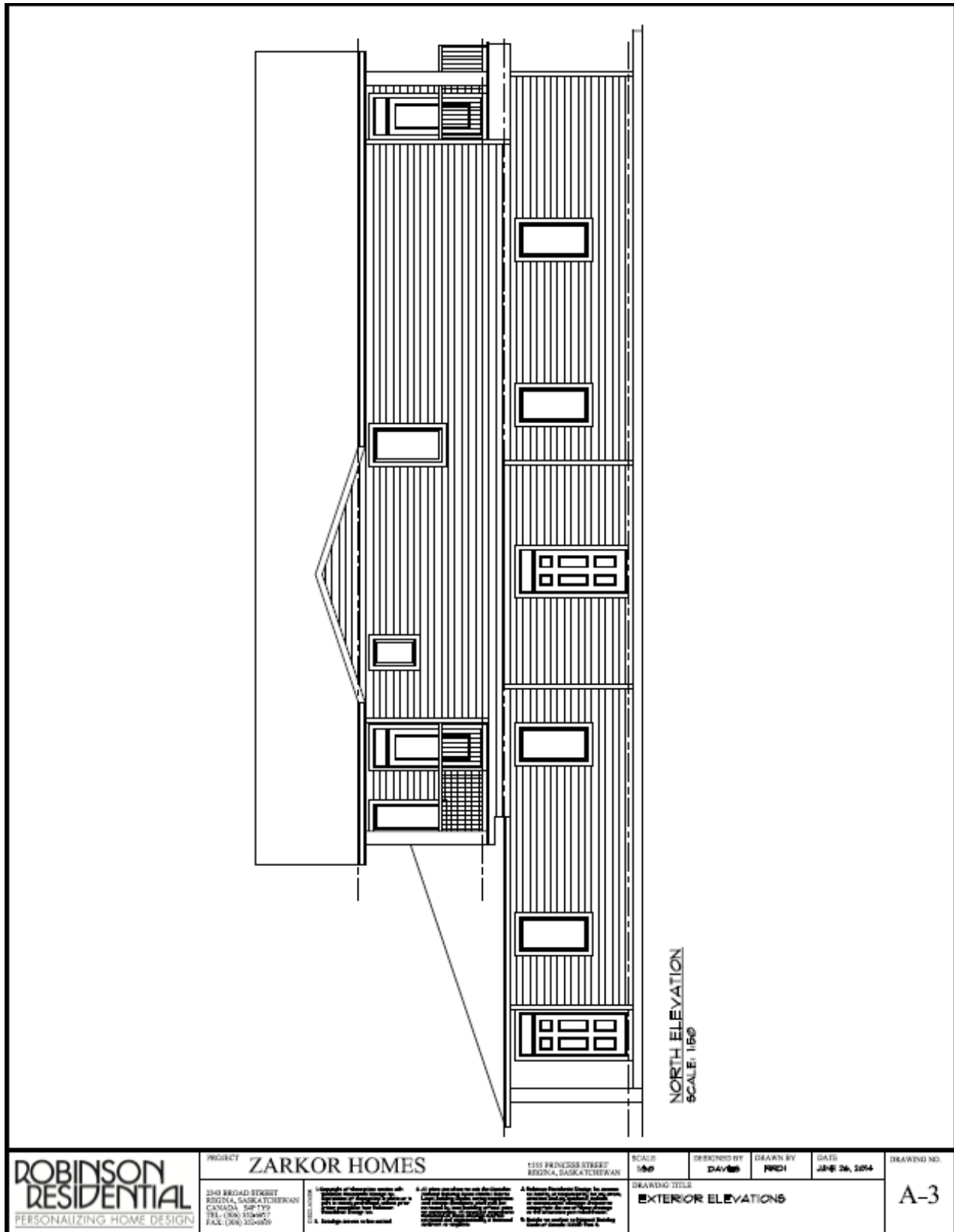
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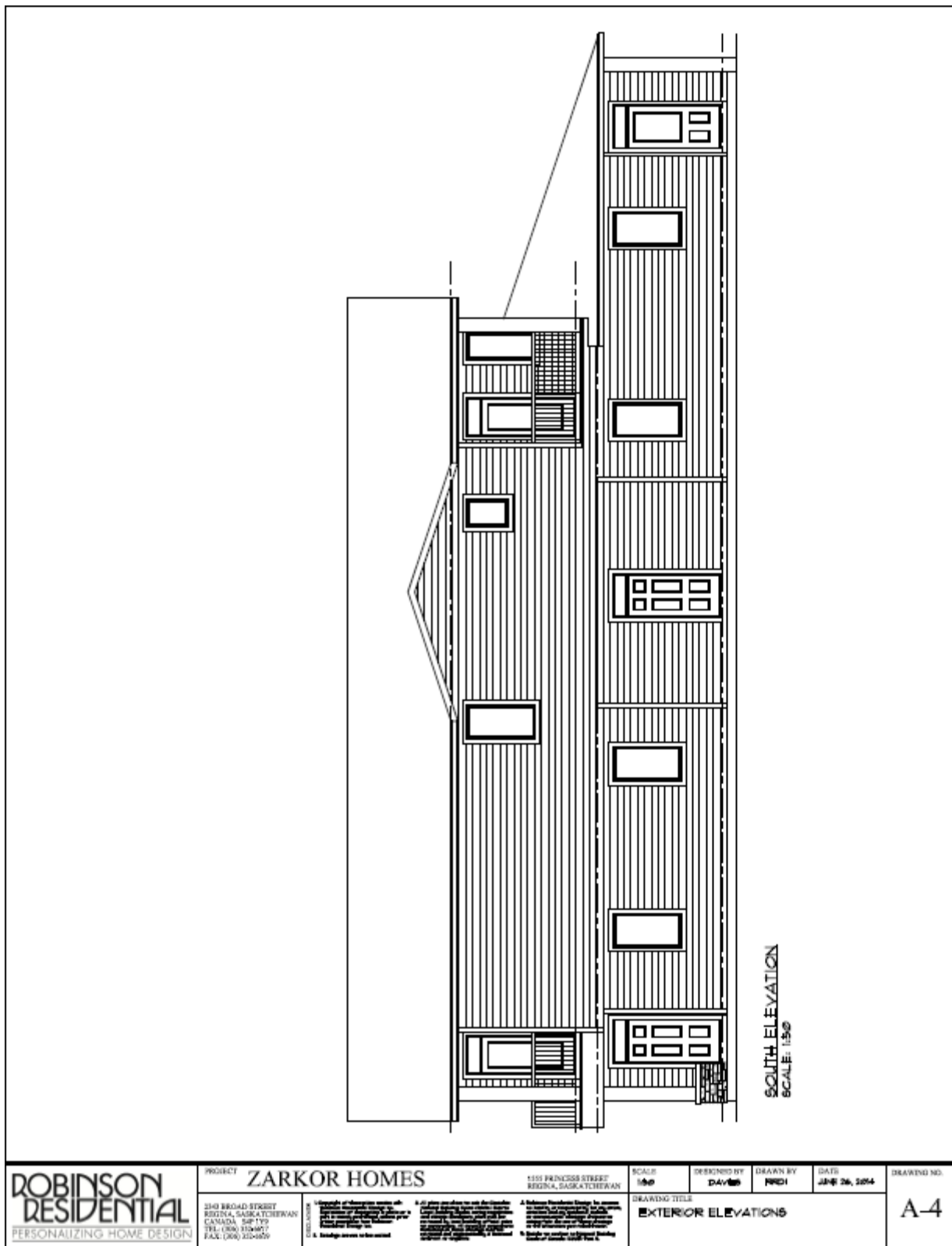
Planning Department

Project 14-Z-09/14-DU-11

Civic Address/Subdivision

1551 and 1555 Princess Street





September 10, 2014

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (14-DU-12) Proposed Dwelling Units (Mixed Use Building) in MAC Zone, 1815 7th Avenue

RECOMMENDATION

1. That the discretionary use application for a proposed mixed use building located at 1815 7th Avenue, being Lots 1 to 6, Block 183, Plan No. Old 33, Regina's Old Warehouse District 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 Alton Tangedal Architect Ltd. dated August 7, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That the amendment to correct the zoning boundary between Lot 6, Block 183 and Lot 41, Block 183 so that Lot 6 is rezoned in entirety to MAC-Major Arterial Commercial and Lot 41 is rezoned in entirety to IA- Light Industrial be APPROVED.
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 22, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to develop six residential dwelling units in a second storey addition to an existing commercial building on the site. Six new parking stalls will be created within the main floor, at the back of the existing structure, with access from Rose Street. The main floor space will continue to be used for retail purposes.

During the review of this application it was noted that there was an error on the zoning map at the boundary of the applicant's property and the property to the south. An amendment to the Zoning Bylaw is required to correct the zoning.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

BACKGROUND

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

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

DISCUSSION

The land use and zoning related details of this proposal are summarized as follows:

Land Use Details		
	Existing	Proposed
Zoning	MAC	MAC
Land Use	Commercial	Mixed-Use Building
Number of Dwelling Units	0	6
Building Area	1046.36 m ²	1718.84 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	5 existing stalls for commercial uses plus 1 stall per each proposed dwelling unit. Total of 11 stalls.	11 stalls
Minimum Lot Area (m ²)	250 m ²	1573.39 m ²
Minimum Lot Frontage (m)	6 m	38 m
Maximum Building Height (m)	15 m	7.65 m
Maximum Floor Area Ratio	3.0	1.09
Maximum Coverage (%)	90%	66.5%

Surrounding land uses include major arterial commercial and retail to the north and east, and a mix of commercial and light industrial uses to the south and west.

The proposed development is consistent with the purpose and intent of the MAC - Major Arterial Commercial Zone with respect to enabling the development of retail, service and office businesses which require locations with good visibility and accessibility. The uses are also limited in size, with permitted uses limited to 1,000 sq. m. gross floor area. Dwelling units are allowed in the same building as permitted or discretionary uses. A recently approved Housekeeping amendment also added Mixed-Use Buildings as a discretionary use in the MAC and other commercial zones.

The existing commercial building (main floor of this development) was constructed to the front and side property lines as per the development standards in the Zoning Bylaw. As such, there is no opportunity for landscaping on site.

The development is well serviced by public transit as there are bus routes located on Broad Street, approximately one half block to the east.

During the review of this proposed development it was noted that there is an error on the zoning map. Lot 6, Block 183 was subdivided into 2 lots, Lot 6 and Lot 41. Lot 6 is owned by the applicant for this development and has been, and will continue to be, used for parking for the commercial businesses in the building. This lot should be zoned MAC-Major Arterial Commercial, the same zoning as Lots 1 to 5. Lot 41, Block 183 is owned by the property owner to the south and should be zoned IA-Light Industrial as are the lots owned by this property owner. The current zoning as shown on the map in Appendix A-1 is reversed and will be corrected by a zoning amendment.

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

- Section 7.5 Encourage appropriate mixed-use development within neighbourhoods, in this case Regina's Warehouse District.
- Section 7.7.4 City Centre - Support the development of a mixed-use environment.
- Section 6.6.3 Optimize use of existing infrastructure to minimize financial and environmental impacts of growth.
- Section 8.8 Support residential intensification in existing and new neighbourhoods to create complete neighbourhoods.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that 2% of required parking spaces be accessible. The number of required parking spaces is six and 2% of six is less than 0.5 of a stall, so in this case the provision of accessible parking is not required.

COMMUNICATIONS

Public notification signage posted on:	June 5, 2014
Letter sent to immediate property owners	May 30, 2014
Number of Public Comments Sheets Received	2

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

Regina's Warehouse District Business Association was contacted for comment and had no concerns.

The required Zoning Bylaw amendment was advertised on September 6 and the second advertisement will be on September 13. This will enable City Council's consideration of the bylaw amendment at their meeting on September 22, 2014.

DELEGATED AUTHORITY

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

Respectfully submitted,

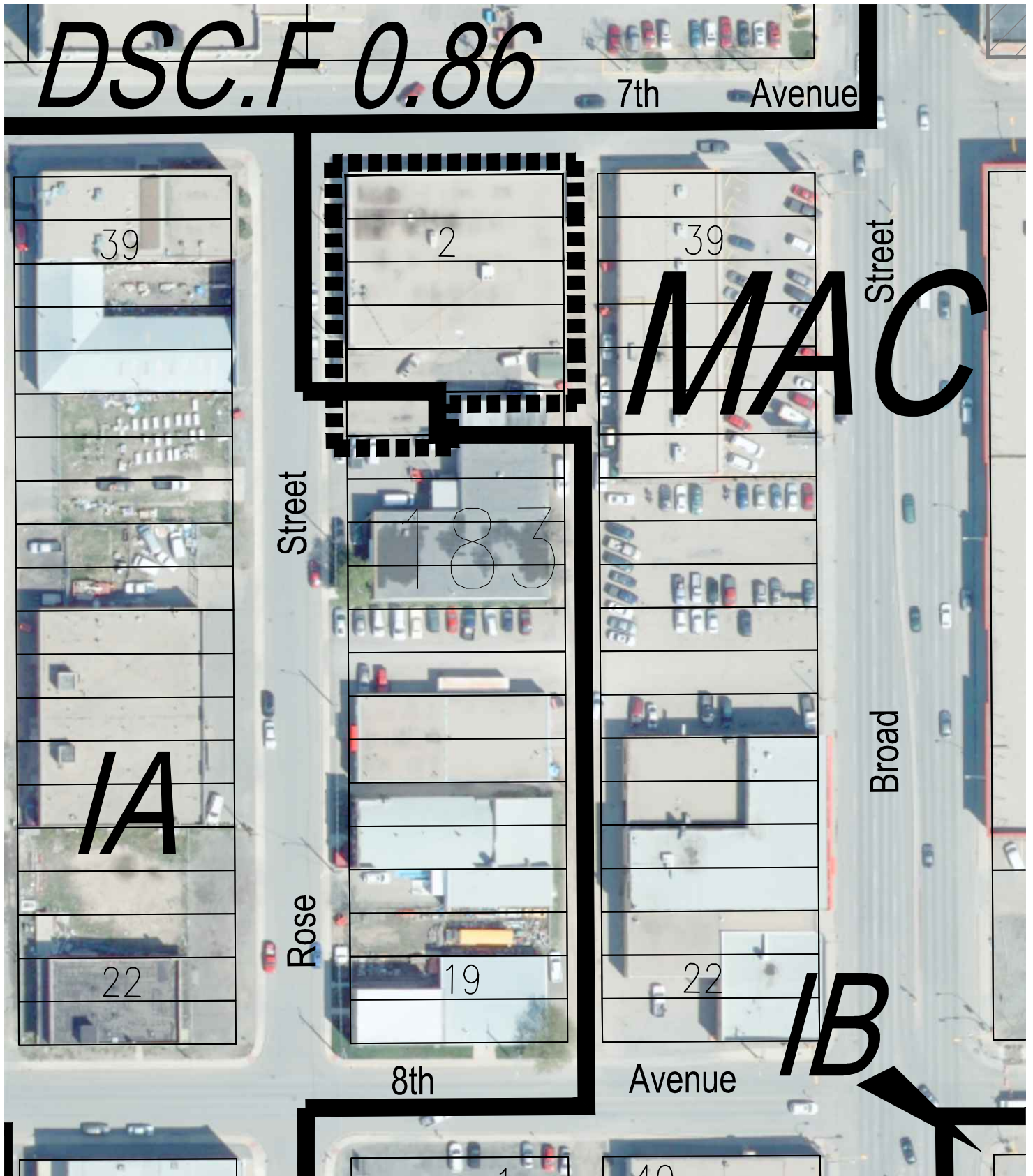


Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Executive Director
City Planning and Development

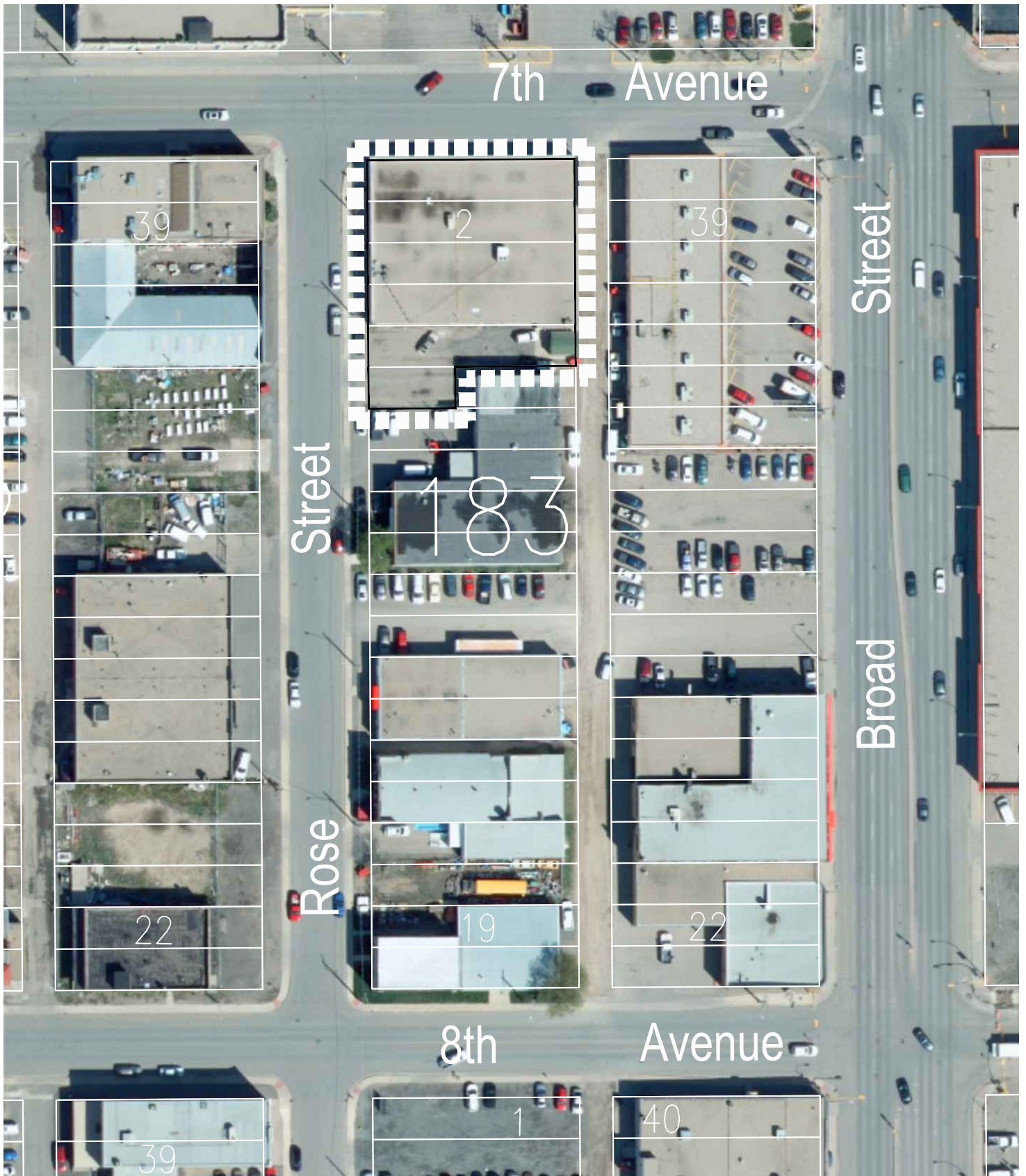


Subject Property



Project 14-DU-12

Civic Address/Subdivision 1815 - 7th Avenue



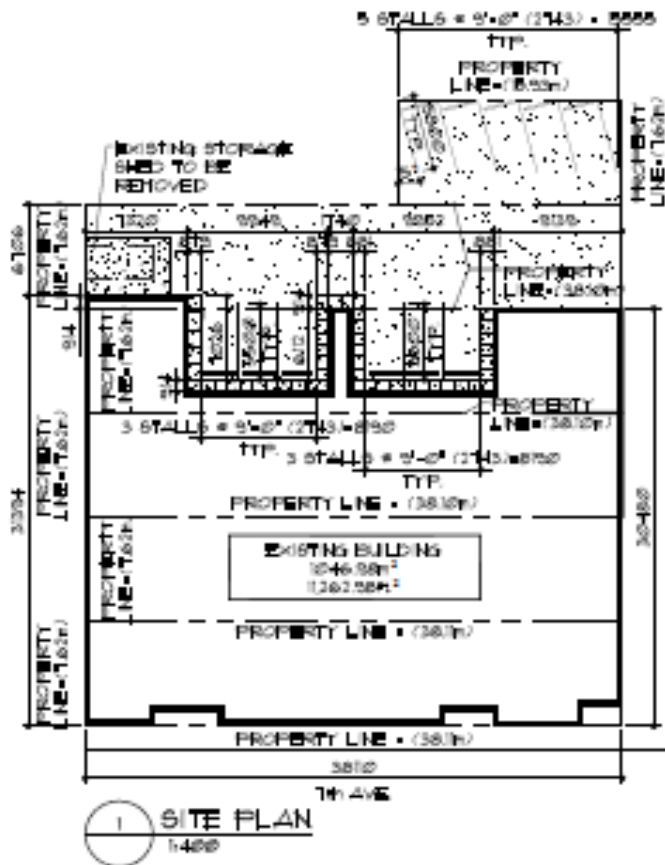
Subject Property

Date of Photography: 2012



Project 14-DU-12

Civic Address/Subdivision 1815 - 7th Avenue

**LEGAL DESCRIPTION**

LOT - 1
BLOCK - 183
PLAN - CLP33

1815-1836 7TH AVE. REGINA,
SASKATCHEWAN

GENERAL NOTES

1) CONTRACTOR TO CONFIRM & COORDINATE ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING TRANSFORMERS, BURIED UTILITIES, SERVICE STRIPS AND ANY CONDITIONS WHICH IMPEDE THE DESIGN INTENT SHOWN.

2) ALL DIMENSIONS FROM PROPERTY LINES ARE TO OUTSIDE OF EXTERIOR SHEATHING, UNLESS OTHERWISE NOTED.

3) LOCATE SIDEWALK CONTROL JOINTS AS PER THE FOLLOWING:

EQUALLY SPACED UNLESS OTHERWISE NOTED

- AT SIDEWALK CORNERS
- AT CENTRE OF WINDOW HULLIONS
- AT CORNERS OF HATCHNET
- AT PLASTERS AND BUILDING CORNERS
- ALL PAINTED LINES TO BE YELLOW

4) ALL CURB CORNERS TO HAVE RADIUS OF 50' UNLESS OTHERWISE NOTED.

OVERALL SITE DATA

TOTAL SITE AREA: 1573.38m² (16,836 FT²) (0.39ac.)
Lots 1 - 5: 250.42m² (3,058.00 FT²) ea.
Lot 6: 121.99m² (1,326.63 FT²)

BUILDING AREA


MAIN FLOOR: 1046.36m² (11,262.97 FT²)
SECOND FLOOR: 612.42m² (6,624.44 FT²)

TOTAL BUILDING AREA: 1758.78m² (18,887.41 FT²)

PROPOSED BUILDING HEIGHT: 7.65m (2 STOREY)

Proposed parking: 1 parking stall/unit = 6 stalls

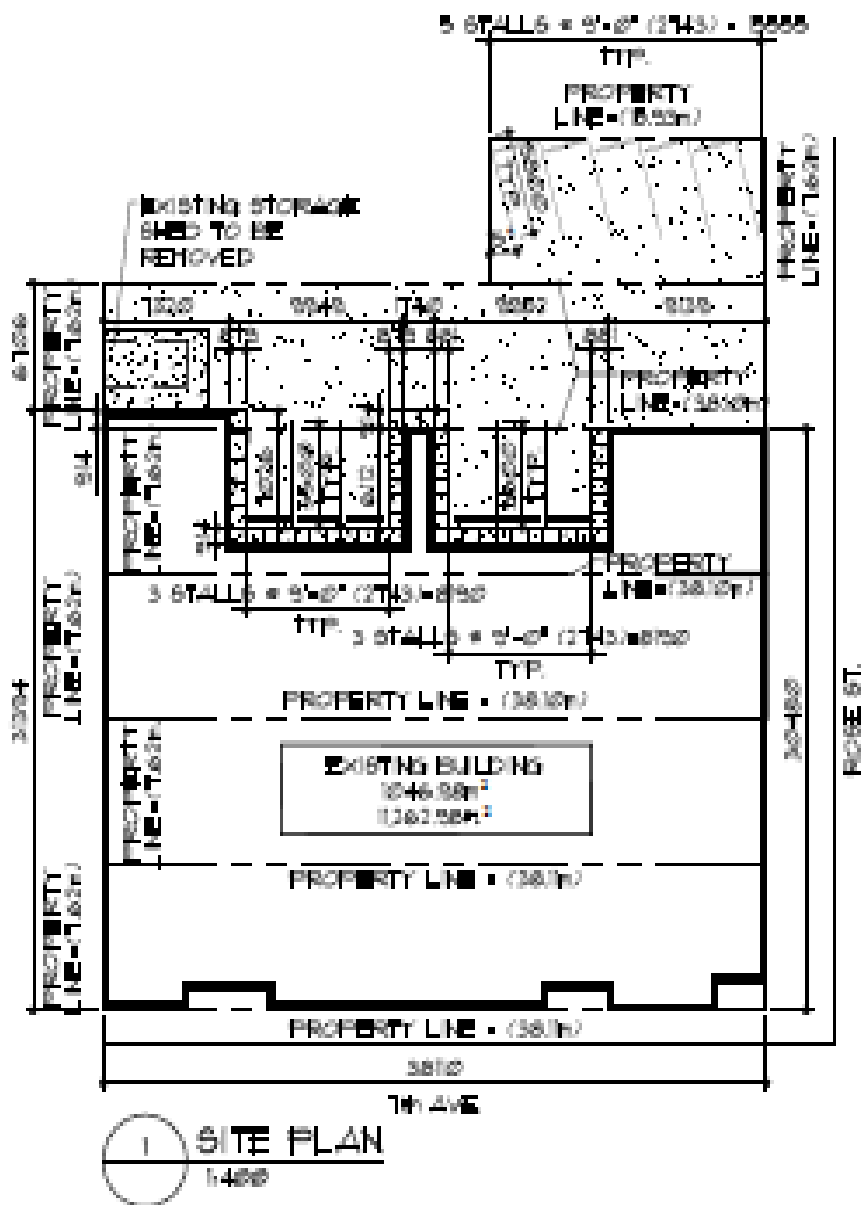
PAVING LEGEND

 <p>Alton Tangedal Architect Ltd. <small>200-1100 18th Avenue, Regina, SK, S4S 0P7 Tel: 306-366-0000 Fax: 306-366-0000 Email: info@altontangedal.com Website: www.altontangedalarchitect.com</small></p>	<p>PROJECT COMMERCIAL RESIDENTIAL DEVELOPMENT 7TH AVE. AND ROSE ST. REGINA, SK.</p>	<p>DESIGN • A.C.T. DRAWN • B.L. DATE • 18/4 AUG 1 PROJECT • 1802</p>	
		<p>SHEET OPT-5</p>	<p>REVISION</p>

Planning Department

Project 14-DU-12

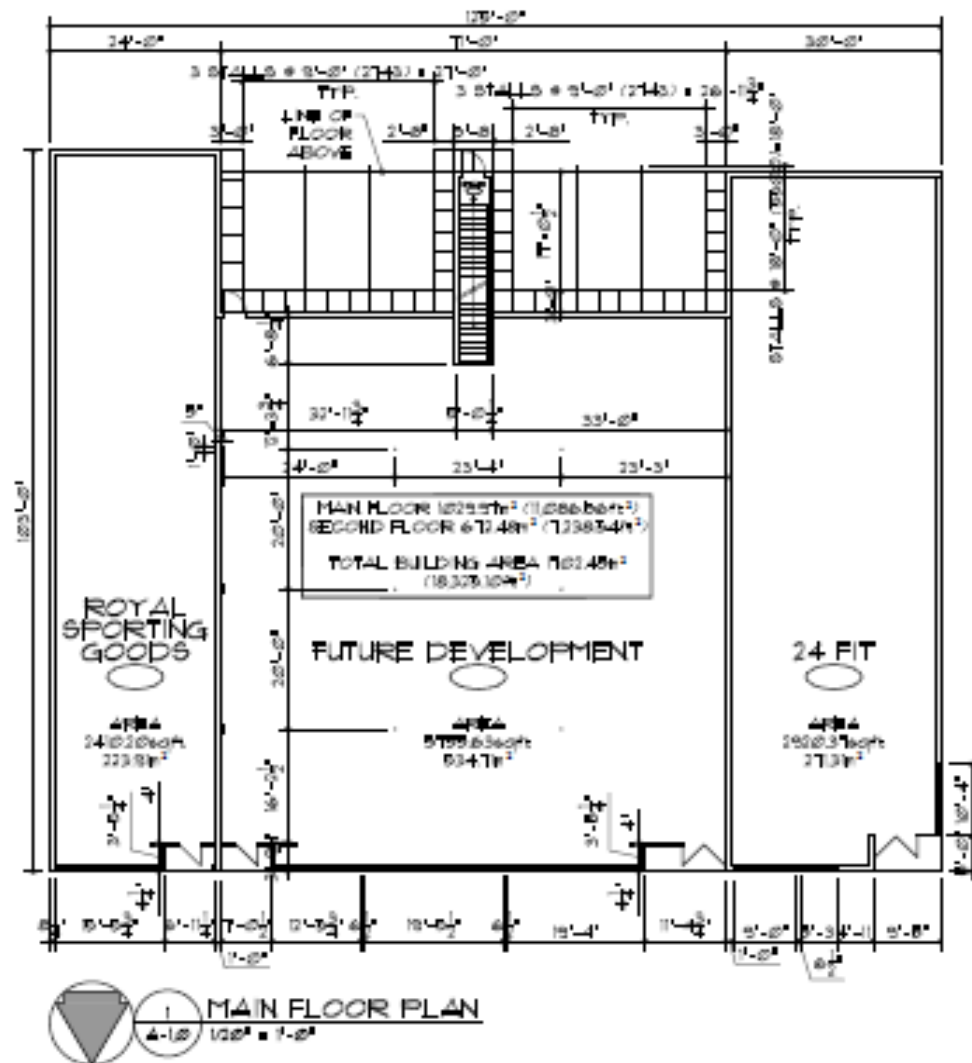
Civic Address/Subdivision 1815 – 7th Avenue




Planning Department

Project 14-DU-12

Civic Address/Subdivision 1815 7th Avenue

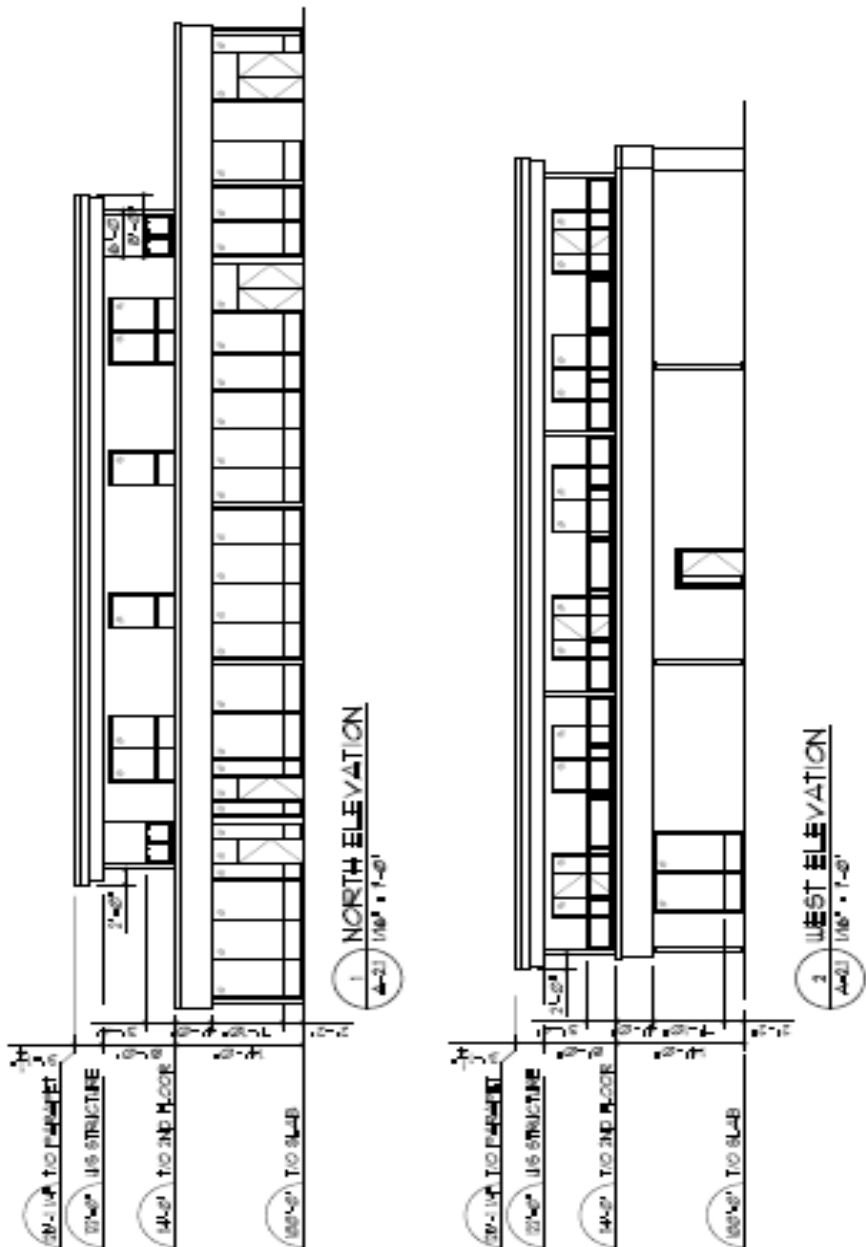



 Alton Tangedal Architect Ltd. <small>100-117-06 Avenue Regina, SK. S4S 0A7 Tel: 306-384-9101 Fax: 306-384-9102 Email: atd@architect.ca Website: www.altontangedalarchitect.com</small>	PROJECT COMMERCIAL RESIDENTIAL DEVELOPMENT THW AVE. AND ROSE ST. REGINA, SK.		DESIGN DRAWN DATE PROJECT		• A.C.T. • E.L. • 2014 AUG 8 • 10030
	DRAWING MAIN FLOOR PLAN		SHEET OPT-5	REVISION	

Planning Department

Project 14-DU-12

Civic Address/Subdivision 1815 7th Avenue



 Alton Tangedal Architect Ltd. <small>100-1010 Avenue Road, Suite 100, 100 Toronto, Ontario M5S 1A5 Phone: (416) 593-1111 Fax: (416) 593-1112 Website: www.altontangedal.com</small>	PROJECT COMMERCIAL RESIDENTIAL DEVELOPMENT 11TH AVE AND ROSE ST. REGINA, SK	DESIGN • ACT. • BL. DRAWN DATE PROJECT • 2014 JUL 1 • 13092	SHEET REVISION OPT-5

Planning Department

Project 14-DU-12

Civic Address/Subdivision 1815 7th Avenue

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	Adding more people and vehicles will increase congestion in this area of Rose Street.
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	

1. The proposal will add more congestion and vehicular traffic to the area:

Administration's Response: The proposed development will create 6 new residential units. Each unit will have a parking stall assigned to it that is accessible from the street and is located entirely on the applicant's property. The site is zoned MAC-Major Arterial Commercial which accommodates the development of a variety of commercial uses, the nature of which generates higher traffic volumes than residential use. The addition of 6 extra vehicles will be minimal and the existing road network in the area has capacity to accommodate the proposed development.

September 10, 2014

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (14-Z-13)
5302-5450 McClelland Drive

RECOMMENDATION

1. That the application to rezone Lots 31-52, Block 40, Plan 102100206 located in Harbour Landing Phase 7-2 from DCD-12 - Narrow Lot Residential Zone to R2 - Residential Semi-detached Zone, 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 October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

CONCLUSION

The applicant proposes to rezone the subject properties to R2-Residential Semi-detached zone to accommodate 22 semi-detached residential dwelling units which are not permitted in the existing DCD-12 - Narrow Lot Residential zone.

The subject property is located within Harbour Landing Phase 7-2. The rezoning is compliant with the Official Community Plan and Harbour Landing Concept Plan and will not result in an increase in existing density.

There were no issues identified through the application review process.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the properties at 5302-5450 McClelland Drive.

Phase 7-2 of Harbour Landing was approved by City Council in April, 2012 and identified in the Harbour Landing Concept plan low density residential development.

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

DISCUSSION

Lots 31-52, Block 40 are zoned as DCD-12 - Narrow Lot Residential zone in which semi-detached residential development is not permitted. The applicant proposes to rezone the lots to R2 - Residential Semi-Detached zone to enable construction of 11 semi-detached residential buildings containing 22 semi-detached dwelling units.

The proposed development is consistent with the purpose and intent of the R2 zone with respect to encouraging a mix of one and two unit residential buildings in neighbourhoods.

The Harbour Landing Concept Plan identifies the subject property for LD - Low Density Residential Development. The proposed amendment will not require an amendment to the concept plan as there will be no increase in allowable density as the existing lot configuration could accommodate 22 detached dwellings under the DCD-12 zone.

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 in addition to the Council Report CR 14-72 approved recommendations within the *Interim Phasing and Financial Plan*. Utility charges are applied to the costs of water, sewer and storm drainage services.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: City-wide Policy Plan of *Design: The Official Community Plan Bylaw No. 2013-48* with respect to the provision of a diversity of housing types to support residents from a wide range of economic levels, background and stages of life.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	August 27, 2014
Will be published in the Leader Post on:	September 27, 2014 October 4, 2014

The application was circulated to the Albert Park Community Association for their comments. There were no comments received from the community association prior to the deadline for submission of this report.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

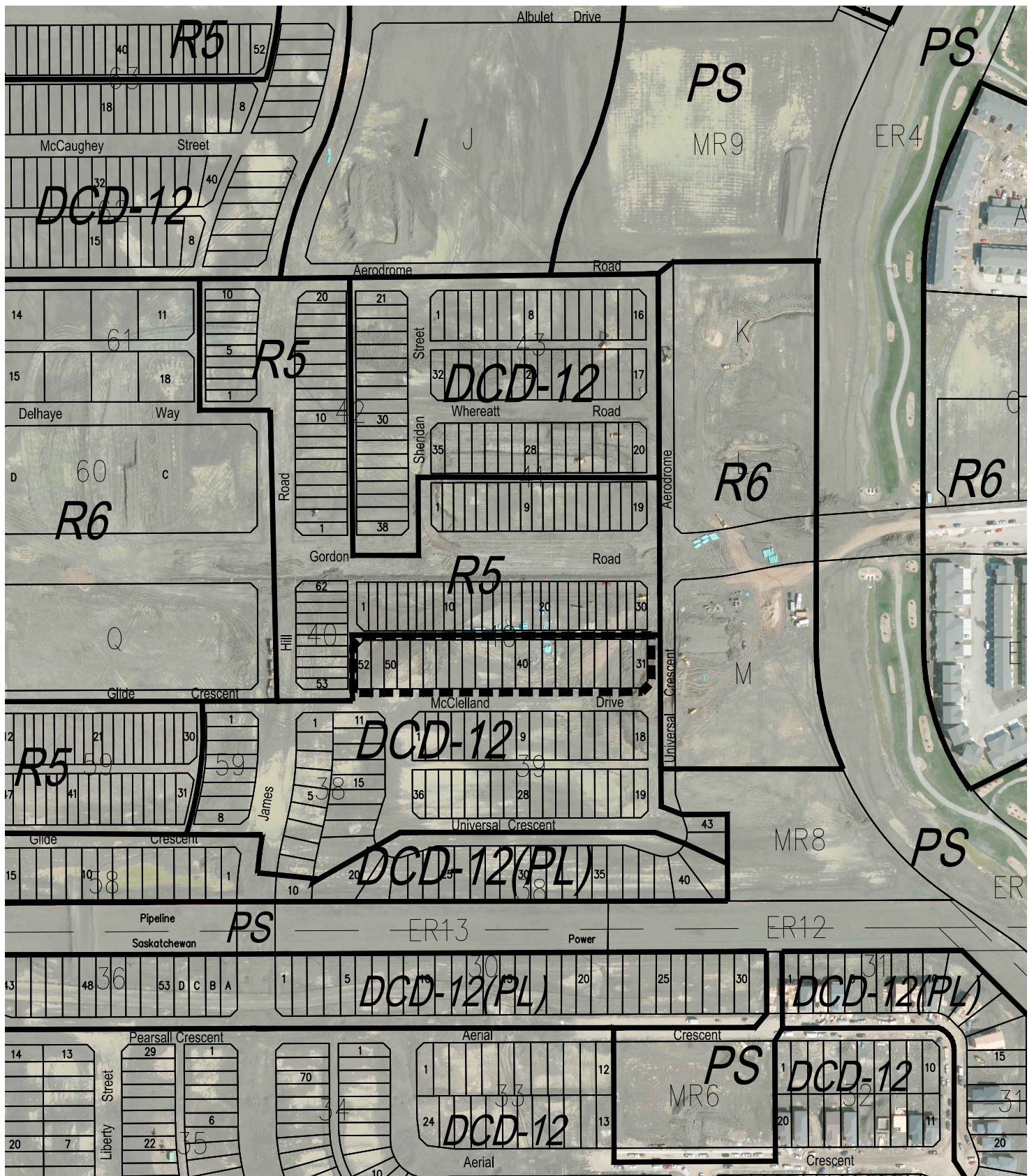
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Fred Searle, Manager
Current Planning

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jason Carlston', written in a cursive style.

Jason Carlston, Executive Director
City Planning & Development



Subject Property



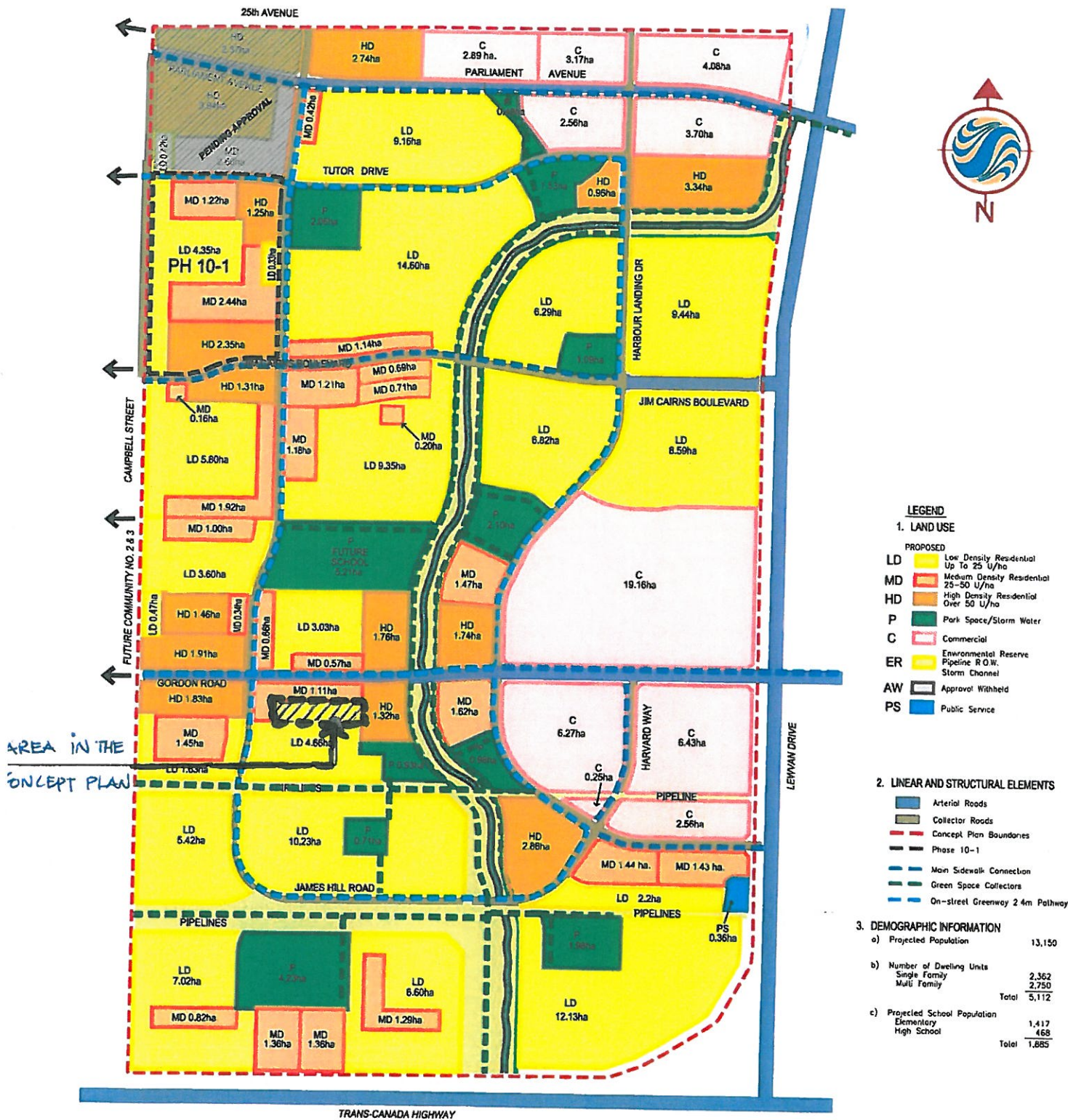
Project 14-Z-13

Civic Address/Subdivision 5302 to 5450 McClelland Drive



Subject Property

Harbour Landing Phase 7-2
Lots 31-52, Block 40, Plan 102100206



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

MARCH, 2014
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ORIGINAL SHEET - ANSI A



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



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

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

September 10, 2014

To: Members,
Regina Planning Commission

Re: Proposed Amendments to Regina Zoning Bylaw No. 9250 (Home-Based Businesses)

RECOMMENDATION

1. That the proposed amendments to Section 6D.3 of *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the Bylaw amendments.
3. That this report be forwarded to the October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

Ongoing application of Section 6D.3 HOME-BASED BUSINESSES of *Regina Zoning Bylaw No. 9250* has revealed some areas of the current regulations that require clarity and consistency with wording and terminology of in *The Licensing Bylaw, 2007*. The proposed amendments in Appendix A provide clarity for interpreting and applying certain provisions of Section 6D.3, which will help in administering residential businesses going forward.

BACKGROUND

Regina Zoning Bylaw No. 9250 was originally adopted by City Council on June 29, 1992 and took effect on July 20, 1992 upon the approval of the Minister of Community Services (now Government Relations) for the Province of Saskatchewan.

This report addresses and recommends a number of amendments to the Bylaw and is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *The Licensing Bylaw, 2007*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

DISCUSSION

Ongoing application of Section 6D.3 HOME-BASED BUSINESSES of *Regina Zoning Bylaw No. 9250* has revealed some areas that require further clarity and updating of the current regulations.

The proposed amendments contained in Appendix A have been developed to address these areas and will assist in the interpretation and application of the regulations and ensure use of consistent terminology. These amendments are also intended to better align with *The Licensing Bylaw, 2007*.

The proposed amendments fall into the following three categories:

1. Connecting *Regina Zoning Bylaw No. 9250* with *Licensing Bylaw, 2007*. This is achieved by changing the reference of “Home-Based Business” to “Residential Business” and by providing language that directs the user between the two bylaws;
2. Updated wording to clarify the intent of a regulation or to provide clarity to the public, making it easier for them to understand and for the Administration to apply and enforce; and
3. Regulation changes to address issues identified during the Administration’s day-to-day operational application of the provisions.

The proposed amendments, including the rationale for each amendment, are described in the attached Appendix A.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report

Environmental Implications

None with respect to this report

Policy/Strategic Implications

Updating of *Regina Zoning Bylaw No. 9250*, to address deficiencies, clarify wording, and ensure consistency with the regulations.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The required notices will be published in *The Leader Post* on September 27 and October 4, 2014.

DELEGATED AUTHORITY

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

Respectfully submitted,

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

Fred Searle, Manager
Current Planning

Respectfully submitted,

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

Jason Carlston, Executive Director
City Planning & Development

Prepared by: Jonathan Pradinuk

APPENDIX A-1
Proposed Amendments to *Regina Zoning Bylaw* No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
1	2.10	Amend the existing definition for “BUSINESS VEHICLE (HOME-BASED BUSINESS)” to align with amendment #2 (see below)	“BUSINESS VEHICLE (HOME-BASED BUSINESS)” – any vehicle utilized to service a home-based business which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) which does not exceed 4,500 kilograms.	“BUSINESS VEHICLE (<i>RESIDENTIAL BUSINESS</i>)” – any vehicle utilized to service a <i>residential business</i> which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) does not exceed 4,500 kilograms.	<ul style="list-style-type: none"> Aligns with the definition change outlined in amendment #2.
2	2.22	That the existing definition for “HOME-BASED BUSINESS” be repealed and replaced with the proposed definition for “RESIDENTIAL BUSINESS”	“HOME-BASED BUSINESS” – an occupation, profession, activity or use that: <ul style="list-style-type: none"> (a) is conducted for monetary gain (b) is clearly customary, incidental and a secondary use to a residential dwelling unit; (c) does not alter the exterior of the property of affect the residential character of the neighbourhood; 	“ <i>RESIDENTIAL BUSINESS</i> ” – an occupation, profession, activity or use <i>conducted for monetary gain from a residentially assessed property that:</i> <ul style="list-style-type: none"> (b) is customary, incidental and a secondary use to the residential dwelling unit; (c) does not alter the exterior of the property or affect the residential character of the neighbourhood; 	<ul style="list-style-type: none"> The term “Residential Business” more closely aligns with the terminology used within the <i>Licensing Bylaw</i>. Distinguishes use from a Commercial Business The additional wording in the definition aligns with wording used in the <i>Licensing Bylaw</i>. New sub-points are a combination of existing definition and what’s under 3.1 INTENT in Chapter 6 of <i>Zoning Bylaw</i> (page 6.48)
3	6.48	Definition change	6D.3 HOME-BASED BUSINESS	6D.3 <i>RESIDENTIAL BUSINESS</i>	<ul style="list-style-type: none"> Based on proposed amendment #2, every reference to ‘home-based business’ will need to be changed to ‘residential business’.

APPENDIX A-2
Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
4	6.48	To change the intent under 6D.3 RESIDENTIAL BUSINESS	<p>3.1 INTENT</p> <p>The City of Regina recognizes the need for some residents to use their place of residence for limited non-residential activities. At the same time, The City recognizes that there is also a need to protect the integrity of residential areas from the adverse impacts of non-residential activities such as home-based businesses. To balance these competing needs, the following regulations are provided to control business uses in dwelling units. Uses that will be allowed are those that:</p> <p>(a) are incidental to the use of the premise as a residence;</p> <p>(b) are compatible with residential uses;</p> <p>(c) limited in extent; and</p> <p>(d) do not detract from the residential character of the zone.</p>	<p>3.1 INTENT</p> <p>The City of Regina recognizes the need for some residents to use their place of residence for limited non-residential activities. At the same time, The City recognizes that there is also a need to protect the integrity of residential areas from the adverse impacts of non-residential activities. To balance these competing needs, the following regulations are provided to control business uses in dwelling units <i>or accessory buildings on residentially assessed properties. In addition to the following regulations, residential businesses are subject to all regulations Licensing Bylaw, 2007.</i></p>	<ul style="list-style-type: none"> ▪ Makes it clear that residential businesses can occur in accessory buildings on residential properties ▪ Residentially assessed properties includes residential properties in commercial zones and aligns with <i>Licensing Bylaw</i>. ▪ Directs the user to the <i>Licensing Bylaw</i>. ▪ Lettered bullets are combined into definition as outlined in proposed amendment #1.

APPENDIX A-3

Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
5	6.48	To change the Zoning Bylaw regulation Subpart 6D.3.2 & definition change	<p>3.2 MAXIMUM FLOOR AREA No home-based business shall occupy more than 25 percent of the gross floor area of the dwelling unit. For the purpose of this section, the gross floor area of the dwelling unit shall include any attached or detached garage for a vehicle.</p>	<p>3.2 MAXIMUM FLOOR AREA <i>Except for Day Care Home operation, no residential business</i> shall occupy more than 25 percent of the gross floor area of the dwelling unit. For the purpose of this section, the gross floor area of the dwelling unit shall include any attached garage or accessory building.</p>	<ul style="list-style-type: none"> ▪ Adds exception for Day Care Home operation. ▪ Changed from <i>attached or detached garage to attached garage or accessory building</i> to align with intent – not all detached accessory buildings are garages.
6	6.48	Definition change	<p>3.3 MULTIPLE HOME-BASED BUSINESSES Where more than one home-based business is approved for a dwelling unit, all the home-based businesses together shall not exceed the requirement mentioned in section 3.2.</p>	<p>3.3 MULTIPLE RESIDENTIAL BUSINESSES Where more than one residential business is approved on a property, all of the residential businesses together shall not exceed the requirement mentioned in section 3.2.</p>	<ul style="list-style-type: none"> ▪ Based on proposed amendment #3, which makes it clear that residential businesses can occur in principal or accessory buildings on a residentially-assessed property.
7	6.49	To change the Zoning Bylaw regulation Subpart 6D.3.4 & definition change	<p>3.4 EMPLOYEES Except with child care operation, no person other than a resident of the dwelling unit shall be engaged in any home-based business as an employee or volunteer</p>	<p>3.4 EMPLOYEES Except with Day Care Home operation, no person other than a resident of the dwelling shall be engaged in a residential business as an employee or volunteer</p>	<ul style="list-style-type: none"> ▪ Changes exception from ‘child care’ to ‘day care home’ operation ▪ Now includes day care operations for both Child and Adult Day Care Homes.

APPENDIX A-4
Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
8	6.49	To change the Zoning Bylaw regulation Subpart 6D.3.6 & definition change	<p>3.6 PARKING (1) Repealed.</p> <p>(2) Parking of vehicles of employees hired for off-site jobs shall not be allowed at or in the vicinity of the dwelling unit.</p> <p>(3) Parking of business vehicles which are not associated with the home-based business operated in the dwelling unit shall not be allowed at or in the vicinity of the dwelling unit.</p> <p>(4) No more than one business vehicle, as defined in Chapter 2 is allowed to be operated in connection with a home-based business.</p> <p>(5) One on-site parking space is required for the vehicle operated in conjunction with the home-based business.</p>	<p>3.6 PARKING (1) Repealed.</p> <p>(2) Repealed.</p> <p>(3) Repealed.</p> <p>(4) No more than one business vehicle, as defined in Chapter 2 shall be parked at the property where the residential business takes place.</p> <p>(5) One additional on-site parking stall is required for the business vehicle operated in conjunction with the residential business.</p> <p>(6) No required parking stalls shall be utilized for the residential business</p>	<ul style="list-style-type: none"> ▪ (2) repealed because proposed amendment #6 states that no employees may be present at the property. ▪ (3) repealed because there's no issue with parking a company/work vehicle at home, if it's not associated with the residential business located at that property. ▪ (5) makes it clear that one <i>additional</i> parking space is required for the business vehicle ▪ (6) is to ensure that the residential business operations do not take up any required parking spaces.

APPENDIX A-5

Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
9	6.49	Definition change	<p>3.7 ADVERTISING No advertising that carries the address of the dwelling in which the home-based business is conducted shall be placed in any media including telephone, trade or other directories, newspapers, magazines, flyers, signs, radio or television.</p>	<p>3.7 ADVERTISING No advertising that carries the address in which the <i>residential business</i> is conducted shall be placed in any media including telephone, trade or other directories, newspapers, magazines, flyers, signs, radio or television.</p>	<ul style="list-style-type: none"> ▪ Definition change
10	6.49	Definition change	<p>3.8 SIGN No advertising display sign shall be allowed on the site or premise from which the home-based business is conducted.</p>	<p>3.8 SIGN No advertising display sign shall be allowed <i>where the residential business</i> is conducted.</p>	<ul style="list-style-type: none"> ▪ Based on proposed amendment #3, which clarifies that residential businesses can occur in principal or accessory buildings on a residentially assessed property. ▪ Definition change

APPENDIX A-6
Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
11	6.49	Definition change	<p>3.9 ZERO-IMPACT In accordance with Chapter 4 of this Bylaw, no equipment or process used in the home-based business shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable, either by sensory perception or by scientific instruments, at or beyond the property lines of the lot where the home-based business is located. In addition, no solid or liquid wastes shall be created that are incompatible or unacceptable for discharge into the municipal waste and wastewater service or are considered a risk to the neighbourhood.</p>	<p>3.9 ZERO-IMPACT In accordance with Chapter 4 of this Bylaw, no equipment or process used in the residential business shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable, either by sensory perception or by scientific instruments, at or beyond the property lines of the lot where the residential business is located. In addition, no solid or liquid wastes shall be created that are incompatible or unacceptable for discharge into the municipal waste and wastewater service or are considered a risk to the neighbourhood.</p>	<ul style="list-style-type: none"> Definition change
12	6.50	Definition change	<p>3.12 TRANSFERABILITY A home-based business approval is valid only for the address shown on the development permit.</p>	<p>3.12 TRANSFERABILITY A residential business approval is valid only for the address shown on the development permit.</p>	<ul style="list-style-type: none"> Definition change
13	6.50	Definition change	<p>3.13 NON-CONFORMING HOME-BASED BUSINESSES</p>	<p>3.13 NON-CONFORMING RESIDENTIAL BUSINESSES</p>	<ul style="list-style-type: none"> Definition change

APPENDIX A-7

Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
14	6.50-6.51	Definition change	<p>3.14 PERMITTED AND PROHIBITED HOME-BASED BUSINESSES</p> <p>(1) Subject to the regulations of this Bylaw, permitted home-based businesses include, but are not limited to, the following:</p> <p>(2) Prohibited home-based businesses include, but are not limited to, the following:</p>	<p>3.14 PERMITTED AND PROHIBITED RESIDENTIAL BUSINESSES</p> <p>(1) Subject to the regulations of this Bylaw, permitted residential businesses include, but are not limited to, the following:</p> <p>(2) Prohibited residential businesses include, but are not limited to, the following:</p>	<ul style="list-style-type: none"> Definition change
15	18.8	Definition change	2.5 DEVELOPMENT PERMIT FOR A HOME-BASED BUSINESS	2.5 DEVELOPMENT PERMIT FOR A RESIDENTIAL BUSINESS	<ul style="list-style-type: none"> Definition change
16	18.8	Definition change	(1) In addition to the requirements of section 1.2 of Subpart 18C.1, the following information shall be submitted with a development permit application for a home-based business	(1) In addition to the requirements of section 1.2 of Subpart 18C.1, the following information shall be submitted with a development permit application for a residential business	<ul style="list-style-type: none"> Definition change
17	18.8	Definition change	(a) the location of the dwelling unit where the home-based business will be conducted;	(a) the location of the dwelling unit where the residential business will be conducted;	<ul style="list-style-type: none"> Definition change

APPENDIX A-8
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
18	18.8	Definition change	(b) a detailed written description of the exact nature of the home-based business;	(b) a detailed written description of the exact nature of the <i>residential business</i> ;	<ul style="list-style-type: none"> ▪ Definition change
19	18.8	Definition change	(c) a written description of the materials, equipment and vehicles that will be used in the operation of the home-based business and where they will be stored; and	(c) a written description of the materials, equipment and vehicles that will be used in the operation of the <i>residential business</i> and where they will be stored; and	<ul style="list-style-type: none"> ▪ Definition change
20	18.8	Definition change	(d) a letter of approval for the home-based business from the property owner and/or property manager	(d) a letter of approval for the <i>residential business</i> from the property owner and/or property manager	<ul style="list-style-type: none"> ▪ Definition change
21	18.9	Definition change	(4) For the purposes of this section, the development permit application shall be the business license application	(4) For the purposes of this section, the development permit application shall be the <i>residential business</i> license application	<ul style="list-style-type: none"> ▪ Definition change

September 10, 2014

To: Members,
Regina Planning Commission

Re: Civic Naming Committee Annual Report 2013

RECOMMENDATION

That this report be forwarded to City Council for information.

CONCLUSION

In 2013 the Civic Naming Committee reviewed 10 applications for names to be added to the City's master list of names available for use as street/subdivision and/or park names. Of the 10 applications, 11 new street/subdivision or park names were fully or partially approved, honouring 12 individuals, flora, fauna or landforms. The name of 1 individual was denied because it did not meet the criteria in the naming guidelines for street/subdivision and/or park names. One name was tabled pending a review on the grounds of health and safety considerations.

The Civic Naming Committee reviewed one street name change for Wascana Centre Authority for health and safety purposes only. The Civic Naming Committee clarified 21 names where the origin of the name was listed as unknown in the 2000 publication of *The Street Where You Live*, with 39 individuals being honoured as a result. An updated spreadsheet of *The Street Where You Live* was reviewed by the Open Government committee and published as an Open Information spreadsheet on the City of Regina website, with the cooperation of the Regina Public Library.

BACKGROUND

The Civic Naming Committee was established in 2003 as an Administrative Committee, under the delegated authority of the City Manager, for the purpose of:

- Considering completed applications which identify names, events, or other aspects of the environment on proposed park, street and subdivision names in accordance with approved Policy;
- Working with the Regina Public Library Board staff and others in the community as required to do background research on proposed names;
- Making recommendations to the Executive Committee on Policy changes; and
- Submitting an annual report to City Council for information through the Executive Committee on the names that were added to the master list and any changes that were made to the Policy during the year.

In addition, the Civic Naming Committee has the delegated authority to approve names to be added to the master list as possible park, street or subdivision names for use in the city of Regina based on the approved Policy. The Street/Subdivision and Park Naming Guidelines as approved by City Council are attached as appendix 'A' for reference.

The purpose of this report is to provide information on activities of the Civic Naming Committee during 2013.

DISCUSSION

The Civic Naming Committee is comprised of six members: two (2) representing the Office of the City Clerk, one (1) representing the City Operations Division and three (3) representing the Community Planning and Development Division. All members are appointed by the City Manager for an ongoing term. The Terms of Reference for the Civic Naming Committee are attached as appendix 'B'.

The Civic Naming Committee met three times in 2013 (January 23, May 22 and October 16) and reviewed 10 applications for names to be added to the City's master list of names available for use as street/subdivision and/or park names. Of the 10 applications, 11 new street/subdivision or park names were fully or partially approved, honouring 12 individuals, flora, fauna or landforms. The name of 1 individual was denied because it did not meet the criteria in the naming guidelines for street/subdivision and/or park names. One name was tabled pending a review on the grounds of health and safety considerations.

The volume of applications for 2013 (10 applications) was up slightly from 2011 (7 applications) but was down from 2012 (11 applications). Two applications were made to provide names to developed parks that were still known by numbers. One application was a continuation of the "Greens on Gardiner" subdivision. The remaining seven applications were submitted by individuals.

The Civic Naming Committee also reviewed one street name change for Wascana Centre Authority. Wascana Centre Authority has jurisdiction over street naming within the boundaries of the area it oversees, but the organization consults first with the City of Regina to ensure that a name change will not negatively impact emergency dispatch services within Regina. The name of the looping stretch of Lakeshore Drive immediately north of the Legislative Gardens was renamed Walter Scott Way, in honour of Saskatchewan's first premier. The name change was reviewed and approved by the Civic Naming Committee on May 22, 2013, and unveiled by Wascana Centre Authority in conjunction with the unveiling of a statue of Walter Scott in summer 2013.

For two years, staff worked to create a spreadsheet of the meanings of street and park names that could be made available to the public. Initially this was started as an update of the publication *The Street Where You Live*, which had last been produced in 2000 by the Regina Public Library. When no funding was available for publication of a physical book, the emphasis shifted from publication to an Open Government release for the spreadsheet. Data from the book *The Street Where You Live* was combined with information compiled by the Civic Naming Committee in order to create a complete listing of street and park names within the city. A report from October 16, 2013, supplied a list of the most likely honourees for streets and parks where the origin of the name was listed as unknown in the 2000 publication of *The Street Where You Live*. 21 names were clarified, with 39 individuals being honoured.

During 2013, the Open Government Committee adjudicated the spreadsheet *The Street Where You Live* for inclusion on the Open Data and Open Information pages on the City of Regina website. The dataset was ultimately posted to the Open Information page in early 2014, where it has been utilized numerous times by the media and members of the public. While it was felt by

the Open Government Committee that a dataset on street and park names would be valuable, the spreadsheet in its current form is too long to be used for programming purposes and requires substantial amendment to be useful for app creation. The Street Where You Live spreadsheet will be updated quarterly after Civic Naming Committee meetings are held so that the information on the spreadsheet is kept current and useful for the public. This proactive data release has been very well received. Thanks are due to the Regina Public Library, who entered into an agreement with the City of Regina to permit release of copyrighted data from the 2000 publication *The Street Where You Live* in an online format.

Appendix C shows articles for 2013 names approved and placed on Street/Subdivision and Park Name Master Lists. Appendix D shows articles for 2013 names reviewed for health and safety purposes only. Appendix E shows articles for the most likely honourees for streets and parks where the origin of the name was listed as unknown in the 2000 publication of *The Street Where You Live*.

2013 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

Riverbend	Cade, Valerie and Robert	Mintz
Green Stone	Green Rock	Green Jade
Green View	Kennett	Kaytor
Trefiak	Vermeulen	

2013 Names Reviewed for Health and Safety Purposes Only

Walter Scott Way

Most Likely Named For Street and Park Names Where The Origin Of The Name Was Listed As Unknown In The 2000 Publication *The Street Where You Live*

Bissett, Robert G.	Blacklock, John, Hazel, Margaret and Robert F.	Blackman, E. Lloyd
Cannon, Vernon	Carnegie, Elizabeth	Chatwin, Dr. James
Compton, Joan	Dunkeld, John	Hames, C.F.W.
Hesse, Charles	Kennedy, George, Dr. Hugh, Lonia, Mrs. M.E., M.H, Rev. Norman D., and William R.	Lincoln, Oscar J.
McMillan, Donald A., Donald, Hugh, and Victoria	Marshall, Cyril G., John A., and William F.	Price, Mrs. M.A.
Sinclair, Abraham, Helen M., and Marjorie	Skinner, Dr. L.C.	Sterling, George
Tell, Adam and Jacob	Walker, Wilfred	Wilson, A.E. and Albert E.

RECOMMENDATION IMPLICATIONS

Financial Implications

None associated with this report.

Environmental Implications

None associated with this report.

Strategic Implications

None associated with this report.

Other Implications

None associated with this report.

COMMUNICATIONS

All names approved by the Committee are included in the Civic Naming Committee annual report, which is brought forward to Council in order to celebrate the achievements of honourees.

DELEGATED AUTHORITY

The Civic Naming Committee approves names to be added to a master list as possible park, street or subdivision names for the City of Regina based on the approved Policy.

Respectfully submitted,



Shelley Powell
Deputy City Clerk, Operations
Office of the City Clerk

Respectfully submitted,



Jim Nicol
Chief Legislative Officer and City Clerk
Office of the City Clerk

APPENDIX A

Civic Naming Committee Naming Guidelines for Streets/Subdivisions and Parks

CITY OF REGINA **STREET/SUBDIVISION NAMING GUIDELINES**

There will be no discrimination as to the ethnic origin, political beliefs, sex, creed or colour in the determination of street names in the City of Regina.

Street names will be derived from:

1. Submissions of the names of Regina district residents who meet both the following conditions:
 - (a) the person shall have resided in the Regina district for at least ten years; and
 - (b) the person shall have made a special contribution to the community through one or more of the following criteria:
 - Service as an elected representative to civic, provincial or federal governments for at least two terms.
 - Service as a member of a public board.
 - Service in a voluntary capacity in community organizations such as service clubs, cultural groups, unions, ethnic or professional organizations, etc.
 - Having made a significant contribution in such fields as agriculture, the arts, a co-operative, education, industry, journalism, medicine, politics, religion, science, law, the Canadian Armed Forces, or sports on a local, national or international level.
 - Having made a significant contribution to the development of the community through participation as a pioneer between 1882 and 1903.
2. Names of persons who have not resided in Regina for at least 10 years will be considered if they meet any of the following conditions:
 - (a) Saskatchewan Indian and Metis leaders who meet criteria in 1(b) above;
 - (b) Deceased Regina Mayors and City Councillors who served at least six (6) years in office;
 - (c) Canadian Prime Ministers who have been elected to Parliament representing Saskatchewan constituencies.
 - (d) Aboriginal individuals whose historic home is the Regina plains.
 - (e) Former premiers of the Province of Saskatchewan

3. Titles and names of members of, or properties associated with, the British monarchy or royal family in keeping with the concept of Regina as the 'Queen City'.
4. Significant historic events in the history of the area covered by the present province of Saskatchewan. Terms which arise from the distinctive prairie landscape and the ecological and ethnological habitats found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan.
5. (a) Regina and area residents awarded the following civilian medals for acts of bravery and courage:
 - The National Medal of Bravery
 - The Royal Canadian Humane Association Medal of Bravery
 - The Carnegie Hero Medal
6. Individuals who have risked or given his or her life to save or protect others in Regina and district while in service as a member of the Royal Canadian Mounted Police, the Regina Police Service, Emergency Medical Services or the Regina Fire Department. Individuals who have served as Deputy Commissioner North West Region at Depot Division for at least 6 years, in keeping with the concept of Regina as 'The Home of the RCMP'.

All materials submitted to the Civic Naming Committee in conjunction with street/subdivision and park name applications will be considered public information

OPEN SPACE	DOCUMENT NO.
1.0 POLICY TITLE: Park Naming Policy and Procedures	
2.0 AUTHORITY: City Council approved June 20, 2005, CR05-101 City Council amended May 28, 2007, CR07-86	
3.0 PURPOSE: The purpose of the Park Naming Policy is to provide the criteria and procedures for naming new parks and renaming existing parks.	
4.0 GENERAL CRITERIA: Park names shall be considered on the basis of one or more of the following criteria:	
4.1 The names of Regina and district residents who: <ul style="list-style-type: none">a) have resided in Regina or district for at least ten years; andb) have made a special contribution to the community in one or more of the following areas:<ul style="list-style-type: none">- Service as an elected representative to the municipal, provincial or federal government for at least two terms.- Service as a member of a public board, committee or commission.- Service in a voluntary capacity in community organizations such as service clubs, cultural groups, unions, ethnic organizations, community associations, zone boards or professional organizations.- Have made a significant contribution in areas that have benefited the community; for example, agriculture, the arts, cooperatives, education, business or industry, journalism, medicine, politics, religion, science, law, the Canadian Armed Forces, public service, recreation or sports on a local, national or international scale.- Have made a significant contribution to the development of the community through participation as a pioneer between the years 1882 and 1903.	
4.2 The names of persons who have not resided in Regina or district for at least ten years will be considered if they satisfy one or more of the following conditions: <ul style="list-style-type: none">a) Saskatchewan Indian and Métis leaders who meet the criteria in 1 b) above;b) Deceased Regina Mayors and City Councillors who served at least six years in office;	

- c) Canadian Prime Ministers who have been elected to Parliament representing Saskatchewan constituencies;
 - d) Aboriginal individuals whose historic home is the Regina plains; or
 - e) Former premiers of the province of Saskatchewan.
- 4.3 The titles and names of members of the British monarchy or royal family.
- 4.4 Significant historic events in the history of Regina and geographic area now covered by the province of Saskatchewan.
- 4.5 Terms that arise from the distinctive prairie landscape and the ecological and ethnological features found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan. Aboriginal names and citations must have the confirmation of an appropriate aboriginal authority.
- 4.6 A group or organization that has made a significant contribution to the development of the park.
- 4.7 (a) Regina and area residents awarded the following civilian medals for acts of bravery and courage:
- The National Medal of Bravery
 - The Royal Canadian Humane Association Medal of Bravery
 - The Carnegie Hero Medal
- 4.8 Requests to name parks in memoriam shall be considered on the basis of meeting the general criteria.
- 4.9 A request for a park name can be denied if the proposed name can be easily confused with an existing park name.
- 4.10 Except where the City of Regina deems otherwise, parks may not be named after industrial or business concerns where it is possible that such names can be construed as a promotion or advertising. However, where appropriate, a plaque or some other feature may be erected in recognition of any form of contribution from industry or business to a park development.
- 4.11 Small areas of City property which are not considered suitable for, and are not designated as parks such as traffic islands, boulevards, and buffer strips shall not be named.

Please see Appendix A - Procedure for Naming New Parks or Renaming Existing Parks.

APPENDIX A - PROCEDURE FOR NAMING NEW PARKS OR RENAMING EXISTING PARKS

The following procedure shall be followed when naming new parks or renaming existing parks:

1. The City shall consider park names, consistent with the general criteria, which are proposed by the following sources:
 - a) The local community association or zone board.
 - b) The developer of the park or subdivision.
 - c) User groups, organizations or residents of the area.
2. When an application for subdivision that includes a park is made to the City, the Community Services Department shall initiate the park naming process by encouraging applications from:
 - a) the subdivision developer;
 - b) the community association in which the park is located if it is a neighbourhood park;
 - c) the zone board in which the park is located if it is a zone park;
 - d) the zone board and the adjacent community association if the park is located in a new subdivision where a community association does not exist; and
 - e) the affected park user groups in the case of a municipal park.
3. The Civic Naming Committee shall consider applications and add those proposed names, which satisfy the general criteria described in section 3.0, to a master list.
4. When proposing a name that is not already on the master list of potential park names, the individual, organization, group or developer proposing the name shall provide the Civic Naming Committee with background information outlining how the subject or person satisfies the general criteria in section 3.0. In the case of a proposed renaming, the party proposing the change should review the origins of the existing park name.
5. The Community Services Department shall maintain the master list of potential park names approved by the Civic Naming Committee.
6. The park name shall be appropriate with the level and function of the park (i.e., neighbourhood, zone or municipal park). The determination is based on the area in which the person has made the contribution and whether it impacted the city, the province or the country.
7. If the park is located on a joint use site involving the City of Regina and either the public or separate school board, or if the site is adjacent to a school, the Community Services Department shall consult with the school board prior to naming the park.

8. Elements within zone and municipal parks that are distinct and separate such as athletic fields, pavilions, plazas and waterfalls may also be named based on the general criteria set out in section 3.0.
9. When a name is proposed for a specific park, the Community Services Department shall forward the proposed name for review by:
 - a) the affected community association in the case of a neighbourhood level park;
 - b) the affected zone board in the case of a zone level park;
 - c) the adjacent zone board and the adjacent community association in case of a new subdivision where a community association does not yet exist; and
 - d) the affected user groups in the case of a municipal park.

In the case of a proposed renaming, the Community Services Department shall arrange for a public consultation process in cooperation with the respective community association, zone board or user group to consult those affected by the name change.

10. If it is determined to proceed with the proposed naming or renaming, the Community Services Department shall forward a report with a recommendation concerning the proposed park name to the Regina Planning Commission and City Council for a decision.
11. If the park name is approved by City Council, the Administration shall ensure appropriate signage is erected, including updating corporate mapping and the Geographical Information System. The signage shall conform to the City of Regina's Standard Park Detail for signs in parks.

APPENDIX B

CIVIC NAMING COMMITTEE

AUTHORITY	City Manager November 28, 2002 City Council June 20, 2005 City Council January 26, 2009	
TERMS OF REFERENCE	-	Consider completed applications which identify names, events or other aspects of the environment on proposed park, street and subdivision names in accordance with approved Policy
	-	Work with Regina Public Library Board staff and others in the community, as required to do background research on proposed names
	-	Make recommendations to the Regina Planning Commission on Policy changes
	-	Submit an annual report to City Council for information through the Regina Planning Commission on the names that were added to the master list and any changes that were made to the Policy during the year
DELEGATED AUTHORITY	Approve names to be added to a master list as possible park, street or subdivision names for the City of Regina based on the approved Policy	
COMPOSITION	Total membership	6
	Appointed/Nominated by City Manager	6
	All members of the City of Regina administration	
	2	Representative from the Planning & Development Division
	2	Representative from the City Operations Division
	2	Representatives from the Office of the City Clerk
TERM	Ongoing	

MEETINGS	At the call of the Chair (minimum 2 times per year)	
QUORUM	4	
ADMINISTRATIVE RESOURCE	Office of the City Clerk	(306) 777-7262
SECRETARY	Office of the City Clerk	(306) 777-7262

<u>Member</u>	<u>Term Expires</u>	<u>Telephone</u>
JoAnn Adie	Ongoing	(306) 777-7567
Sherman Chhoeung	Ongoing	(306) 777-7851
Erica Frank	Ongoing	(306) 777-6702
Ben Mario	Ongoing	(306) 777-7554
Joni Swidnicki	Ongoing	(306) 777-7264
Dana Turgeon	Ongoing	(306) 777-6742

APPENDIX C

2013 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

Cade, Victoria (CNC13-02)

Valerie Cade (nee Cianflone) was born in Bruno, raised in Humboldt, and moved to Regina in 1975 with her husband Robert. Valerie worked in the Reserves for 45 years, eventually serving as Chief Clerk of the Saskatchewan Military District, receiving a commission as a Captain in the CIC, and twice serving as acting Major in her capacity as commander of Camp Sask Cadet and as commander of Air Command Detachment, the first female to do so. She was also Aide de Camp to Lieutenant Governor Sylvia Fedoruk. Valerie was the first female President of the Royal United Services Institute. She has also volunteered for the Grey Cup committees, St. Paul's Cathedral, the Red Cross and the Monarchist League of Canada, South Saskatchewan Division.

Cade, Robert V. (CNC13-02)

Robert V. Cade was born in Stony Mountain, Manitoba and raised in Winnipeg. In 1975 he moved to Regina, where he worked in the Reserves and Special Forces, ultimately serving as Commanding Officer of the Regina Rifles. During his tenure there as a Lieutenant-Colonel, Robert successfully lobbied for the Force to receive Royal designation, which was achieved in 1982 when the title Royal was added and the Princess Royal (Princess Anne) was appointed the Regiment's Colonel in Chief. Robert was Aide de Camp to three Lieutenant Governors (MacIntosh, Johnson and Fedoruk) for 7 years, serving as Principal Aide de Camp during that time. Robert has been involved with the Canadian Infantry Association as a Council Member for 34 years, serving two years as President and currently as assistant Secretary Treasurer. He has been a board member of the Corps of Commissionaires, St. John's Ambulance, Saskatchewan, the Saskatchewan Dental Therapists Association, and the Duke of Edinburgh Awards. He is also a member of the Masonic Lodge and the Royal Canadian Legion.

Green Jade (CNC13-04)

Jade is a hard, typically green stone used for ornaments and implements and consisting of the minerals jadeite or nephrite. Jadeite and nephrite are found all over the world, but Canada is the source of most of the world's lapidary nephrite today.

Green Rock (CNC13-04)

Rock is the solid mineral material forming part of the surface of the earth and other similar planets, exposed on the surface or underlying the soil. It is found all over the planet.

Green Stone (CNC13-04)

Stone is a hard, non-metallic mineral matter of which rock is made. It is found all over the planet.

APPENDIX C
2013 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

Green View (CNC13-04)

A view is a sight or prospect, typically of attractive natural scenery, that can be taken in by the eye from a particular place.

Kaytor (CNC13-06)

Darlene Kaytor has been Chairperson and Area Coordinator for Walsh Acres Neighbourhood Watch, served as Treasurer for the Regina Neighbourhood Watch Council, and spearheaded the Citizens-on-Patrol Program (COPS) for Walsh Acres, turning it into a national model unit that was filmed to promote Royal Bank employees' community involvement across Canada.

Kennett (CNC13-05)

Lewis Kennett was born and raised in Regina. He became an apprentice painter in 1935, working in the trade until 1941, when he joined the Royal Canadian Navy on convoy duty with the cruiser Uganda, among others. He started an interior decorating business in 1946 which operated for over 40 years. He married Ollie in 1947 and had three children and five grandchildren. Kennett was a charter member of the Lakeside Lions Club and was a frequent office holder in the organization before receiving a Life Membership of Lions International. He was one of the founding members of the Regina Builders Exchange, which became the Regina Construction Association. He was a founding member of the Saskatchewan Construction Association (and frequent office holder in the organization), and assisted with its integration into the Canadian Construction Association (where he was also a Saskatchewan Vice-President). He was also made an honorary Life Member of the Saskatchewan Construction Association.

Mintz (CNC13-03)

Dr. Alexander Mintz (1913-?) was born in Winnipeg and moved to Regina in 1915, where his parents were the owners of the Bellevue Court Apartments. He attended the University of Alberta, Regina College and the University of Minnesota, ultimately receiving his degree in dentistry in 1937. Mintz practiced mainly in Regina from 1937 to 1986, when he retired. In 1939, he enlisted in the armed forces as a member of the Canadian Dental Corps, ultimately serving as an emergency dentist in the 22nd Field Ambulance during D-Day. After the war ended, Mintz' military career continued, with him serving in the 58 Dental Company Militia, where he became the commander in 1955, a position he held until the Company's disbandment in 1969. He received the Canadian Efficiency Decoration, for 20 years exceptional military service, in 1958. Mintz was one of the founders of the Wheat City Curling Club, serving on the executive in all capacities including President throughout his life. He was a member of the Central Lions Club for many years, also serving that organization on the executive, including as Director. He was a volunteer with the Regina Boy Scouts, serving as vice president among other executive positions. He was president of the Regina and national chapters of B'nai Brith Canada.

APPENDIX C

2013 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

Riverbend (CNC13-01)

A riverbend is a spot where a river changes trajectory.

Trefiak (CNC13-07)

Dennis William Trefiak (1953-2009), a high school teacher for 31 years and a small business owner, was married to Diane and had four children. He served for many years on numerous community boards and committees, including the Argyle Park Community Association, North Zone Board, Regina Planning Commission, Eastview Housing Committee, St. Paul's Mews Housing Committee, St. Charles Parish Council, the Teacher's Bargaining Committee, Business Teachers Association and the Regina Citizens Police Academy. In particular, his work with the Eastview Housing Committee and St. Paul's Mews Housing Committee led to the development of low-income housing and seniors' housing in Regina.

Vermeulen (CNC13-08)

Jamie Dennis Vermeulen (1964-2003) was born in Regina to Gary & Marlene Vermeulen. He enlisted in Princess Patricia's Canadian Light Infantry, 2nd Battalion, in 1985. Cpl. Vermeulen served in a number of peacekeeping missions, including Cypress, Yugoslavia, the Balkans and Macedonia. This was with both NATO and UN Peacekeeping missions. On July 6, 2003, Cpl. Vermeulen was killed in Split, Croatia, while on his fourth tour of duty in the Balkans. He is the recipient of Special Service Medal with NATO Bar, Canadian Peacekeeping Service Medal, United Nations Forces in Cyprus (UNFICYP), United Nations Protection Force Yugoslavia (UNPROFOR), NATO Medal for the Former Republic of Macedonia (NATO – FYROM), Non-Article 5 NATO Medal for Operations in the Balkans, Sacrifice Medal, and the Dag Hammarskjöld Medal.

APPENDIX D
2013 Names Reviewed for Health and Safety Purposes Only

Walter Scott Way

Walter Scott was Saskatchewan's first premier. He came to Regina as a journalist on the Liberal-run *Regina Journal*, the rival to Nicholas Flood Davin's Conservative *Regina Leader*. Scott purchased the *Leader* in 1895, and he defeated Davin in a federal election in 1900. Scott became Saskatchewan Liberal Party leader in 1905 and premier of Saskatchewan shortly thereafter. He retired from politics in 1916 and suffered from ill health (probably due to depression) for the remainder of his life.

APPENDIX E
**Most Likely Named For Street and Park Names Where The Origin Of The Name Was
Listed As Unknown In The 2000 Publication *The Street Where You Live***

Bissett

Robert G. Bissett was a firefighter (1960 Henderson Directories).

Blacklock

John Blacklock was the caretaker at the Regina City Nurseries (1930 Henderson Directories).

Hazel Blacklock was a teacher at Strathcona School (1930 Henderson Directories).

Margaret Blacklock was a music teacher (1930 Henderson Directories).

Robert F. Blacklock was the registrar for the Department of Education (1930 Henderson Directories). He eventually became the deputy minister of Education. (1935 Henderson Directories).

Blackman

E. Lloyd Blackman was a teacher at Regina Collegiate Institute (1960 Henderson Directories).

Cannon

Vernon Cannon was a firefighter (1950 Henderson Directories).

Carnegie

Elizabeth Carnegie was a teacher at the Regina Collegiate Institute (1960 Henderson Directories).

Chatwin

Dr. James Chatwin was a physician (1960 Henderson Directories).

Compton

Joan Compton was a nurse at the Regina General Hospital (1960 Henderson Directories).

Dunkeld

John Dunkeld was a firefighter (1920 Henderson Directories).

Hames

C.F.W. Hames was a physican in Regina (1930 Henderson Directories).

Hesse

Charles Hesse was a patrol sergeant with the Regina Police Service (1960 Henderson Directories).