



# **REGINA PLANNING COMMISSION**

**Wednesday, April 6, 2016  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**





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Office of the City Clerk

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**Public Agenda  
Regina Planning Commission  
Wednesday, April 6, 2016**

**Approval of Public Agenda**

**Minutes of the meeting held on March 9, 2016.**

**Administration Reports**

RPC16-14     Discretionary Use Application (15-DU-32) Medical Clinic  
1230 St. John Street

**Recommendation**

1. That the discretionary use application for a proposed medical clinic located at 1230 St. John Street, being Lot 18, Block 137, Plan No. Old 33 be APPROVED and that a development permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2 inclusive, prepared by Randy Radford and dated February 3, 2016 and March 16, 2016.
  - b) 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 April 25, 2016 meeting of City Council for approval.

RPC16-15     Discretionary Use Application (16-DU-03)  
Medical Clinic and Retail - 3934 Dewdney Avenue

**Recommendation**

1. That the discretionary use application for a proposed medical clinic and retail use (pharmacy) located at 3934 Dewdney Avenue, being Lots 6, 7, 8, Block 221, Plan No. DV4404, be APPROVED and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 prepared by KRN Design and dated October 22, 2012 and Appendix A-3.2 prepared by Walker Projects and dated April 16, 2015; and
  - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.





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RPC16-16      Discretionary Use Application (15-DU-30) Licensed Restaurant and Office Space - 1378 Hamilton Street

### **Recommendation**

1. That the discretionary use application for a proposed licensed restaurant and office space located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, be APPROVED and that a development permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2.
  - b) Seating within the licensed restaurant shall be limited to 55 seats to align with the number of allocated parking stalls.
  - c) 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 April 25, 2016 meeting of City Council for approval.

RPC16-17      Discretionary Use Application (16-DU-01) Petroleum Storage Facility - 325 McDonald Street North

### **Recommendation**

1. That the discretionary use application for a proposed storage and terminal, petroleum located at 325 McDonald Street North, being Parcel S Plan No. 72R37342, Industrial Ross Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plan attached to this report as Appendix A-3, prepared by Plains Midstream Canada and dated February 3, 2016.
  - b) The applicant shall submit a building permit for approval by the Development Officer, the review of which will focus on the development of the site and its spatial arrangements.
  - c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Moderate Sensitivity Aquifer Protection Overlay Zone in Table 10.2.
  - d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
    - i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City of Regina.
    - ii. The applicant shall submit, to the satisfaction of the Development Officer, a plan to prevent trenches acting as conduits for the spread of contamination through the





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- underground piping network and off the site.
- iii. Provide documentation from the Saskatchewan Ministry of Environment and/or federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/or waste dangerous goods facility.
- e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City of Regina's information as well as for the incorporation into an updated Emergency Response Plan. This information shall be submitted prior to the commencement of operations of the new facility and must be to the satisfaction of the Manager of Emergency Management and Business Control.
- 2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

RPC16-18      Proposed Greens on Gardiner Concept Plan (15-CP-07) and Zoning Bylaw Amendments

### **Recommendation**

1. That the proposed Greens on Gardiner Concept Plan, attached as Appendix B.1 of this report, be APPROVED and that the existing Greens on Gardiner Concept Plan be rescinded.
2. That the subdivision of land in the Greens on Gardiner Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case-by-case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.
5. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning lands, as described below, from UH – Urban Holding Zone:
  - a) Within the Greens on Gardiner Concept, Plan, Phase 6 Stage 3, Part of Parcel Y Plan No. 102162484 N.E. ¼ Sec 11 Twp 17 Rge 19 W.2 Mer., as shown on the attached proposed plan of subdivision (Appendix D.1):





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- i) Proposed Block 42 Lots 1 – 14, Block 40 Lots 1-17, Block 39 Lots 1-16, Block 34 Lots 31-33 as DCD-12 Direct Control District Suburban Narrow-Lot Residential;
    - ii) Proposed Block 41 Lots 1 - 16 as R2- Residential Semi-Detached;
    - ii) Proposed Block 38 Lots 28 – 52 as R5- Residential Medium Density;
    - iii) Proposed Block 34 Lots 34 – 49 as R2 Residential Semi-Detached
  - b) Within the Greens on Gardiner Concept Plan, Phase 7, which is part of N.E. ¼ Sec.11 of Part of Parcel A, Plan No. 101880277 and Part of S.E. ¼ Sec. 11, all in Twp.17 Rge. 19 W. 2 Mer as shown on the attached proposed plan of subdivision (Appendix D.2):
    - i) Proposed Block AA, Block BB as R6 – Residential Multiple Housing;
    - ii) Proposed Block 45, Lots 1 - 22 as R2 – Residential Semi-Detached
    - iii) Proposed Block 46, Lot 1 - 10, Block 47 Lots 1 - 6, Block 47 Lots 38 – 50, Block 48 Lots 1 - 34, Block W1 as R1- Residential Detached
    - iv) Proposed Block 47, Lots 7 - 15 as DCD12 - Direct Control District Suburban Narrow-Lot Residential
    - v) Proposed Block 47, Lots 16 - 37 as R5- Residential Medium Density;
  - c) Within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, Parcel G, Plan No. 101963796, and in S.E. ¼ Sec. 11, 17 -19- W. 2 Mer. as shown on the attached proposed plan of subdivision (Appendix D.3):
    - i) Proposed Block F as DSC – Designated Shopping Centre;
    - ii) Proposed Block G as R6 – Residential Multiple Housing;
    - iii) Proposed Block MR6, W1, MU as PS – Public Service
    - iv) Proposed Block 50 Lots 1 – 59, Block 51 Lots 1 - 13, as R1 – Residential Detached
    - v) Proposed Block 52, Lots 1 - 45, Block H as R5 – Residential Medium Density;
6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning portions of proposed ER1 located within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, of Parcel G, Plan No. 101963796, of Part of Parcel D, Plan no. 98RA21686, and Part of S. ½ Sec. 11, 17 -19- W2M, as shown on the attached proposed plan of subdivision (Appendix D.3), from UH(FF) – Urban Holding (Floodway Fringe Overlay) to PS(FF) – Public Service (Floodway Fringe Overlay):
- a) Proposed Block ER1 as PS – Public Space





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7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.
8. That this report be forwarded to the April 25, 2016 City Council meeting for approval.

RPC16-19      Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendments

### **Recommendation**

1. That the proposed Towns Concept Plan, attached as Appendix B.1 and Appendix B.2 of this report, be APPROVED, and that the existing Towns Concept Plan be rescinded.
2. That the subdivision of land in the Towns Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case by case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.
5. That, through the requirements of the Standard Conditions of a Servicing Agreement between the developer of the Towns and the City of Regina, the Director of Development Services be authorized to negotiate an extended warranty/maintenance period for the proposed Towns Linear Storm Water Detention Facility.
6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning the lands, as described below, from UH- Urban Holding to:
  - a) Within Eastbrook Phase 1, being Part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.1)
    - i. Proposed Block 1, Lots 1-46, Lots 95-144; Block 7, Lots 1-24; Block 8, Lots 20-43; Block 10, Lots 1-25 as R5- Medium Density Residential Zone;
    - ii. Proposed Block 1, Lots 47-94; Block 7, Lots 25-42; Block 8, Lots 1-19; Block 9, Lots 16-30; Block 10, Lots 26-54; Block 11, Lots 1-10 as DCD12- Direct Control District;





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- iii. Proposed Parcels MR1, MU1 and W2 as PS- Public Service Zone.
  - b) Within Eastbrook Phase 2, being Part of SE 1/4 , Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.2)
    - i. Proposed Block A, B, C & D as R6- High Density Residential Zone;
    - ii. Proposed Block E and F as DSC- Designated Shopping Centre Zone;
    - iii. Proposed Block MU2, MU3, MU4, W4 and MR3 as Public Service Zone.
  - c) Within Eastbrook Phase 3A, being part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.3)
    - i. Proposed Block 2, Lots 1-19 and Block 3, Lots 1-17 as R5- Medium Density Residential Zone.
  - d) Within The Towns Phase 1, Stage 1A, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)
    - i. Proposed Block 11, Lots 11-33 as R1- Residential Detached Zone;
    - ii. Proposed Block 11, Lots 34-44; Block 21, Lots 14-42; and Block 22, Lots A-E & 1-13 as R5- Medium Density Residential Zone;
    - iii. Proposed Block 21, Lots 1-13 as DCD12- Direct Control District.
  - e) Within The Towns Phase 1, Stage 1B, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)
    - i. Proposed Block 22, Lots 14-40; Block 23, Lots 1-40 as R5- Medium Density Residential Zone;
    - ii. Proposed Block 24, Lots 1-17 and Block 28, Lots 1-3 as DCD12- Direct Control District.
  - f) Within The Towns Phase 1, Stage 1C, being Part of Parcel B, Plan No. 99RA08035 and part of Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.5)
    - i. Proposed Block 26, Lots 37-47 as R1- Residential Detached Zone;
    - ii. Proposed Block H as R5- Medium Density Residential Zone.
7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.





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8. That this report be forwarded to the April 25, 2016 City Council meeting for approval.

### **Adjournment**



AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 9, 2016

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 Barbara Young  
Phil Evans  
Simon Kostic  
Adrienne Hagen Lyster  
Ron Okumura  
Daryl Posehn  
Laureen Snook  
Kathleen Spatt

Regrets: Councillor Jerry Flegel  
Pam Dmytriw

Also in Attendance: Council Officer, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
Executive Director, City Planning and Development, Diana Hawryluk  
Executive Director, City Services  
Director, Development Services, Louise Folk  
Manager, Current Planning, Fred Searle  
Manager, Development Engineering, Dustin McCall  
Manager, Recreation Facility Development & Partnerships, Janine Daradich  
Senior City Planner, Autumn Dawson.

(The meeting commenced in the absence of Laureen Snook.)

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

**Kathleen Spatt moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 10, 2016 be adopted, as circulated.**



ADMINISTRATION REPORTS

RPC16-13      Off-leash Dog Parks

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**Recommendation**

1. That Council approve the Administration's proposed approach with respect to the development of off-leash dog parks and areas as set out in Option #2 of this report.
2. That this report be forwarded to the March 16, 2016 Community & Protective Services Committee Meeting for consideration.
3. That the report be forwarded to the March 29, 2106 City Council for approval.

(Laureen Snook arrived at the meeting.)

**Kathleen Spatt moved, AND IT WAS RESOLVED, that:**

- 1. That Council approve the Administration's proposed approach with respect to the development of off-leash dog parks and areas as set out in Option #2 of this report.**
- 2. That this report be forwarded to the March 14, 2016 Community & Protective Services Committee Meeting for consideration.**
- 3. That the report be forwarded to the March 29, 2016 City Council meeting for approval.**

RPC16-12      Closure Application (15-CL-20) Portion of Lane Adjacent to 601 Campbell Street and 710 Williams Street

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**Recommendation**

1. That the application for the closure and sale of a portion of lane right-of-way as shown on the attached plan of proposed subdivision prepared by Scott Colvin, dated October 23, 2015 and legally described as follows, be APPROVED:

“All of Lot 14, Block 31, Plan FN41; part of Lane, Plan FN41; and all of Lot 15, Block 31, Plan FN41 in NW-26-17-20-W2M in Regina, Saskatchewan”

2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the March 29, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.



The following addressed the Commission:

- Jean Hermann; and
- Bruce Evans, representing Dorcas Housing.

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

RPC16-11      Zoning Amendment Application (15-Z-21) - Discretionary Use Application  
(15-DU-33) - Live/Work Zoning Regulations – Westerra Subdivision

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**Recommendation**

1. That Lots 23-45, inclusive, Block 1 and Lots 1-23, inclusive, Block 2, in the Westerra Subdivision be rezoned from R5(H) – Residential Medium Density (Holding Overlay Zone) to R5 – Residential Medium Density.
2. That the discretionary use for the proposed Live/Work Units located on Lots 23-45, inclusive, Block 1 and Lots 1-23, inclusive, Block 2, in the Westerra Subdivision be approved subject to the following conditions:
  - a. The development shall generally be consistent with the plans attached to this report as Appendix A-1, A-2 and A-3.0-A-3.7 inclusive.
  - b. That the Live/Work Units are subject to *The Licensing Bylaw, 2007* and the *2010 National Building Code* for Mixed Use Buildings, or equivalent;
  - c. The development is contingent on subdivision approval of the subject lots and subsequent title creation; and
  - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the proposed amendments to the *Regina Zoning Bylaw No. 9250* be approved as specified in Appendix B-1.
4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. That this report be forwarded to the March 29, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Munir Haque, representing Harvaerd Developments and Westerra Development Corp., addressed the Commission.

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



RPC16-10      Application for Contract Zoning (15-CZ-02) Proposed Two Mixed Use Buildings, 125 Hamilton Street and 120 Broad Street (Locally known as 1925 5th Avenue North)

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(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, contracted by the project; and Kathleen Spatt declared a conflict of interest on this item, citing a member of the architectural team being a close friend of her daughter. Both abstained from discussion and voting and both temporarily left the meeting.)

**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 125 Hamilton Street and 120 Broad Street, being Lots 1-10 & 31-41, Block 39, Plan Z140; Block C, Plan G2311; and Lots A and B, Block 40, Plan 72R23442 from I -Institutional Zone to

C - Contract Zone be APPROVED, and that the contract zone agreement between the City of Regina and the owner of the subject properties be executed.

2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall conform to the attached plans labelled ECC Village, prepared by CITE 360 Studio, and dated January 29, 2016, Appendix A-3.1a-3.4b;
  - b. Permitted uses on site shall be limited to two mixed use buildings which are comprised of the uses outlined in the Contract Zone Agreement and are defined under the *Regina Zoning Bylaw No. 9250*;"
  - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
  - d. The Agreement shall be registered as an interest in the Saskatchewan Land Titles at the applicant's cost pursuant to *Section 69 of The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the March 29, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.



The following addressed the Commission:

- Autumn Dawson, Senior City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Judy Hoffart and Carrie Nordin; and
- Leah Clement, representing Eden Care Communities; Lee Ann Croft, representing CITE360Studio; and Chris Kailing, representing Pattison MGM.

(Laureen Snook and Kathleen Spatt left the meeting during Ms. Clement's presentation.)

(Adrienne Hagen Lyster left the meeting during Ms. Clement's presentation.)

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

ADJOURNMENT

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

The meeting adjourned at 5:50 p.m.

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Chairperson

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Secretary



April 6, 2016

To: Members,  
Regina Planning Commission

Re: Discretionary Use Application (15-DU-32)  
Medical Clinic - 1230 St. John Street

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RECOMMENDATION

1. That the discretionary use application for a proposed medical clinic located at 1230 St. John Street, being Lot 18, Block 137, Plan No. Old 33 be APPROVED and that a development permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2 inclusive, prepared by Randy Radford and dated February 3, 2016 and March 16, 2016.
  - b) 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 April 25, 2016 meeting of City Council for approval.

CONCLUSION

The applicant proposes to reuse an existing industrial building in Regina's Warehouse District located at 1230 St. John Street. One of the uses identified for the repurposed building is a medical clinic which is a discretionary use in the IA - Light Industrial Zone.

The proposal will result in the reinvestment and renewal of an older industrial building in Regina's Warehouse District. The proposal also complies with the development standards and regulations contained in *The Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Accordingly, the Administration recommends approval.

BACKGROUND

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

A medical clinic has recently been added as discretionary use in IA - Light Industrial Zone as approved by the City Council on October 8, 2015 (CR 15-97).

Pursuant to subsection 56(3) of *The Planning and Development Act, 2007* City Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.



## DISCUSSION

The applicant proposes to repurpose an existing industrial building that has most recently been used by a building materials supplier. The land uses proposed within the building are identified in the table below:

<b>Proposed Land Use</b>	<b>Permitted/ Discretionary</b>	<b>Area (m<sup>2</sup>)</b>
Medical Clinic	Discretionary	148.64
Sewing and Quilting Shop (General Manufacturing)	Permitted	464.5
Retail (Pharmacy)	Permitted	74.3
Personal Service Establishment (Physiotherapy)	Permitted	74.3

The building also has a second storey with 83.6 square metres of mezzanine space which is proposed to be used for accessory storage and would not be accessed by the public.

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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	IA - Light Industrial	IA - Light Industrial
Land Use	Warehouse	Medical Clinic
Number of Dwelling Units	NA	NA
Building Area	887.38 m <sup>2</sup>	887.38 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	11 stalls Medical clinic (less than 325m <sup>2</sup> ) = 0 Manufacturing (1/150m <sup>2</sup> ) = 3 Retail/ Pharmacy 1/20 m <sup>2</sup> ) = 4 Physiotherapy (1/20m <sup>2</sup> ) =4	17 stalls
Minimum Lot Area (m <sup>2</sup> )	500	1743.34
Minimum Lot Frontage (m)	15	38.1
Maximum Building Height (m)	15	6.05
Gross Floor Area	887.38 m <sup>2</sup>	887.38 m <sup>2</sup>
Maximum Floor Area Ratio	1.5	0.5
Maximum Coverage (%)	50%	53% <sup>1</sup>

The subject property is located in Regina's Warehouse District. Surrounding uses include a mix of light industrial and commercial uses.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to

<sup>1</sup> Existing building on site is legally non-conforming with respect to the maximum permitted site coverage requirement.



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

##### Employment Areas

- Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

The proposal is consistent with the goals, objectives and policies contained within *Part B.13 of Design Regina: The Official Community Plan Bylaw No. 2013-48*, which is the Warehouse District Neighbourhood Plan.

##### Built Environment – General

- A use proposed for an existing building should be compatible with the building's structure such that only minimal alterations are required to the building's exterior. The removal or alteration of any historical materials or features should be avoided whenever possible. There is no change proposed on the exterior of the building.

##### Built Environment – Rehabilitation

- Rehabilitation of existing properties having minimal or limited historic architectural qualities should be undertaken in a manner which relates to and respects the design elements of neighbouring properties of greater significance and the general historic streetscape.

##### Traffic Management

- Off-street public parking be encouraged to develop at suitable locations, particularly in the area north of Dewdney Avenue.

This proposal contributes positively to the renewal of older commercial and industrial properties originally used for warehousing. The proposed reuse of the existing building will contribute positively to the area and the development within Regina's Warehouse District. The proposal provides additional services and amenities in the area.

#### Other Implications

None with respect to this report.



### Accessibility Implications

*The Regina Zoning Bylaw No. 9250* requires two per cent of the required 11 parking stalls (gross parking calculation) or one parking stall be provided for persons with disabilities. The proposed development provides one parking stall for persons with disabilities which meets the minimum requirement.

### COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	January 11, 2016
Letter sent to immediate property owners	January 11, 2016
Number of public comments sheets received	2
Will be published in the Leader Post on	N/A

There were two public comment sheets received. One expressed support for the proposal and the other was opposed. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

The application was circulated to the Regina's Warehouse Business Improvement District who responded that they support the proposal.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

### DELEGATED AUTHORITY

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

Respectfully submitted,



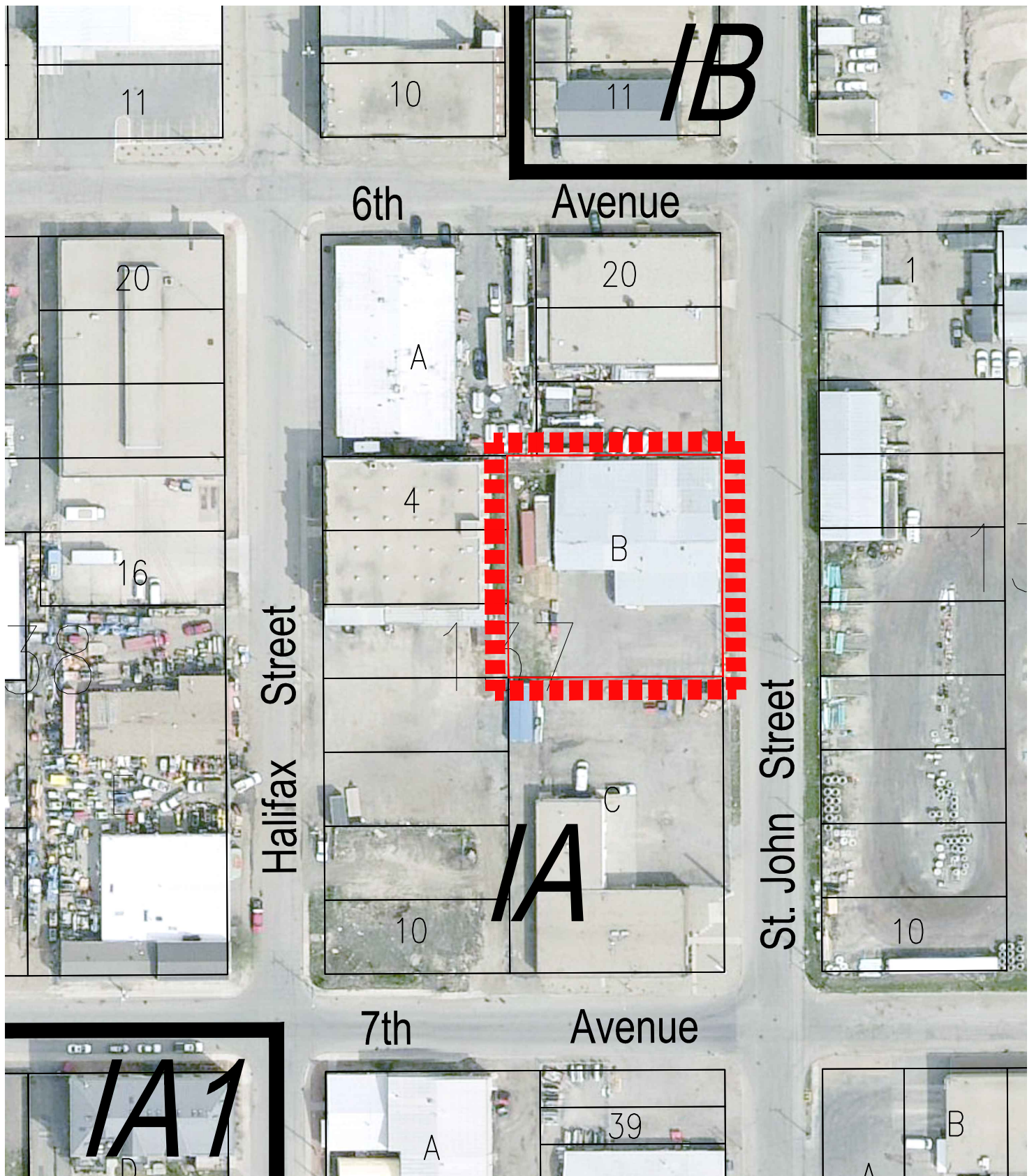
Louise Folk, Director  
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning & Development





Subject Property



Project 15-DU-32

Civic Address/Subdivision 1230 St. John Street





Subject Property

Date of Photography: 2012



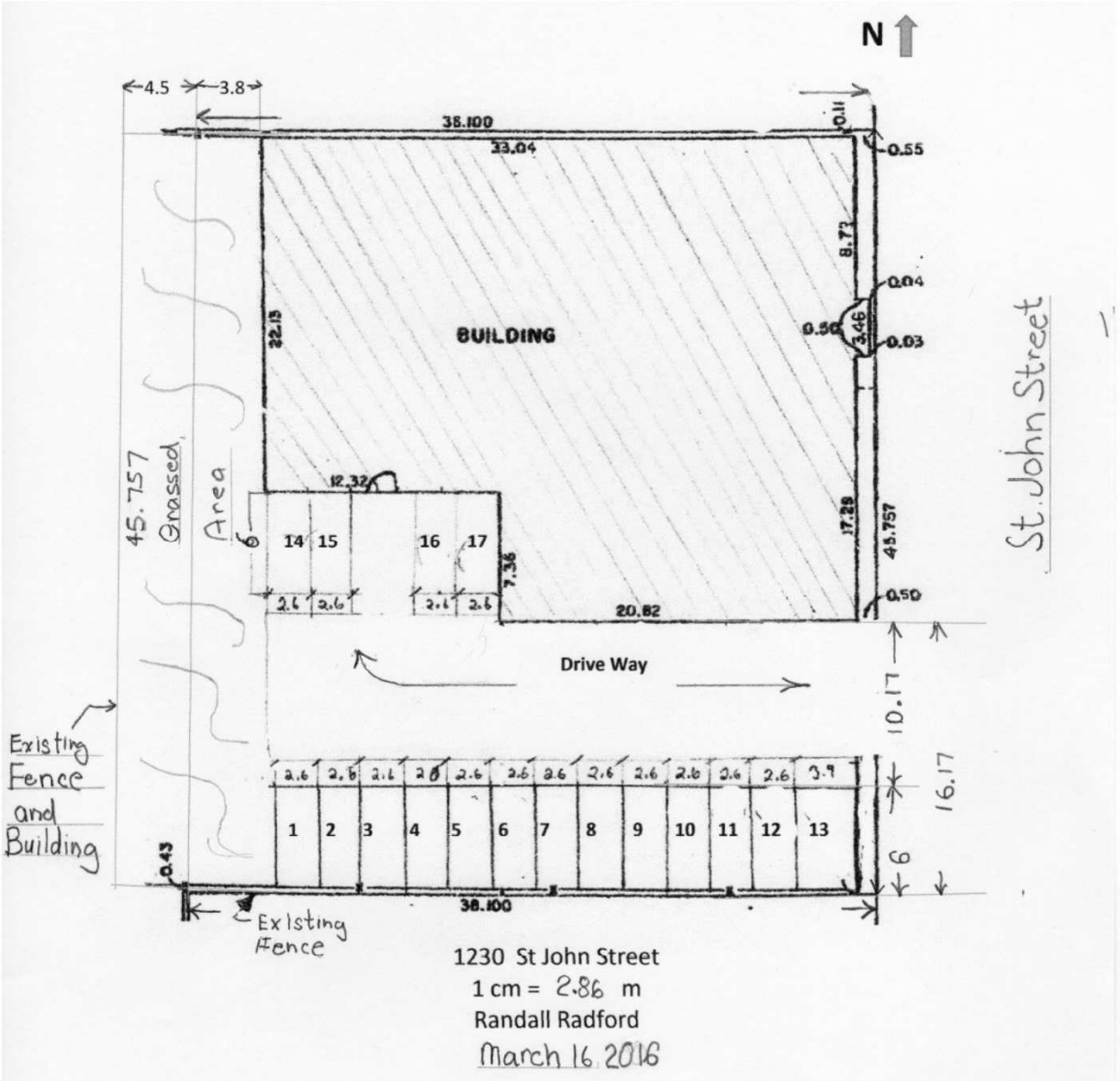
Project 15-DU-32

Civic Address/Subdivision 1230 St. John Street









St. John Street

15-DU-32

Development Services Department  
Civic Address/Subdivision

1230 St John Street

Project



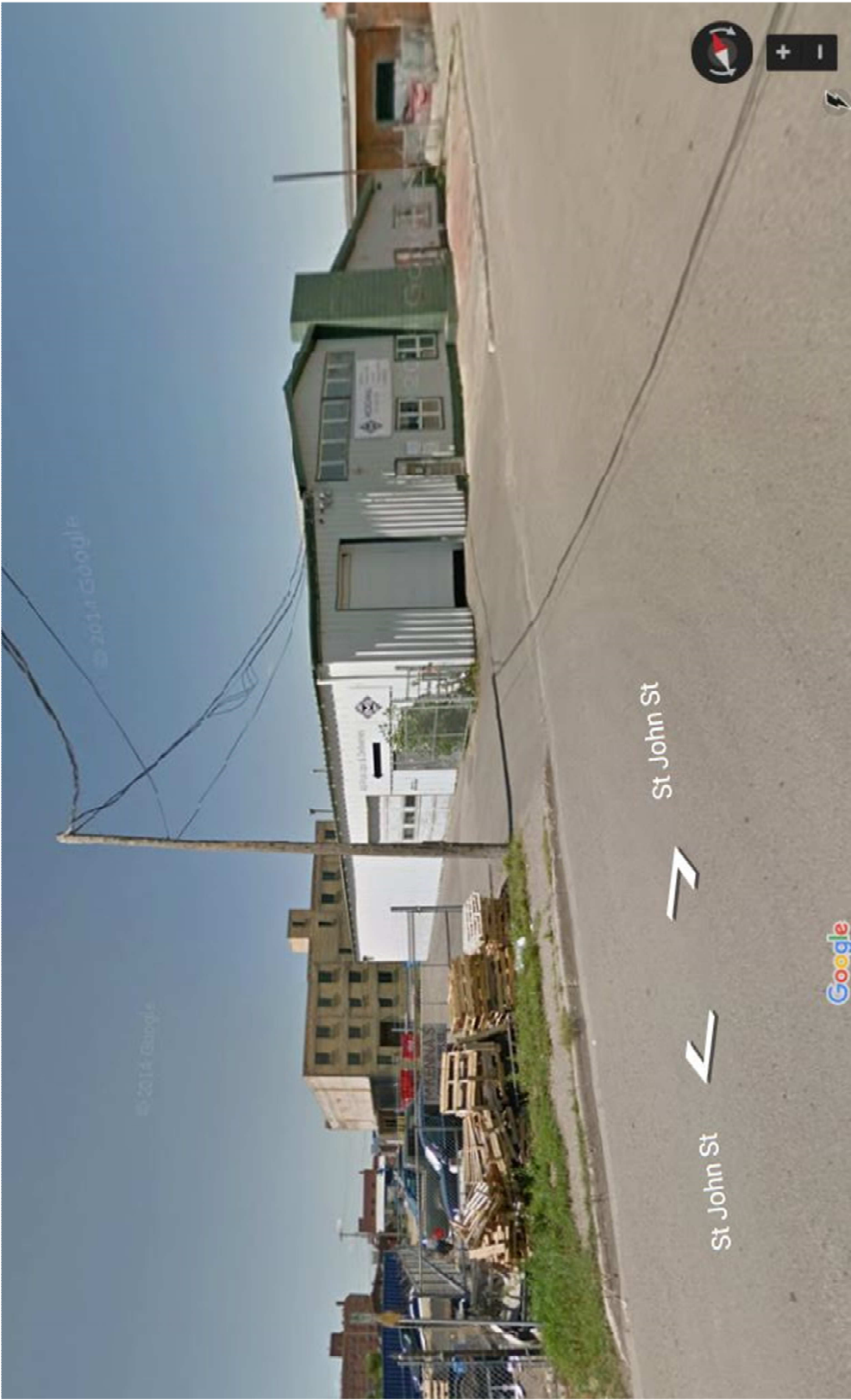


Photo Courtesy: Google Map- street view

Street View of Existing Building

Project **15-DU-32**

Development Services Department  
Civic Address/Subdivision

**1230 St John Street**



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	<ul style="list-style-type: none"> <li>Traffic increase due to medical clinic</li> </ul>
<i>Accept if many features were different</i>	0	
<i>Accept if one or more features were difference</i>	0	
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> <li>Good reuse of old building</li> </ul>

**1. Issue: Traffic**

*Administration's Response:* The existing road network can support the proposed uses and there is sufficient on street parking to mitigate potential congestion or parking spillover onto the street.



April 6, 2016

To: Members,  
Regina Planning Commission

Re: Discretionary Use Application (16-DU-03)  
Medical Clinic and Retail - 3934 Dewdney Avenue

---

RECOMMENDATION

1. That the discretionary use application for a proposed medical clinic and retail use (pharmacy) located at 3934 Dewdney Avenue, being Lots 6, 7, 8, Block 221, Plan No. DV4404, be APPROVED and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 prepared by KRN Design and dated October 22, 2012 and Appendix A-3.2 prepared by Walker Projects and dated April 16, 2015; and
  - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a medical clinic and retail use (pharmacy) to be located on the main floor of a recently constructed mixed-use building. The subject property is currently zoned MX - Mixed Residential Business in which medical clinics and retail (pharmacy) are discretionary uses.

The proposed medical clinic and pharmacy will provide additional amenities within proximity to residential development and other major facilities in the area including the Pasqua Hospital, Evraz Place and the newly constructed hotel development at Dewdney Avenue and Lewvan Drive.

The subject property is accessible by all modes of travel. The development complies with the development standards and regulations contained in *The Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Accordingly, the Administration recommends approval.

BACKGROUND

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

Pursuant to subsection 56(3) of *The Planning and Development Act, 2007*, City Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g.



site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

The applicant proposes to develop a medical clinic within an existing mixed-use building located at 3934 Dewdney Avenue. The building consists of three commercial units on the main floor as shown on the plan in Appendix A-3.2 and 12 condominium residential units on the upper two floors. A restaurant was approved by City Council for the most easterly commercial unit as a discretionary use on September 28, 2015 (CR15-109). The medical clinic, which is a discretionary use in the MX - Mixed Residential Business Zone, will be developed in the centre commercial unit. The applicant also requests discretionary use approval for retail use (pharmacy) which is currently operating from the most westerly commercial unit was established without the required discretionary use approval.

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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	MX - Mixed Residential Business Zone	MX - Mixed Residential Business Zone
Land Use	Mixed-Use Building	Mixed-Use Building
Number of Dwelling Units	12	12
Building Area	425 m <sup>2</sup>	425 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Existing</b>	<b>Proposed</b>
Number of Parking Stalls Required	18 stalls	21 stalls
Minimum Lot Area (m <sup>2</sup> )	500 m <sup>2</sup>	1194 m <sup>2</sup>
Minimum Lot Frontage (m)	15 m	32.9 m
Maximum Building Height (m)	15 m	15 m
Maximum Floor Area Ratio	3.0	1.49
Maximum Coverage (%)	65%	36%

On-site parking is accessed via the lane at the rear of the property and driveways located on Dewdney Avenue and King Street. Parking provided on the site exceeds the minimum requirements of *The Regina Zoning Bylaw No. 9250*. The development, with the proposed uses, requires a minimum of 18 parking stalls. Twenty-one parking stalls are provided on the site.

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

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

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



## RECOMMENDATION IMPLICATIONS

### Financial Implications

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

### Environmental Implications

None with respect to this report.

### Policy/Strategic Implications

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

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

#### Urban Centre and Corridors

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

#### Commercial

- Encourage local commercial uses within residential area.

#### Economic Generators

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

### Other Implications

None with respect to this report.

### Accessibility Implications

*The Regina Zoning Bylaw No. 9250* requires two per cent of all required parking stalls to be accessible parking stalls. The mixed use development on the site provides one parking stall for persons with disabilities, which meets the minimum requirement of *The Regina Zoning Bylaw No. 9250*.



## COMMUNICATIONS

Communication with the public is summarized below.

Public notification signage posted on	February 16, 2016
Letter sent to immediate property owners	February 16, 2016
Public Open House Held	Not required
Number of Public Comments Sheets Received	1

There was one public comment received on this application. The comment received from public circulation indicated objection to the proposed uses. The concern cited related to lack of parking in the neighbourhood. A more detailed accounting of the respondent's concern and the Administration's response is provided in Appendix B.

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

The applicant and interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

## DELEGATED AUTHORITY

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

Respectfully submitted,



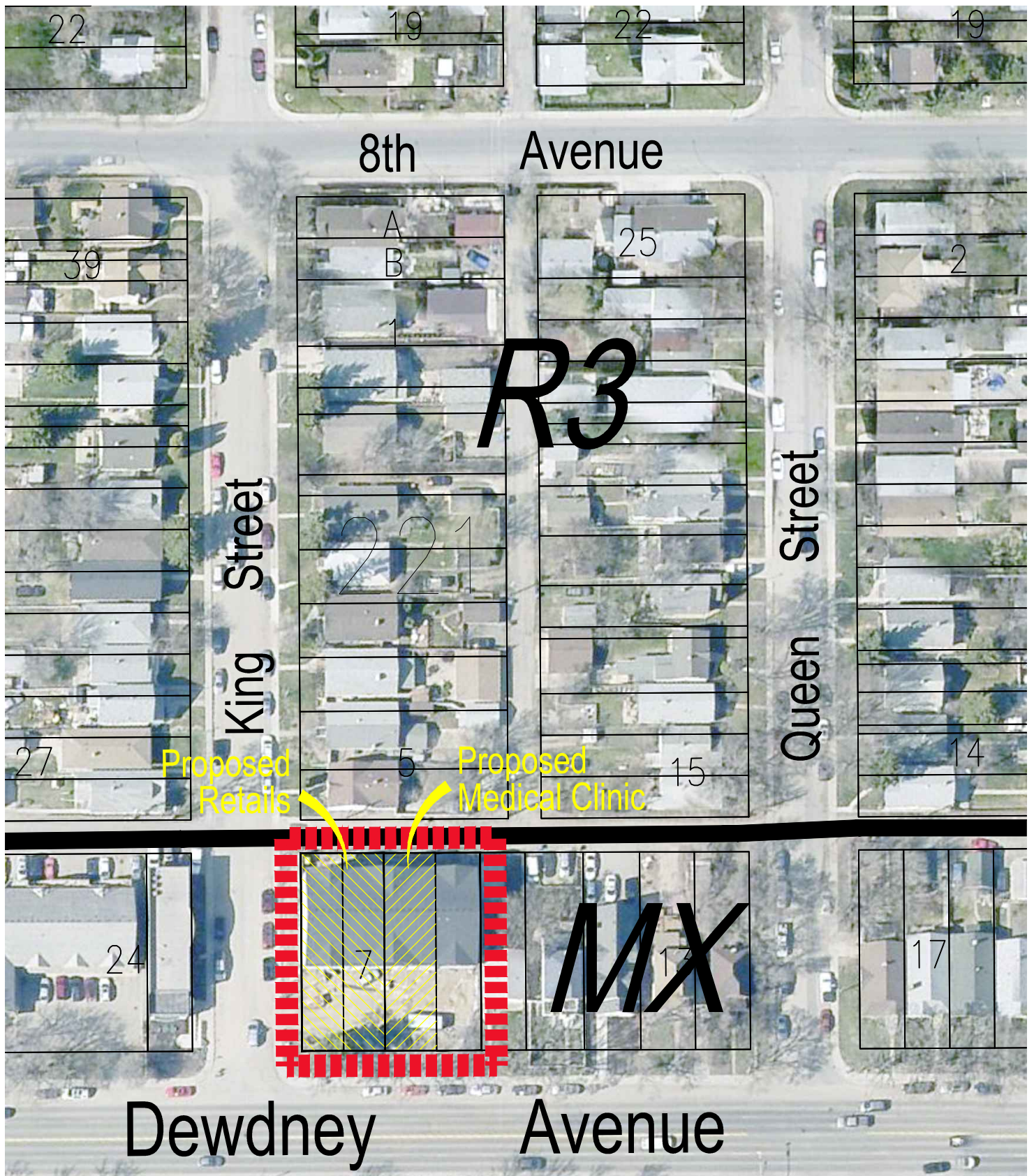
Louise Folk, Director  
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning & Development





Subject Property



Project 16-DU-03

Civic Address/Subdivision 3934 Dewdney Avenue





Subject Property

Date of Photography: 2012



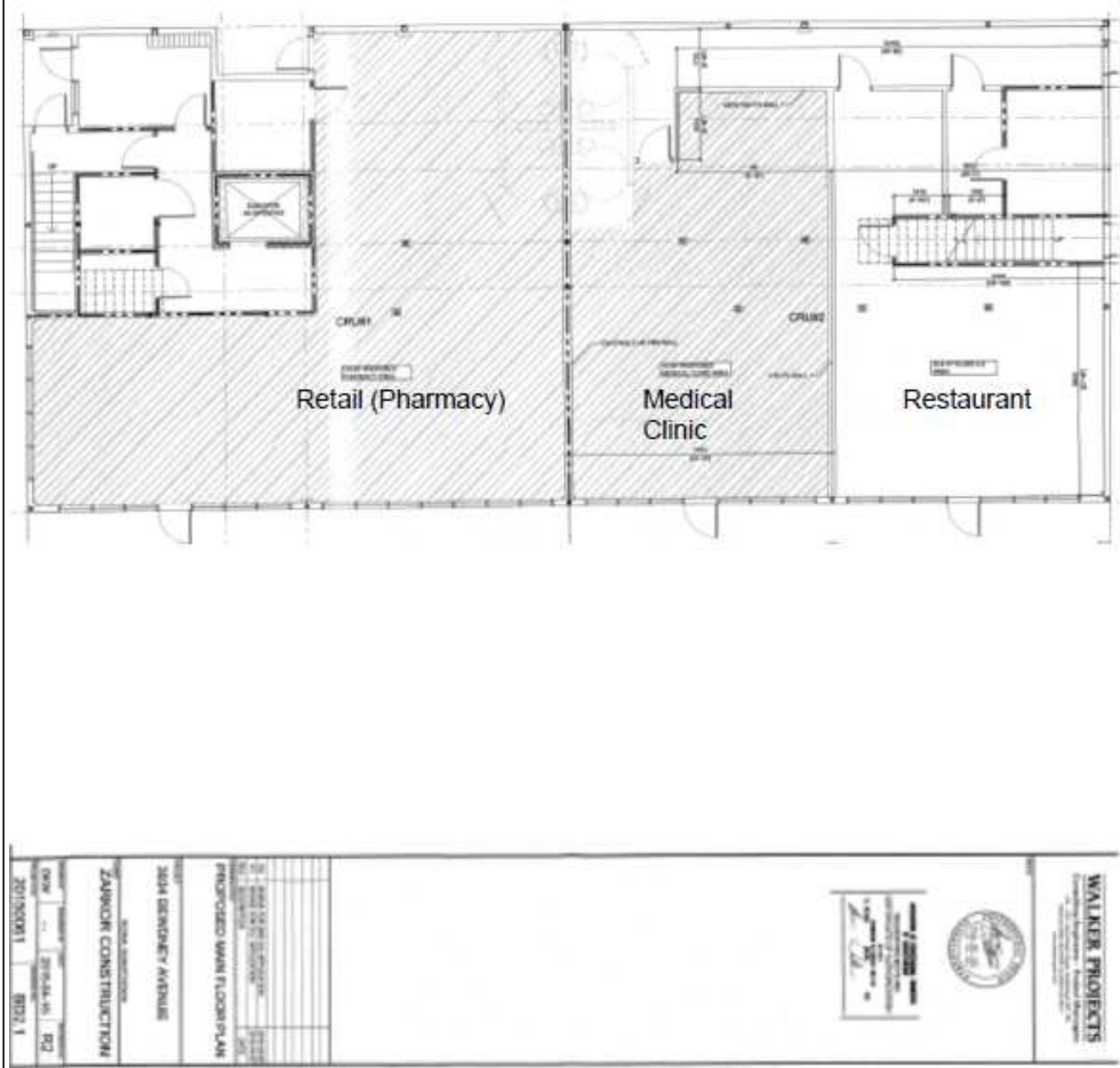
Project 16-DU-03

Civic Address/Subdivision 3934 Dewdney Avenue











Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	We do not have any parking as it is on this block (1400 block of King Street). There is no parking for overnight people. Too much traffic for this block (1400 block of King 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. **Issue**  
**Lack of parking**

*Administration's Response:*

On street parking is permitted on both sides of King Street which is the residential street directly to the west of this site. Parking is restricted to two hours between 8 a.m. and 6 p.m. Monday to Friday.

Parking provided on the site exceeds the minimum requirements of *Regina Zoning Bylaw No. 9250*. The development, with the proposed uses, requires a minimum of 18 parking stalls. Twenty-one parking stalls are provided on the site which exceeds the minimum requirement.



April 6, 2016

To: Members,  
Regina Planning Commission

Re: Discretionary Use Application (15-DU-30)  
Licensed Restaurant and Office Space - 1378 Hamilton Street

---

**RECOMMENDATION**

1. That the discretionary use application for a proposed licensed restaurant and office space located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, be APPROVED and that a development permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2.
  - b) Seating within the licensed restaurant shall be limited to 55 seats to align with the number of allocated parking stalls.
  - c) 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 April 25, 2016 meeting of City Council for approval.

**CONCLUSION**

The applicant proposes to reuse the existing building on the property as a mixed-use property consisting of a licensed restaurant, office space and a bakery. The licensed restaurant and office space are discretionary uses and the subject of this report as a bakery is a permitted use on the site and is only subject to administrative approval under the building permit process.

The proposal will result in the reinvestment and renewal of an older industrial building in Regina's Warehouse District. The proposal complies with the development standards and regulations contained in *The Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Accordingly, the Administration recommends approval.

**BACKGROUND**

An application has been received for a discretionary use application to accommodate a licensed restaurant and office space in the existing building on the subject site located at 1378 Hamilton Street. The applicant proposes to rehabilitate the existing building formally associated with the Weston Bakery. The reuse of the properties at 1377 and 1350 Hamilton Street are also being proposed through separate applications.

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



*Act, 2007.*

Pursuant to subsection 56(3) of *The Planning and Development Act, 2007*, City Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

The applicant proposes to reuse the existing building and parking area for a new licensed restaurant, bakery and office space. The existing one-storey commercial building was previously associated with the former Weston Bakery site (located at 1350 Hamilton Street) and was used as a bakery storage facility. The building/site is currently vacant. The applicant does not propose any new construction on site.

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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	IA1 - Light Industrial	IA1 - Light Industrial
Land Use	Vacant Building and Site	Licensed Restaurant, Office Space, and Bakery
Building Area	373 m <sup>2</sup>	373 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	19 stalls 1/20 m <sup>2</sup> for 148 m <sup>2</sup> = 7 stalls 1/150 for 41 m <sup>2</sup> = 1 stalls 1/5 seats for Restaurant = 11 stalls	19 stalls
Minimum Lot Area (m <sup>2</sup> )	200 m <sup>2</sup>	1161.29 m <sup>2</sup>
Minimum Lot Frontage (m)	6 m	30.48 m
Maximum Building Height (m)	15 m	5.36 m
Gross Floor Area	N/A	414 m <sup>2</sup>
Maximum Floor Area Ratio	1.5	0.36
Maximum Coverage (%)	50%	30%

Surrounding land uses include other light industrial land uses including retail and repair uses. The proposal is similar to the current uses south along the 1400 block of Hamilton Street to Dewdney Avenue which creates a natural progression and connection to Dewdney Avenue.

The proposal will require appropriate landscaping, curbing, walkways and screening as per *The Regina Zoning Bylaw No. 9250* regulations.

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

##### Land Use and Built Environment

- Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.
- Consider impacts of alterations, development, and/or public realm improvements on or adjacent to a Historic Place to ensure heritage value is conserved.

##### Economic Generators

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

The proposal is consistent with the goals, objectives and policies contained within *Part B.13 of Design Regina: The Official Community Plan Bylaw No. 2013-48*, which is the Warehouse District Neighbourhood Plan.

##### Built Environment – General

- A use proposed for an existing building should be compatible with the building's structure such that only minimal alterations are required to the building's exterior. The removal or alteration of any historical materials or features should be avoided whenever possible.

##### Built Environment – Rehabilitation

- Rehabilitation of existing properties having minimal or limited historic architectural qualities should be undertaken in a manner which relates to and respects the design elements of neighbouring properties of greater significance and the general historic streetscape.

##### Traffic Management

- Off-street public parking be encouraged to develop at suitable locations, particularly in the area north of Dewdney Avenue.

This proposal contributes positively to the renewal of older commercial and industrial properties originally used for warehousing. The proposed development complements the emerging theme of the Warehouse Neighbourhood by contributing to the arts, entertainment and hospitality industry.



### Other Implications

None with respect to this report.

### Accessibility Implications

*The Regina Zoning Bylaw No. 9250* requires two per cent of the required 19 parking stalls (gross parking calculation) or one parking stall be provided for persons with disabilities. The proposed development provides one parking stall for persons with disabilities which meets the minimum requirement.

### COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	January 12, 2016
Letter sent to immediate property owners	January 8, 2016
Public Open House held	N/A
Number of Public Comments sheets received	6

The application was circulated to the Regina's Warehouse Business Improvement District who responded that they support the proposal.

There were six public comments received on this application. Four expressed full support for the proposal and the other two expressed support with concerns on parking and traffic. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

### DELEGATED AUTHORITY

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

Respectfully submitted,



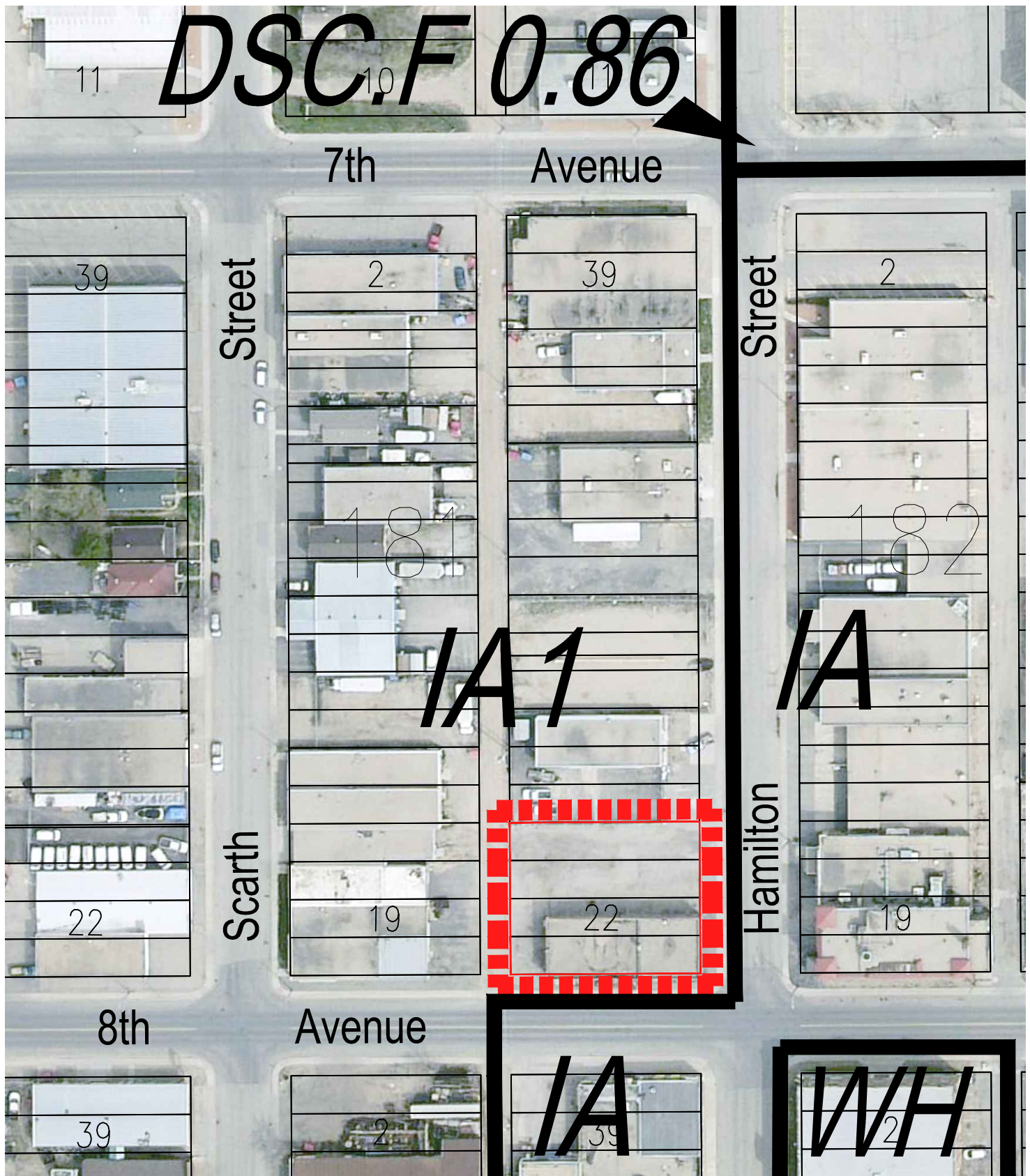
Louise Folk, Director  
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning & Development

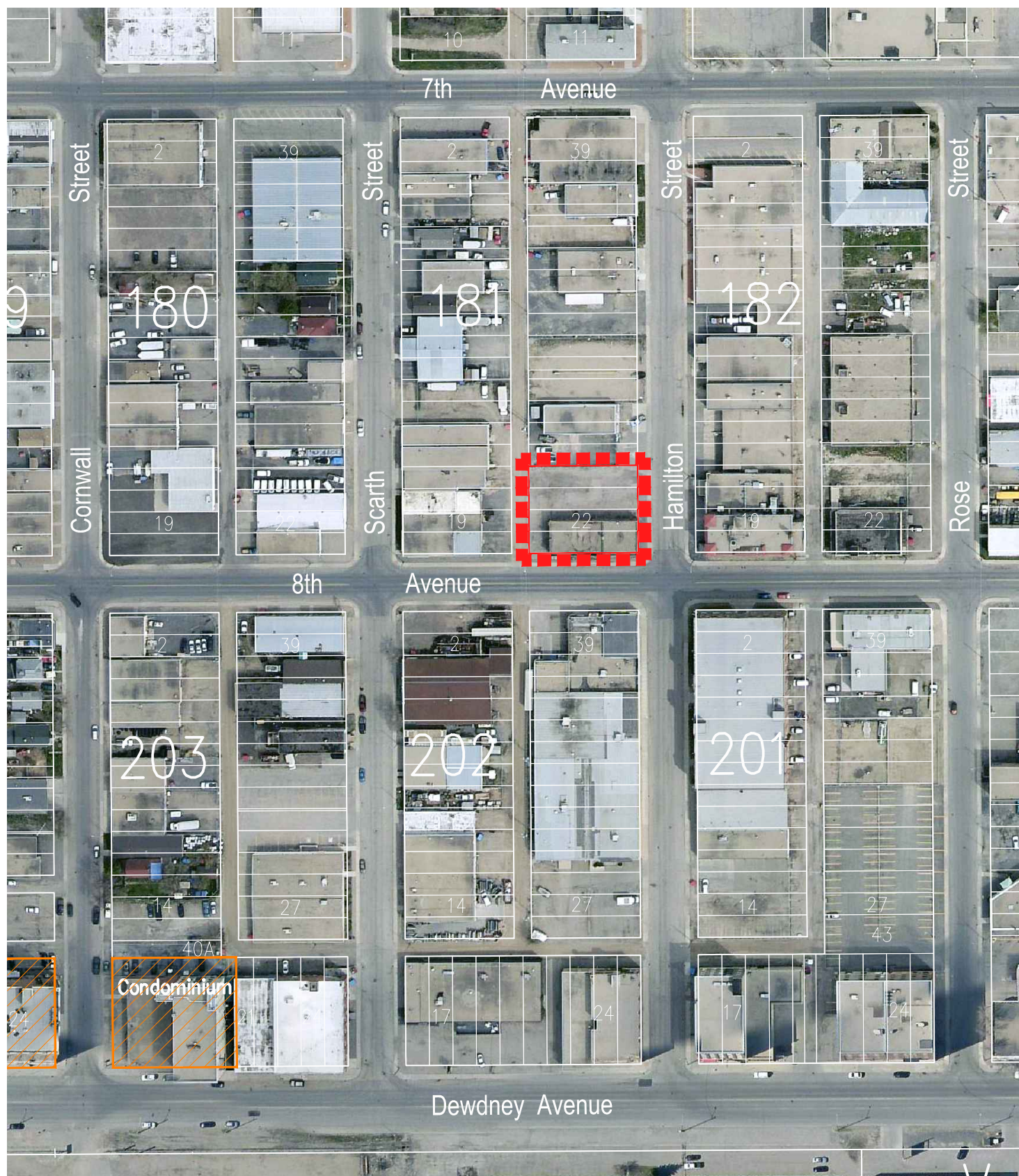




Subject Property







Subject Property

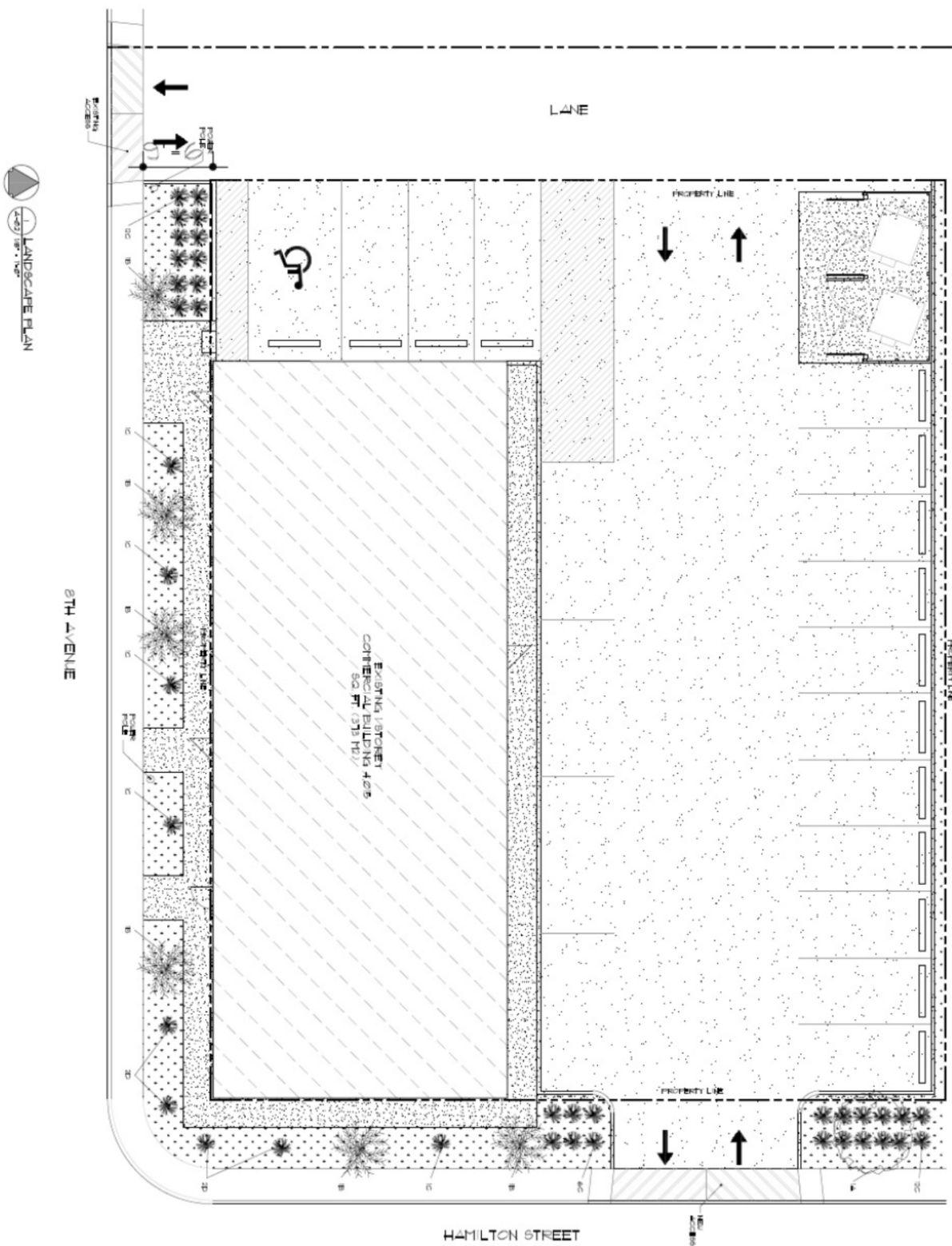
Date of Photography: 2012



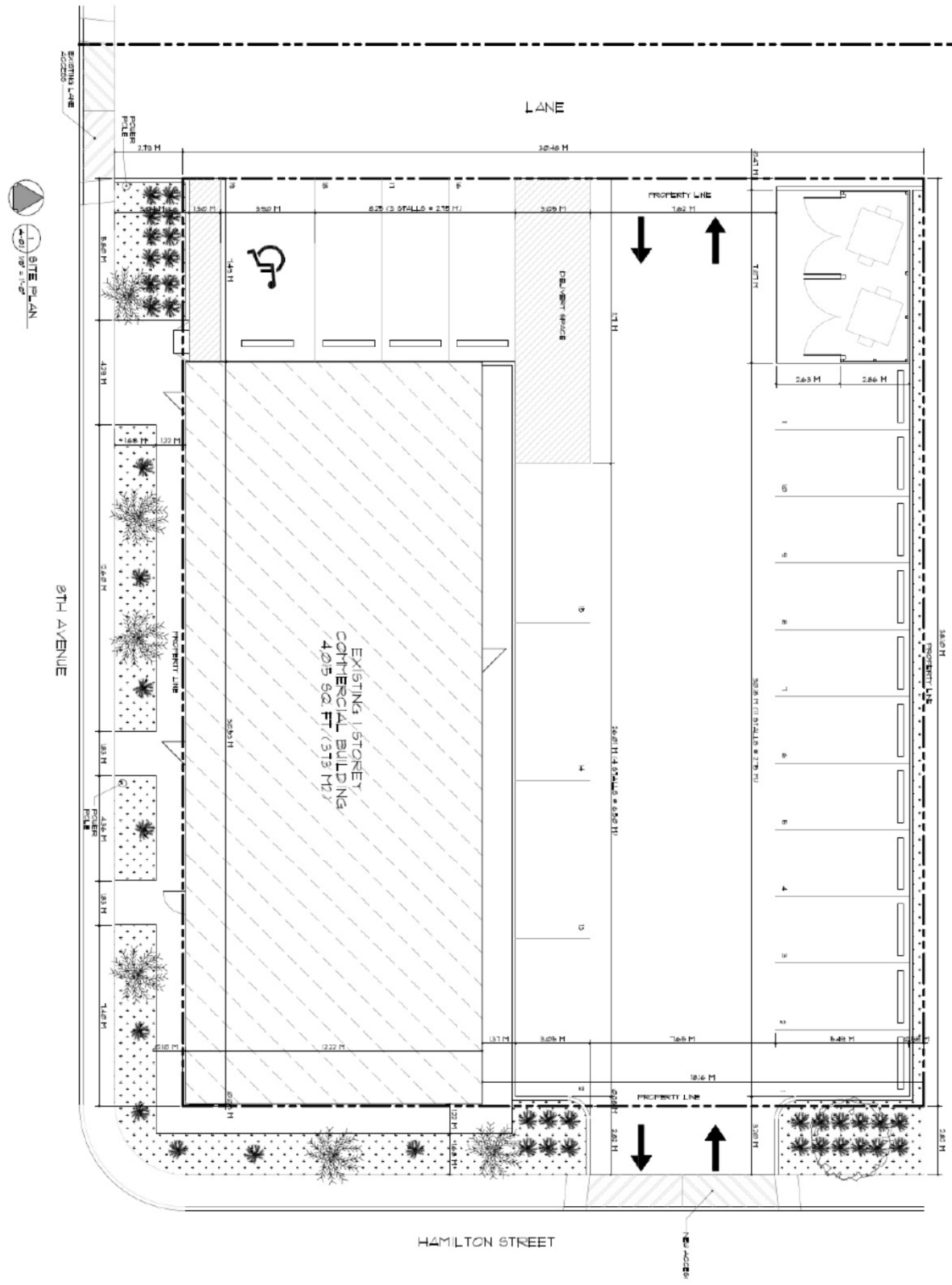
Project 15-DU-30

Civic Address/Subdivision 1378 Hamilton Street











Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	0	
<i>Accept if one or more features were difference</i>	2	<ul style="list-style-type: none"> <li>• Parking impact on surrounding businesses</li> </ul>
<i>I support this proposal</i>	4	<ul style="list-style-type: none"> <li>• Good reuse of old building</li> </ul>

**1. Issue: Parking**

*Administration's Response:* The proposal meets the minimum parking requirements *Regina Zoning Bylaw No. 9250*.



April 6, 2016

To: Members,  
Regina Planning Commission

Re: Discretionary Use Application (16-DU-01)  
Petroleum Storage Facility - 325 McDonald Street North

---

RECOMMENDATION

1. That the discretionary use application for a proposed storage and terminal, petroleum located at 325 McDonald Street North, being Parcel S Plan No. 72R37342, Industrial Ross Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plan attached to this report as Appendix A-3, prepared by Plains Midstream Canada and dated February 3, 2016.
  - b) The applicant shall submit a building permit for approval by the Development Officer, the review of which will focus on the development of the site and its spatial arrangements.
  - c) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Moderate Sensitivity Aquifer Protection Overlay Zone in Table 10.2.
  - d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
    - i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City of Regina.
    - ii. The applicant shall submit, to the satisfaction of the Development Officer, a plan to prevent trenches acting as conduits for the spread of contamination through the underground piping network and off the site.
    - iii. Provide documentation from the Saskatchewan Ministry of Environment and/or federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/or waste dangerous goods facility.
  - e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City of Regina's information as well as for the incorporation into an updated Emergency Response Plan. This information shall be submitted prior to the commencement of operations of the new facility and must be to the satisfaction of the Manager of Emergency Management and Business Control.
2. That this report be forwarded to the April 25, 2016 meeting of City Council for approval.



## CONCLUSION

The proposal is summarized as follows:

- The applicant proposes to construct a storage tank with a capacity of 150,000 barrels of oil on the subject property. Other changes to the site include a new booster pump, tank foundation, a berm surrounding the tank and flow lines to the existing infrastructure.
- The subject property is currently zoned IC - Heavy Industrial Zone whereby storage and terminal, petroleum is a discretionary use.
- The subject property is located within the Industrial Ross Subdivision area.
- Due to the quantity and nature of material stored on-site, conditions are needed relating to environmental impact mitigation.

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

## BACKGROUND

This application is being considered pursuant to *The 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, City Council may establish conditions for discretionary uses to reinforce the objectives of *The Regina Zoning Bylaw No. 9250* related to the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

The applicant proposes to construct a storage tank for bulk storage of petroleum with a capacity 150,000 barrels of oil. The project scope includes the construction of a bulk storage tank, a new booster pump, tank foundation, berm surrounding the tank and flow lines to the existing infrastructure.

The site currently functions with three bulk petroleum storage tanks. Two tanks have capacity of 56,000 barrels and the third has a capacity of 96,000 barrels. The overall layout and functionality of the site will remain unchanged. The proposed tank will be located in the southeast corner of the lot on vacant land.

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

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



<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	IC - Heavy Industrial	IC - Heavy Industrial
Land Use	Petroleum Storage Tanks	Petroleum Storage Tanks
Number of Dwelling Units	N/A	N/A
Building Area	N/A	N/A

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	N/A	N/A
Minimum Lot Area (m <sup>2</sup> )	400 m <sup>2</sup>	121,742 m <sup>2</sup>
Minimum Lot Frontage (m)	7.5 m	585 m
Maximum Building Height (m)	15 m	N/A
Maximum Gross Floor Area	N/A	No Change
Maximum Floor Area Ratio	2.0	No Change
Maximum Coverage (%)	65%	No Change

The surrounding land uses are medium industrial to the south and east, with heavy industrial to the north and west. The tank would be located in the southeast portion of the property (as identified on the attached Appendix A-3, approximately 50 meters from the nearest property line. The proposed development is consistent with the purpose and intent of the IC-Heavy Industrial Zone, which is stated as follows:

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

## RECOMMENDATION IMPLICATIONS

### Financial Implications

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

### Environmental Implications

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

- All development applications shall be accompanied by plans to detect contamination of the aquifer.
- All new storage tanks and all storage tank replacements shall be above ground, shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system.
- All existing storage tanks shall have leak detection and/or a monthly statistical inventory reconciliation analysis system.



- All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.
- Excavations shall not exceed 4.5 metres in depth, except in that portion of the zone lying in the S ½ 7-18-19-2 where excavations shall not exceed 3 metres in depth. Where the overburden is less than 3 metres, the excavations shall not expose the aquifer or reduce the overburden substantially.
- All facilities handling and/or storing hazardous materials of any type shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction. [2003-1; 2011-64; 2014-44]

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

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

The National Building Code does not have any requirements regarding petroleum tanks. As a result the permit review will focus on the development of the site. This will necessitate a detailed site plan to confirm full compliance with *The Regina Zoning Bylaw No. 9250*.

#### Policy/Strategic Implications

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

##### Environment

- Maintain the integrity of Regina's aquifers, surface and groundwater resources.

##### Land Use and Built Environment

- Consider heavy industrial development only within new employment areas or existing approved employment areas where it can be demonstrated to the satisfaction of the City that the proposed development is compatible with adjacent land uses and the natural system, meets all regulatory requirements, and has adequate access to regional transportation infrastructure.

Safeguards have been incorporated by various levels of government to protect the integrity of the water. The development has been approved by the National Energy Board (NEB), must meet all of the regulatory requirements of the Saskatchewan Ministry of Environment. The site has good transportation access provided from McDonald Street. Standards in the Aquifer Protection Overlay Zone in *The Regina Zoning Bylaw No. 9250* and additional conditions of approval will ensure the above policy objectives are implemented.

#### Other Implications

None with respect to this report.



### Accessibility Implications

None with respect to this report.

### COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	March 7, 2016
Letter sent to immediate property owners	February 10, 2016
Public Open House Held	N/A
Number of Public Comments Sheets Received	2

There were two public comment sheets received with both expressing support for the proposal. A more detailed accounting of the respondents' comments and the Administration's response to them is provided in Appendix B.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

### DELEGATED AUTHORITY

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

Respectfully submitted,



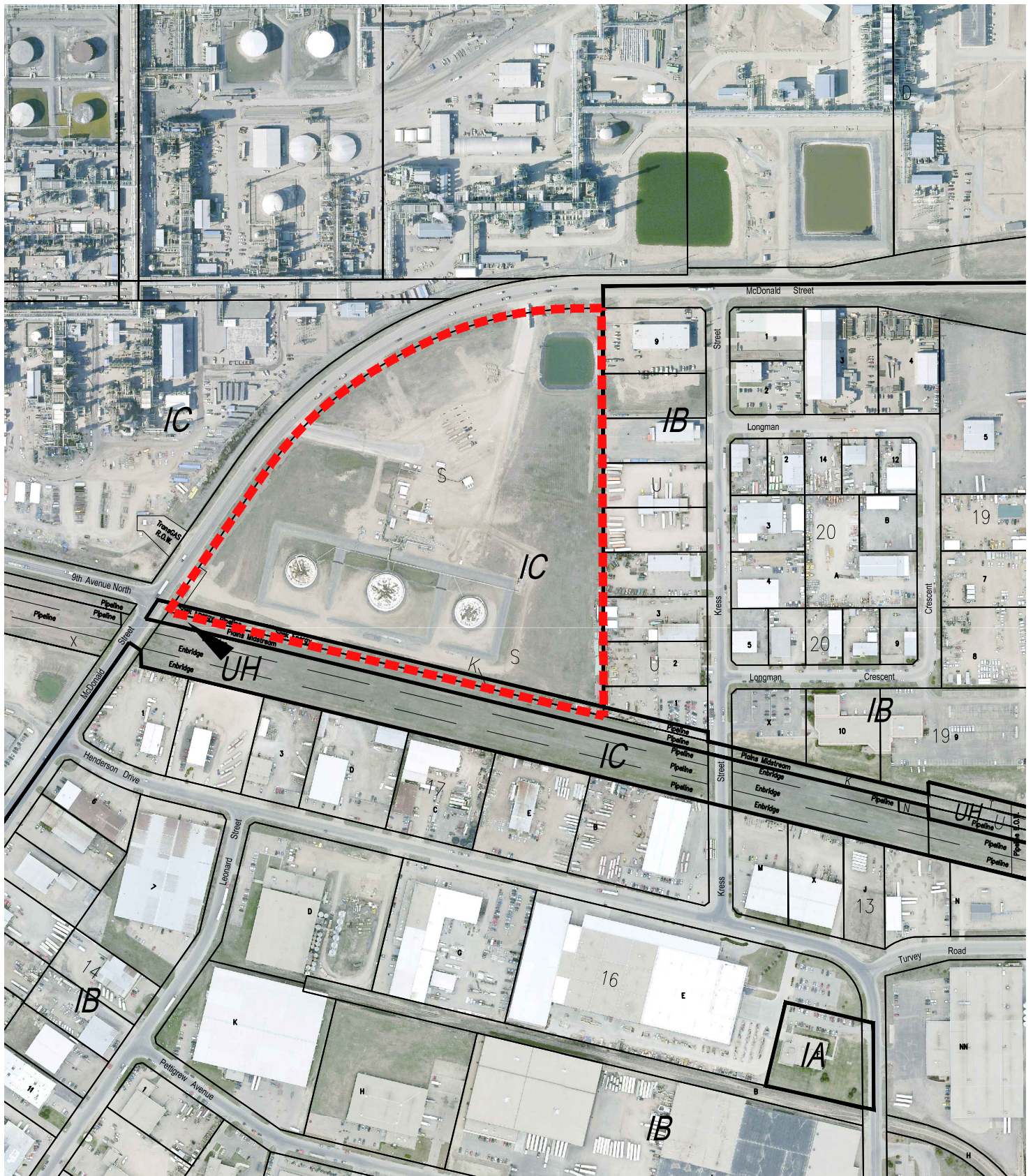
Louise Folk, Director  
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning & Development





Subject Property



Project 16-DU-01

Civic Address/Subdivision 325 McDonald Street N.





Subject Property

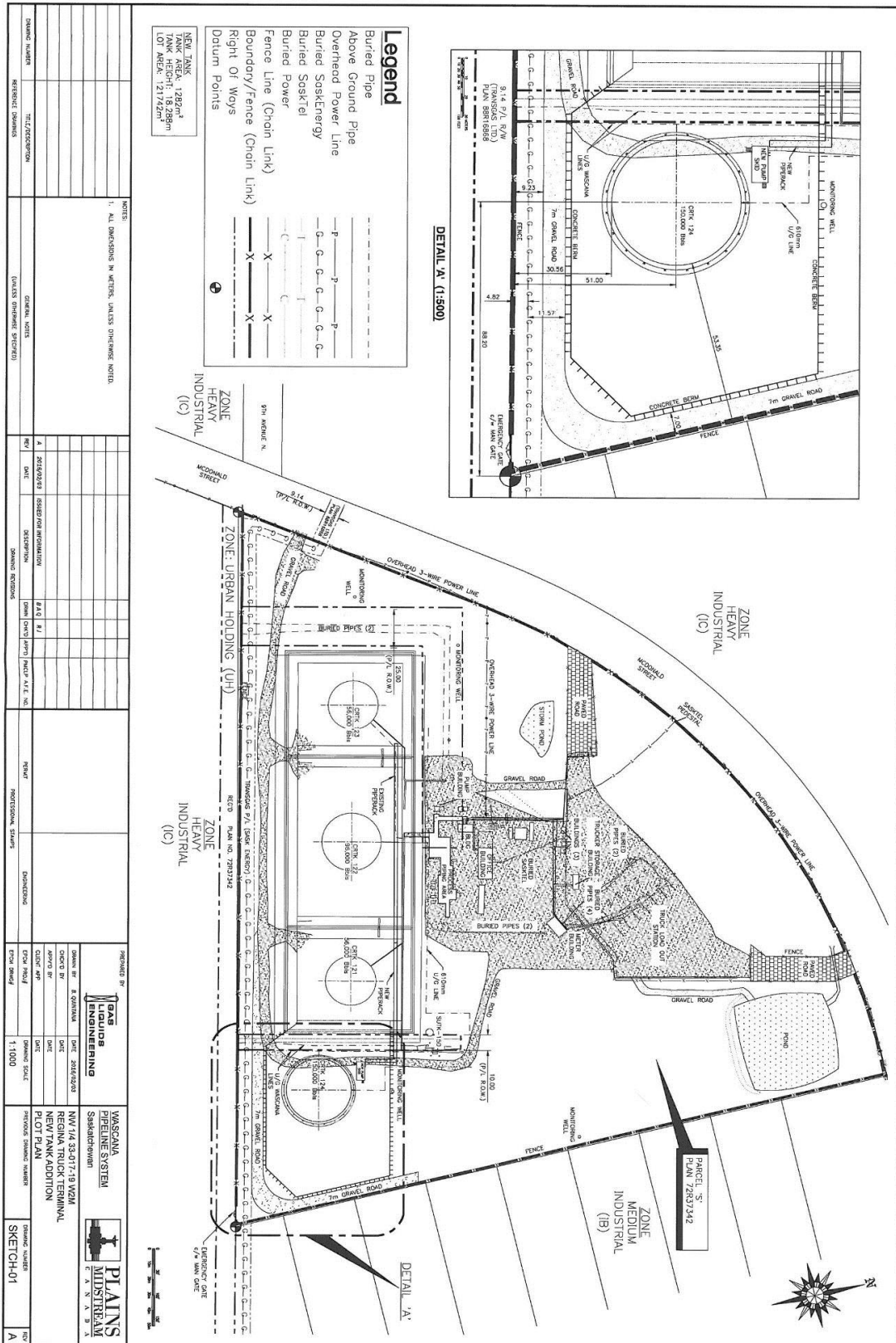
Date of Photography: 2012



Project 16-DU-01

Civic Address/Subdivision 325 McDonald Street N.







Public Consultation Summary

<b>Response</b>	<b>Number of Responses</b>	<b>Issues Identified</b>
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	2	Both respondents identified that they support the proposal but did comment that there might be concerns if the tank were used to store other product.

**Issue: Concern that the tanks will be used for other petroleum products in the future.**

Response: The tank has been designed and approved by the National Energy Board (NEB) for storage of crude oil. This includes a range of different types of crude oils (e.g. light, medium, and heavy). If other product types were to be stored, a Change of Service application would need to be filed with the NEB. This application process would require an engineering assessment to demonstrate that the facilities are fit (i.e. safe) for that new service.

**Issue: Is a tank like this designed specifically for crude oil and is that what the NEB approved?**

Response: The tank has been designed, and approved by the NEB, for storage of crude oil.

**Issue: Are the fabrication requirements for crude oil tanks more economical and how would this affect any change in use in the future?**

Response: The tank will be fabricated in accordance with the applicable codes and standards. As noted above, any future change in use would only be done with an engineering assessment which demonstrates the safety of that intended use, and that would be approved by the NEB. A change in service is not being contemplated at this time.



April 6, 2016

To: Members,  
Regina Planning Commission

Re: Proposed Greens on Gardiner Concept Plan (15-CP-07) and Zoning Bylaw Amendments

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**RECOMMENDATION**

1. That the proposed Greens on Gardiner Concept Plan, attached as Appendix B.1 of this report, be APPROVED and that the existing Greens on Gardiner Concept Plan be rescinded.
2. That the subdivision of land in the Greens on Gardiner Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case-by-case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.
5. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning lands, as described below, from UH – Urban Holding Zone:
  - a) Within the Greens on Gardiner Concept, Plan, Phase 6 Stage 3, Part of Parcel Y Plan No. 102162484 N.E. ¼ Sec 11 Twp 17 Rge 19 W.2 Mer., as shown on the attached proposed plan of subdivision (Appendix D.1):
    - i) Proposed Block 42 Lots 1 – 14, Block 40 Lots 1-17, Block 39 Lots 1-16, Block 34 Lots 31-33 as DCD-12 Direct Control District Suburban Narrow-Lot Residential;
    - ii) Proposed Block 41 Lots 1 - 16 as R2- Residential Semi-Detached;
    - iii) Proposed Block 38 Lots 28 – 52 as R5- Residential Medium Density;
    - iv) Proposed Block 34 Lots 34 – 49 as R2 Residential Semi-Detached
  - b) Within the Greens on Gardiner Concept Plan, Phase 7, which is part of N.E. ¼ Sec.11 of Part of Parcel A, Plan No. 101880277 and Part of S.E. ¼ Sec. 11, all in Twp.17 Rge. 19 W. 2 Mer as shown on the attached proposed plan of subdivision (Appendix D.2):
    - i) Proposed Block AA, Block BB as R6 – Residential Multiple Housing;



- ii) Proposed Block 45, Lots 1 - 22 as R2 – Residential Semi-Detached
  - iii) Proposed Block 46, Lot 1 - 10, Block 47 Lots 1 - 6, Block 47 Lots 38 – 50, Block 48 Lots 1 - 34, Block W1 as R1-Residential Detached
  - iv) Proposed Block 47, Lots 7 - 15 as DCD12 - Direct Control District Suburban Narrow-Lot Residential
  - v) Proposed Block 47, Lots 16 - 37 as R5- Residential Medium Density;
- c) Within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, Parcel G, Plan No. 101963796, and in S.E. ¼ Sec. 11, 17 -19- W. 2 Mer. as shown on the attached proposed plan of subdivision (Appendix D.3):
- i) Proposed Block F as DSC – Designated Shopping Centre;
  - ii) Proposed Block G as R6 – Residential Multiple Housing;
  - iii) Proposed Block MR6, W1, MU as PS – Public Service
  - iv) Proposed Block 50 Lots 1 – 59, Block 51 Lots 1 - 13, as R1 – Residential Detached
  - v) Proposed Block 52, Lots 1 - 45, Block H as R5 – Residential Medium Density
6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning portions of proposed ER1 located within the Greens on Gardiner Concept Plan, Phase 8, which is part of N.E. ¼ Sec.11 of Parcel A, Plan No. 101880277, of Parcel G, Plan No. 101963796, of Part of Parcel D, Plan no. 98RA21686, and Part of S. ½ Sec. 11, 17 -19- W2M, as shown on the attached proposed plan of subdivision (Appendix D.3), from UH(FF) – Urban Holding (Floodway Fringe Overlay) to PS(FF) – Public Service (Floodway Fringe Overlay):
- a) Proposed Block ER1 as PS – Public Space
7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.
8. That this report be forwarded to the April 25, 2016 City Council meeting for approval.

## CONCLUSION

The proposed Greens on Gardiner Concept Plan (Concept Plan) is intended to accommodate the following revisions to the existing/approved Concept Plan:

- An enhanced commercial node;
- A minor reconfiguration of residential densities; and
- A minor expansion of the plan area boundary.

These revisions respond to changing market demands and the finalization of the Regina Bypass location and results in a concept plan that better conforms to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (Design Regina). Concurrent with concept plan approval, an application to rezone the subject property is also being brought forward. These amendments affect the last development stages of the Greens on Gardiner neighbourhood.



Providing acceptable servicing levels will require new and upgraded infrastructure. Through 2015-2017, the City of Regina (City) will be analyzing the city-wide water and wastewater servicing networks, which will include the identification of servicing options to accommodate the full build-out of the southeast, including the subject lands. Until long-term servicing solutions are implemented, Administration recommends, through Recommendations 2-4 of this report, that subdivision applications be assessed on a case-by-case basis and only be approved where it can be demonstrated that acceptable servicing levels can be provided.

Preparation of the Concept Plan has included a review of the proposed servicing solutions, as well as regional consultation. As per Section 44 of the *Planning and Development Act, 2007*, the proposed Concept Plan may be approved via City Council resolution. Concurrent with the approval, Administration recommends that the existing Greens on Gardiner Concept Plan be rescinded and rezoning of final development stages be approved.

## BACKGROUND

As a result of changing market demands and the inclusion of additional developable lands, the City is considering an amendment to the existing Concept Plan. The Concept Plan amendment area (plan area) is situated in the east section of the Greens on Gardiner neighbourhood, which is located in the southeast part of the city (see Appendix A.1). The plan area is approximately 47.49 hectares (ha) in size, which includes 37.87 ha of land from the existing plan area and 9.62 ha of additional land that was initially reserved for the Regina Bypass (see Appendix A.2). The plan area consists of cultivated land and natural terrain.

Since the Concept Plan was originally approved in 2008, the market has shifted towards an increased demand for smaller residential lots and units, as well as more convenient proximity to amenities and services. The Concept Plan was amended in 2014 to accommodate a new school and amended again in 2015 to accommodate additional multi-unit dwellings. The proposed new Concept Plan (see Appendix B.1) will accommodate further adjustments to residential densities and will include an enhanced commercial node, a new park and an expansion of the plan area boundary (a land-use comparison is included as Appendix B.2). The expansion area comprises lands initially reserved for the Regina Bypass; however, this is no longer required, as it has been determined that the Regina Bypass, which is scheduled for completion in late 2017, will be located approximately 400 m to the east of the plan area. At this point in time, approximately 80 per cent of the Greens on Gardiner neighbourhood has been subdivided and rezoned.

A portion of the Greens on Gardiner plan area is located within the study area of the proposed Southeast Regina Neighbourhood Plan (SENP), which, following City Council approval, will provide a high-level land-use, phasing and servicing solution for the broader southeast area. As the proposed Concept Plan represents an extension of, and revision to, an existing approved concept plan; is defined as a “Built or Approved Neighbourhood”, and substantially conforms to the draft SENP, Administration suggests that it is appropriate to consider approval of the Concept Plan ahead of the SENP approval. It is anticipated that the SENP will be submitted to the Regina Planning Commission within 2016, pending further review.



## DISCUSSION

### Design Regina Conformity

The plan area is identified in the Design Regina plan as a “Built or Approved Neighbourhood”, which corresponds with the “235K” population growth horizon lands identified in the former *Regina Development Plan*. The proposed revisions to the Concept Plan are in alignment with key policies of the Design Regina plan that support mixed-use neighbourhoods, higher densities and active transportation. At full build-out, the Greens on Gardiner neighbourhood will accommodate 9,665 persons in 164.96 hectares of land (excluding 12.34 hectares of Environmental Reserve), which equates to 58.6 person per hectare. The population density for the Greens on Gardiner, at full build-out, is expected to meet or exceed the minimum density requirements of Design Regina, which apply to New Neighbourhoods.

The proposed Concept plan is also in conformity with the draft SENP, which is currently under review. A draft copy of the land-use plan from the SENP, which is not being considered for approval at this time, is attached as Appendix C.

### Community Design

A major component of the revised Concept Plan is the inclusion of a commercial hub, which may accommodate various neighbourhood-oriented services, thus enabling residents to meet many of their daily shopping needs within a close proximity. Administration recognizes the merit of having some community retail in this area of the city due to the proximity of a significant existing customer base (e.g. existing Greens on Gardiner and adjacent neighbourhoods), the proximity of the Regina Bypass and the current undersupply of retail in this area.

The plan area will accommodate a variety of housing choices. The majority of the medium - high density residential will be strategically planned around the commercial hub and the intersection of Chuka Boulevard and Green Apple Drive, which conforms to the Design Regina policy of clustering the density adjacent to potential transit nodes or prominent intersections. A neighbourhood park, which is planned adjacent to the medium and high density residential, will provide multiple options for active and passive recreation. Further, pathways will be established along the creek and the open space corridor connecting the creek to the school site.

### Land-Use Summary

The proposed amendment will result in the following increases/decreases in the land-use, dwelling units and projected population, relative to the entire Concept Plan area:

<b>Concept Plan Amendment Summary - Land Use</b>			
	<b>Existing Concept Plan (ha)</b>	<b>Proposed Concept Plan (ha)</b>	<b>Net Change (ha)</b>
<b>Low Density</b>	67.43	64.10	-3.33
<b>Medium Density</b>	9.93	11.89	+1.96
<b>High Density</b>	12.14	10.47	-1.67
<b>Medium or High Density</b>	0	2.89	+2.89
<b>Mixed Use</b>	10.53	8.19	-2.34
<b>Live/Work</b>	0	0.55	+0.55
<b>Commercial/Mixed Use</b>	0	8.56	+8.56
<b>Municipal Reserve</b>	15.59	15.28	-0.31



<b>Concept Plan Amendment Summary - Dwelling Units and Population</b>			
	<b>Existing Concept Plan</b>	<b>Proposed Concept Plan</b>	<b>Net Change</b>
<b>No. of Dwelling Units(total)</b>	3,924*	4,170	+246
<b>Population (total)</b>	9,270*	9,665	+395
*Includes mixed-use dwelling units.			

### Rezoning Strategy

Concurrent with concept plan approval, a request to rezone 47.49 ha of the subject property, representing the final development stages for this project, is being applied for. This proposed 47.49 ha represents 26.8 percent of the total Concept Plan area and may accommodate a population of approximately 2,209, as well as 1.15 ha of the proposed park space. Only existing zones of the Zoning Bylaw will be applied; no new development regulations are contemplated.

### Transportation Servicing

The major roadways will remain unchanged with respect to the previously approved Concept Plan. The segment of Chuka Boulevard south of Primrose Green Drive will provide access to the downtown and Ring Road via Arcola Avenue. Eventual extension of Chuka Boulevard, north of Primrose Green Drive, as part of the proposed Towns development, will provide access to the downtown and Ring Road via Victoria Avenue and will be designed as a multi-modal corridor that supports pedestrians, transit and cycling.

It is anticipated that future networks within and peripheral to the plan area will be able to accommodate acceptable service levels; however, affected points along Arcola Avenue and Victoria Avenue will experience continual servicing degradation as traffic, due to population growth, in the southeast increases. Traffic levels along Victoria Avenue and Arcola Avenue will experience some relief following activation of the SE portion of the Regina Bypass. Transit service will be introduced in the Greens on Gardiner neighbourhood in 2016 and will eventually extend into the proposed Towns area when warranted.

### Water Servicing

Analysis reveals that further development in the southeast will result in diminishing water service levels (i.e. water pressure). According to the submitted analysis, the City's development standard for minimum service levels, during peak periods, will not be met initially or at full build-out without city-wide improvements. Although minimum flows for fire fighting will be maintained, water pressure within residential and commercial properties will be reduced. In order to address this issue, Administration is recommending, through Recommendations 2-4 of this report, that subdivision applications be rejected where it cannot be demonstrated that acceptable service levels, both within the subdivision and city-wide, can be maintained.

The City is exploring potential long-term solutions to ensure that appropriate water pressure will be maintained as part of the Water Master Plan Study, which is to be completed in 2016. Funds have been set aside to initiate and complete a pre-design study for a potential new pressure zone(s), or alternate solution. This study will begin at an appropriate point during the course of the water master plan study. The timing of a resolution to the water pressure issue will depend on direction from City Council, as well as recommendations on the proposed solution. Until a solution is implemented, the Greens on Gardiner will have priority allocation, relative to "300K" areas, as it is identified as an "Built or Approved Neighbourhood" in Design Regina.



### Wastewater Servicing

Wastewater from the proposed Concept Plan amendment area will be directed to the existing Creeks Wastewater Pump Station, which is located on the south side of Arcola Avenue. The Creeks Pump Station is currently running at near capacity; however, it was designed to allow for eventual expansion. An expansion to this facility would not only benefit the full build-out of the Creeks and Greens on Gardiner developments, it could potentially accommodate some or all of the proposed Towns development, as well as new regulations from the Government of Saskatchewan requiring larger amounts of storm water storage within wastewater facilities.

An assessment of the Creeks Pump Station is currently underway in order to determine the maximum expansion potential of this facility. As per the recommendation of report CM15-14, approved by City Council on December 14, 2015, the Greens on Gardiner development will have priority access to the Creeks Pump Station, relative to proposed development located north of the plan area. Furthermore, with the expansion, it is anticipated that the Creeks Pumps Station will be able to accommodate the proposed demand increase associated with the revised Concept Plan.

### Storm Water Servicing

The proposed storm water drainage strategy for the Concept Plan amendment area will be consistent with the current system, which consists of a combination of minor and major networks that ultimately drain into Chuka Creek. Within the Chuka Creek floodway boundaries, the proponent has proposed a new sedimentation pond. The inclusion of this pond will require further analysis and approval by Administration and external regulatory agencies prior to incorporation into the detailed design and construction. The plan area also includes a large (1350 mm) pipe, which will intercept, at Primrose Green Drive, storm water associated with the future Towns development and then convey it to Chuka Creek.

### Parks and Open Space

The proposed Concept Plan amendment includes a new 1.15 ha neighbourhood park, which will be strategically located adjacent to the medium and high density residential and the proposed commercial hub. The park will support an athletic field, as well as passive recreational activities. The addition of an athletic field does not fully address the shortage for programmable active recreational needs within the southeast; however, future planning of the lands to the north will provide an opportunity to address this. With the provision of the neighbourhood park, in addition to the existing parks, 97 per cent of the Greens on Gardiner neighbourhood population is within a 5 minute walking distance of a park, which is within the target guideline of 400 – 800 meters of the *Open Space Management Strategy* (OSMS).

Additionally, the proposed new Concept Plan identifies the Chuka Creek riparian corridor, within the floodway boundaries on either side of the creek, abutting the plan area, as Environmental Reserve. The City will claim this area through the subdivision process and the open space will include a pathway that links to the proposed new schools site, via an intervening Municipal Utility parcel.



## RECOMMENDATION IMPLICATIONS

### Financial Implications

The developer will be expected to pay for the construction of all infrastructure associated with the development. Any infrastructure items eligible for Servicing Agreement Fees funding shall be in accordance with the provisions outlined in the Council Report CM15-14 of December 14, 2015.

The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets. It is expected that the proposed development will impact the City's budgets beginning in 2017 or 2018.

### Environmental Implications

The southeast portion of the Concept Plan area abuts Chuka Creek. In 2014, City Council approved amendments to the existing 1:500 year floodway and floodway fringe boundaries of the creek. The proposed Concept Plan amendment allows for the preservation of the floodway area, but allows for regulated development within the floodway fringe. In the aforementioned respect, the proposed development strategy is in accordance with Design Regina and regulations of the Government of Saskatchewan. As the proposed new Concept Plan represents an amendment to an existing concept plan and will accommodate the final stages of a development that is substantially built-out, there are no other additional environmental implications.

### Other Implications

None with respect to this report.

### Accessibility Implications

Paratransit service will be provided to the neighbourhood as required. In accordance with the OSMS, there must be accessible elements in every new playground in the city.

## COMMUNICATIONS

### Public Engagement

Signs advertising the proposed amendment to the Concept Plan were placed at strategic locations along the periphery of the plan area. Advertisements will be placed in the newspaper notifying the public of the City Council date, should this item proceed to City Council.

### Regional Engagement

The plan area is located within the Joint Planning Area (JPA) with the RM of Sherwood (RM), as identified by Design Regina. In conformity with the intent of the JPA, the City:

- Met individually with RM planning administration;
- Notified the RM of the RPC meeting date.

No issues were brought forward by the RM.



DELEGATED AUTHORITY

City Council's approval of Official Community Plan amendments is required pursuant to *The Planning and Development Act, 2007*.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SBzdel'.

Shauna Bzdel, Director  
Planning Department

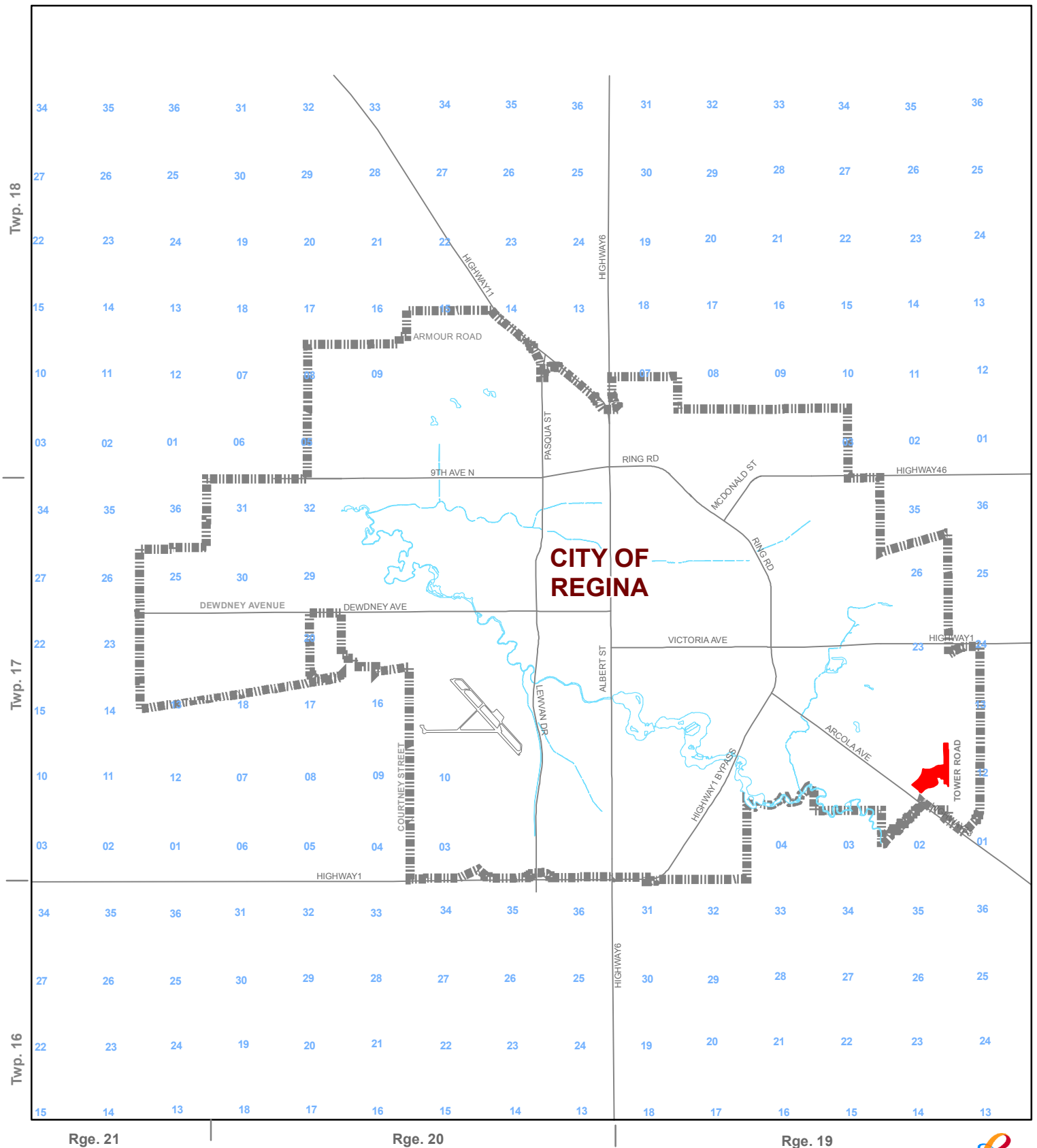
Respectfully submitted,

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

Diana Hawryluk, Executive Director  
City Planning & Development

Prepared by: Jeremy Fenton, Senior City Planner





Rge. 21

Rge. 20

Rge. 19



### Legend

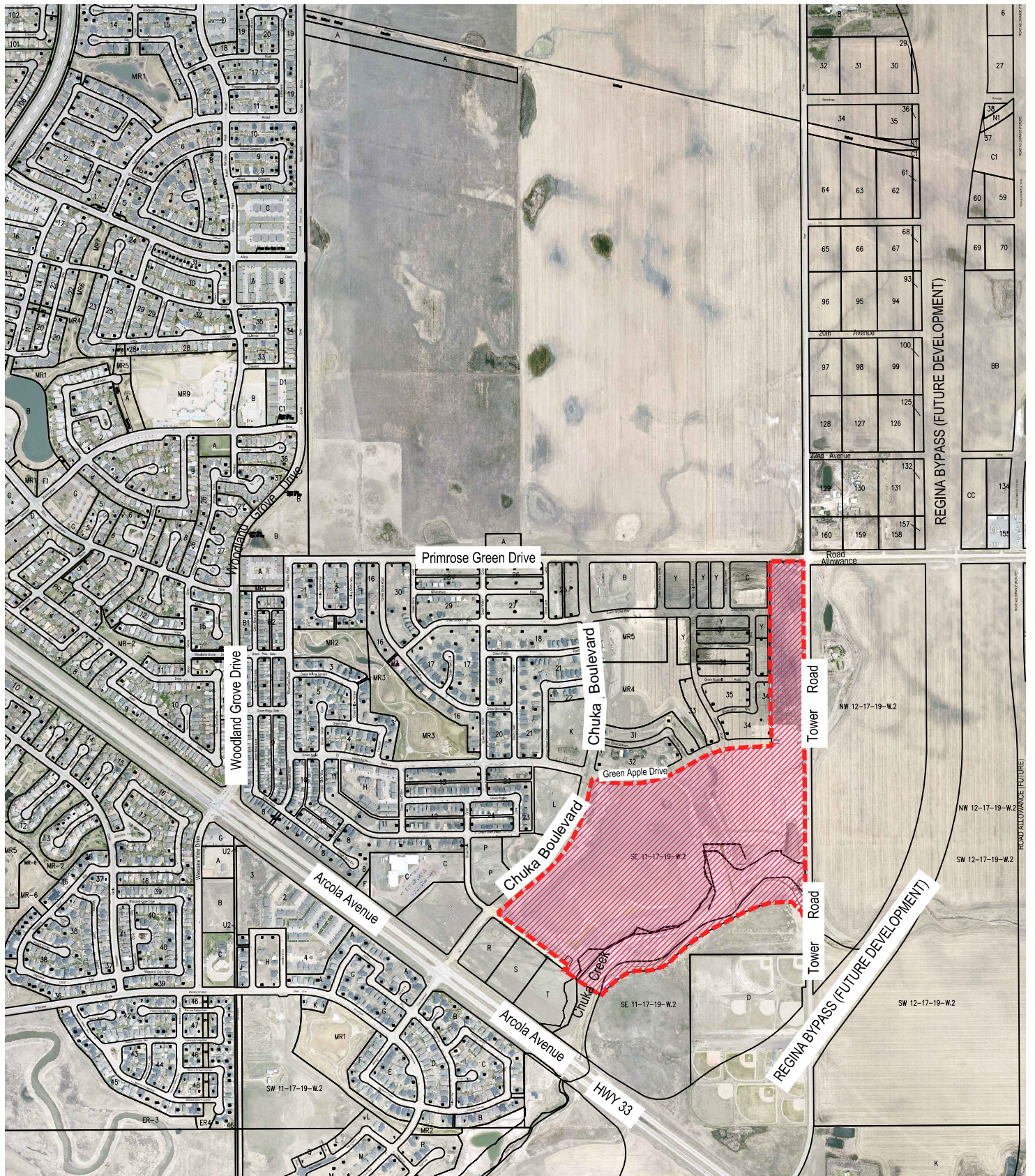


Proposed Concept Plan Amendment Area

January 2014

## Context Map: Greens On Gardiner Concept Plan





Proposed Concept Plan  
Amendment Area



Context Map: Greens on Gardiner Concept Plan



# GREENS ON GARDINER CONCEPT PLAN LAND-USE



## LEGEND

### 1) LAND USE & AREAS

--- CONCEPT PLAN BOUNDARY

LOW DENSITY	64.10 ha	36.15 %
MEDIUM DENSITY	11.89 ha	6.71 %
LIVE/WORK OR MEDIUM DENSITY	0.55 ha	0.31 %
HIGH DENSITY	10.47 ha	5.90 %
MEDIUM OR HIGH DENSITY	2.89 ha	1.63 %
MIXED USE	8.19 ha	4.62 %
MIXED-USE AND/OR COMMERCIAL	8.56 ha	4.83 %
MUNICIPAL RESERVE (MR)	15.28 ha	8.62 %
ROADS	38.26 ha	21.58 %
OTHER		
FLOODWAY / ENVIRONMENTAL RESERVE (ER)	7.88 ha	4.44 %
FLOOD FRINGE / ENVIRONMENTAL RESERVE (ER)	4.46 ha	2.52 %
MUNICIPAL UTILITY (MU)	1.28 ha	0.72 %
SASKTEL	0.17 ha	0.10 %
CHURCH	3.32 ha	1.87 %
<b>TOTAL AREA</b>	<b>177.30 ha</b>	<b>100 %</b>

### 2) INFRASTRUCTURE

ARTERIAL ROAD
COLLECTOR ROAD
LOCAL ROAD
WALKWAY
POTENTIAL STORM POND
CREEK CENTERLINE
PATHWAY
POTENTIAL FUTURE PATHWAY EXTENSIONS





## LEGEND

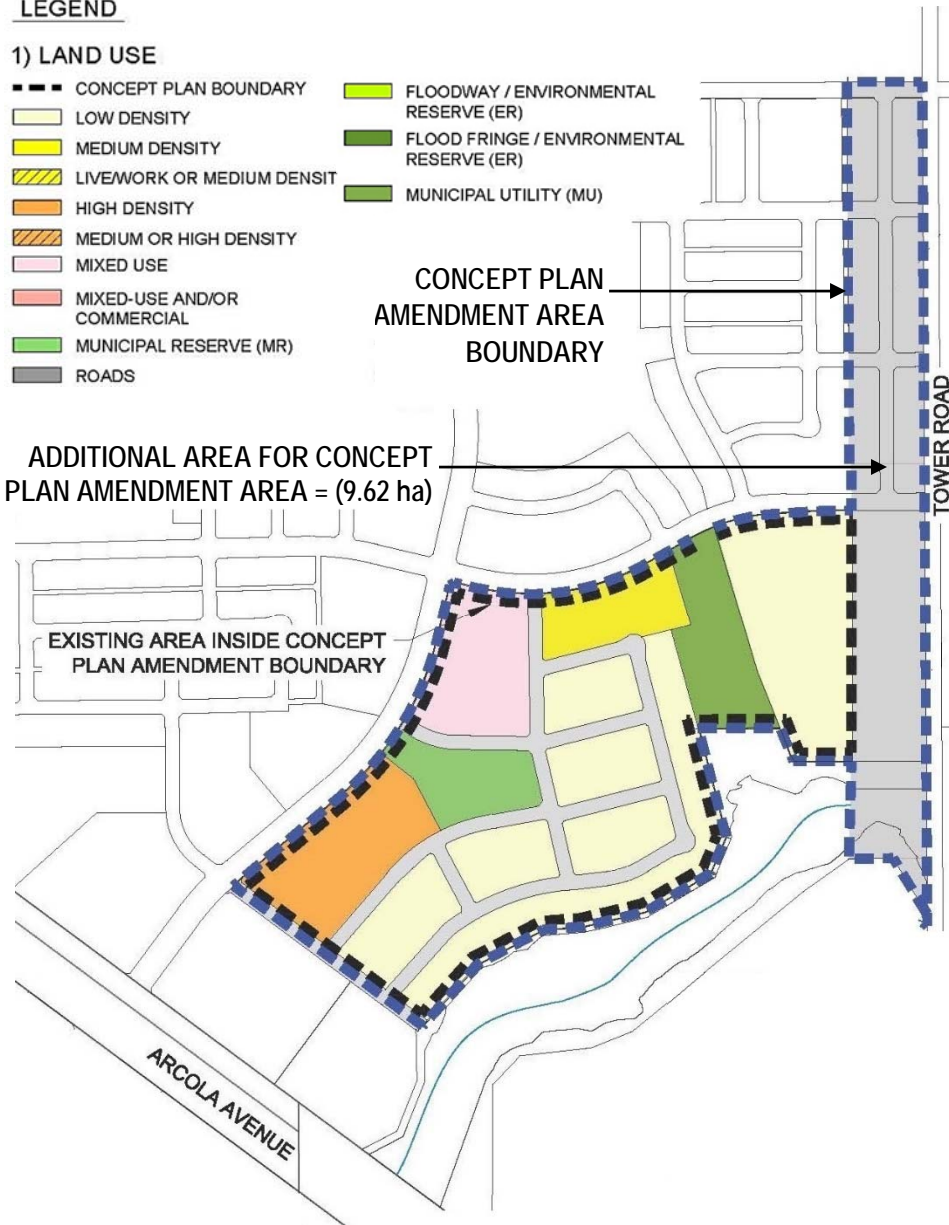
### 1) LAND USE

- CONCEPT PLAN BOUNDARY
- LOW DENSITY
- MEDIUM DENSITY
- LIVE/WORK OR MEDIUM DENSIT
- HIGH DENSITY
- MEDIUM OR HIGH DENSITY
- MIXED USE
- MIXED-USE AND/OR COMMERCIAL
- MUNICIPAL RESERVE (MR)
- ROADS
- FLOODWAY / ENVIRONMENTAL RESERVE (ER)
- FLOOD FRINGE / ENVIRONMENTAL RESERVE (ER)
- MUNICIPAL UTILITY (MU)

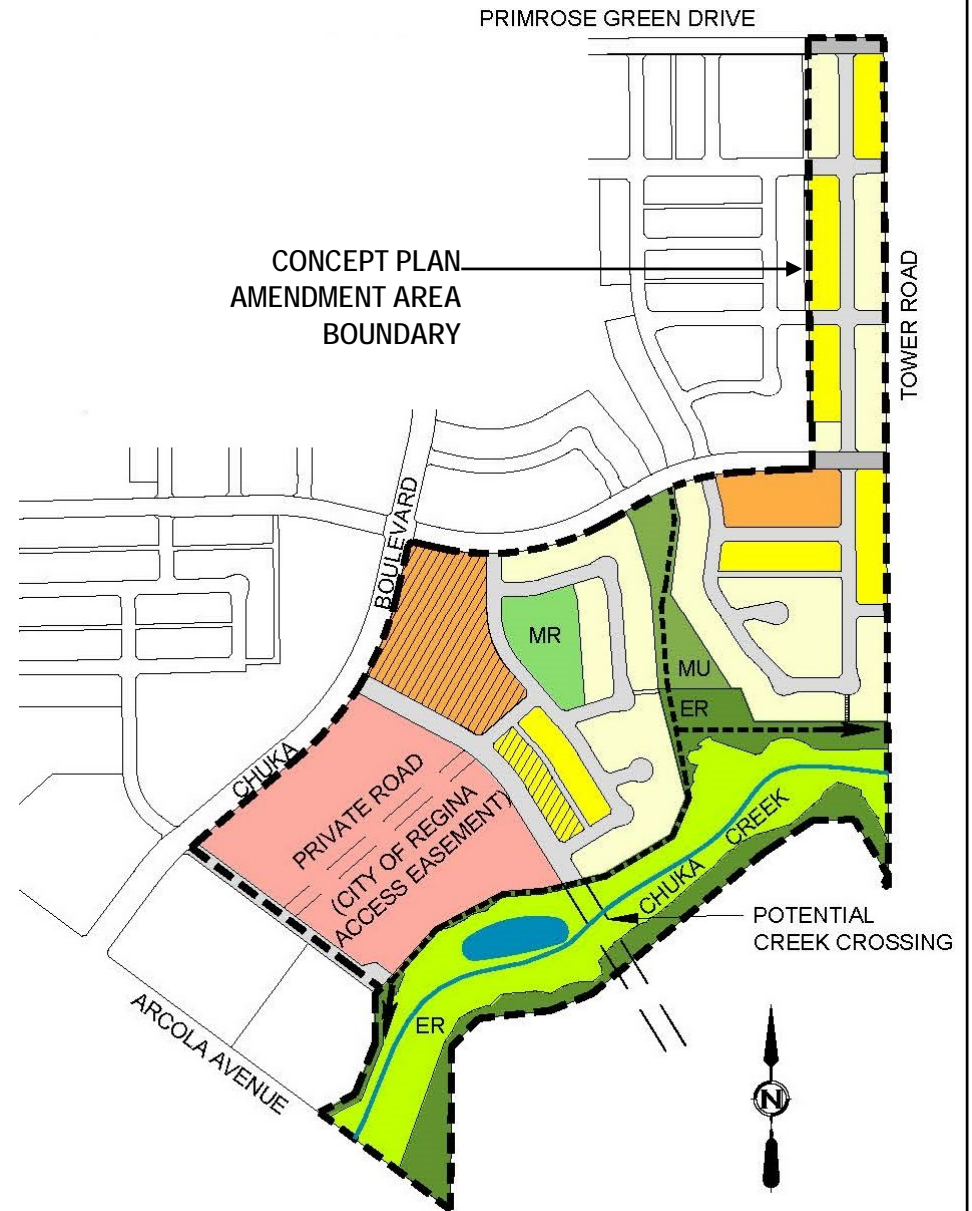
ADDITIONAL AREA FOR CONCEPT PLAN AMENDMENT AREA = (9.62 ha)

EXISTING AREA INSIDE CONCEPT PLAN AMENDMENT BOUNDARY

CONCEPT PLAN AMENDMENT AREA BOUNDARY



Existing Concept Plan Amendment Area

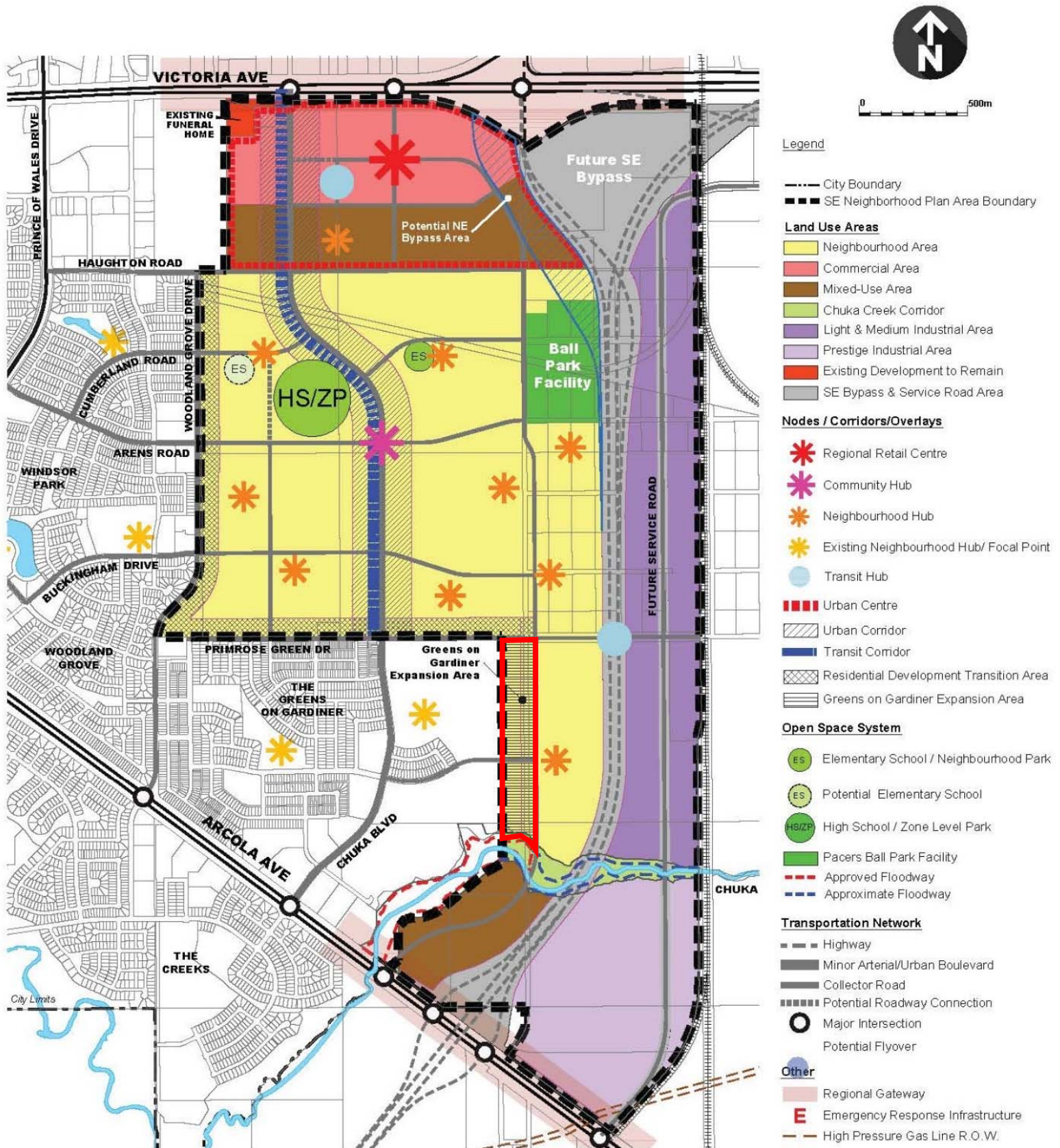


New (revised) Concept Plan Amendment Area



## Appendix C

### Proposed Land-Use Plan from: Draft Southeast Regina Neighbourhood Plan (SENP) - Showing portion of the Greens on Gardiner plan area





DWG. NO. 010047328-SOTN10-R05



# Appendix D-2



## Phase 7

Plan Showing  
PROPOSED SUBDIVISION  
of Part of N.E. 1/4 Sec. 11  
of Part of Parcel A,  
Plan No. 101880277,  
and Part of S.E. 1/4 Sec. 11,  
all in Twp. 17 Rge. 19 W. 2 Mer.  
Regina, Saskatchewan  
2015  
Scale 1:1000

### Notes

Measurements are in metres and decimals thereof.  
Area to be approved is outlined with a heavy dashed line and contains  
approximately 7.72 hectares.  
The survey is approximate and is subject to change up to 10m at the time  
of final survey. The area shown is for information only.  
Parcel dimensions will not go below the minimum shown by zoning, street  
boundaries will be parallel and the perpendicular with will remain as shown.



Dated at Regina in the  
Province of Saskatchewan  
This 29th day of November, 2015.

Barry Calk S.L.S.  
Saskatchewan Land Surveyor

### Owners:

Lorne Elaine Galey (N.E. 1/4 Sec. 11)

Chaska Creek Developers Ltd. (S.E. 1/4 Sec. 11  
and Parcel A)

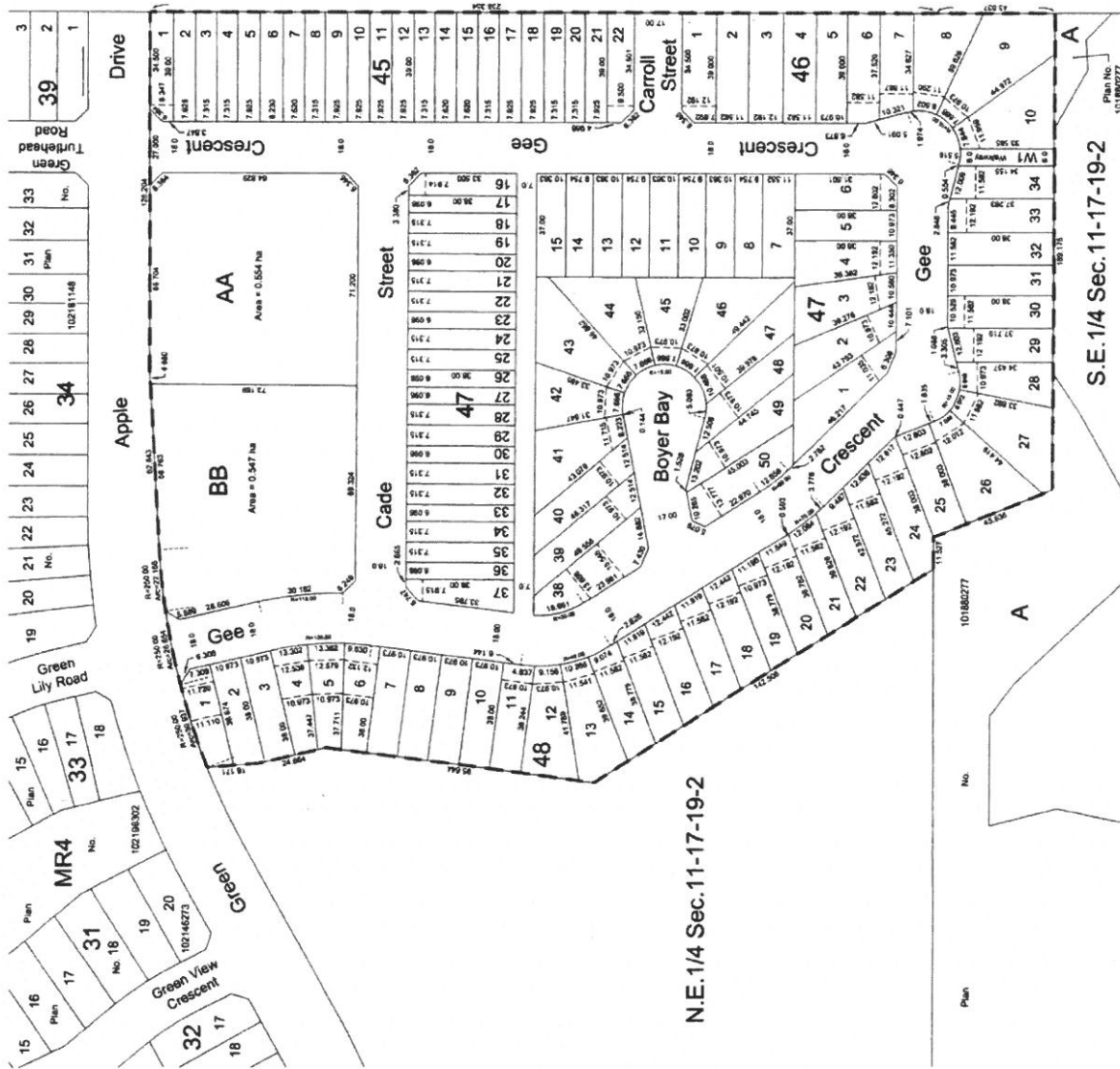
APPROVAL: The City of Regina  
Approves under the provisions of Bylaw No. 1748 of the  
City of Regina this \_\_\_\_ day of \_\_\_\_ 20\_\_

Seal

City Clerk



DWG. NO. 010054104-MCF503-R04





# Appendix D-3



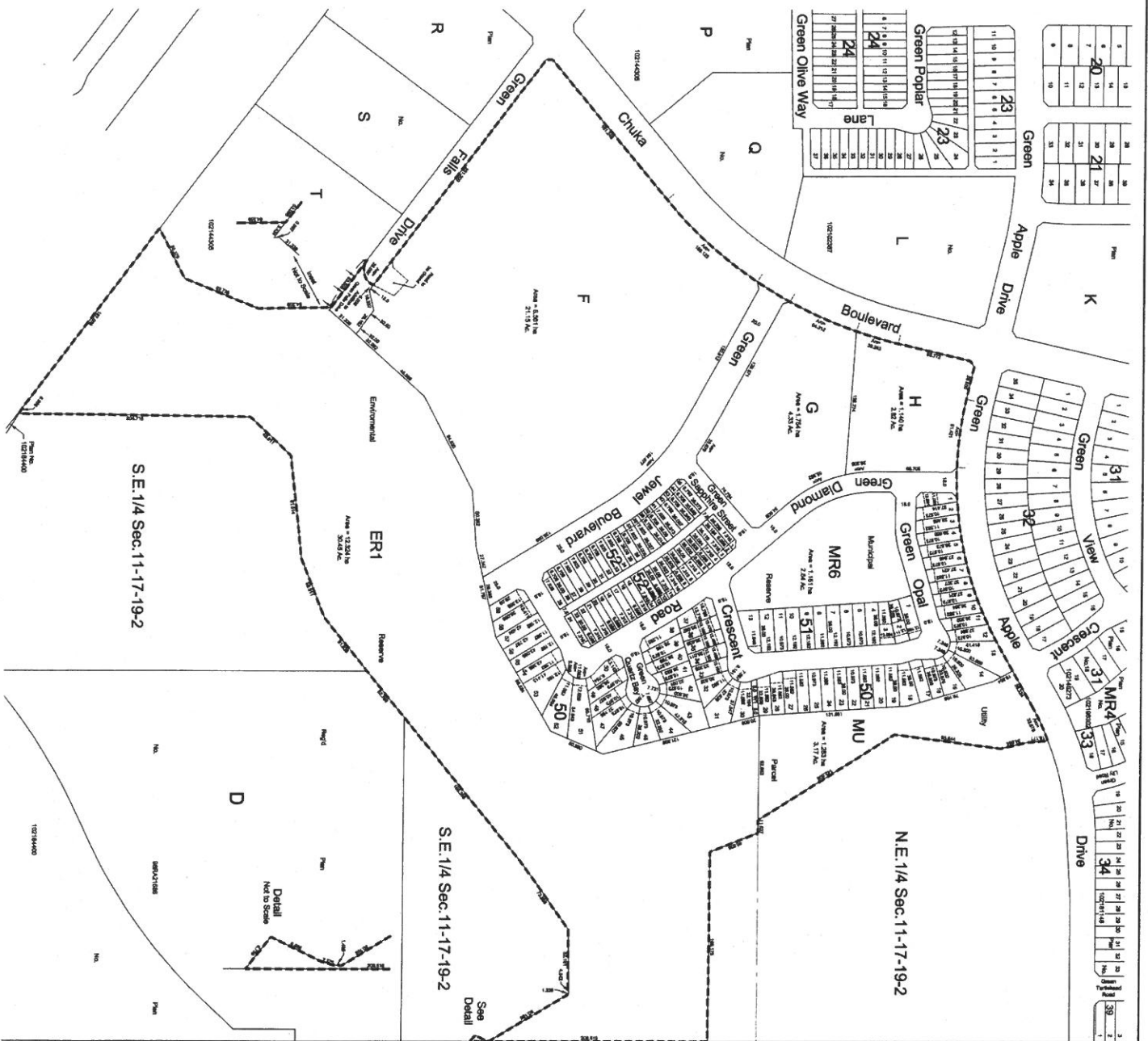
Phase 8

Plan Showing  
PROPOSED SUBDIVISION  
of Part of N.E. 1/4 Sec. 11  
of Parcel A, Plan No. 101880277,  
of Parcel G, Plan No. 101963796,  
of Part of Parcel D,  
Reg'd Plan No. 98RA21686,  
and Part of S. 1/2 Sec. 11,  
all in Twp. 17 Rge. 19 W.2 Mer.  
Regina, Saskatchewan  
2016  
Scale 1:2000

## Notes

Measurements are in metric and decimals thereof.  
Areas to be approved is outlined with a heavy dashed line and contains  
approximately 34.05 hectares.  
Dimensions are approximate and are subject to change up to 1.0m at the time  
of legal survey.  
Setback dimensions are at 6.0 and 18.0 metres.  
Lot dimensions will not go below the minimum allowed by zoning, street  
boundaries will be parallel and the perpendicular width will remain as shown.  
Lined at Regina in the  
Province of Saskatchewan  
This 17th day of March, 2016.

Berry Clark, S.L.S.  
Saskatchewan Land Surveyor



APPROVAL: The City of Regina  
Approval under the provisions of Bylaw No. 7746 of the  
City of Regina this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Clerk

Seal



OWD NO. 010064798-SDP004-001



April 6, 2016

To: Members,  
Regina Planning Commission

Re: Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendments

---

RECOMMENDATION

1. That the proposed Towns Concept Plan, attached as Appendix B.1 and Appendix B.2 of this report, be APPROVED, and that the existing Towns Concept Plan be rescinded.
2. That the subdivision of land in the Towns Concept Plan area will only be permitted where it can be demonstrated, to the satisfaction of the City of Regina, that at least 90 per cent of nodes in the 235,000 population water model will remain with a level-of-service of 269.4 kilopascals or greater during peak hour demand.
3. That, notwithstanding any other recommendations, where water modelling indicates additional nodes within the 235,000 population water model will fall below 207 kilopascals during peak hour demand, as a result of the proposed subdivision or development, the impacts will be evaluated on a case by case basis.
4. That, notwithstanding any other recommendations, any additional nodes within the 235,000 population water model not meeting the minimum Fire Flow Level-of-Service established by the City of Regina's Development Standards Manual, as a result of the proposed subdivision or development, shall be approved by the Fire & Protective Services Department prior to approval of a development.
5. That, through the requirements of the Standard Conditions of a Servicing Agreement between the developer of the Towns and the City of Regina, the Director of Development Services be authorized to negotiate an extended warranty/maintenance period for the proposed Towns Linear Storm Water Detention Facility.
6. That the proposed amendment to *Regina Zoning Bylaw No. 9250* be APPROVED by rezoning the lands, as described below, from UH- Urban Holding to:
  - a) Within Eastbrook Phase 1, being Part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.1)
    - i. Proposed Block 1, Lots 1-46, Lots 95-144; Block 7, Lots 1-24; Block 8, Lots 20-43; Block 10, Lots 1-25 as R5- Medium Density Residential Zone;
    - ii. Proposed Block 1, Lots 47-94; Block 7, Lots 25-42; Block 8, Lots 1-19; Block 9, Lots 16-30; Block 10, Lots 26-54; Block 11, Lots 1-10 as DCD12- Direct Control District;
    - iii. Proposed Parcels MR1, MU1 and W2 as PS- Public Service Zone.
  - b) Within Eastbrook Phase 2, being Part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.2)



- i. Proposed Block A, B, C & D as R6- High Density Residential Zone;
    - ii. Proposed Block E and F as DSC- Designated Shopping Centre Zone;
    - iii. Proposed Block MU2, MU3, MU4, W4 and MR3 as Public Service Zone.
  - c) Within Eastbrook Phase 3A, being part of SE 1/4, Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.3)
    - i. Proposed Block 2, Lots 1-19 and Block 3, Lots 1-17 as R5- Medium Density Residential Zone.
  - d) Within The Towns Phase 1, Stage 1A, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)
    - i. Proposed Block 11, Lots 11-33 as R1- Residential Detached Zone;
    - ii. Proposed Block 11, Lots 34-44; Block 21, Lots 14-42; and Block 22, Lots A-E & 1-13 as R5- Medium Density Residential Zone;
    - iii. Proposed Block 21, Lots 1-13 as DCD12- Direct Control District.
  - e) Within The Towns Phase 1, Stage 1B, being Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.4)
    - i. Proposed Block 22, Lots 14-40; Block 23, Lots 1-40 as R5-Medium Density Residential Zone;
    - ii. Proposed Block 24, Lots 1-17 and Block 28, Lots 1-3 as DCD12- Direct Control District.
  - f) Within The Towns Phase 1, Stage 1C, being Part of Parcel B, Plan No. 99RA08035 and part of Part of SW ¼ Sec 14, TWP 17, RGE 19, W2M as shown on the plan of proposed subdivision attached (Appendix D.5)
    - i. Proposed Block 26, Lots 37-47 as R1- Residential Detached Zone;
    - ii. Proposed Block H as R5- Medium Density Residential Zone.
7. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendments.
8. That this report be forwarded to the April 25, 2016 City Council meeting for approval.

## CONCLUSION

The proposed Towns Concept Plan provides a strategy for implementing a new neighbourhood in the southeast part of the city that will accommodate approximately 7,300 people. The proposed population, density, residential types, configuration of land-use and phasing generally meets the requirements of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (Design Regina). Concurrent with concept plan approval, Administration is recommending that portions of the subject lands be rezoned, as outlined in this report.

Providing acceptable servicing levels will require new and upgraded infrastructure. Through 2015-2017, the City will be analyzing the city-wide water and wastewater servicing networks, which will include the identification of servicing options to accommodate the full build-out of



the southeast, including the subject lands. Until long-term servicing solutions are implemented, Administration recommends, through recommendations 2 to 4 of this report, that subdivision applications be assessed on a case-by-case basis and only be approved where it can be demonstrated that acceptable servicing levels can be provided. An additional recommendation is included in this report respecting storm water management, as a new type of facility is being proposed, which will require additional monitoring and design considerations.

Preparation of the Towns Concept Plan has included a review of the site conditions and proposed servicing solutions and the process has involved public and stakeholder engagement, including an open house and regional consultation. As per Section 44 of the *Planning and Development Act, 2007*, the proposed Concept Plan may be approved via City Council resolution. Concurrent with the approval, Administration recommends that the existing Towns Concept Plan be rescinded and rezoning of initial development stages be approved.

## BACKGROUND

The plan area is 130 hectares in size and is situated in the southeast part of the city (see Appendix A.1 and A.2). The Towns Concept Plan area (plan area) was incorporated into the city through a 2007 boundary alteration and currently consists of cultivated farmland with no significant built structures or natural features. The plan area is bounded by the Windsor Park neighbourhood to the west and the Greens on Gardiner neighborhood, which is still under development, to the south. Farmland surrounds the plan area to the north and east and Tower Road flanks the eastern boundary. The proposed southeast portion of the Regina Bypass, which is scheduled for completion in late 2017, will be located approximately 400 m to the east of the plan area.

In 2008, City Council approved a concept plan for the plan area under the City's former Official Community Plan – the *Regina Development Plan*; however, no rezoning or development has occurred. In 2013-2014, the City adopted Design Regina, which set forth new expectations regarding community design, land-use and density targets, and incorporated additional land, from the RM of Sherwood (RM), into the southeast. The expansion of the southeast area, along with the adoption of Design Regina and new landownership, provided the impetus to prepare a secondary plan for the entire southeast area (from Victoria Avenue to Arcola Avenue) and to revise the Towns Concept Plan. The proposed new Towns Concept Plan includes only half of the area of the former concept plan, as this new area corresponds to the Design Regina Growth Plan.

The plan area is located within the study area of the proposed Southeast Regina Neighbourhood Plan (SENP), which, following City Council approval, will provide a high-level land-use, phasing and servicing solution for the broader southeast area. As the proposed Towns Concept Plan represents a revision to an existing approved concept plan; is defined as a “Built or Approved Neighbourhood” and substantially conforms to the draft SENP, Administration suggests that it is appropriate to consider approval of the Towns Concept Plan ahead of the SENP approval. It is anticipated that the SENP will be submitted to the Regina Planning Commission within 2016, pending further review.



## DISCUSSION

### OCP Conformity

The proposed Towns Concept Plan complies with the Design Regina plan, which recognizes the subject property as a “Built or Approved Neighbourhood.” This designation was applied to areas under the former *Regina Development Plan* that fell within the “235,000 (235K) population growth horizon”, but were “grandfathered in”, through current policy, as they were either under development, completely built-out or had approved concept plans in place. Further, the Towns is designed as a compact, contiguous and complete neighbourhood, which is in accordance with Design Regina’s “Guidelines for Complete Neighbourhoods”.

The proposed Towns Concept Plan is also in conformity with the draft SENP, which is currently under review. A draft copy of the land-use plan from the SENP, which is not being considered for approval at this time, is attached as Appendix C. The proposed SENP will provide a high-level, conceptual, land-use, servicing and phasing strategy for all undeveloped lands located between Victoria Avenue and Arcola Avenue, situated east of Woodland Grove Drive. The SENP identifies the plan area as a Phase I residential development area. The Towns Concept Plan is in conformity with the following proposed SENP direction:

- The development of a mixed-use hub at the Arens Road/Chuka Boulevard intersection;
- The development of Chuka Boulevard as a multi-modal transportation corridor;
- The relocation of Tower Road to an alignment further east from the present location; and
- A school site is not required within the plan area.

### Community Design

The Towns will accommodate a variety of housing choices, services and amenities ranging from low, medium and high density residential to mixed-use and commercial that will enable residents to meet many of their daily needs within walking distance. The Towns is planned around a community hub that will be strategically located within the SENP lands at the intersection of Arens Road and Chuka Boulevard, which will act as an area for community interaction and will accommodate mixed-use development and a public plaza.

A modified grid road network will generate a compact and walkable neighbourhood. The road and subdivision pattern will maximize pedestrian movement along all streets, and will be designed and operated to enable safe access for all users including pedestrians, cyclists, motorists and transit riders. Chuka Boulevard will be designed as a multi-modal urban corridor and will act as the central “spine” running through the southeast, connecting lands north and south of Victoria Avenue. Rear laneways will be used throughout much of the plan area, which will allow for additional on-street parking and enhanced community design.

Five different parks will be distributed throughout the plan area to provide multiple options for active and passive recreational activities. The active parks provide for two multi-purpose sports fields. These two fields do not fully address the shortage for programmable active recreational needs within the southeast; however, future planning of the lands to the north will provide an opportunity to address this. The distribution of parks provides an opportunity for most of the residents to walk to a park within five minutes. A linear storm water detention facility is also proposed, which is intended to also serve as a pathway corridor and landscaped amenity feature.



### Land-Use Summary

Residential	<ul style="list-style-type: none"><li>• Projected Population: approximately 7,300 people</li><li>• Total Dwelling Units: 3,583</li><li>• Dwelling Units by Type: low density: 26%; medium density: 26%; high density: 48%</li><li>• Population Density: 57.2 persons per hectare</li></ul>
Commercial	<ul style="list-style-type: none"><li>• Commercial will be oriented towards community needs (no large-format retail)</li><li>• Potential for 6.6 hectares of commercial area, which may equate to approximately 200,000-250,000 square feet of commercial floor area</li></ul>
Open Space/ Recreation	<ul style="list-style-type: none"><li>• Five parks are planned, including: two parks dedicated to multi-purpose recreation fields; two parks dedicated to passive recreation and play areas; one urban plaza/ park</li><li>• Linear storm water detention facility proposed, which is also intended to serve as a linear pathway corridor and landscaped amenity</li><li>• 8% of the MR potential will be taken as land, for park purposes; the balance will either be deferred to park requirements outside of the plan area (e.g. future “zone level” park) or taken as “cash in lieu” of land</li></ul>
Civic Uses	<ul style="list-style-type: none"><li>• The proposed SENP does not identify a need for a school site or fire hall; future phases of development within the southeast area will accommodate required schools</li></ul>

### Rezoning Strategy

Concurrent with the Towns Concept Plan approval, a request to rezone approximately 55.8 hectares of the subject property is being applied for. This proposed 55.8 hectares represents 43 per cent of the total area and may accommodate a population of approximately 3,000, as well as two of the proposed parks. The proposed rezoning strategy includes lands from both of the landowners (two landowners), and corresponds with a logical phasing plan that prioritizes development from south to north along the main transportation axis (Chuka Boulevard) before radiating outward from the centre to the periphery.

### Transportation Servicing

Chuka Boulevard and Arens Road will serve as the major roadways providing access to the Towns. Access to the downtown and Ring Road will be provided, primarily, via Arcola Avenue and Victoria Avenue, as accessed from the above noted major roadways, as well as a grid of collector roadways. Chuka Boulevard is currently developed as a minor arterial road, from Arcola Avenue to Primrose Green Drive and additional segments will be constructed as the southeast phases are brought on-line, sequentially, in accordance with the proposed SENP.

It is anticipated that future networks within and peripheral to the plan area will be able to accommodate acceptable service levels; however, affected points along Arcola Avenue and Victoria Avenue will experience continual servicing degradation as traffic, due to population



growth, in the southeast increases. Traffic levels along Victoria Avenue and Arcola Avenue will experience some relief following activation of the SE portion of the Regina Bypass. Transit service will be introduced in the Greens on Gardiner in 2016, and will eventually extend into the Towns when warranted, which will provide an alternative transportation opportunity.

### Water Servicing

Analysis reveals that further development in the southeast will result in diminishing water service levels (i.e. water pressure). According to the submitted analysis, the City's development standard for minimum service levels, during peak periods, will not be met initially or at full build-out without city-wide improvements. Although minimum flows for fire fighting will be maintained, water pressure within residential and commercial properties will be reduced. In order to address this issue, Administration is recommending, through recommendations 2 to 4 of this report, that subdivision applications be rejected where it cannot be demonstrated that acceptable service levels, both within the subdivision and city-wide, can be maintained.

The City is exploring potential long-term solutions to ensure that appropriate water pressure will be maintained as part of the Water Master Plan Study, which is to be completed in 2016. Funds have been set aside to initiate and complete a pre-design study for a potential new pressure zone(s), or alternate solution. This Study will begin at an appropriate point during the course of the Water Master Plan Study. The timing of a resolution to the water pressure issue will depend on direction from City Council, as well as recommendations on the proposed solution. Until a solution is implemented, the Towns will have priority allocation, relative to "300K" areas, as it is identified as an "Built or Approved Neighbourhood" in Design Regina.

### Wastewater Servicing

In order to accommodate wastewater, an expansion to the existing Creeks Wastewater Pump Station, which is located on the south side of Arcola Avenue, is being proposed. The Creeks Pump Station is currently running at near capacity; however, it was designed to allow for expansion. An expansion to this facility is required at this time not only to accommodate the Towns, but to also accommodate additional population in the Creeks and Greens on Gardiner developments and to respond to new regulations from the Government of Saskatchewan requiring larger amounts of storm water storage within wastewater facilities.

An assessment of the Creeks Pump Station is currently underway in order to determine the maximum expansion potential of this facility. If this study reveals that the Creeks Pump Station cannot accommodate some or all of the proposed Towns development, new or upgraded infrastructure, funded by the development proponent, may be required.

### Storm Water Servicing

Currently, storm water runoff flows naturally within the plan area, ultimately draining from the north to the south. Infrastructure in the Greens on Gardiner neighbourhood, which is being developed to the south, will intercept the majority of the Towns' runoff and convey it to Chuka Creek. The major storm water facility proposed for the Towns will be in the form of a proposed linear detention pond, which will receive, and temporarily detain, the majority of the plan area's runoff before releasing it, at a controlled rate, into the Greens on Gardiner system. This proposed linear detention pond will differ from typical ponds, as it will:



- Be long and linear in configuration and will accommodate a landscaped pathway;
- Will be located in a utility parcel as opposed to a City park, which is usually the case;
- Manage the majority of the neighbourhood stormwater drainage in one single facility.

The proposed linear detention pond may appear similar to other dry bottomed detention facilities within the city; however, from a systems perspective, the design is different as the facility will function both as detention and conveyance for the majority of the plan area's storm water. This alternative system is new to the city and Administration has noted potential issues relating to design performance, capacity potential and operation and maintenance costs. In order to ensure that the proposed new storm water facility will work, from both a design and cost perspective, Administration is recommending, through recommendation 5 of this report that the facility be subject to an extended period of performance monitoring. During the detailed design, Administration will work closely with the developer to fully establish the operation and maintenance requirements of this facility to ensure the facility can operate as intended. Whenever the City considers innovative solutions, there is always a risk that the solution may require more effort than standard solutions, however, there is also high potential that this solution will be more favourable than existing practices. Administration considers the potential benefit of this alternate storm water solution to outweigh the risk, particularly since it is expected to improve the functionality of the parks in the neighbourhood.

### Parks and Open Space

The proposed Towns Concept Plan supports five new parks, as well as the linear detention pond, which will include a landscaped pathway. Two of the proposed parks will accommodate full sized multi-use sports fields and also include elements used for passive recreation, such as pathways, playgrounds and play areas. An additional two parks, sized as a neighbourhood and pocket park respectively, will support only passive recreational activities with some potential play equipment and play areas identified. A fifth area is the size of a pocket park but will assume the form and function of an urban plaza.

According to the City's current demands on recreational services, one multi-use sports field is required per 2,500 people. As the proposed population is 7,300, the demands for these park facilities would be to require three multi-use sports fields; however, there is also a desire to accommodate a larger zone level park within the overall Southeast Lands. As such, two multi-use athletic sports fields are provided and the anticipated overall deficit for the area could be augmented by providing additional fields in the future concept plan areas to the north, which may also include a zone level park.

With provision of the two neighbourhood parks incorporating multi-use athletic fields, most of the proposed population of the Towns will be within a 5 minute walking distance, or 400 meters, of a park, which is within the target guideline of 400 – 800 meters as per the Open Space Management Strategy (OSMS). Design Regina does include, within Appendix A, Guidelines for Complete Neighbourhoods, high-level guidelines and direction around specialized open space such as parks, urban plazas and squares within the development area.



## RECOMMENDATION IMPLICATIONS

### Financial Implications

The developer will be expected to pay for the construction of all infrastructure associated with the project. Any infrastructure items eligible for Servicing Agreement Fee funding shall be in accordance with the provisions outlined in the Council Report CM15-14 of December 14, 2015.

The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets. It is expected that the first phase of development will impact the City's budgets beginning in late 2017 or 2018.

### Environmental Implications

As part of the review process, the plan area was assessed, by qualified professionals, from the perspective of environmental, biophysical and geotechnical conditions. The geotechnical analysis revealed that there are high water table conditions affecting the plan area. A high water table means that the soil is saturated with water at a level that is close to the surface. This water saturation is due to the encroachment of the Richardson Aquifer. Due to the subsurface hydrological conditions, foundations and some underground utilities may have to be subject to special construction measures (e.g. pilings, potentially, in the case of residential construction). This hydrological issue is not uncommon in the city.

An assessment of the site conditions did reveal a potential contamination source associated with a former farmyard; however, this was further analyzed and determined to be a non-issue. The plan area has been subject to intense cultivation over a prolonged period and there are no significant vestiges of natural habitat. Analysis also reveals that potential for heritage/cultural protection is low.

For the reasons noted above and due to the fact that all proposed land-uses are expected to be benign, from a nuisance or contamination issue, Administration confirms that there are no environmental issues, excepting the high water table conditions, which can be addressed through special construction measures, as required. Further, the compact design, and incorporation of residential densities that are higher than average for a greenfield context, is considered a more efficient use of land and services.

### Other Implications

None with respect to this report.

### Accessibility Implications

Paratransit service will be provided to the neighbourhood as required. In accordance with the OSMS, there must be accessible elements in every new playground in the city.

## COMMUNICATIONS

Consultation has included engagement with affected landowners, the general public, regional stakeholders and experts internal and external to the City that influence the planning process (e.g. school authorities; various ministries of the Government of Saskatchewan; utility providers, etc.).



## Public Engagement

A concurrent open house for both the proposed Southeast Regina Neighbourhood Plan and the Towns Concept Plan, which drew approximately 65 attendees, was held on October 20, 2015. Through the open house process, public feedback was limited and positive comments outweighed negative. Concerns that were raised, respecting the proposed development, generally related to traffic and the need for a high school in the southeast. Administration has the following comments respecting the aforementioned issues:

- Administration is aware that traffic is generally a product of growth and suggests that the impacts of traffic can be lessened through the proposed new Regina Bypass; increased opportunities for active transportation and transit and through the control of traffic movement (e.g. new signalized intersections). Chuka Boulevard will be designed as a multi-modal corridor, with bike lanes; a pathway will also be constructed in the proposed linear storm water facility (as examples).
- The provision of new schools is the responsibility of the Government of Saskatchewan; however, sites for potential new schools will be protected through the planning process, including a site for a potential new high school, to be located north of Arens Road.

In addition to the open house, signs advertising the application review were placed at strategic locations along the periphery of the plan area and the draft plan and supporting information were made available through the City website. Should this item proceed to City Council, the City Council date will be advertised.

## Regional Engagement

The plan area is located within the Joint Planning Area (JPA) with the RM, as identified by Design Regina. In conformity with the intent of the JPA, the City:

- Provided a presentation of the various southeast planning initiatives to the RM Council;
- Met individually with RM planning administration;
- Notified the RM of both the open house as well the Regina Planning Commission meeting date; and
- Provided information to the Sherwood Regina Administrative Technical Committee.

No issues were brought forward by the RM.



DELEGATED AUTHORITY

City Council's approval of Official Community Plan amendments is required pursuant to *The Planning and Development Act, 2007*.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SBzdel'.

Shauna Bzdel, Director  
Planning

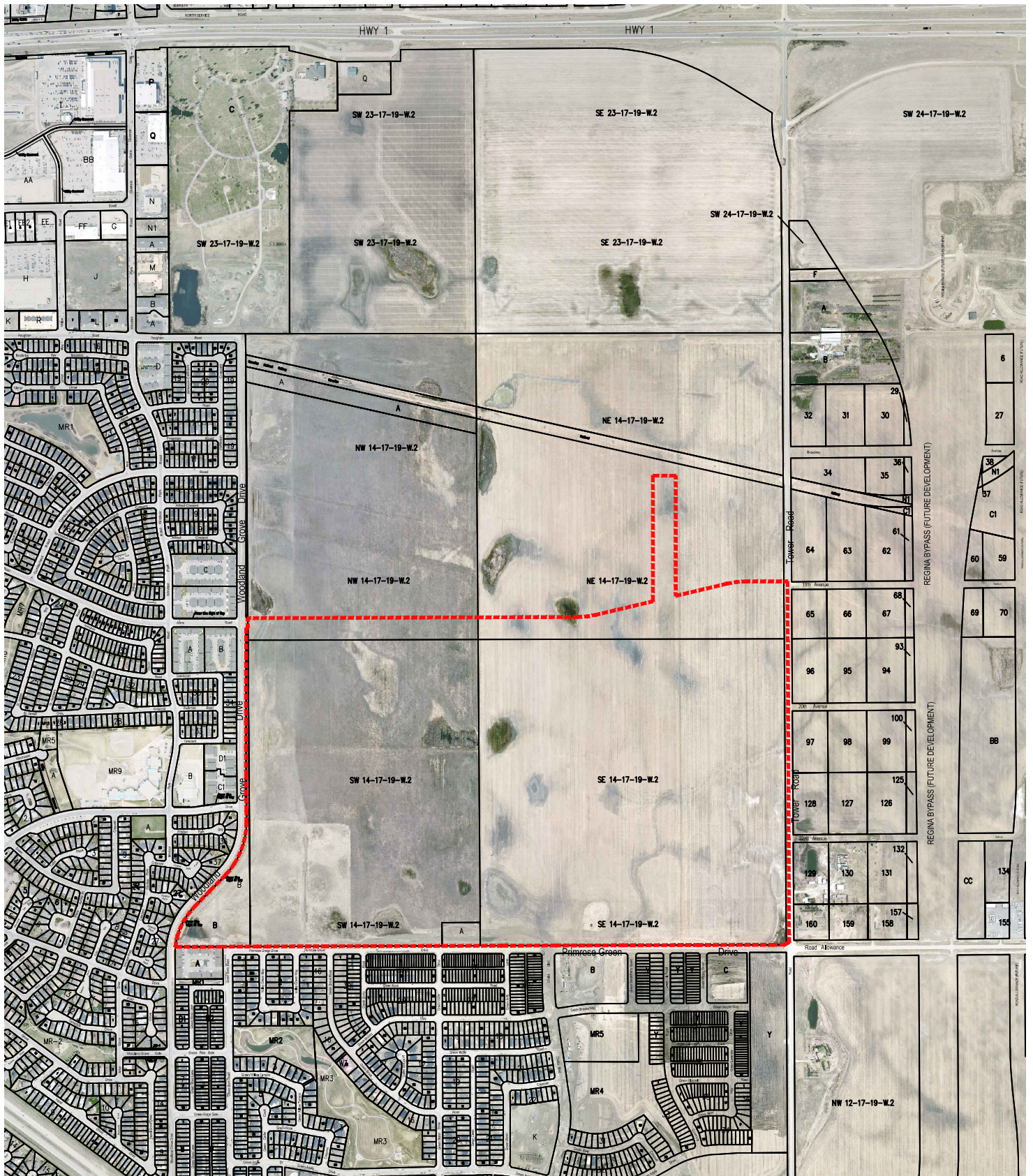
Prepared by: Jeremy Fenton, Senior Planner

Respectfully submitted,

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

Diana Hawryluk, Executive Director  
City Planning & Development





Subject Property



## Context Map: The Towns Concept Map





Subject Property

## Context Map: The Towns Concept Map

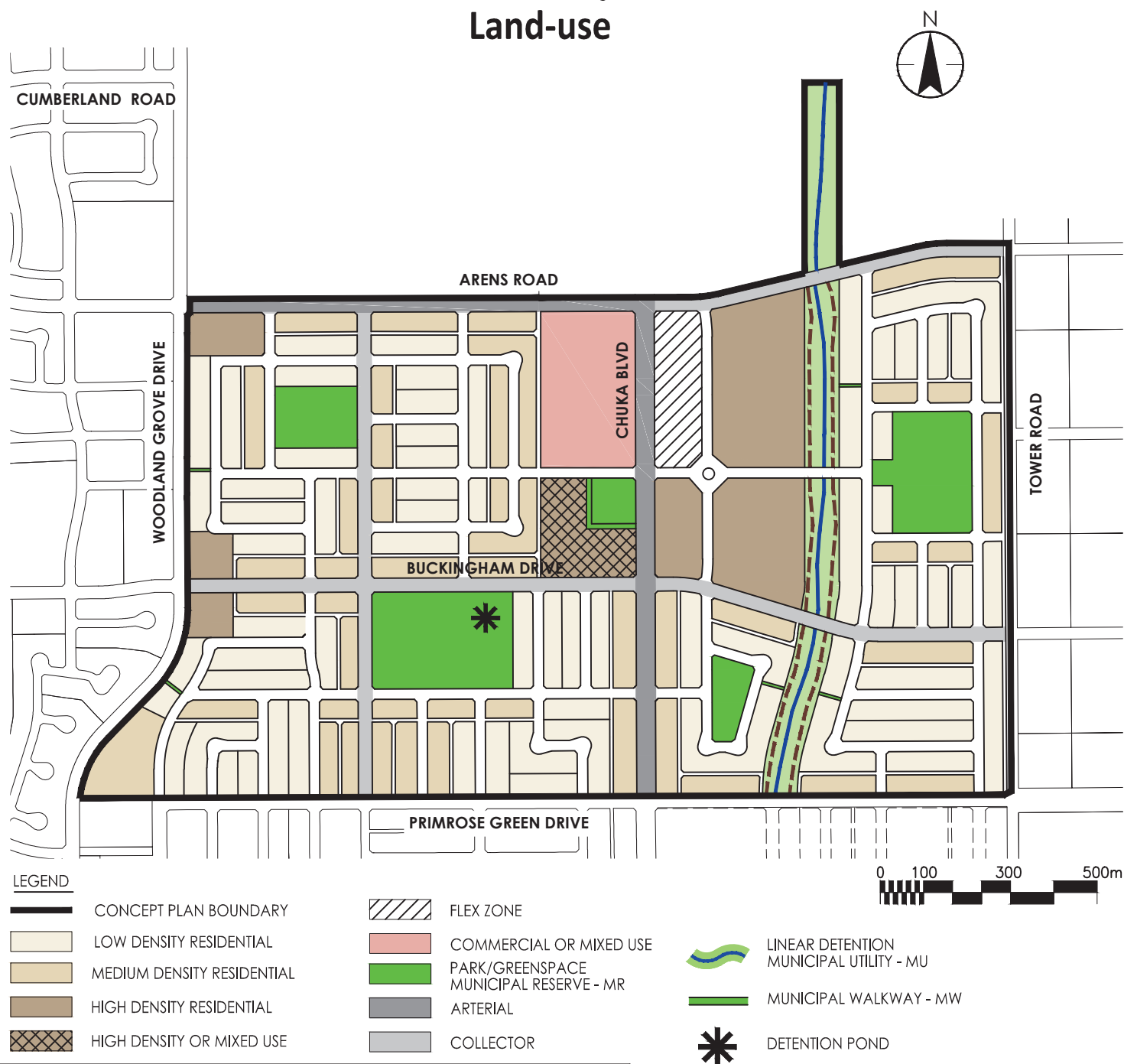


Date of Photography: 2014



# Towns Concept Plan

## Land-use

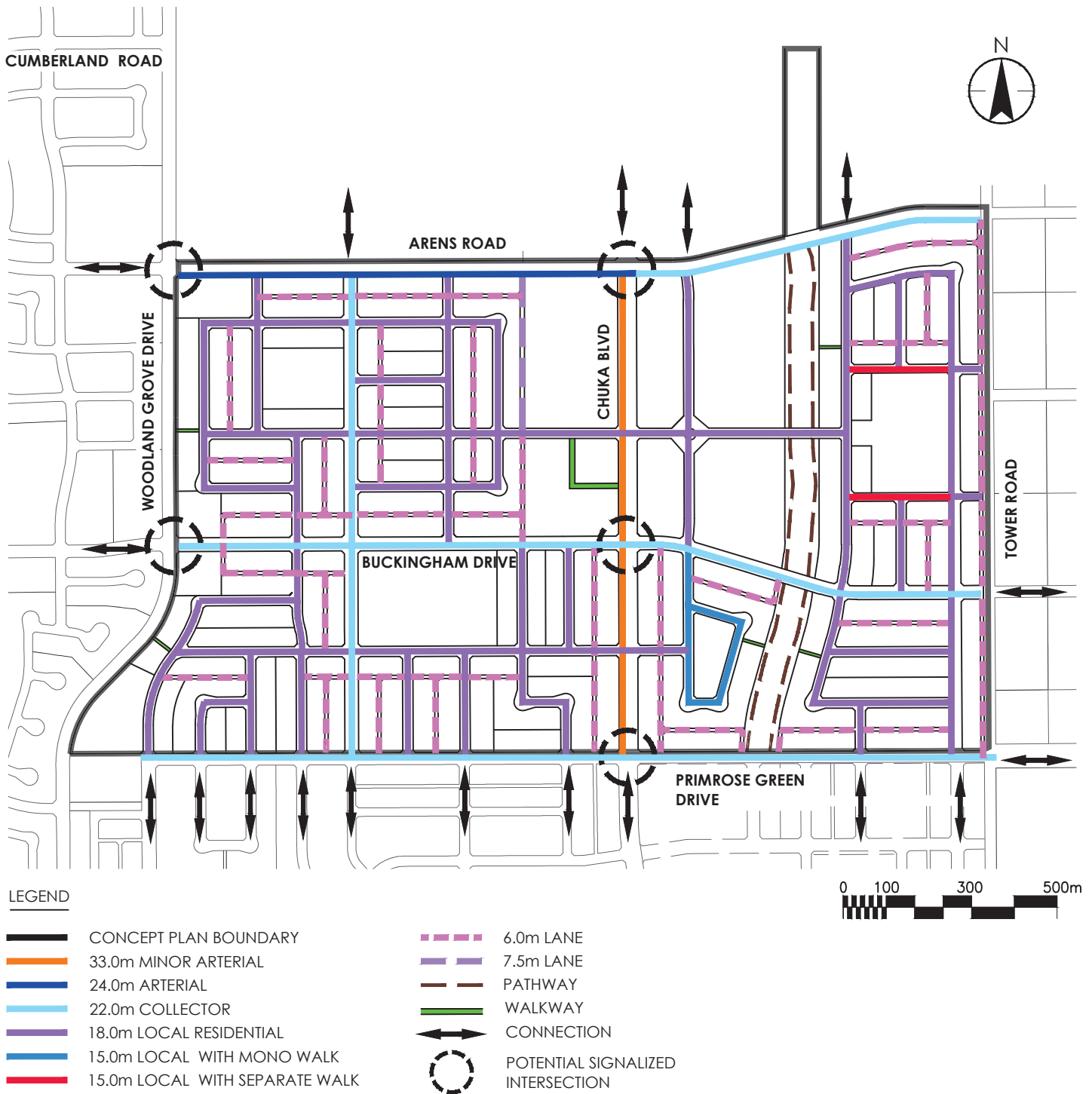


The Towns Land Use Areas (2016)

Land Use	Hectares	Acres	%
<b>Residential</b>			
Low Density	36.0	89.0	27.8%
Medium Density	21.4	52.9	16.4%
High Density	13.6	33.6	10.6%
Flex Zone Dwelling	2.2	5.4	1.7%
<b>Total Residential</b>	<b>73.2</b>	<b>181.0</b>	<b>56.5%</b>
Commercial or Mixed Use	4.4	10.9	3.4%
Municipal Reserve	9.6	23.7	7.4%
Linear Detention	7.0	17.3	5.4%
Municipal Walkway	0.7	1.7	0.5%
Roadways	34.7	85.7	26.8%
<b>Total Area</b>	<b>129.6</b>	<b>320.3</b>	<b>100.0%</b>



# Towns Concept Plan Circulation

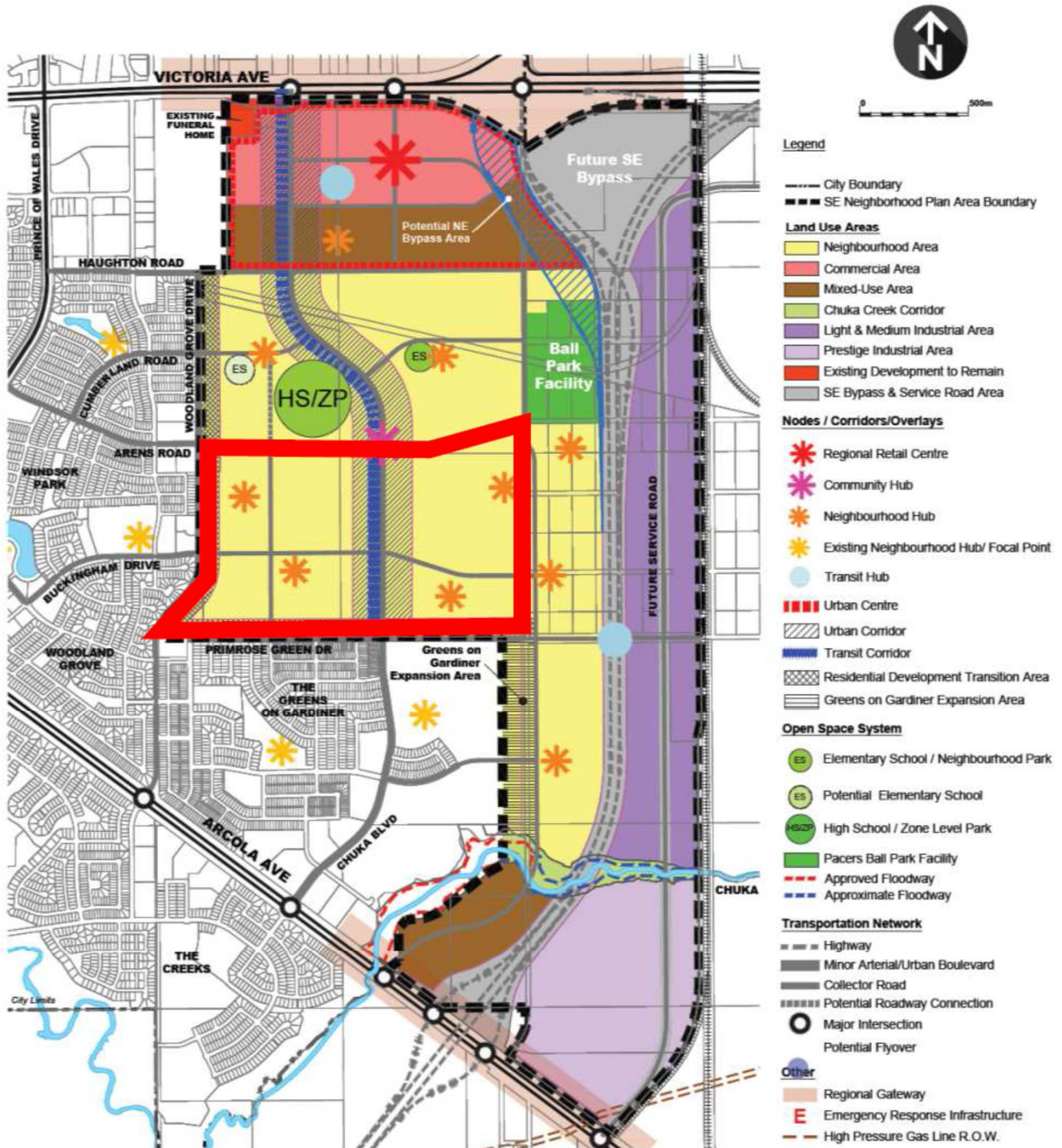




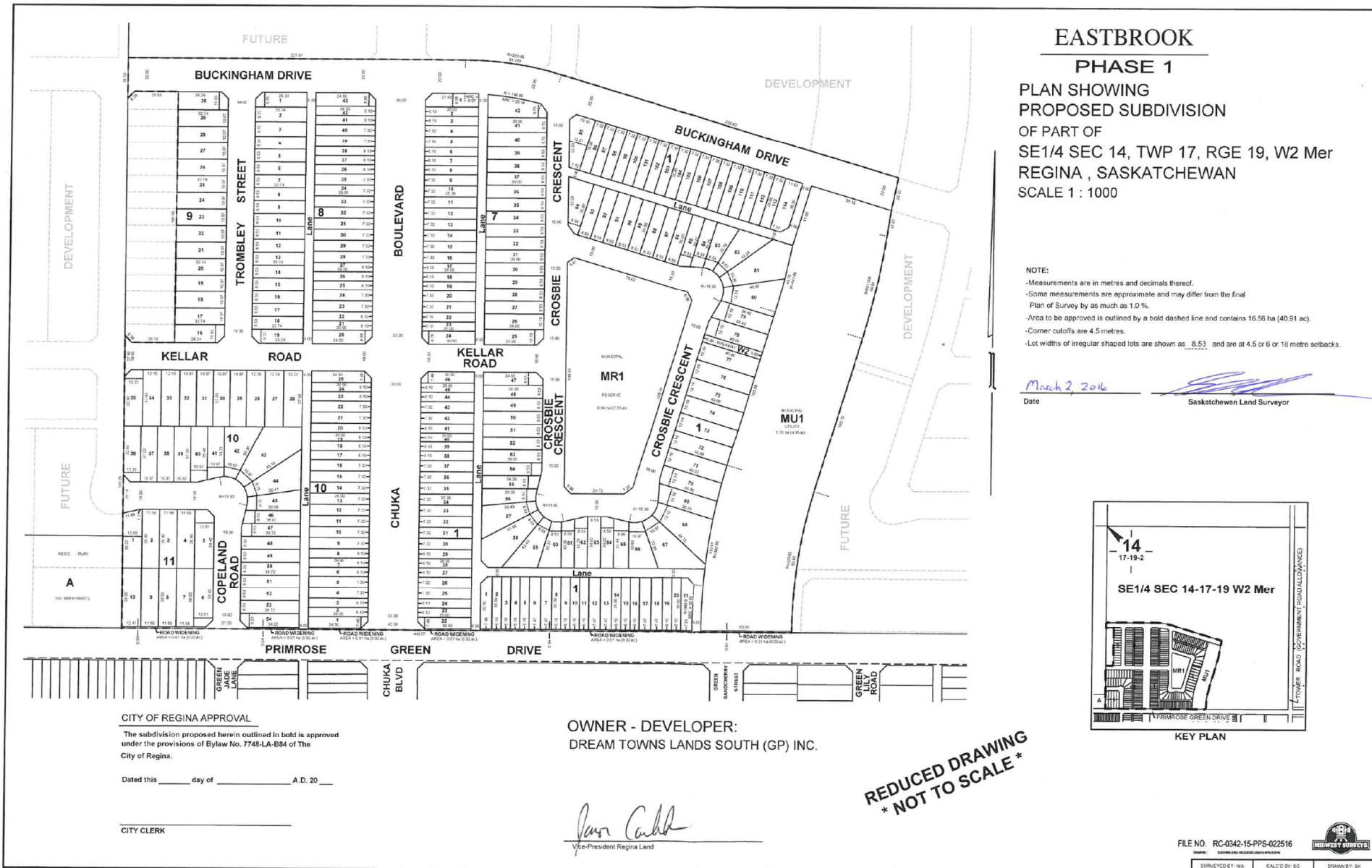
## Appendix C

### Proposed Land-Use Plan from: Draft *Southeast Regina Neighbourhood Plan*

- Showing location of Towns Concept Plan Boundary









**EASTBROOK**  
**PHASE 2**  
**PLAN SHOWING**  
**PROPOSED SUBDIVISION**  
**OF PART OF**  
**E1/2 SEC 14, TWP 17, RGE 19, W2 Mer**  
**REGINA, SASKATCHEWAN**  
**SCALE 1 : 1000**

**NOTE:**  
-Measurements are to centres and footings, except  
-Corner measurements are approximate and may differ from the final  
-Plan of Survey by as much as 1.0 %  
-Area to be approved is outlined by a bold dashed line and contains 28.89 ha (719.43 ac).  
-Corner offsets are 4.5 metres.



**CITY OF REGINA APPROVAL**  
This subdivision proposed herein outlined in bold is approved  
by the Council of Regina, Saskatchewan, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
City of Regina.

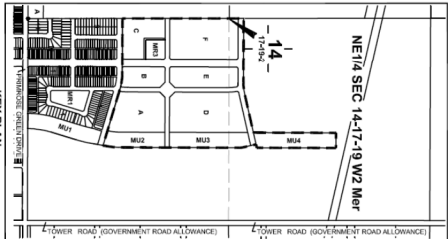
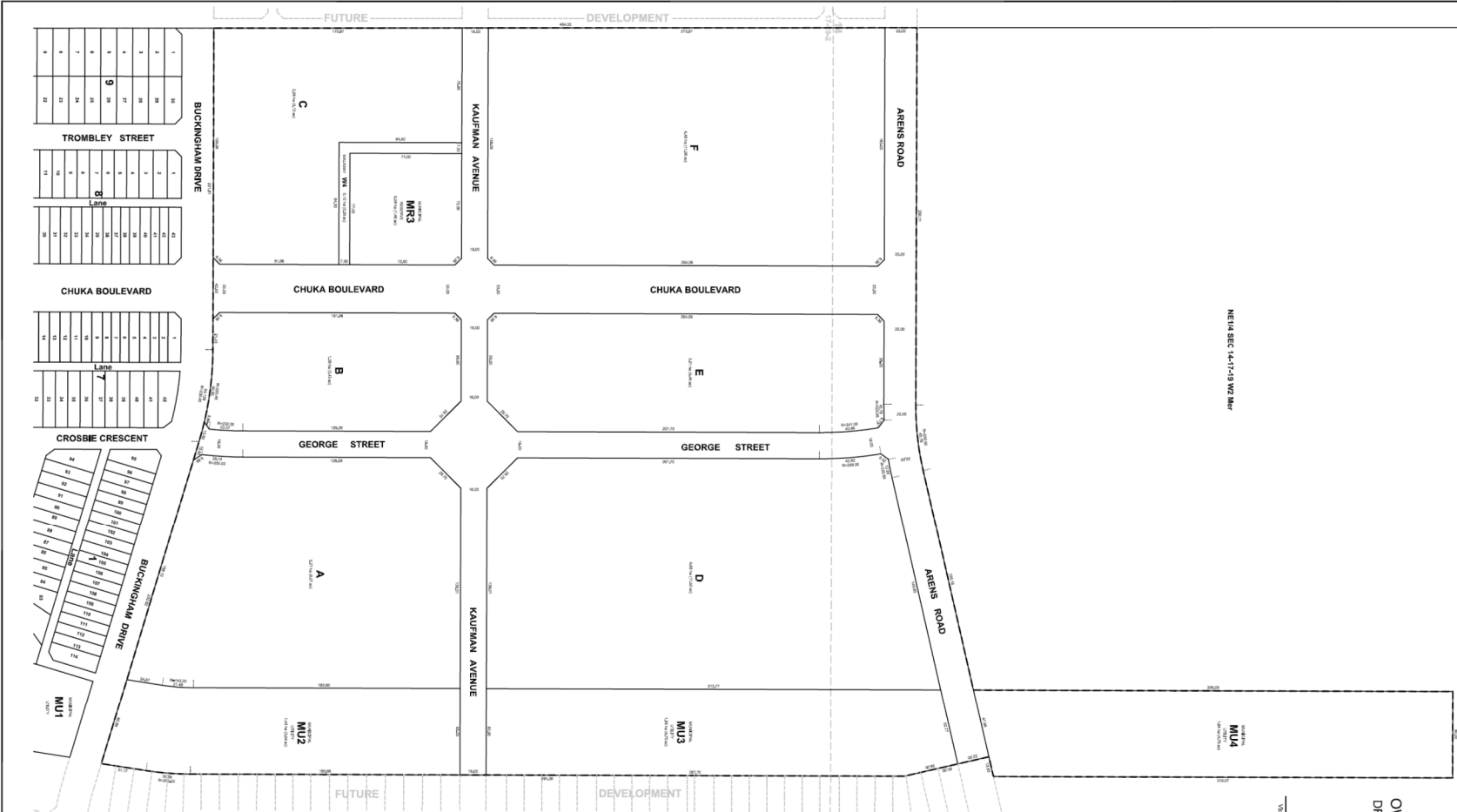
**CITY CLERK**

**OWNER - DEVELOPER:**  
**DREAM TOWNS LANDS SOUTH (GP) INC.**

**33rd-19th Street Right of Way**

**NE1/4 SEC. 14-17-19 W2 Mer**

**M14**  
33rd-19th Street



**REDUCED DRAWING**  
**\* NOT TO SCALE \***

FILE NO. R2045-19P2-2018





**EASTBROOK****PHASE 3A****PLAN SHOWING  
PROPOSED SUBDIVISION**

OF PART OF

SE1/4 SEC 14, TWP 17, RGE 19, W2 Mer

REGINA, SASKATCHEWAN

SCALE 1 : 1000

**NOTE:**

- Measurements are in metres and decimals thereof.
- Some measurements are approximate and may differ from the final Plan of Survey by as much as 1.0 %.
- Area to be approved is outlined by a bold dashed line and contains 1.11 ha (2.75 ac).
- Corner cutoffs are 4.5 metres.
- Lot widths of irregular shaped lots are shown as 7.86 and are at 6 or 18 metre setbacks.



March 7/2016

Date

Saskatchewan Land Surveyor

**CITY OF REGINA APPROVAL**

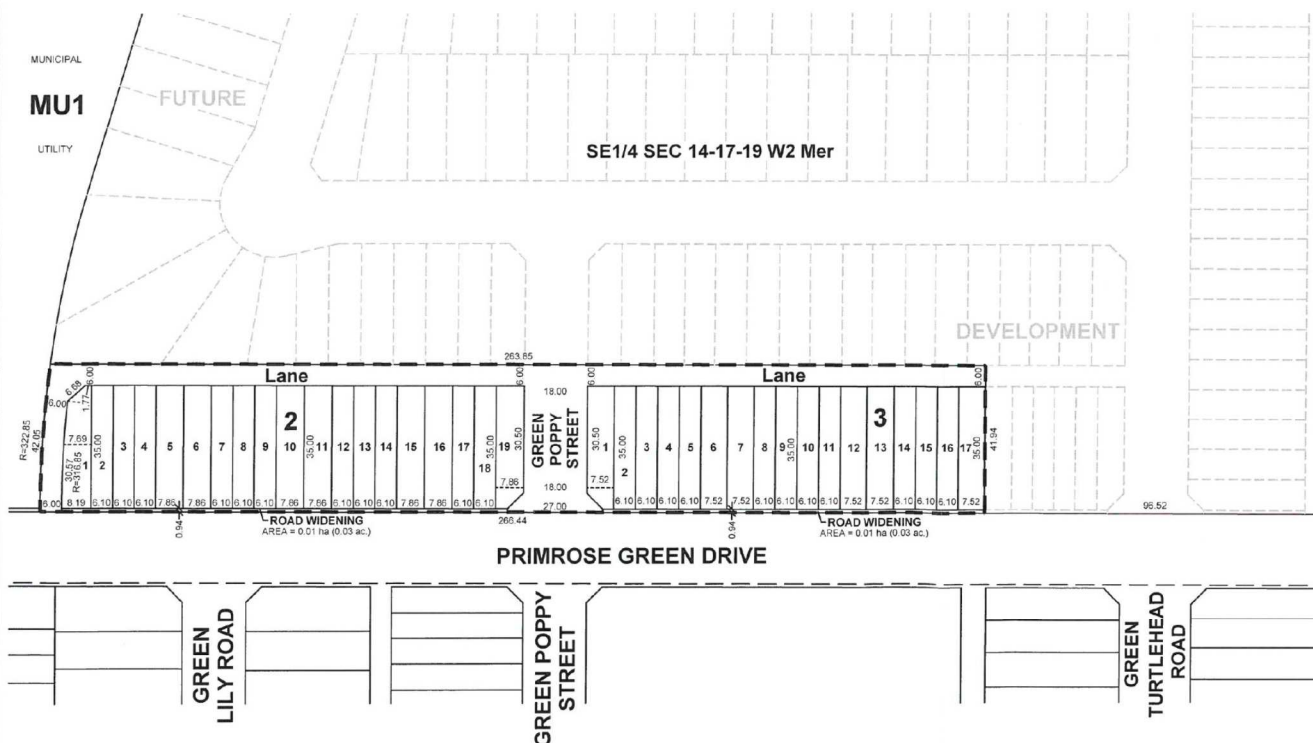
The subdivision proposed herein outlined in bold is approved under the provisions of Bylaw No. 7748-LA-B84 of The City of Regina.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_

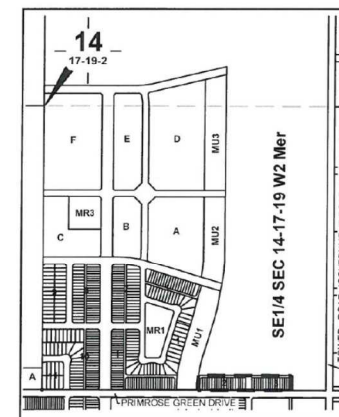
CITY CLERK

**OWNER - DEVELOPER:**

DREAM TOWNS LANDS SOUTH (GP) INC.

TOWER ROAD  
(GOVERNMENT ROAD ALLOWANCE)

Vice President Regina Land

**KEY PLAN**

**REDUCED DRAWING  
\* NOT TO SCALE \***

FILE NO. RC-0181-15-PPS PH3A - 030316

DRAWN BY: NA CALCD BY: SC

DRAWN BY: SC





## THE TOWNS- PHASE 1, STAGE 1A AND 1B

## PLAN OF PROPOSED SUBDIVISION

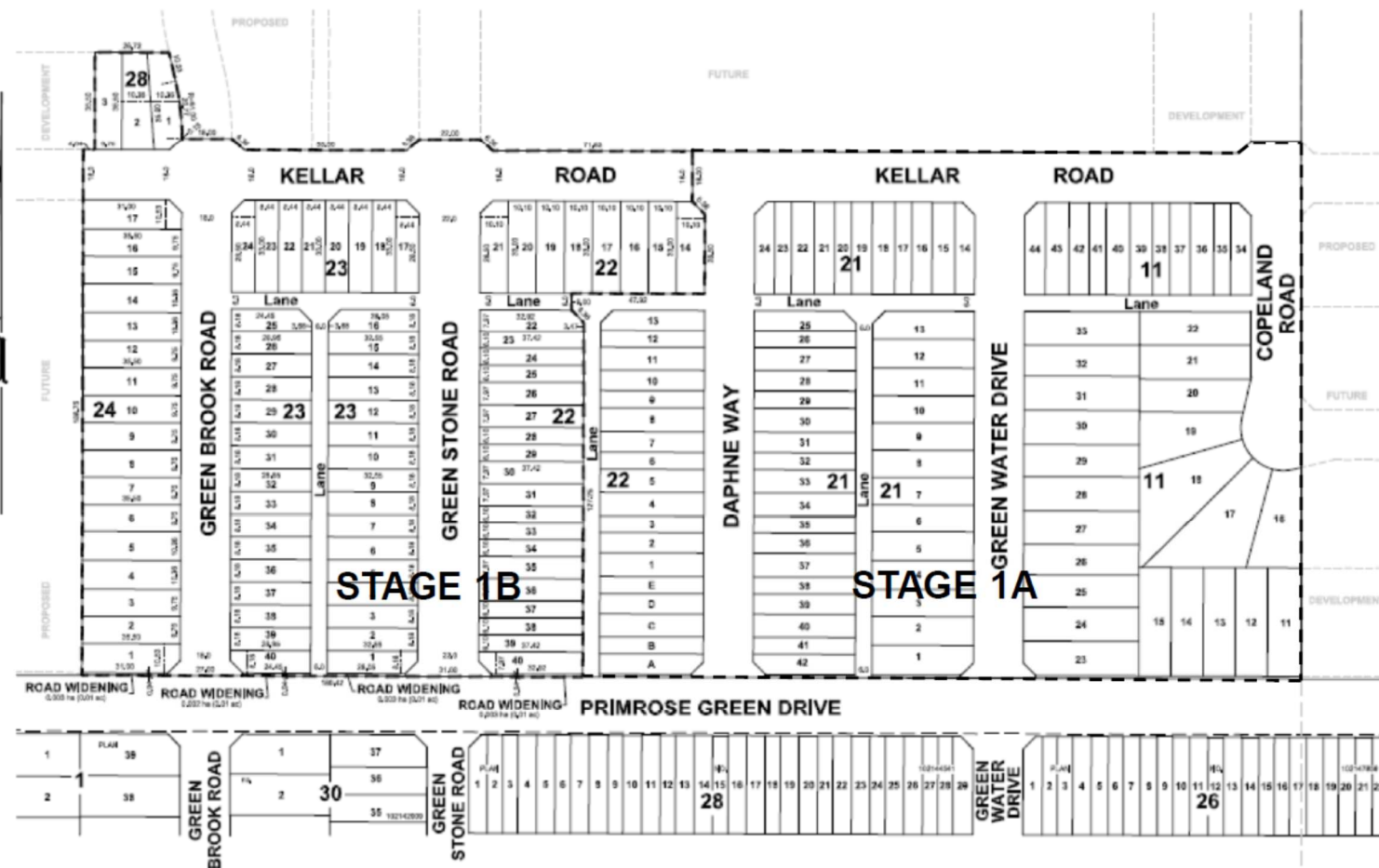
OF PART OF  
SW1/4 SEC 14, TWP 17, RGE 19, W2 Mer  
REGINA, SASKATCHEWAN  
2015

SCALE = 1:1000

REDUCED DRAWING  
\* NOT TO SCALE \*

NOTES:  
• MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF,  
• ROAD DIMENSIONS ARE APPROXIMATE AND MAY VARY FROM  
THE FINAL PLAN OF SURVEY BY AS MUCH AS 12.7%  
• PORTIONS TO BE APPROVED BY THE CITY OF REGINA ARE  
INDICATED BY A BOLD DASHED LINE  
• TYPICAL CORNER CUTTERS ARE 4.5 METRES,  
• LOT DIMENSIONS ARE AS SHOWN

DATE \_\_\_\_\_ SURESHKUMAR RAJAKUMAR  
SASKATCHEWAN LAND SURVEYOR



CITY OF REGINA APPROVAL  
THE SURVEYOR'S PROPOSED HEREIN IS APPROVED BY THE CITY OF REGINA  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY CLERK \_\_\_\_\_

OWNER: \_\_\_\_\_

CITY OF REGINA \_\_\_\_\_





**THE TOWNS - PHASE I STAGE IC  
PLAN OF PROPOSED SUBDIVISION  
OF PART OF  
PARCEL B, REG'D PLAN NO. 99RA08035  
AND PART OF  
SW1/4 SEC 14, TWP 17, RGE 19, W2 Mer  
REGINA, SASKATCHEWAN  
2015**

**SCALE = 1:1000**

**NOTES:**

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM  
THE FINAL PLAN OF SURVEY BY AS MUCH AS 10 %  
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE  
AND CONTAINS 2.20 ha (5.44 ac)  
- TYPICAL CORNER CUTOFFS ARE 4.5 METRES.  
- LOT WIDTHS SHOWN AS 11.58 ARE AT 6 METRE SETBACKS.

DATE \_\_\_\_\_

**SCOTT L. COLVIN**  
**SASKATCHEWAN LAND SURVEYOR**

**OWNER:**

CITY OF REGINA

**REDUCED DRAWING  
\* NOT TO SCALE \***



## KEY PLAN

**CITY OF REGINA APPROVAL**  
THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD  
DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW  
NO. 7746-LA-984 OF THE CITY OF REGINA.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

CITY CLERK

