



Regina Planning Commission

**Wednesday, October 4, 2017
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, October 4, 2017

Approval of Public Agenda

Adoption of Minutes

Minutes of the meeting held on September 6, 2017

Administration Reports

RPC17-33 Discretionary Use Application (17-DU-11) Proposed Licensed Restaurant,
1055 Park Street

Recommendation

1. That the discretionary use application for a proposed Licensed Restaurant located at 1055 Park Street, being Block E, Plan No. 73R47512, 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 plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Ledcor Construction Limited and dated June 27, 2017, and JMA Architecture Ltd. and dated June 27, 2017.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the October 30, 2017 meeting of City Council for approval.

RPC17-34 Zoning Amendment Application (17-Z-12) Rezoning from MS - Mainstreet to I - Institutional and Discretionary Use Application (17-DU-10) Special Care Home and Seniors Assisted Living Apartment - Low Rise 1325 Argyle Street North - Capital Crossing

Recommendation

1. That the application to Rezone Block 3, Plan 102254891, located at 1325 Argyle Street North, from MS - Mainstreet to I - Institutional, be approved.
2. That the Discretionary Use Application for a proposed Special Care Home



OFFICE OF THE CITY CLERK

and Seniors Assisted Living Apartment - Low Rise, located at 1325 Argyle Street North, be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by CB Two Architects International, Inc. and dated August 25, 2017
 - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the *Regina Zoning Bylaw No. 9250* amendment.
 4. That this report be forwarded to the October 30, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC17-35 Contract Zone Application (16-CZ-07) Extension of Time Limit for Temporary Parking Lot 1505 Saskatchewan Drive

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to amend the existing Contract Zone for 1505 Saskatchewan Drive, being Lots 35, 36, 37,38, 39 & 40 in Block/Par 290, Plan No. Old 33 Ext. 0, to extend the time limit of the contract be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, section 6 (b) of the Contract Zone shall be amended by replacing June 30, 2016 with June 30, 2024.
3. That a landscape plan be submitted, approved by the City of Regina and consistent with perimeter screening requirements of the *Regina Zoning Bylaw No. 9250*. The landscape shall be installed by September 15, 2018.
4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
5. That this report be forwarded to the October 30, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 6, 2017

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

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

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
David Bale
Phil Evans
Andre Kroeger
Steve Tunison

Regrets: Pam Dmytriw
Adrienne Hagen Lyster
Simon Kostic
Laureen Snook

Also in Attendance: Council Officer, Elaine Gohlke
Deputy City Clerk, Erna Hall
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
Director, Planning, Shauna Bzdel
Manager, Development Engineering, Dustin McCall
Manager, Infrastructure Planning, Geoff Brown
A/Manager, Current Planning, Ben Mario

(The meeting commenced in the absence of Steve Tunison.)

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 are heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 6, 2017 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC17-27 Proposed Chuka Creek Business Park Concept Plan (16-CP-01)

Recommendation

1. That the proposed Chuka Creek Business Park Concept Plan, attached as Appendix D and Appendix E of this report be approved.
2. That, as a prerequisite for rezoning lands within the Chuka Creek Business Park Concept Plan area identified as Prestige Industrial, a servicing strategy shall be prepared, in accordance with the City of Regina's requirements.
3. That the subdivision of land in the Chuka Creek Business Park Concept Plan area only be permitted where it can be demonstrated to the satisfaction of the City of Regina, that the potable water demands (not including water for fire suppression) associated with the proposed subdivision, will not result in additional nodes in the City of Regina water model falling below a level-of-service of 269.4 kilopascals during peak hour demand.
4. That, where it has been demonstrated that a proposed subdivision or development will result in nodes within the City of Regina's water model not meeting the minimum fire flow level-of-service established by the City of Regina's Development Standards Manual, the consent of the Fire & Protective Services Department shall be obtained as a prerequisite for approval.
5. That this report be forwarded to the September 25, 2017 meeting of City Council for approval.

The following addressed the Commission:

- Ian Cantello, City Planner I, made a PowerPoint presentation;
- Nathan Petterick, representing Long Lake Investment Group, made a presentation; and
- Bob Linner, representing Long Lake Investment Group.

Councillor Flegel moved that the recommendation contained in the report be concurred in.

(Steve Tunison arrived at the meeting.)

The motion was put and declared CARRIED.

RPC17-28 Zoning Bylaw Amendment (17-Z-06) UH – Urban Holding to RR – Railway Zone, Chuka Creek Business Park Phase 1

Recommendation

1. That the applications to rezone land within the Chuka Creek Business Park Concept Plan Area (Phase 1), as shown in Appendix A-1, be approved, as follows:
 - a) Pt. NW and SW Sec 12, Twp 17, Rge 19, W2M being Surface Parcels 203320998 and 203117914 from UH - Urban Holding to RR - Railway Zone.
 - b) The portions of the area along Chuka Creek in SW Sec 12, Twp 17, Rge 19, W2M identified as being in the floodway from UH - Urban Holding to FW - Floodway Zone.
 - c) The portions of the area along Chuka Creek in SW Sec 12, Twp 17, Rge 19, W2M identified as being in the floodway fringe be identified as FF - Floodway Fringe Overlay Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Bob Linner, representing Long Lake Investments Inc., addressed the Commission.

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

RPC17-25 Park Naming

Recommendation

1. That Westerra MR2 be named Sereda Park.
2. That this report be forward to the September 25, 2017 meeting of City Council for approval.

Chad Jedlic, representing Westerra Development Corp., addressed the Commission.

Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC17-31 Zoning Amendment Application (17-Z-09) Religious Institutions in Industrial Zones

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be approved as specified in Appendix A-2.
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective amendment to *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising the required public notices for the respective bylaws.

Faisal Khan and Munir Haque, representing Islamic Association of Saskatchewan, addressed the Commission.

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

RPC17-26 Closure Application (17-CL-03) Portions of Road and Lane adjacent to 625, 715 and 815 Dewdney Avenue

Recommendation

1. That the application for the closure and sale of a portion of Broder Street, Atkinson Street and Lane as shown on the attached plan of proposed subdivision (Appendix A-3) prepared by M.M. Vanstone, dated March 28, 2017, and legally described as follows, be approved:

“ST/L.13 - Plan AG4178, ST/L.2 - Plan AG4178 & ST/L.14 - Plan AG4178 within NW.1/4 Section 20 TWP.17 - RGE.19 - W.2M. Regina Saskatchewan.”
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

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

RPC17-29 Zoning Amendment Application (17-Z-08) Rezoning from UH to PS - 2501 Anaquod Road (formerly Tower Road)

Recommendation

1. That the application to rezone Block J, Plan No. 102222896 and Block K, Plan No. 102223178 located at 2501 Tower Road from UH - Urban Holding to PS - Public Service, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

RPC17-30 Discretionary Use Application (17-DU-05) Planned Group of Dwellings in R5 Zone 3121 Green Bank Road - The Towns Subdivision

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Dwellings located at proposed Parcel H, Plan No. 102241707 Ext. 0, The Towns Subdivision be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by North Ridge Development Corporation and dated February 21, 2017.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the September 25, 2017 meeting of City Council for approval.

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

RPC17-32 Contract Zone Application (17-CZ-02) Low-rise Apartment Building - 1716
Ottawa Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1716 Ottawa Street, being Lots 36 and 37, Block 291, Plan No. Old 33 from MAC - Major Arterial Commercial Zone to C - Contract Zone be approved and that the Contract Zone Agreement between the City of Regina and the applicant/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 Appendix A-3.1 to A-3.3, prepared by R. Fuller, and dated May 2017.
 - b) Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the Zoning Bylaw.
 - c) The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

ADJOURNMENT

Andre Kroeger moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:07 p.m.

Chairperson

Secretary

October 4, 2017

To: Members
Regina Planning Commission

Re: Discretionary Use Application (17-DU-11) Proposed Licensed Restaurant, 1055 Park Street

RECOMMENDATION

1. That the discretionary use application for a proposed Licensed Restaurant located at 1055 Park Street, being Block E, Plan No. 73R47512, 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 plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Ledcor Construction Limited and dated June 27, 2017, and JMA Architecture Ltd. and dated June 27, 2017.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the October 30, 2017 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop an 80 seat licensed restaurant in a portion of an existing commercial building, located at 1055 Park Street. The property is zoned as IA – Light Industrial Zone, in which a Licensed Restaurant is a discretionary use. The property has recently been under redevelopment and now also accommodates warehouse, industrial offices and retail.

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

BACKGROUND

An application has been received to develop a Licensed Restaurant in the IA – Light Industrial Zone located at the subject property on 1055 Park Street in the Industrial Ross Subdivision.

This application is being considered pursuant to the Zoning Bylaw, the OCP, and *The Planning and Development Act, 2007* (Act).

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on: nature of the proposed site (including its size, shape and proposed size, shape and arrangement of buildings) and certain aspects of site design (such as site access and traffic patterns, landscaping, screening, parking and loading areas), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Development Proposal and Zoning Details

The applicant proposes to develop a Licensed Restaurant in an existing 283.9 m² unit, which is part of a two-storey building at 1055 Park Street in the Industrial Ross Subdivision. A Licensed Restaurant in an IA- Light Industrial Zone is a discretionary use.

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

Land Use Details	Existing	Proposed
Zoning	IA- Light Industrial	IA- Light Industrial
Land Use	Vacant Unit	Licensed Restaurant
Building Area	800 m ²	800 m ² (no change in building area)

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	16 stalls for proposed use	122 stalls on site
Minimum Lot Area (m ²)	500 m ²	1493.23 m ²
Minimum Lot Frontage (m)	15 m	117.31 m
Maximum Building Height (m)	15 m	7.7 m
Gross Floor Area	N/A	5633 m ² (including all buildings on site)
Maximum Floor Area Ratio	1.5	0.39
Maximum Coverage	50%	45.32%

The site is being developed for various industrial/commercial uses. Currently, a fitness club and a liquidation store are operating on site. A night club previously existed on site but has not been in operation for more than two years.

Each commercial unit on the subject property is required to have parking stalls for its use. The site has 122 existing parking stalls and the Administration confirms that the site has capacity to accommodate the required 16 stalls allocated for a restaurant with an 80 seat capacity without adversely impacting the parking requirements of the other uses on site.

The surrounding land uses are light industrial and industrial related retail uses, which will be complimented by the development of the proposed Licensed Restaurant. There are some other restaurants in the vicinity as well.

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

Section D5: Land Use and Built Environment

Goal 4 – Employment Areas

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

- 7.22. Consider establishing additional industrial or commercial land use designations to accommodate a wide range of economic activity.
- 7.24 Within industrial areas, permit supporting services or amenities that complement industrial uses or cater to industrial employees or customers.

This proposed development is consistent with these policies because the proposed Licensed Restaurant caters to the industrial employees or customers and supports the establishment of additional commercial land use to accommodate wide range of economic activity.

Other Implications

None with respect to this report.

Accessibility Implications

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

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	July 31, 2017
Letter sent to immediate property owners	August 1, 2017
Public Open House Held	N/A
Number of Public Comments Sheets Received	1

There was one public comment sheet received on this application which expressed support for the proposal.

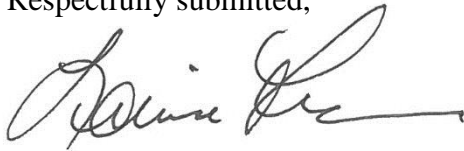
Although there is no community association serving the area of the proposed development, the application was circulated to the Dewdney East Community Association (DECA) as it is the closest applicable community association. The Administration did not receive a response prior to the deadline for submission of this report.

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,

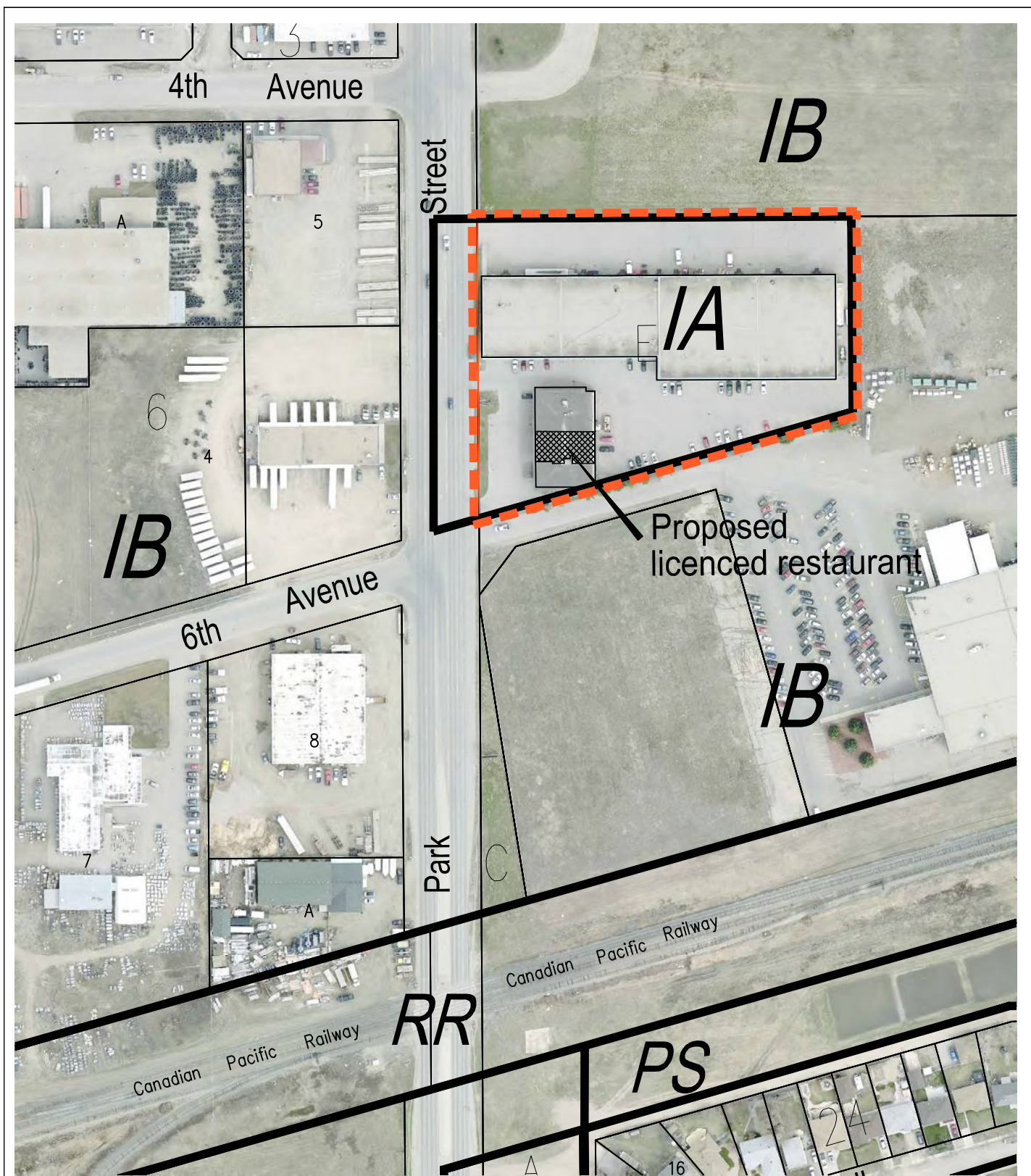


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property

Date of Photography : 2016





Subject Property

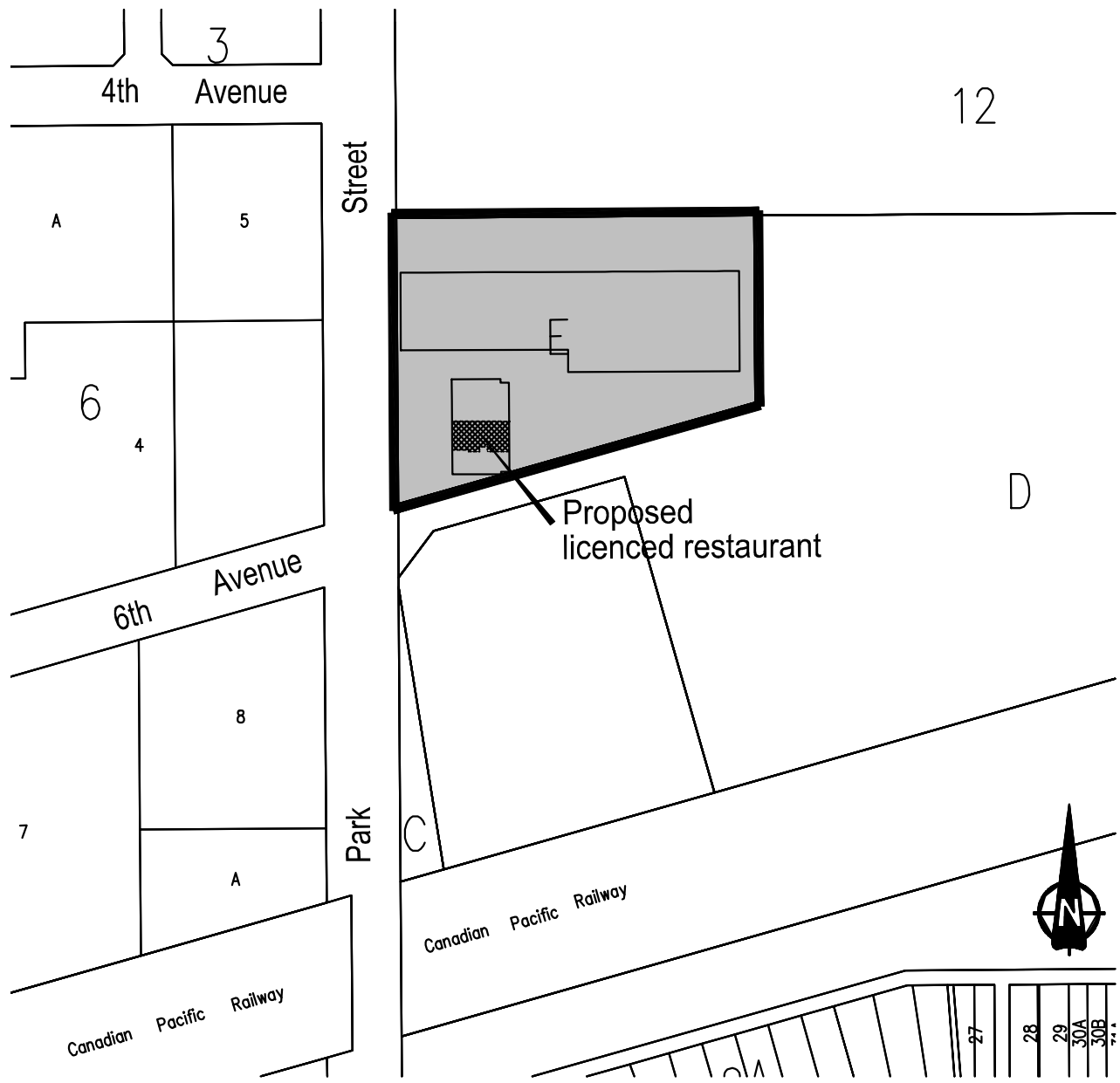
Date of Photography: 2016



Project 17-DU-11

Civic Address/Subdivision 1055 (1005) Park St / Ross Industrial, Part of Block E Plan 73R47512

PROJECT: 17-DU-11





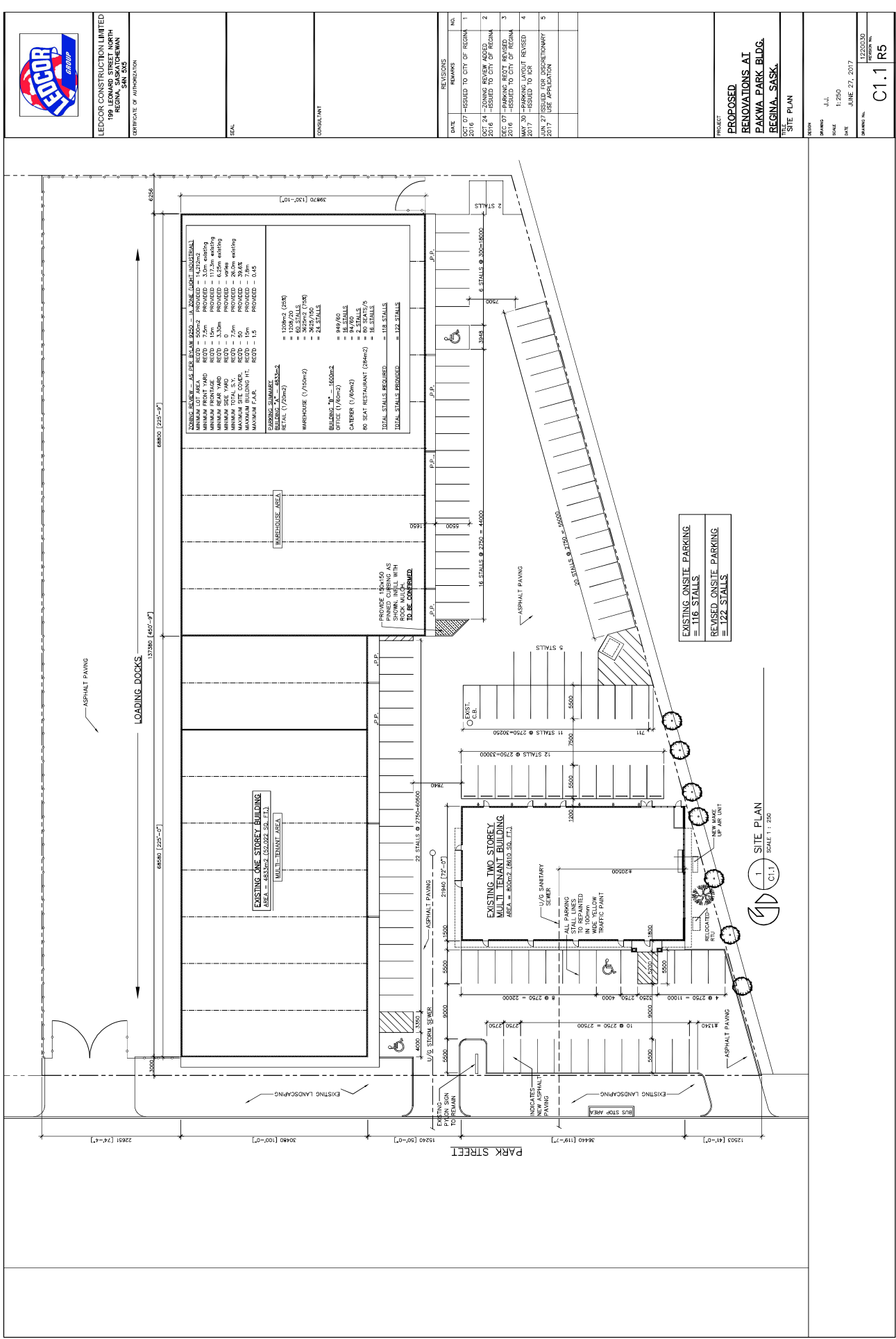
Subject Property

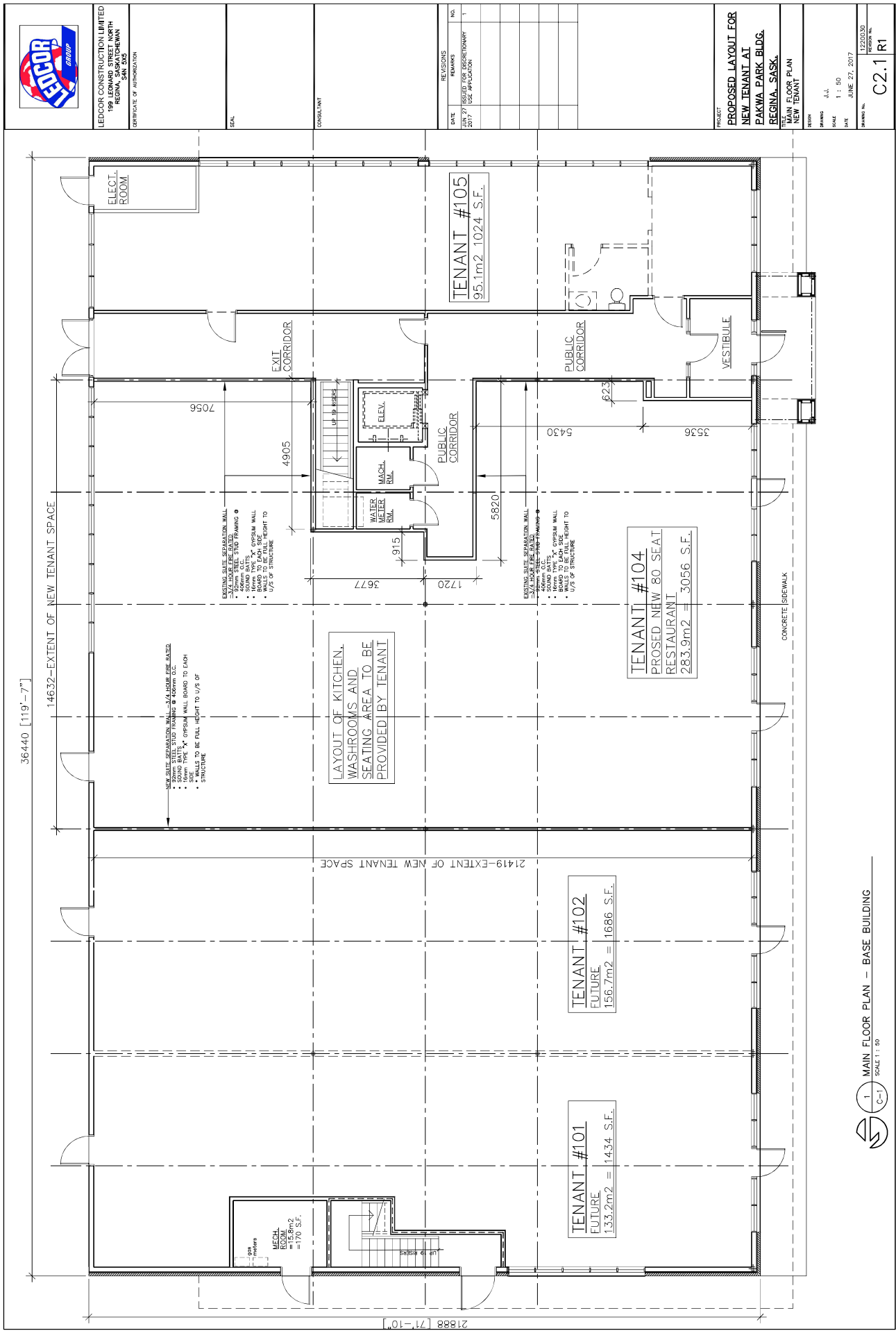
Date of Photography: 2016



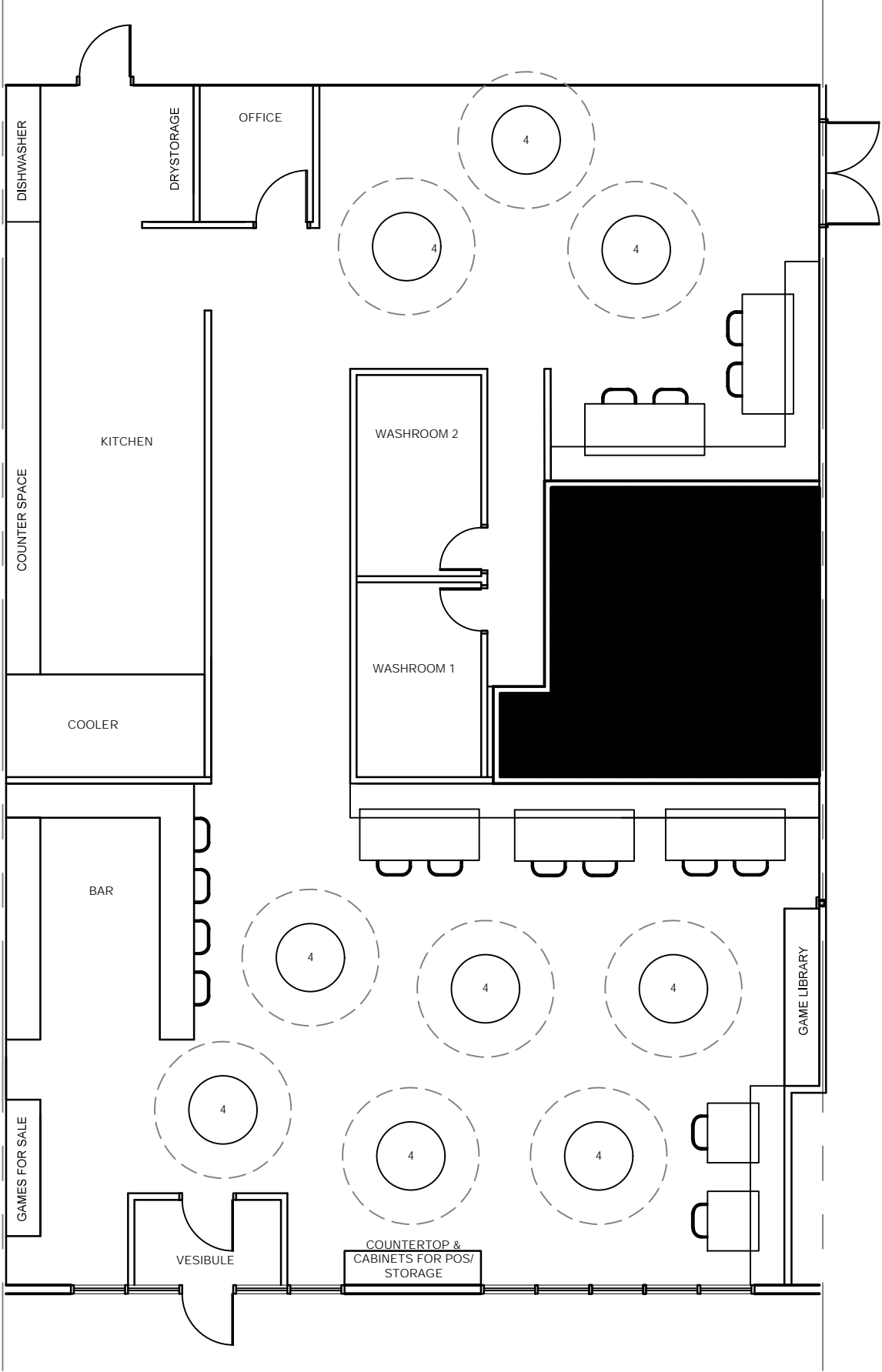
Project 17-DU-11

Civic Address/Subdivision 1055 (1005) Park St / Ross Industrial, Part of Block E Plan 73R47512





APPENDIX A-3.3



October 4, 2017

To: Members
Regina Planning Commission

Re: Zoning Amendment Application (17-Z-12) Rezoning from MS - Mainstreet to I - Institutional and Discretionary Use Application (17-DU-10) Special Care Home and Seniors Assisted Living Apartment - Low Rise 1325 Argyle Street North - Capital Crossing

RECOMMENDATION

1. That the application to Rezone Block 3, Plan 102254891, located at 1325 Argyle Street North, from MS - Mainstreet to I - Institutional, be approved.
2. That the Discretionary Use Application for a proposed Special Care Home and Seniors Assisted Living Apartment - Low Rise, located at 1325 Argyle Street North, be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by CB Two Architects International, Inc. and dated August 25, 2017
 - b) The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 30, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The application to amend the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) from MS – Mainstreet Zone to I – Institutional Zone, at the subject location, is compatible with existing development and uses within the Capital Crossing area of the Hawkstone Neighbourhood. The proposed Zoning Bylaw amendment will accommodate future mixed use development as the I – Institutional Zone allows for a variety of mixed use opportunities.

The applicant proposes to develop one building that accommodates both a Special Care Home and a Seniors Assisted Living Apartment. Both uses are discretionary uses within the I – Institutional Zone and are being considered for the site under one application.

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

BACKGROUND

Applications have been received to rezone the subject property from MS – Mainstreet Zone to I – Institutional Zone and to develop the land with one building containing a Special Care Home component and Seniors Assisted Living Apartments. This property is currently zoned MS - Mainstreet Zone in which a Special Care Home is a prohibited use; however, a Seniors Assisted Living Apartment – Low Rise is a permitted use within the zone. The Applicant is requesting the zoning be amended from MS - Mainstreet Zone to I – Institutional Zone to specifically address and accommodate the Special Care Home.

A Special Care Home and Seniors Assisted Living Apartment – Low Rise are both discretionary uses in the I - Institutional Zone and must comply with the regulations in Subpart 6D.2, of Chapter 6 in the Zoning Bylaw.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007* (Act).

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on: nature of the proposed site (including its size, shape and proposed size, shape and arrangement of buildings) and certain aspects of site design (such as site access and traffic patterns, landscaping, screening, parking and loading areas), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to rezone the subject property from MS – Mainstreet to I – Institutional. The subject property is located in the Capital Crossing area within the Hawkstone Neighbourhood. The purpose of the rezoning, is to allow the applicant to develop one three-storey building (Low Rise) containing Seniors Assisted Living Apartments and a Special Care Home component. The building will be 12,881.94 square metres in size and the existing lot is 14,285.40 square metres in size.

Zoning Amendment

Within the MS - Mainstreet Zone, a Special Care Home is a prohibited use and a Seniors Assisted Living Apartment – Low Rise is a permitted use. The applicant is requesting to rezone from MS - Mainstreet Zone to I – Institutional Zone to specifically accommodate a proposed Special Care Home. With the rezoning to the I – Institutional Zone a Seniors Assisted Living Apartment - Low Rise also becomes a discretionary use and must be approved by City Council.

The proposed zoning amendment is consistent with the Capital Crossing area within the Hawkstone Concept Plan that was approved by City Council in May 2016 (CR17-46) with respect to land use as identified in Appendix A-3.6 of this report. The Concept Plan identifies this location as a “Mixed Use” area.

Discretionary Use

The proposed development is for 51 assisted living units, 54 long term care units and 30 memory long term care units. The 30 memory long term care units are the Special Care Home component of the proposal. A Special Care Home is defined in the Zoning Bylaw as “an institutionalized home providing care for persons requiring nursing care.” Fifty-four parking stalls are proposed for the development which include four barrier free stalls.

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

Land Use Details	Existing	Proposed
Zoning	MS - Mainstreet Zone	I – Institutional Zone
Land Use	Vacant	Special Care Home/Seniors Assisted Living Apartment – Low Rise
Building Floor Area	N/A	(3 storeys) 12,878.03 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	52 stalls	54 stalls provided on site
Minimum Lot Area (m ²)	500 m ²	14,285.40 m ²
Maximum Building Height (m)	15.0 m	12.7 m
Maximum Floor Area Ratio	1.5	0.9
Maximum Coverage (%)	75%	30%

This is the first development proposal considered for the recently approved Capital Crossing area within the Hawkstone Concept Plan. The proposed discretionary use is consistent the approved Concept Plan as it identifies this location as a “Mixed Use” area. Connectivity to the development area has recently been improved as Argyle Street has been connected to the abutting neighbourhood to the south, providing direct access to the Ring Road. The adjacent lands within the Capital Crossing area have not yet been developed; however, the Concept Plan calls for open space to the south and mixed use to the west.

Other surrounding land uses adjacent to the development proposal include lands developed and occupied for high density residential development. This developed area is outside of the Capital Crossing area but within the Hawkstone Neighbourhood. The lands located to the north of the development proposal are vacant lands zoned UH – Urban Holding Zone. These lands do not form part of the Hawkstone Concept Plan area and no secondary plans or concept plans have been approved by the City for this area.

The subject lands are able to be serviced by transit. It was recommended by Regina Transit that Paratransit service be provided for this proposed development, given that the use of the development is a care home. A proposed transit route is identified in Appendix A-3.6 of this

report. The Albert Street Express bus now runs to Rochdale Boulevard via the recently opened Argyle Street extension into the neighbourhood, approximately 250m from the subject property.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject properties will receive 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

The subject property is located within the moderate aquifer sensitivity zone. The proposal is required to comply with the applicable performance standards.

Policy/Strategic Implications

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

Section D5: Land Use and Built Environments

Goal 1 – Complete Neighbourhoods

Enable the development of complete neighbourhoods.

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

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

Section D6: Housing

Goal 1 – Housing Supply and Affordability

Increase the housing supply and improve housing affordability.

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

Goal 4 – Housing for Persons with Specific Needs:

Facilitate choice and integration of housing for persons with specific needs.

- 8.15 Work with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs.

Section D11: Social Development

Goal 5 – Social Inclusion

Ensure that Regina is socially inclusive and strives for social equality regardless of age, ethnicity, religion, income, sexual orientation, ability or family structure.

- 13.20 Support the city's population of seniors and persons with specific needs by:

- 13.20.1 Promoting 'aging in place' within the design of new neighbourhoods.

This proposed development is consistent with these policies because the rezoning of land allows for the consideration of the proposed mixed use residential development which provides opportunities for seniors and those with special memory needs to reside in a vibrant mixed use community adjacent to amenities and park space. The proposed development is consistent with the concept plan, which requires a mixed use development.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required parking stalls (gross parking calculation) to be accessible. The proposed development provides four parking stalls for persons with disabilities, which exceeds the minimum requirements of one parking stall.

The Special Care Home will be required to meet all accessibility requirements, as per the *2010 National Building Code, The Uniform Building and Accessibility Standards Act and Regulations* and the *Building Bylaw 2003-7*.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	August 8, 2017
Will be published in the Leader Post on	October 14 and 21, 2017
Letter sent to immediate property owners	August 23, 2017
Public Open House held	N/A
Number of Public Comments Sheets received	0

A copy of the application was circulated to the Argyle Park/Englewood Community Association (APECA). The Administration attempted contact with the community association following circulation of the proposal, but was not able to obtain comments 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,

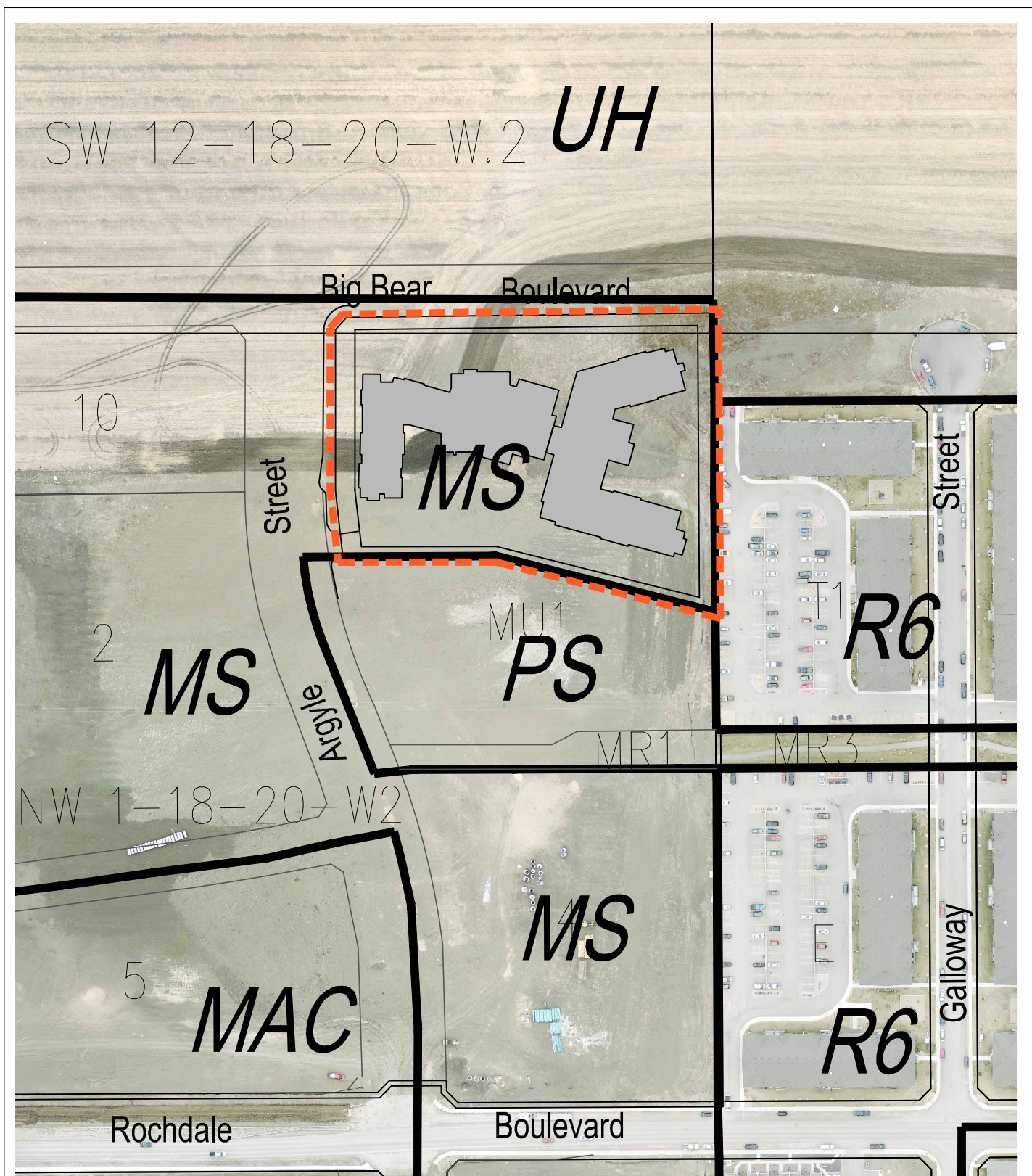


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Date of Photography : 2016



Subject Property: New Proposed Parcel V



Subject Property: New Proposed Parcel V

Date of Photography: 2016



[illegible]

- FUTURE EXTENSION OF BIG BEAR BLVD. -

BIG BEAR BOULEVARD-

NOT FOR CONSTRUCTION

BRIGHTWATER: REGINA
REGINA, SASKATCHEWAN

BRIGHT WATER

SITE PLAN

A1.00

SITE PLAN GENERAL NOTES

1
2
3
4
5
6
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8

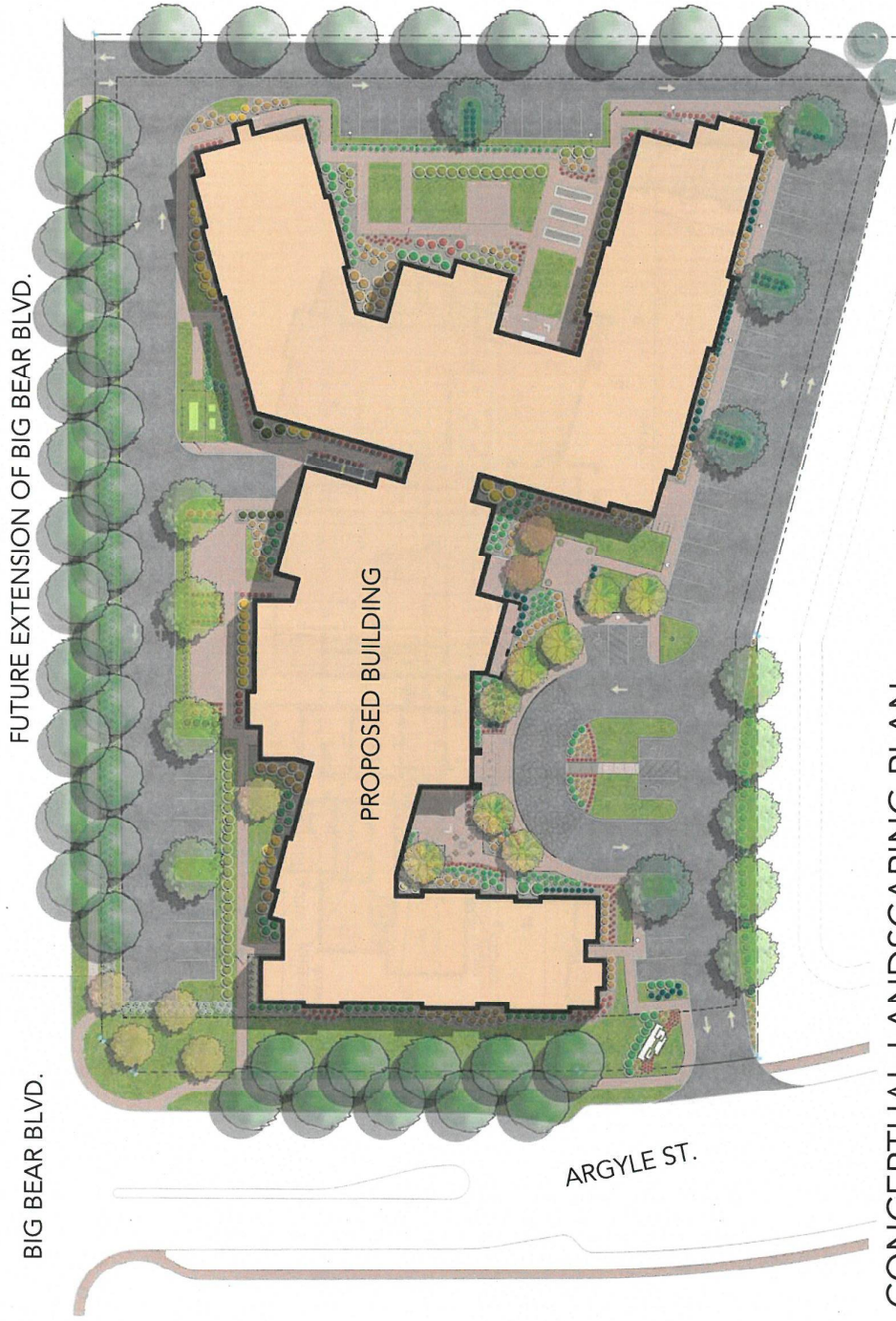
SITE INFORMATION

1. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION CONCERNING PEDESTRIAN WALKS AND PLANTINGS AND THE LOCATION OF THE PLANTING COMMUNITIES.
2. BENTON, MURPHY, AND WATSON, INC. HAS BEEN SELECTED TO PREPARE THE LANDSCAPE ARCHITECTURAL DESIGN.
3. SITE MECHANICAL SHALL BE LOCATED AS SHOWN, AS APPROVED.
4. THE MECHANICAL SHALL BE LOCATED AT LEAST 10 FEET STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
5. PARKING SPACES AND ACCESS ADJACENT SHALL HAVE PARALLEL SLOPES NOT STEEPER THAN 1:20. IN PM 205 N.E.C. PARALLEL SLOPES SHALL BE STEEPER THAN 1:48.
6. ALL WALKMOUNTED UTILITY AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDINGS.
7. ALL WALKMOUNTED UTILITY AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDINGS.
8. COLOR SHALL BE 70% WHITE, 30% GRAY. THE FLAG SHALL BE LIMITED TO 1/4 OF THE POLE HEIGHT.

	NEW CONCRETE DRIVE ECLOGES & STAMPED COLOR TEXTURE	---	PROPERTY LINE
	ARTIFICIAL TURF	---	DOWNSPOUT
	PLANTER	---	DOWNSPOUT
		---	CATCH BASIN PER CIVIL
		---	MANHOLE PER CIVIL
		---	FIRE HYDRANT PER CIVIL
		---	FIRE HYDRANT PER CIVIL
		---	FIRE HYDRANT PER CIVIL
		---	FIRE HYDRANT PER CIVIL
		---	FIRE HYDRANT PER CIVIL

AREA OF PROPERTY (LOT AREA)	153,420 S.F. = 3.52 ACRES
AREA OF BUILDING (FLOOR AREA)	50,600 S.F. = 33.1% COVERAGE
AREA OF PARKING LOT & DRIVE (ILES)	46,148 S.F. = 30.1% COVERAGE
AREA OF LANDSCAPE & OPEN AREA (INCLUDING COURTYARDS & OUTDOOR AREAS)	56,672 S.F. = 36.8% COVERAGE
GROSS AREA OF BUILDING	139,216 S.F.
FLOOR AREA (RATIO/FAR)	0.9
ALLOWABLE FLOOR ZONING "F-1"	1.5

Appendix A-3.1a



CONCEPTUAL LANDSCAPING PLAN

Corner of Argyle St. & Big Bear Blvd.
Regina, Saskatchewan

CB|Two ARCHITECTS
International, Inc.

BRIGHTWATER
SENIOR LIVING

AREA LEGEND



1ST FLOOR PLAN



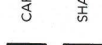

SCALE: 1" = 50'-0"

CBTwo ARCHITECTS
International, Inc.

BRIGHT WATER
SENIOR LIVING

Appendix A-3.3

AREA LEGEND

	CARE OCCUPANCY AREA (B3)		TREATMENT OCCUPANCY AREA (B2)
	SHARED COMMON AREAS (B3)		MEMORY CARE AREA (E2)



2ND FLOOR PLAN

SCALE: 1" = 50'-0"







Corner of Argyle St. & Big Bear Blvd.
Regina, Saskatchewan

CB|Two ARCHITECTS
International, Inc.

BRIGHTWATER
SENIOR LIVING

Appendix A-3.4

AREA LEGEND

	CARE OCCUPANCY AREA (B3)		TREATMENT OCCUPANCY AREA (B2)
	SHARED COMMON AREAS (B3)		MEMORY CARE AREA (B2)



3RD FLOOR PLAN

SCALE: 1" = 50'-0"

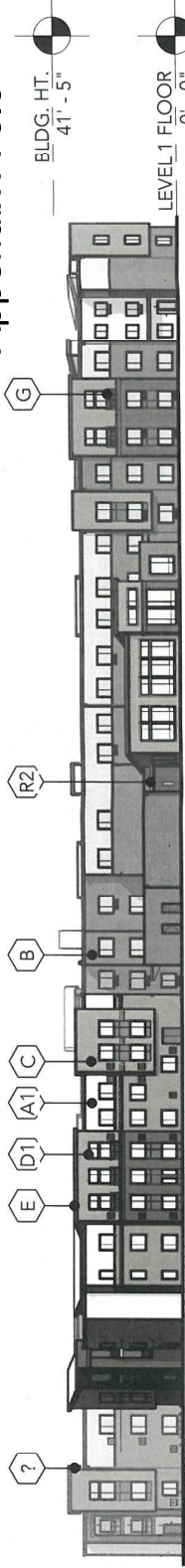


Corner of Argyle St. & Big Bear Blvd.
Regina, Saskatchewan

CBTwo ARCHITECTS
International, Inc.

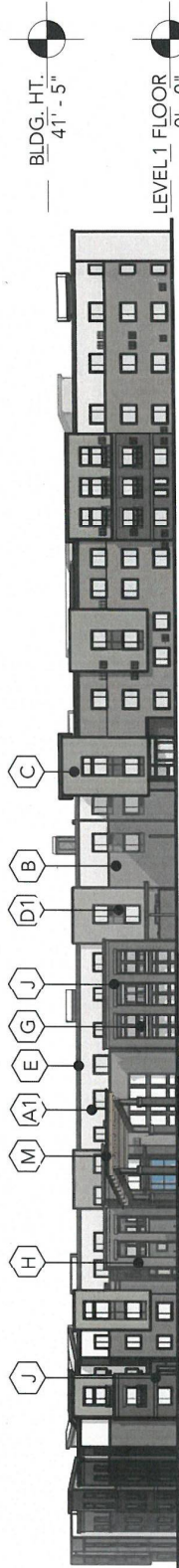
BRIGHTWATER
SENIOR LIVING

Appendix A-3.5



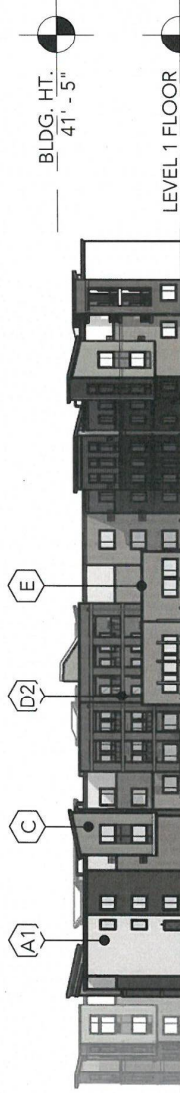
OVERALL EXTERIOR ELEVATION - NORTH

SCALE: 1" = 50'-0"



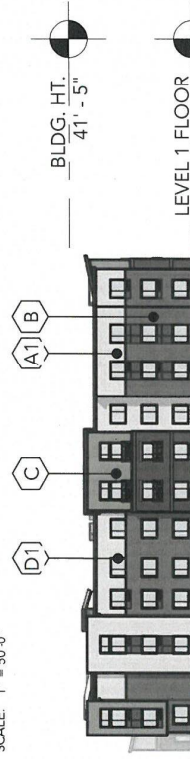
OVERALL EXTERIOR ELEVATION - SOUTH

SCALE: 1" = 50'-0"



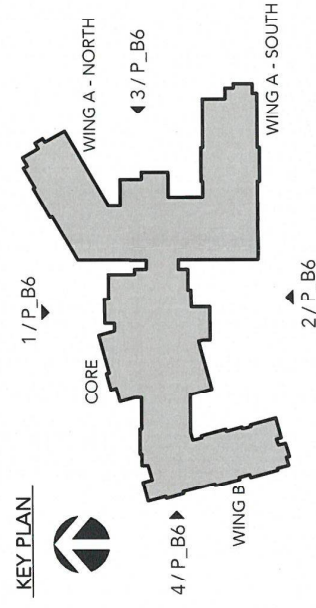
OVERALL EXTERIOR ELEVATION - EAST

SCALE: 1" = 50'-0"



OVERALL EXTERIOR ELEVATION - WEST

SCALE: 1" = 50'-0"



Corner of Argyle St. & Big Bear Blvd.
Regina, Saskatchewan

CBTwo ARCHITECTS
International, Inc.

BRIGHTWATER
SENIOR LIVING

Appendix A-3.6



October 4, 2017

To: Members
Regina Planning Commission

Re: Contract Zone Application (16-CZ-07) Extension of Time Limit for Temporary Parking
Lot 1505 Saskatchewan Drive

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to amend the existing Contract Zone for 1505 Saskatchewan Drive, being Lots 35, 36, 37, 38, 39 & 40 in Block/Par 290, Plan No. Old 33 Ext. 0, to extend the time limit of the contract be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, section 6 (b) of the Contract Zone shall be amended by replacing June 30, 2016 with June 30, 2024.
3. That a landscape plan be submitted, approved by the City of Regina and consistent with perimeter screening requirements of the *Regina Zoning Bylaw No. 9250*. The landscape shall be installed by September 15, 2018.
4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
5. That this report be forwarded to the October 30, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant, the City of Regina's Real Estate Branch, on behalf of the Regina Police Service (RPS), proposes to amend the existing Contract Zone to extend the expiry date for the surface parking lot under the terms of a Contract Zone Agreement. The current approval was valid until June 30, 2016. The proposal would extend the contract until June 30, 2024. RPS has stated that their parking needs continue to grow with increases in employment numbers and no decisions have been made to invest in alternate parking arrangements. RPS is considering all options to meet their long term functional facility needs including parking, which ultimately may include expansion of existing headquarters or development of a new facility at an alternate location. It is expected that this evaluation will continue.

Established *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) policy and the Core Neighbourhood Sustainability Action Plan (CNSAP, non-statutory plan) is inconsistent

with the development of a surface parking lot in this location. Policy directs support for housing, mixed use and other development that enhances the public realm and transforms Saskatchewan Drive into a walkable boulevard with quality landscaping.

The Administration recommends continuation of the Contract Zone with a term limit. This will enable RPS to consider its long term facility requirements in the delivery of their public service to Regina residents. Upon expiry, the lands will revert to their former zoning and there may also be an opportunity to consider redevelopment options of the subject property and surrounding area to align with future planning initiatives, such as corridor plans, neighbourhood plans, or new zoning regulations.

BACKGROUND

An application has been received for contract zoning to accommodate off-site parking on the subject lands located at 1505 Saskatchewan Drive. The subject lands are owned by the City of Regina (City) and are provided to RPS.

Previous to the establishment of the Contract Zone in 2011, the subject property was used as a surface parking lot for daily rent; however, the City has no record of its lawful establishment. The subject lands were part of a contract approved by City Council on May 30, 2011 (Bylaw 2011-31, CR11-60), for the purpose of designating the land as surface parking for the RPS. The contract was approved for a period of five years. Initially RPS requested a 10 year contract; however, City Council granted five years.

The Administration became aware late in 2016 that the term of the Contract Zone had expired. In follow up, the Administration contacted RPS. The Administration discussed options with RPS including ceasing operation or a submission of an application for amendment to the term limit in the Contract Zone. RPS decided to submit an application for extension of the term limit of the Contract Zone Agreement to enable additional time to assess long term facility and parking requirements while continuing to meet the demands for parking of its member work force.

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

DISCUSSION

Regina Police Service Functional Needs

Since the development of its current headquarter facility in the 1970's, RPS has continued to expand to meet its service delivery requirements as the population and geographic footprint of the City of Regina has grown over this timeframe. This has resulted in the need to assess long term facility requirements for the service. The extension of the term of the contract zone will enable RPS to address its functional needs at the current location and time to consider long term facility requirements for delivering its service to Regina residents.

As part of the Board of Police Commissioners Collective Agreement with staff, RPS is required to provide parking for its staff, in addition to accommodating its fleet needs. An architectural study on this issue suggests that the current need is 0.56 parking spaces per staff person at

headquarters, which translates into 322 parking stalls total. The aerial photo in Appendix A-1 shows the parking areas currently owned by the City and leased to RPS to meet their parking obligations. In total, with the 48 stalls accounted for on the subject property there are currently 298 stalls dedicated to RPS staff needs. With approval of the current application, there would still be a deficit of 24 stalls from their overall requirements. Without the approval, there would be a deficit of 72 stalls.

Purpose of Contract Zone

The Contract Zone is necessary, in this case, to allow RPS to continue to occupy the subject property as a surface parking lot. The underlying zone of the property is MAC-Major Arterial Commercial and R4A-Residential Infill Housing. A parking lot is a discretionary use in the MAC zone and prohibited in the R4A zone.

Approving the proposed use on an interim basis would provide RPS with additional time to address longer term facility needs including the possibility of acquiring a new headquarters facility at an alternate location. Upon expiration of the Contract Zone Agreement, the lands will revert to their previous zoning designations, facilitating redevelopment for the range of land uses in those zones.

Site Context Analysis

The site is located at the southwest corner of Saskatchewan Drive and St. John Street, within the Heritage Neighbourhood. Surrounding land uses include current RPS parking lots to the west and northeast; the German Canadian Society parking lot to the south; an undeveloped lot to the north, across Saskatchewan Drive; a single story office building to the northwest; an auto repair shop, and detached dwellings and the German Canadian Society to the east.

According to the 2013-14 Traffic Volumes Map, Saskatchewan Drive accommodates about 20,700 vehicles per day. Much of this volume is commuter traffic, linking residential areas to the east to employment downtown. As shown on Appendix A-1 RPS currently leases three off-site parking lots along Saskatchewan Drive.

In 2008, the Core Neighbourhood Sustainability Action Plan (CNSAP) was created for the community and was later endorsed by Council. Although the plan is non-binding, unlike the OCP, the plan provides strategies and guidance to achieve the goals in the plan. The CNSAP suggests that Saskatchewan Drive be improved as a 'green boulevard' with pedestrian priority, enhanced landscape, live/work and studio housing. As the Heritage Community Association has noted in their response (see Communications section), the presence of surface level parking along Saskatchewan Drive has impaired the development potential of this part of the neighbourhood and does not align with the CNSAP.

In the near term, the City plans to begin work to determine how Saskatchewan Drive and surrounding lands will function to achieve longer term plans, such as the OCP, Transportation Master Plan, as well as existing or future neighbourhood plans. At the end of the proposed term of contract, the City is likely to have a clearer vision of how the subject property will interact with Saskatchewan Drive and surrounding properties.

RPS headquarters and its functional needs, such as parking, has had a major impact and influence on this part of the Heritage neighborhood. This proposal represents the continuation of an interim measure to provide additional time for RPS to assess long-term functional needs in a way that provides longer term certainty on land use in proximity to RPS headquarters. Currently RPS is considering facility options which may include an option to relocate RPS headquarter facility to a new location. If this occurs, the parking lot would no longer be needed and would return to the previous zoning. RPS expects to have made decisions regarding its longer term needs by the end of the term of the Contract Zone. The extension of the term of the agreement enables RPS to continue to meet its functional needs at its current headquarter location in its service to Regina residents while assessing its functional facility needs.

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.

Since the land would be used by the RPS, no formal agreement for lease or payment would be required. The Contract Zone would act as the formal approval of the continued use of the subject property.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal conforms to the following policies contained within Part A of the OCP with respect to:

Section D3: Transportation

Goal 1 – Sustainable Transportation Choices

Offer a range of year-round sustainable transportation choices for all, including a complete streets framework.

- 5.8 Protect and acquire lands that are near or adjacent to transportation rights-of-way necessary to ensure overall connectivity within the transportation network.

Goal 3 – Integrated Transportation and Land-Use Planning

Integrate transportation and land-use planning in order to better facilitate walking, cycling, and transit trips.

- 5.19 Ensure that street design is compatible with the intended land use and built form.

The primary reason for the use of a contract zone as a regulatory tool is to ensure that the approval is temporary. After expiry of the contract zone, it is anticipated that the land use would revert to the underlying zones. However, at that time RPS parking needs or plans may have changed and opportunities may be available to consider the property and the vicinity in a more comprehensive manner that advances the OCP and the CNSAP, or prevailing plans such as corridor and neighbourhood plans or new zoning regulations that may prevail in the future.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	November 23, 2016
Letter sent to immediate property owners	November 9, 2016
Public Open House Held	NA
Number of Public Comments Sheets Received	3

The application was circulated to the Heritage Community Association (HCA). The Community Association does not support the application, commenting as follows:

The Heritage Community Association opposes this application. The RPS is an important partner of ours and we understand that they are in need of more parking spots, but we do not see the continued use of surface-level parking as an ideal use for this lot.

The Heritage neighbourhood, and the areas around this lot in particular, already has an abundance of surface-level parking. Although we understand that there is still a higher demand for parking spots in the inner city than is currently being met, we don't feel that surface-level parking is the answer.

The Core Neighbourhood Sustainability Action Plan supports our position: It encourages "medium-density/ mixed use development along major arterials" (Action 5 under Strategy 3: Establish a Long-Term, Sustainable Housing Strategy). Two of the activities involved in this Action are: "Identify necessary zoning modifications and make amendments that promote medium density mixed-use development" and "Develop a parking strategy for mixed-use inner city development." If this application is declined, and the lot reverts to MAC and R4A, we would prefer to see a commercial, residential, or mixed use building on this property.

The Sustainability Action Plan also encourages us to “Improve Saskatchewan Drive as a ‘green boulevard’ with pedestrian priority, with live/work and studio housing.” A surface-level parking goes against this vision.

In 2010, RPS asked for a 10-year contract and received five years. The current application for eight more years includes a promise to use that time to find a solution to their parking needs. The original five years should have been ample time to investigate and develop a plan. If this contract is extended, we recommend that it is for a maximum two years, with no possibility of renewal after that, and a promise to find an alternate solution to their needs in that time.

In response to the concerns, the Administration met with representatives of the RPS and HCA. The purpose of the meeting was to ensure that both groups mutually understood immediate and longer term concerns. The RPS explained their current challenges related to space and their parking obligations to staff. The HCA reaffirmed their concerns and their long term vision for the area as articulated in the action plan. Both groups understood the current need for the parking lot and the potential for positive outcomes by the end of the contract zone term.

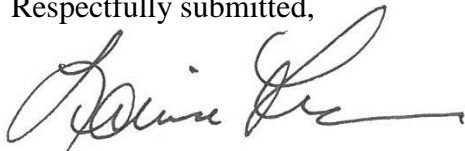
There were two public comment sheets received expressing support for the proposal.

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,

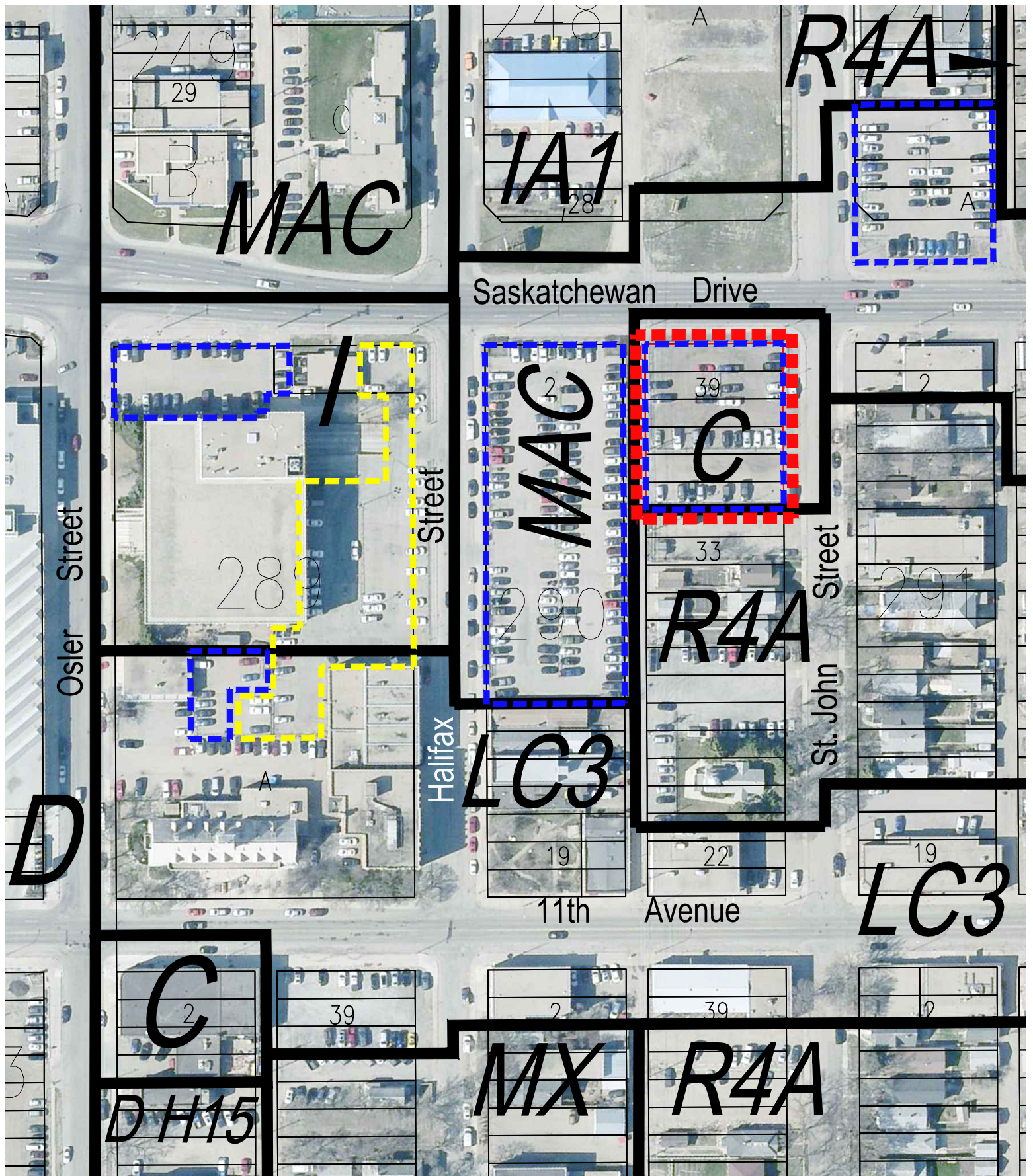


Louise Folk, Director
Development Services


Respectfully submitted,




Diana Hawryluk, Executive Director
City Planning and Development

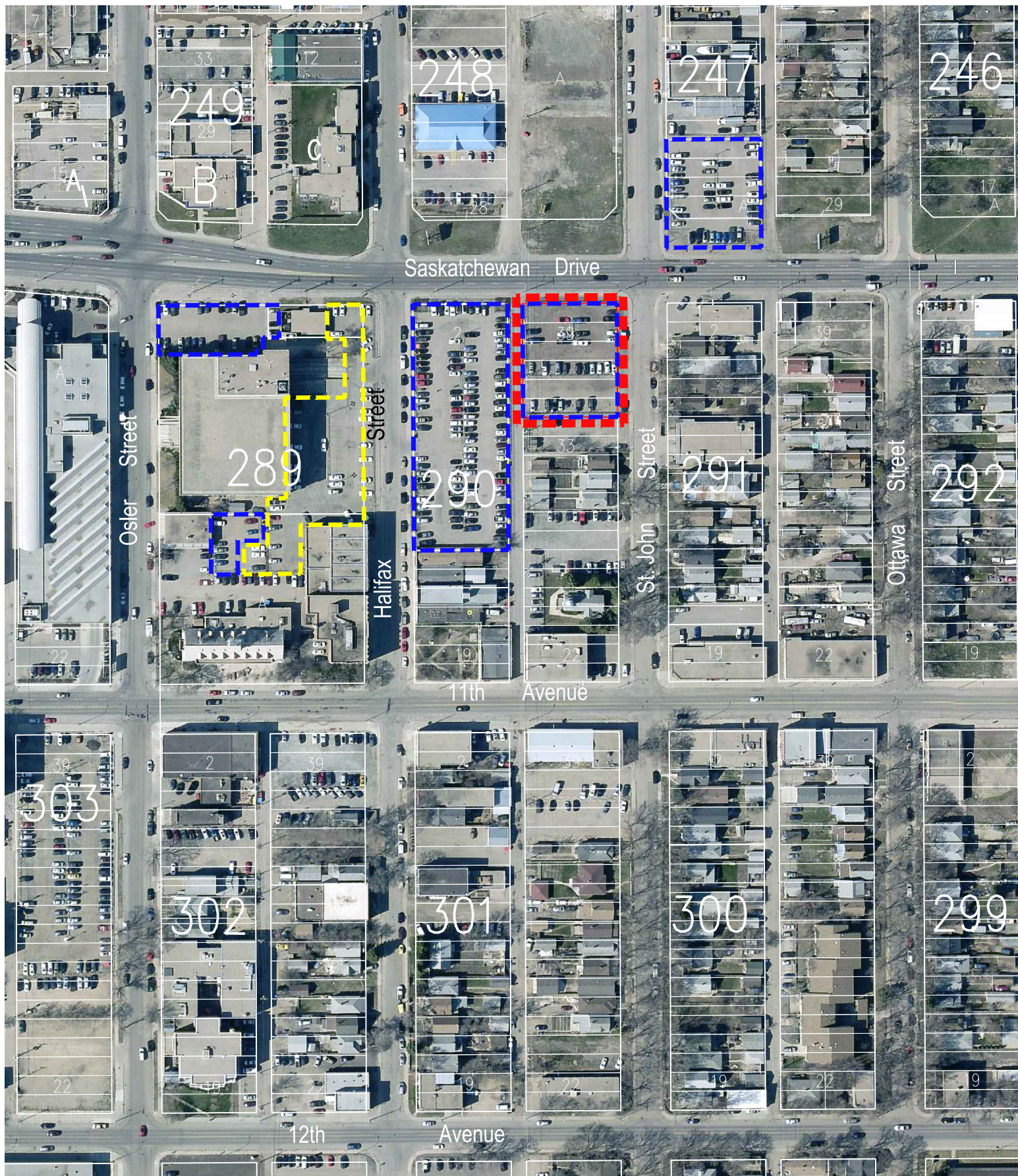


 Employee Parking (298 Spots)

 Subject Property

 Operational Parking (66 Spots)





Employee Parking (298 Spots)

Operational Parking (66 Spots)



Subject Property

Date of Photography: 2014

