



Regina Planning Commission

**Wednesday, March 4, 2020
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Wednesday, March 4, 2020**

Approval of Public Agenda**Adoption of Minutes**

Minutes of the meeting held on February 6, 2020.

Administration Reports

RPC20-6 Discretionary Use Application (PL201900066) - 2150 Anaquod Road

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 2150 Anaquod Road, being Block F1, Plan 10224978, in Aurora Subdivision.
2. Direct Administration to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Bicorp Design Group and dated November 7, 2019.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

RPC20-7 Discretionary Use Application (PL201900060) – 631 E. Victoria Avenue

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 631 E. Victoria Avenue, being Plan DV270 Block 38B Lot 1-5; Plan DV270 Block 38 Lot 36-40 and Plan DV270 Block: X, in Broders



OFFICE OF THE CITY CLERK

Annex Subdivision.

2. Direct Administration to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Howa Architecture and dated November 25, 2019.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

RPC20-8 Zoning Bylaw Amendment Application (PL201900059) Rosewood Park Phase 1, Stage 3

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone lands within the Rosewood Park Concept Plan, specifically Pt. LSD 2 in SE-09-18-20-W2M, shown in Appendix A-3 as follows:
 - a. Proposed Parcel E from UH – Urban Holding Zone to RH – Residential High-Rise Zone.
2. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its March 25, 2020 meeting to allow sufficient time for advertising the required public notice for the respective bylaw.

RPC20-9 Zoning Bylaw Amendment & Discretionary Use Application (PL201900032) Proposed Agriculture Animal Support - 4900 Parliament Avenue

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone 4900 Parliament Avenue, being Parcel A2, Plan 102296066, from ML – Mixed Low-Rise Zone to MH – Mixed High-Rise Zone.



OFFICE OF THE CITY CLERK

2. Approve the discretionary use application for a proposed Agriculture, Animal Support located at 4900 Parliament Avenue, being Parcel A2, Plan 102296066, in the Harbour Landing Neighbourhood.
3. Direct Administration to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with plans attached to this report as Appendix A-3.1 to A-3.2, prepared by Swatt/Miers Architects and dated January 6, 2020.
 - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
4. Direct the City Solicitor to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its March 25, 2020 meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

Adjournment

AT REGINA, SASKATCHEWAN, THURSDAY, FEBRUARY 6, 2020

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor Barbara Young, in the Chair
Councillor Jerry Flegel (Teleconference)
Councillor Andrew Stevens
Frank Bojkovsky
Biplob Das
Cheri Moreau
Tak Pham

Regrets: Adrienne Hagen Lyster
Jacob Sinclair
Steve Tunison
Celeste York

Also in Attendance: Secretary, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development,
Diana Hawryluk
Director, Planning & Development Services, Fred Searle
A/Manager, Development Engineering, Jen Stevenson

APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON

The Secretary called the meeting to order and following nomination procedures for the position of Chairperson, Councillor Barbara Young was declared Chairperson of Regina Planning Commission for 2020.

(Councillor Young took the Chair.)

Following nomination procedures for the position of Vice-Chairperson, Adrienne Hagen Lyster was declared Vice-Chairperson of Regina Planning Commission for 2020.

APPROVAL OF PUBLIC AGENDA

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

ADOPTION OF MINUTES

Councillor Andrew Stevens moved, AND IT WAS RESOLVED, that the minutes for the meeting held on January 8, 2020 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC20-5 Zoning Bylaw Amendment Application (PL201900036) – 1550 Saskatchewan Drive

Recommendation

Regina Planning Commission recommends that City Council:

1. Approve the rezoning and Official Community Plan amendment application from IL – Light Industrial to MH – Mixed High Rise on Lots: 29 To 42, Block: 248, Plan: OLD33, Lots: 4 to 10, Block: 248, Plan: OLD33 and Lot: A, Block: 248, Plan:100299056 at 1525 South Railway Street, 1550 Saskatchewan Drive, 1630 St John Street, 1625 Halifax Street, 1631 Halifax Street and 1647 Halifax Street in the Core Area Neighbourhood.
2. Direct the City Solicitor to prepare the necessary bylaws to amend *The Regina Zoning Bylaw, 2019* and *Design Regina: The Official Community Plan Bylaw No 2013-48* to authorize the amendments as set out in this report.
3. Approve these recommendations at its February 26, 2020 meeting, to allow sufficient time to advertise the required public notice for the respective bylaws.

Frank Bojkovsky moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

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

The meeting adjourned at 4:31 p.m.

Chairperson

Secretary

Discretionary Use Application (PL201900066) - 2150 Anaquod Road

Date	March 4, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-6

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 2150 Anaquod Road, being Block F1, Plan 10224978, in Aurora Subdivision.
2. Direct Administration to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Bicorp Design Group and dated November 7, 2019.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

ISSUE

Reenders Carwash Ltd. (the Applicant), operating on behalf of the current owner, Aurora Retail Corporation, proposes to develop a Car Wash at 2150 Anaquod Road. The subject property is zoned MLM – Mixed Large Market Zone under *Regina Zoning Bylaw No. 2019-19* and was MAC – Major Arterial Commercial under *Regina Zoning Bylaw 9250* (Zoning Bylaw). This application was submitted before the adoption of Regina Zoning Bylaw No. 2019-19 so will be reviewed under the regulations of the Zoning Bylaw where a car wash is a discretionary use. The Car Wash is located within the Aurora Subdivision.

The proposal has been assessed and is deemed to comply with the Zoning Bylaw and *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

IMPACTS

Financial Impacts

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 new, or changes to existing, infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City standards and applicable legal requirements.

Policy/Strategic Impact

The proposed development supports the following OCP goals/ policies:

- Section C, Goal 1, Policy 2.2: Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan.
- Section D10, Goal 1, Policy 12.2: Minimize regulatory barriers to economic growth to the greatest possible extent while balancing the needs and aspirations of all Regina residents, fee-and taxpayers, and the sustainability of the city.

OTHER OPTIONS

Alternative options would be to refer the application back to Administration or deny the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. The applicant will receive written notification of City Council's decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

The Application proposes to develop a Car Wash within the vacant property located at 2150 Anaquod Road.

The proposed development will include the following features:

- A 2,014 square metre building as shown in Appendix A-3.1 to A-3.2 that includes

- three car wash lanes and 27 waiting spaces; and
- Twenty-three parking spaces.

According to the Zoning Bylaw, the Car Wash does not require parking spaces, but does require nine waiting spaces. This development, as proposed, includes 27 waiting spaces; therefore, it exceeds minimum requirements and otherwise conforms with the Zoning Bylaw.

In accordance with the public notice requirements of *The Planning and Development Act, 2007*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. The Arcola East Community Association was contacted but did not respond.

This application is deemed to be in compliance with all applicable policies, height, setbacks, landscaping, site coverage and other regulations, and procedures regarding communications and engagement.

DECISION HISTORY

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

Respectfully submitted,

Respectfully submitted,



Fred Scarle, Director, Planning & Development Services

2/20/2020



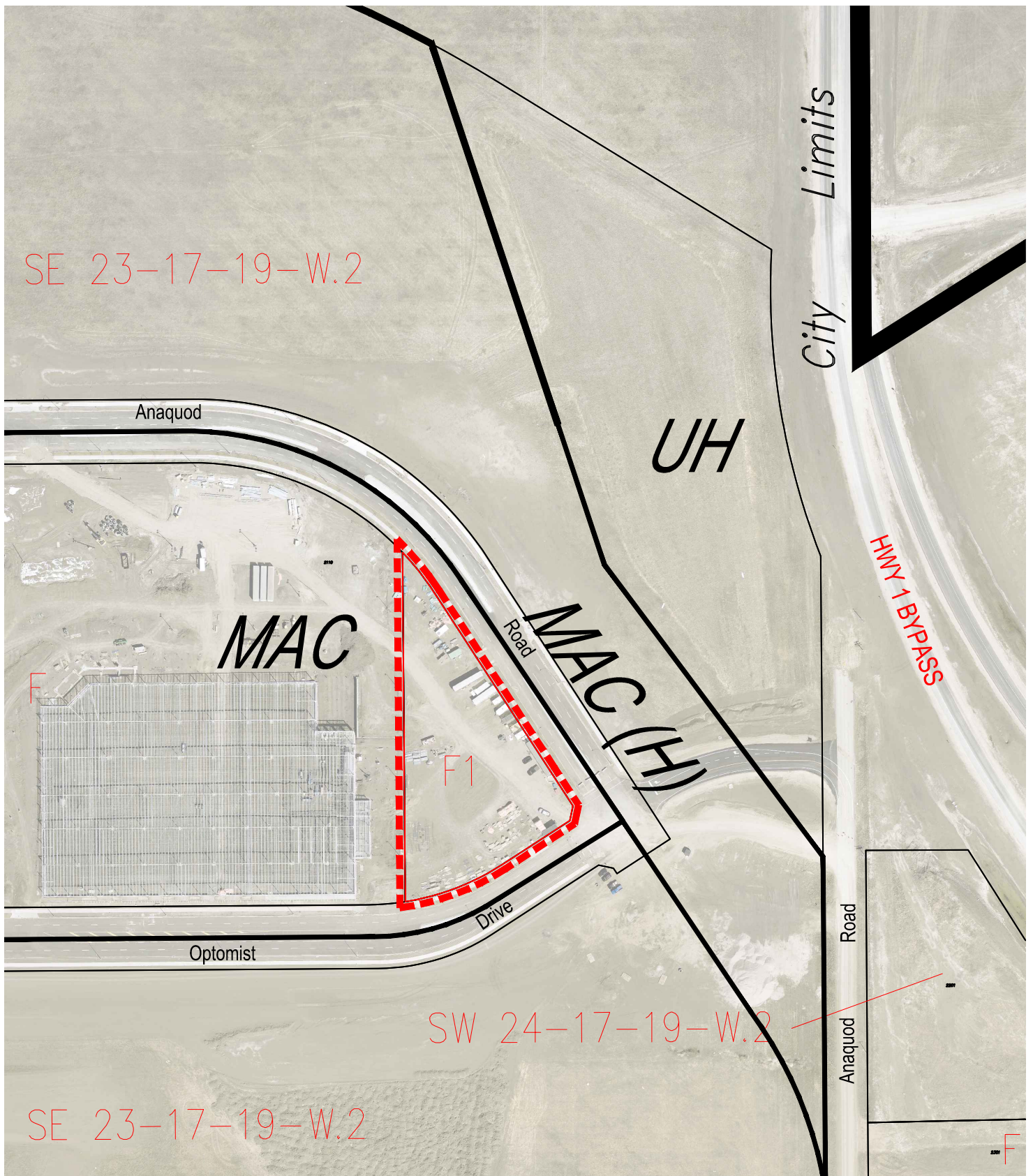
Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/26/2020

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3.1
Appendix A-3.2



Date of Photography : 2018



Subject Property



Project PL201900066

Civic Address/Subdivision

Discretionary Use
2150 Anaquod Road



Subject Property

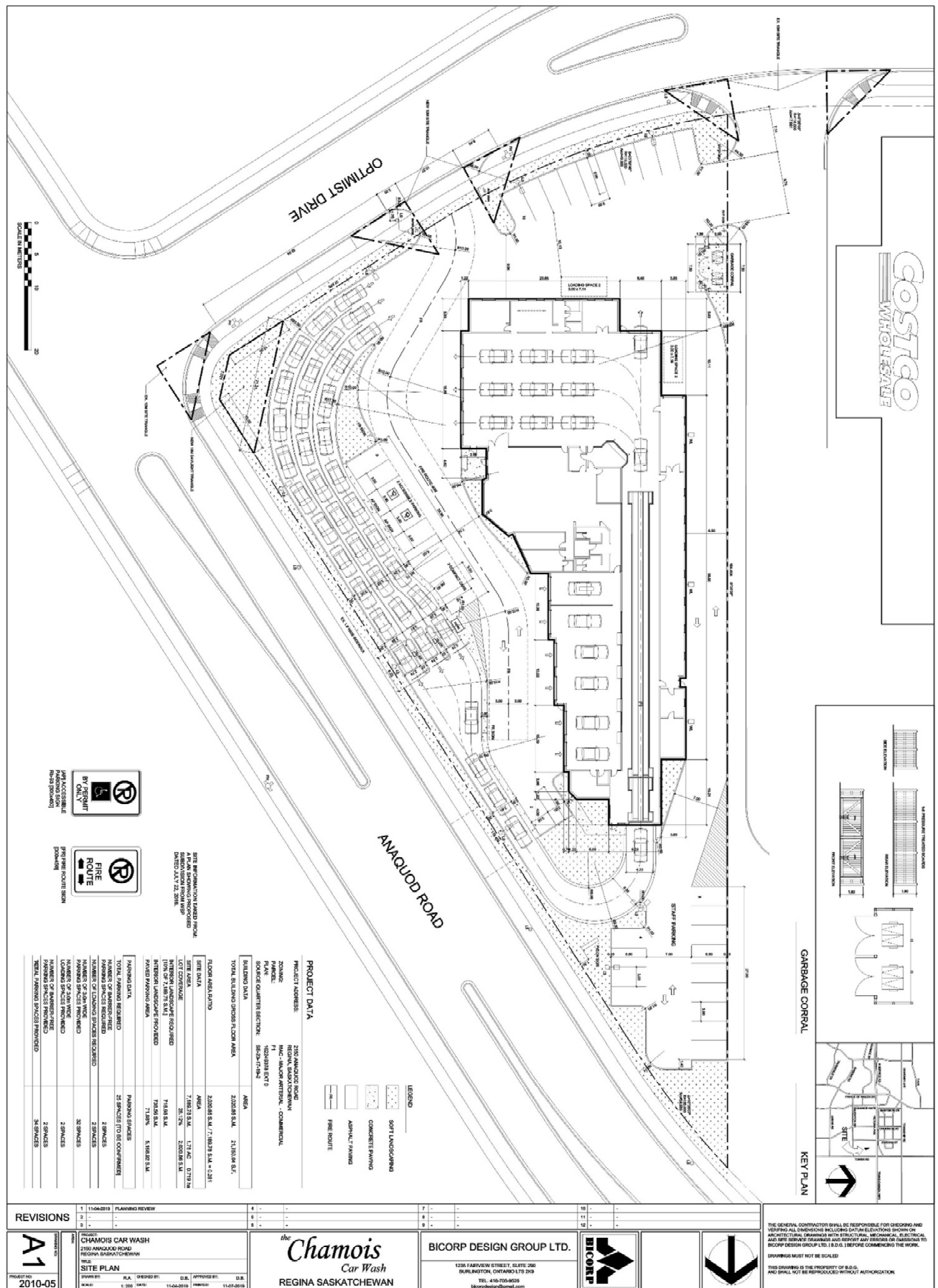
Date of Photography: 2018



Project PL201900066

Civic Address/Subdivision

Discretionary Use
2150 Anaquod Road





Discretionary Use Application (PL201900060) – 631 E. Victoria Avenue

Date	March 4, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-7

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 631 E. Victoria Avenue, being Plan DV270 Block 38B Lot 1-5; Plan DV270 Block 38 Lot 36-40 and Plan DV270 Block: X, in Broders Annex Subdivision.
2. Direct Administration to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Howa Architecture and dated November 25, 2019.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

ISSUE

Mint Smartwash Regina (the Applicant), operating on behalf of the current owner, Payam Dehgani, proposes to develop a Car Wash at 631 E. Victoria Avenue. The subject property is zoned MH – Mixed High-Rise Zone under *Regina Zoning Bylaw No. 2019-19* and was MAC – Major Arterial Commercial under *Regina Zoning Bylaw No. 9250*. This application was submitted before the adoption of *Regina Zoning Bylaw No. 2019-19* so will be reviewed under the regulations of the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). A car wash is a

discretionary use under the former MAC zone. The proposed Car Wash is located within the Broders Annex subdivision.

The proposal has been assessed and is deemed to comply with the Zoning Bylaw and *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

IMPACTS

Financial Impacts

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 new, or changes to existing infrastructure that may be required to directly or indirectly support the proposed development, in accordance with City standards and applicable legal requirements.

Policy/Strategic Impact

The proposed development supports the following OCP goals/ policies:

- Section C, Goal 3, Policy 3.8: Require intensification in built or approved neighbourhoods to be compatible with the existing built form and servicing capacity.
- Section D10, Goal 1, Policy 12.2: Minimize regulatory barriers to economic growth to the greatest possible extent while balancing the needs and aspirations of all Regina residents, fee-and taxpayers, and the sustainability of the city.

OTHER OPTIONS

Alternative options would be to refer the application back to Administration or deny the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. The applicant will receive written notification of City Council's decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

The Application proposes to develop a Car Wash within the vacant property located at 631 E. Victoria Avenue.

The proposed development will include the following features:

- A 594 square metre building as shown in Appendix A-3.1 to A-3.3 that includes a single express car wash lane
- Fifteen parking spaces

According to the Zoning Bylaw, the Car Wash does not require parking spaces, but does require five waiting spaces. This development, as proposed, includes six waiting spaces; therefore, it exceeds minimum requirements of the Zoning Bylaw.

In accordance with the public notice requirements of *The Planning and Development Act, 2007*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. The Al Ritchie Community Association was also contacted but did not respond. A more detailed accounting of the public notice comments is provided in Appendix B.

This application is in compliance with all applicable policies, height, setbacks, landscaping, site coverage and other regulations, and procedures regarding communications and engagement.

DECISION HISTORY

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

Respectfully submitted,



Fred Searles, Director, Planning & Development Services

Respectfully submitted,



2/20/2020

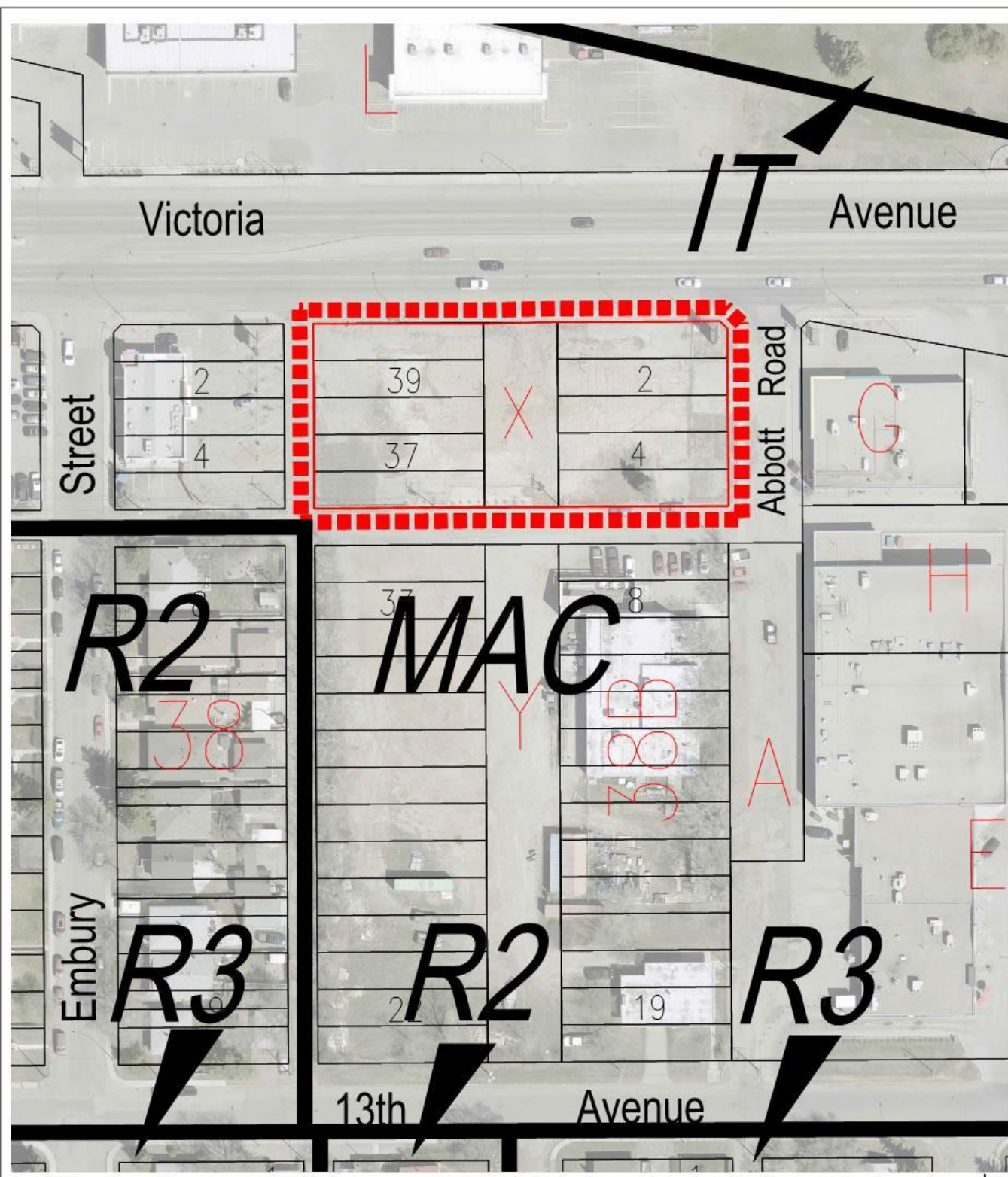
Diana Hawryluk, Executive Director, City Planning & Community Dev.


2/26/2020

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3.1
Appendix A-3.2
Appendix A-3.3
Appendix B



 Subject Property

Date of Photography : 2018





Subject Property

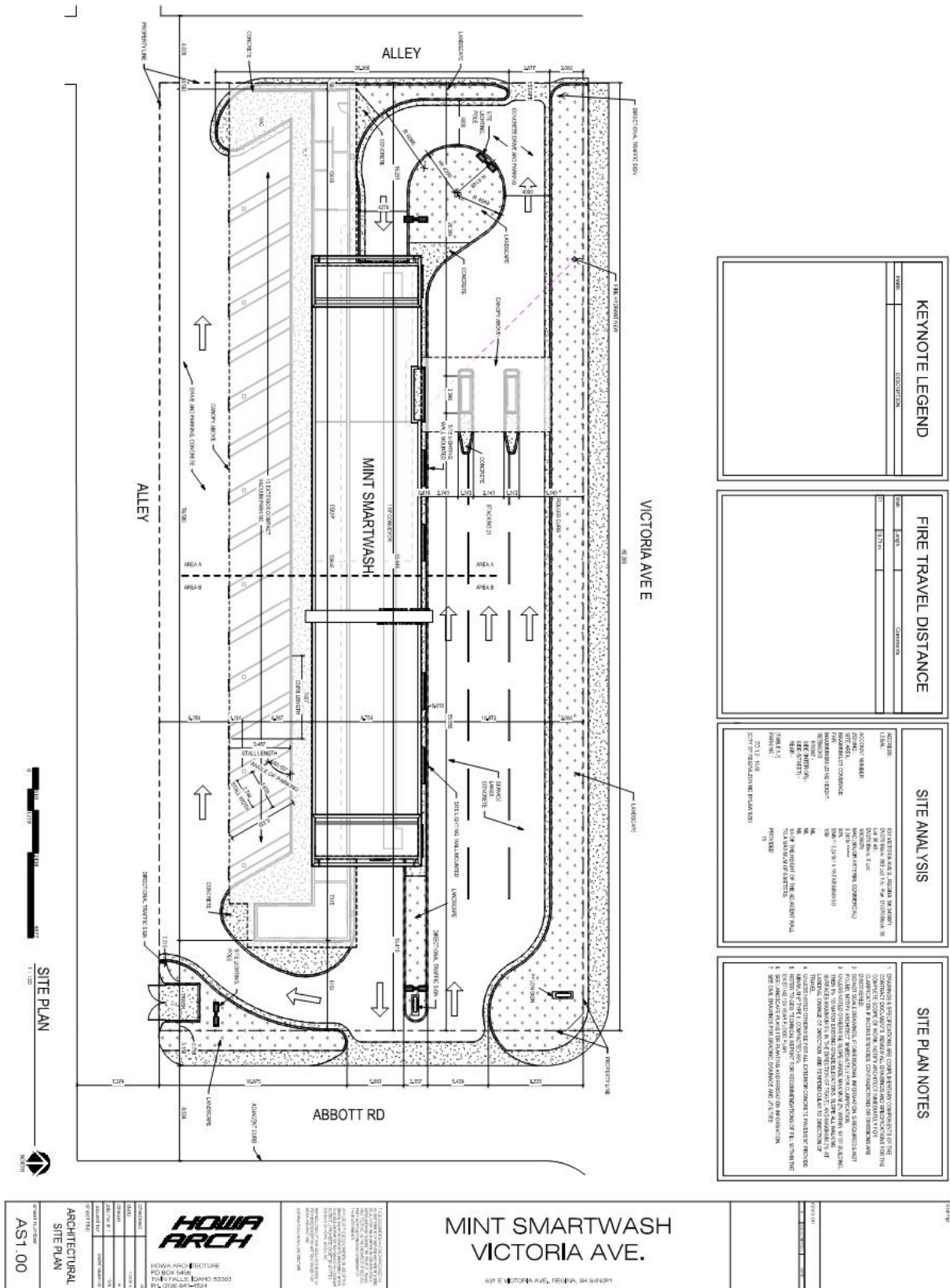
Date of Photography: 2018



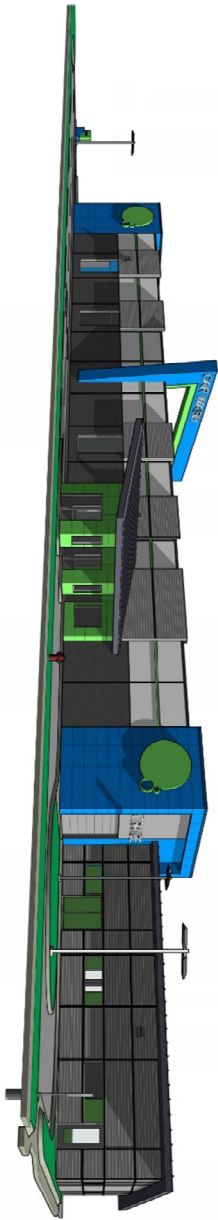
Project PL201900060

Civic Address/Subdivision

631 E. Victoria Avenue



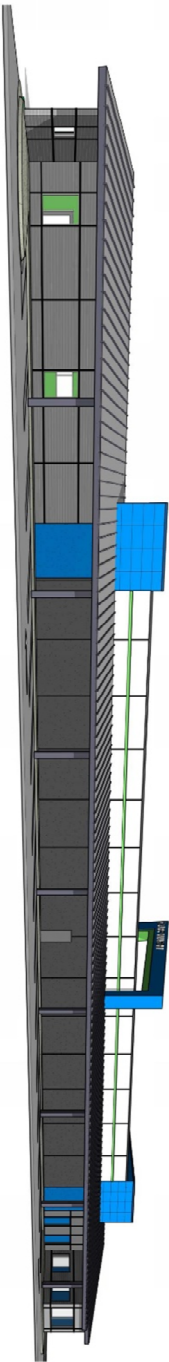
BINDING



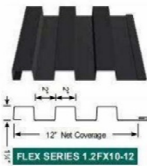
PERSPECTIVE - 1



PERSPECTIVE - 2



PERSPECTIVE - 4



5 METAL PANEL 02 GRAY
1:1.20



4 METAL PANEL 01
1:1.20

631 E VICTORIA AVE., REGINA, SK S4V0P1

MINT SMARTWASH
VICTORIA AVE.

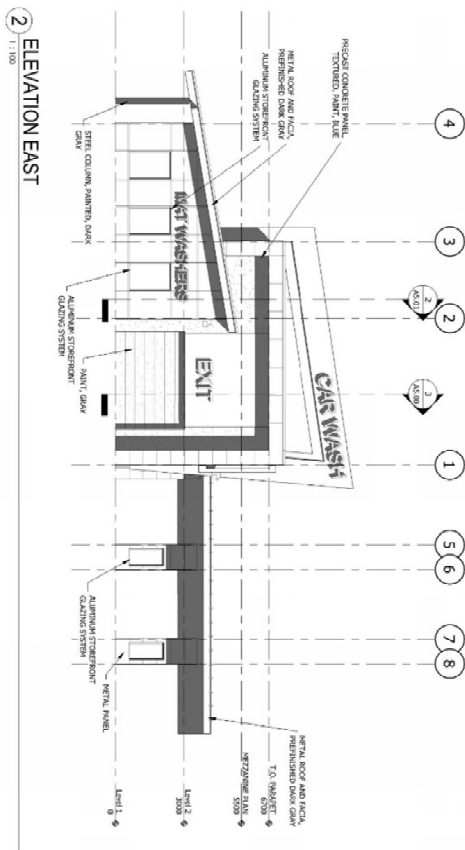
HOWA ARCH

HOWA ARCHITECTURE
PO BOX 8188
TWIN FALLS, IDAHO 83203
PH: (208) 841-6524

PROJECT: MINT SMARTWASH
DATE: 10/1/2020
DRAWN BY: J. H. H. H.
CHECKED BY: J. H. H. H.
SCALE: 1/8" = 1'-0"

PERSPECTIVES A

GX1.01



Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	1	- Access to the alley will increase vehicular traffic behind homes
<i>I support this proposal</i>		

1. Traffic Concerns*Administration's Response:*

This entrance and exit are off Abbott Road. There is an emergency exit along the alley to allow for a user to leave the drive-thru after entering it. It is anticipated that increased traffic on the alley will be negligible.

Zoning Bylaw Amendment Application (PL201900059) Rosewood Park Phase 1, Stage 3

Date	March 4, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-8

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone lands within the Rosewood Park Concept Plan, specifically Pt. LSD 2 in SE-09-18-20-W2M, shown in Appendix A-3 as follows:
 - a. Proposed Parcel E from UH – Urban Holding Zone to RH – Residential High-Rise Zone.
2. Direct the City Solicitor to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. Approve these recommendations at its March 25, 2020 meeting to allow sufficient time for advertising the required public notice for the respective bylaw.

ISSUE

Troika Management Corporation (the Applicant), operating on behalf of the current owners, 101259367 Saskatchewan Limited, proposes to rezone lands within Phase 1, Stage 3 of the Rosewood Park Concept Plan area. This is the third stage of residential development in the Rosewood Park neighbourhood.

The proposal has been assessed and is deemed to comply with *The Regina Zoning Bylaw, 2019* (Zoning Bylaw); *Design Regina: The Official Community Plan Bylaw No. 2013-48*

(OCP); the Coopertown Neighbourhood Plan and the Rosewood Park Concept Plan.

IMPACTS

Financial Impacts

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

Environmental Impacts

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone on land currently subject to agriculture cultivation. The proposal is required to comply with the applicable protection performance standards which are reviewed at building permit phase.

Policy/Strategic Impact

The proposed development supports the following OCP goals/policies:

- Section D5, Goal 1, Policy 7.1 & 7.1.5: Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
 - A diversity of housing types to support residents from a wider range of economic levels, backgrounds and stages of life, including those with specific needs.

OTHER OPTIONS

Alternative options would be to refer the application back to Administration or deny the application.

COMMUNICATIONS

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 a written notification of City Council's decision.

DISCUSSION

The applicant proposes a Zoning Bylaw Amendment to rezone land from UH – Urban Holding Zone to RH – Residential High-Rise Zone. The proposal would accommodate residential development in accordance with the RH – Residential High-Rise Zone.

The proposed Zoning Bylaw Amendment aligns with the approved Rosewood Park Concept Plan (Appendix A-4) as the RH – Residential High-Rise Zone implements the intended Flex Area 1 which is limited to:

- Residential development;
- Recreational development;
- Institutional development; or
- Commercial (vertical mixed-use buildings only) development.

The subject property is located at the intersection of Mapleford Boulevard and Silverleaf Boulevard; immediately adjacent to the Plainsview and St. Nicholas Joint-use School within the Rosewood Park Neighbourhood. The Rosewood Park neighbourhood is being developed and currently consists of a joint-use school (Plainsview School and St. Nicholas School) and a Religious Assembly (Rosewood Park Alliance Church). Lands to the northeast are undeveloped; however, are identified for residential development in accordance with the Rosewood Park Concept Plan (Appendix A-4). Mapleford Boulevard, Silverleaf Boulevard and the intersection of these roads are constructed and operational.

The Rosewood Park Concept Plan (Appendix A-4) establishes a framework for directing land use, development and servicing for a proposed new neighbourhood located in the Coopertown Neighbourhood Plan Area.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to Administration. Appendix A-3 shows the plan of proposed subdivision.

Letters were mailed to immediate property owners in the vicinity, a sign was posted on the site and statutory notice will be published in the *Regina Leader-Post*. The Twin Lakes Community Association was advised of the application. Administration did not receive any comments from the public and therefore no issues were raised through this outreach.

DECISION HISTORY

The Coopertown Neighbourhood Plan was approved by City Council on April 24, 2017 (CR17-37) and the Rosewood Park Concept Plan was approved by City Council on December 18, 2017 (CR17-132).

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

Respectfully submitted,

Respectfully submitted,



Fred Scarle, Director, Planning & Development Services

2/26/2020



Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/26/2020

Prepared by: Pam Ewanishin, City Planner II

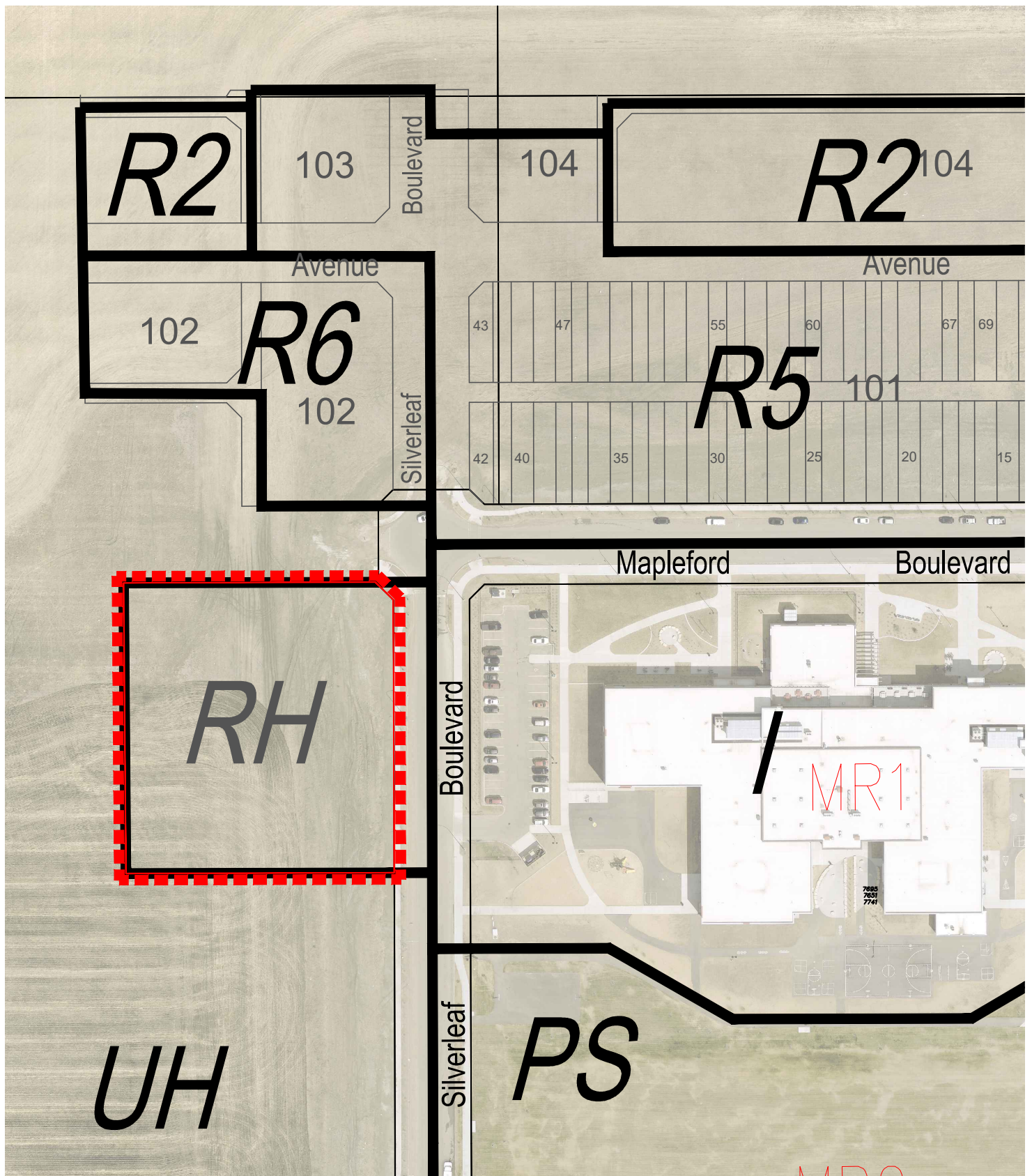
ATTACHMENTS

Appendix A-1

Appendix A-2

Appendix A-3

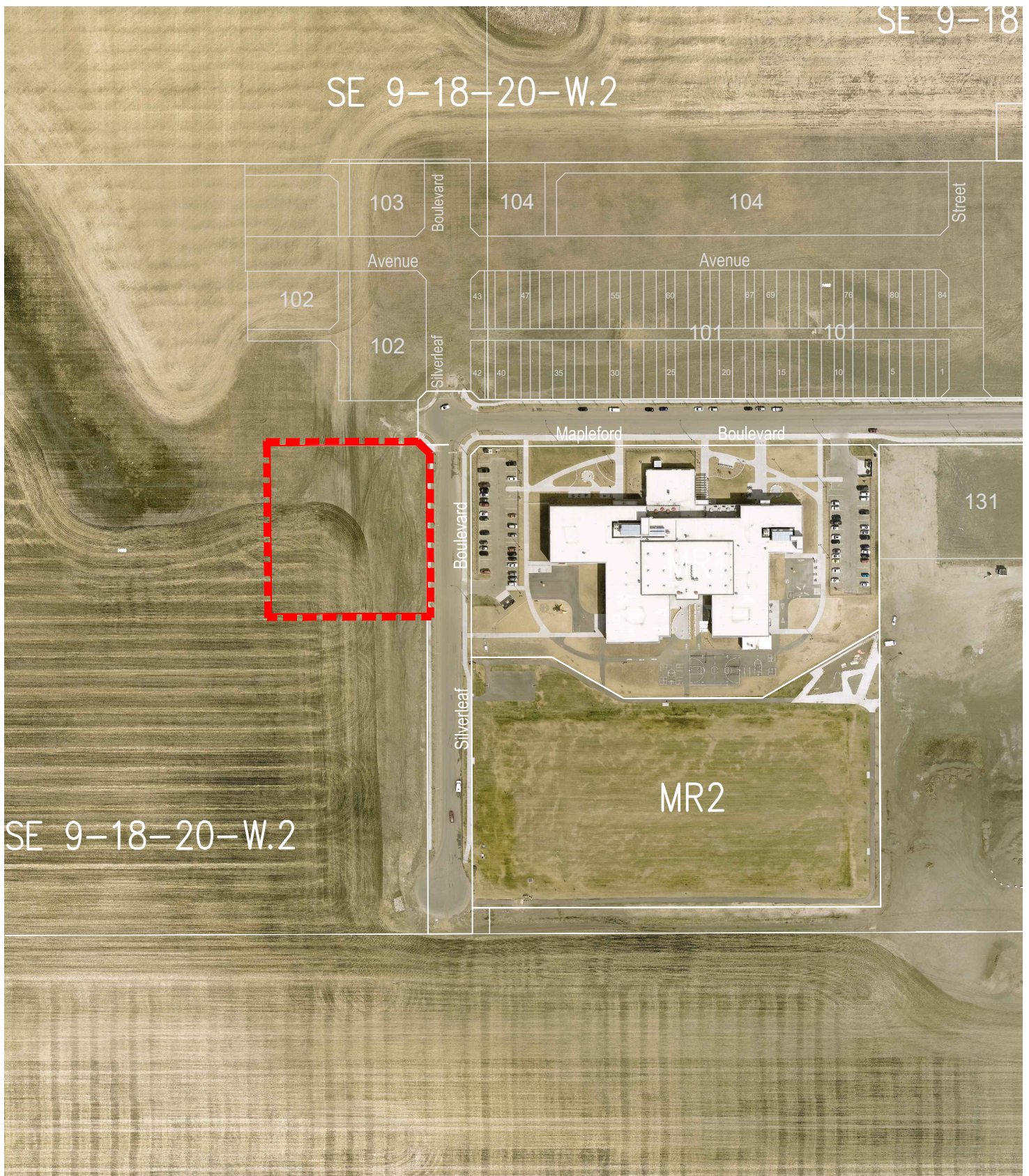
Appendix A-4



Subject Property

Date of Photography : 2018





Subject Property

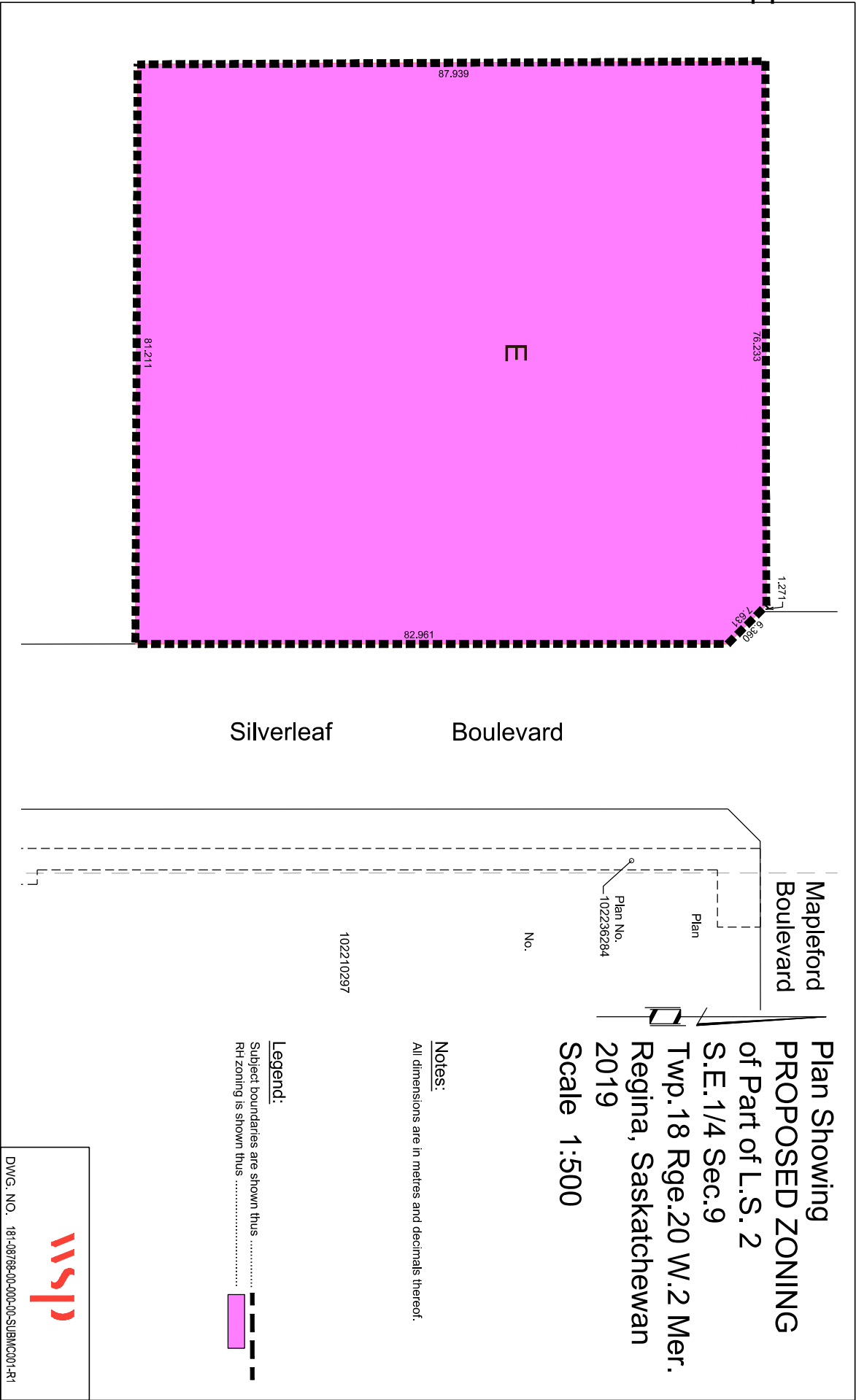
Date of Photography: 2018



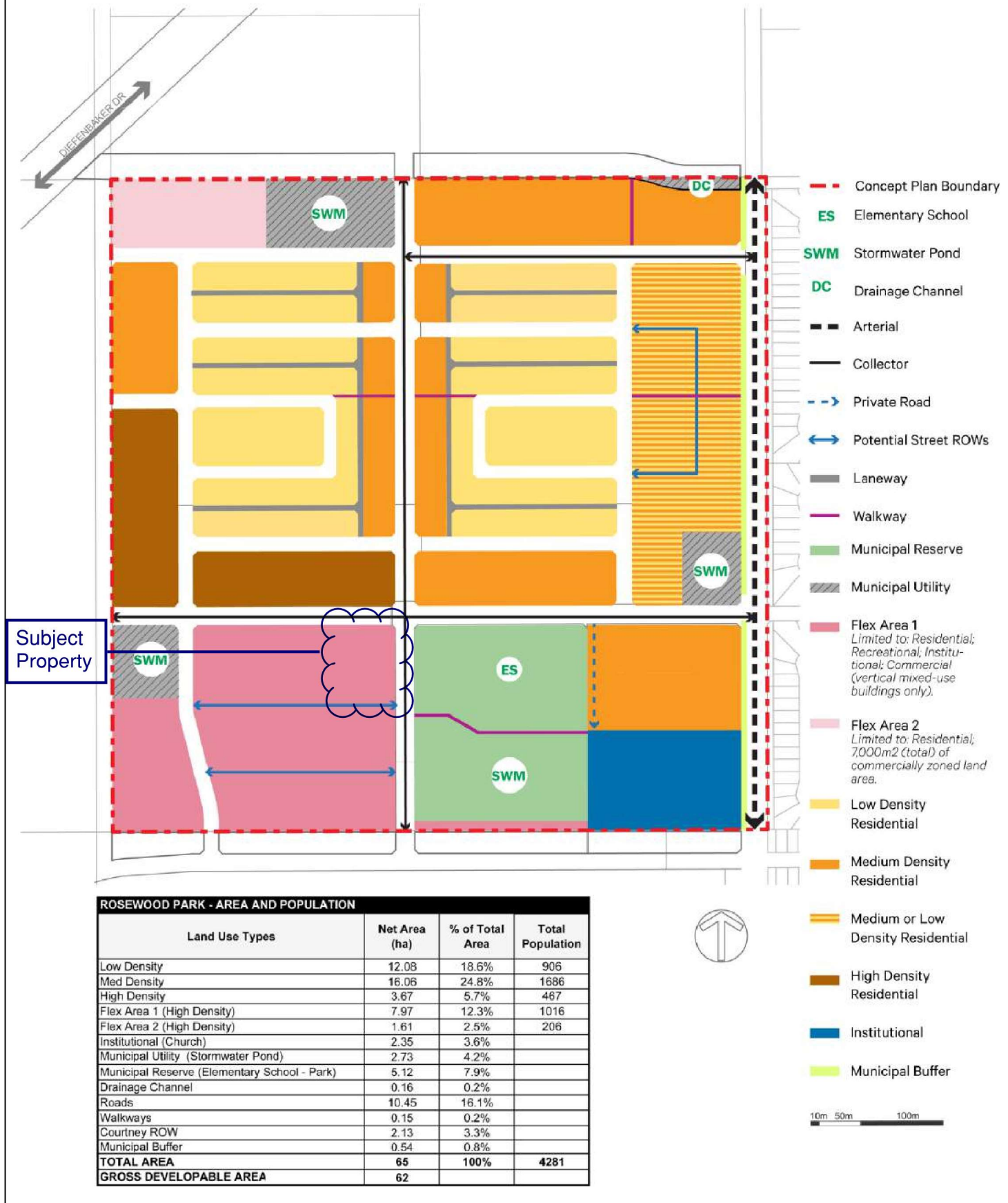
Project PL201900059

Civic Address/Subdivision

Zoning Bylaw Amendment
1400 N. Courtney Street



Rosewood Park Concept Plan – Land-Use Plan



Zoning Bylaw Amendment & Discretionary Use Application (PL201900032) Proposed Agriculture Animal Support - 4900 Parliament Avenue

Date	March 4, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-9

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone 4900 Parliament Avenue, being Parcel A2, Plan 102296066, from ML – Mixed Low-Rise Zone to MH – Mixed High-Rise Zone.
2. Approve the discretionary use application for a proposed Agriculture, Animal Support located at 4900 Parliament Avenue, being Parcel A2, Plan 102296066, in the Harbour Landing Neighbourhood.
3. Direct Administration to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with plans attached to this report as Appendix A-3.1 to A-3.2, prepared by Swatt/Miers Architects and dated January 6, 2020.
 - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
4. Direct the City Solicitor to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
5. Approve these recommendations at its March 25, 2020 meeting, which will allow

sufficient time for advertising of the required public notices for the respective bylaw.

ISSUE

Regina Humane Society Incorporated (the Applicant), operating on behalf of the current owners, Dream Asset Management Corporation proposes to develop an Agriculture Animal Support facility located at 4900 Parliament Avenue (Subject Property). In order to accommodate this development, the Applicant is applying for:

- An amendment to the *Regina Zoning Bylaw, 2019* (Zoning Bylaw) to rezone the land from ML – Mixed Low-Rise Zone to MH – Mixed High-Rise Zone as the proposal is prohibited as a land use within the ML – Mixed Low-Rise Zone if the gross floor area is over 1,000 square metres.
- A discretionary use approval – Agriculture, Animal Support

Agriculture, Animal Support is a discretionary use within the MH – Mixed High-Rise Zone when the gross floor area is more than 500 square metres and is on a lot that does not abut an Industrial Zone. The Agriculture, Animal Support land use is 3,226 square metres of floor area within the building.

The proposal is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the Harbour Landing Concept Plan.

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

IMPACTS

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.

Accessibility Implications

The proposed development provides four parking spaces for persons with disabilities which exceeds the minimum requirement by three parking spaces.

Policy/Strategic Implications

The proposed development supports the following OCP goals / policies:

- Section D5, Goal 4: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

OTHER OPTIONS

Alternative options would be to refer the application back to Administration recommending an alternative Zoning Bylaw solution (e.g. Contract Zone) or deny the application.

COMMUNICATIONS

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 a written notification of City Council's decision. The applicant will receive written notification of City Council's decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

The subject property is located on Parliament Avenue between Harbour Landing Drive and James Hill Road, within the Harbour Landing Neighbourhood, immediately north of Parliament Avenue and south of the Regina International Airport property. The surrounding land uses include an office building to the east, low-density residential to the south, vacant commercial land to the west and vacant lands and the Regina International Airport to the north.

The applicant proposes to develop an "Animal Community Centre" which would include community-oriented classrooms, educational exhibits, animal adoption areas, a veterinary clinic, retail store, administration offices and animal shelter holding and support areas. The principal land use as listed under the Zoning Bylaw for the subject property is Agriculture, Animal Support which would encompass the animal shelter and veterinary clinic uses. The accessory or secondary uses are Service Trade, Personal (grooming), Retail Trade, Shop (retail store) and Institutional, Training (classrooms and education).

An Agriculture, Animal Support land use is not permitted in the existing ML – Mixed Low-Rise Zone if the floor area is over 1,000 square metres including any dedicated outdoor area that is used as part of the business. As such, the applicant proposes to rezone the subject property to MH – Mixed High-Rise Zone, in which an Agriculture, Animal Support over 500 square metres is discretionary. The total floor area for the building is 3,534.5 square metres. There are two dog park areas which are considered as dedicated outdoor area. The accessory uses are all permitted within the MH – Mixed High-Rise Zone.

The proposed development requires 45 parking spaces. The applicant has proposed 60 parking spaces on the site exceeding the minimum requirement by 15 stalls. Access to parking will be provided off Parliament Avenue. The applicant will seek to enter into an agreement to have joint access between the neighbouring lots containing shared driveways.

Letters were mailed to immediate property owners in the vicinity, a sign was posted on the site and statutory notice will be published in the *Regina Leader-Post*. The Harbour Landing Community Association was advised of the application. A more detailed accounting of the public notice comments is provided in Appendix B. The applicant had also submitted 13

letters of support.

The site is suitable for the proposed zoning as it conforms with the Harbour Landing Concept Plan and is located on an arterial road which is also a transit corridor. The subject property is located in the Noise Exposure Forecast and Airport Height Overlay and will require approval from applicable authorities, including Transport Canada and NAV Canada, before a development permit can be issued.

DECISION HISTORY

There have been no previous decisions related to this recommendation.

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

Respectfully submitted,



Fred Scarle, Director, Planning & Development Services

Respectfully submitted,



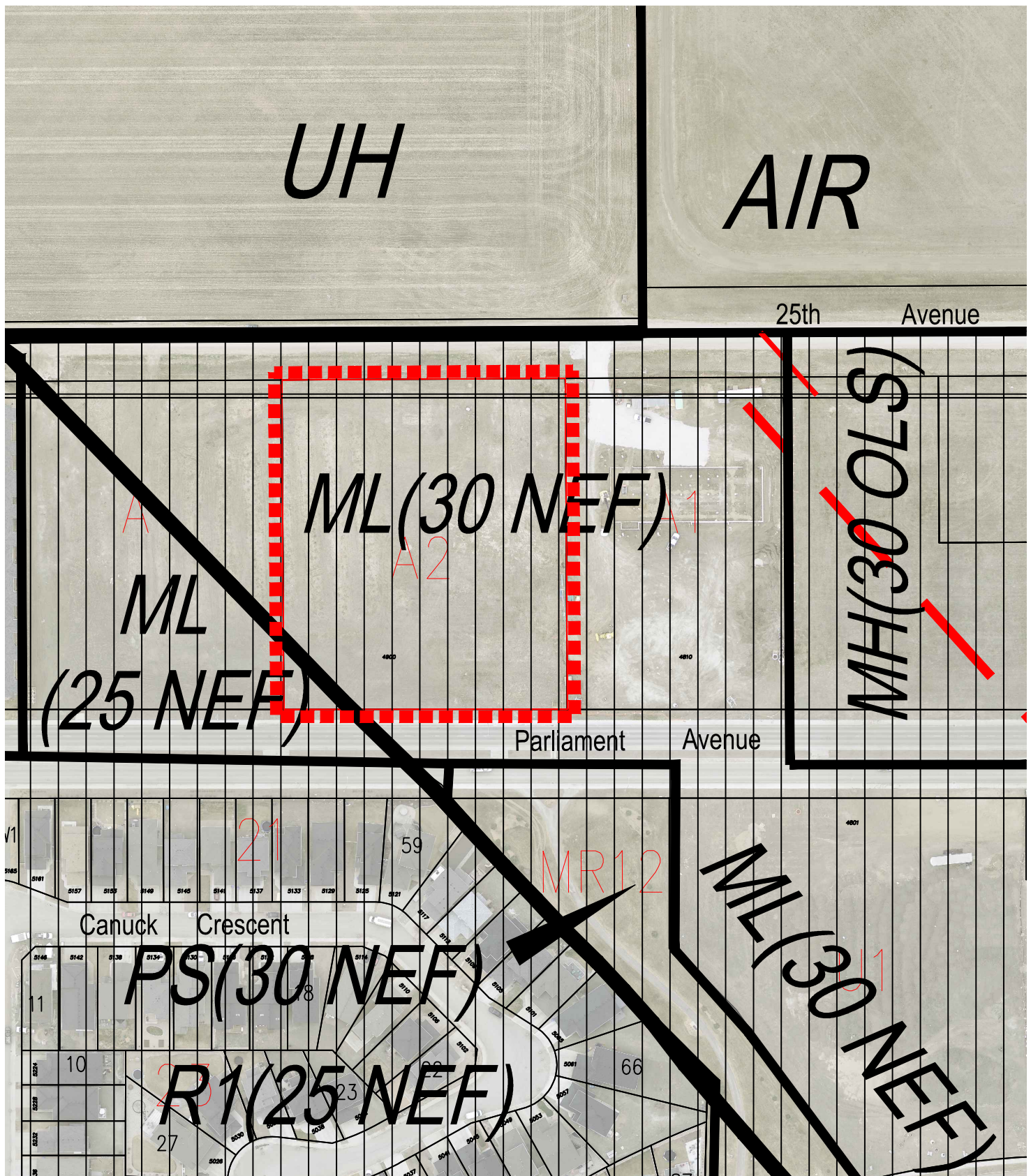
Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/26/2020

Prepared by: Pam Ewanishin, City Planner II

ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3.1
Appendix A-3.2
Appendix A-4
Appendix B



Date of Photography : 2018



Subject Property





Subject Property

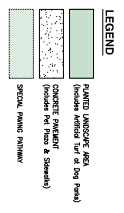
Date of Photography: 2018



Project PL201900032

Civic Address/Subdivision

4900 Parliament Avenue
Parcel A2

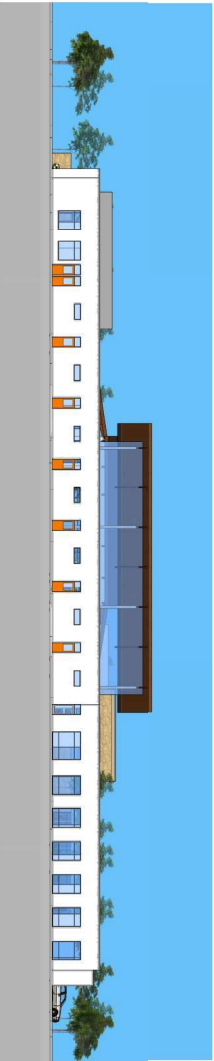




1 SOUTH ELEVATION - PROPOSED



2 WEST ELEVATION - PROPOSED



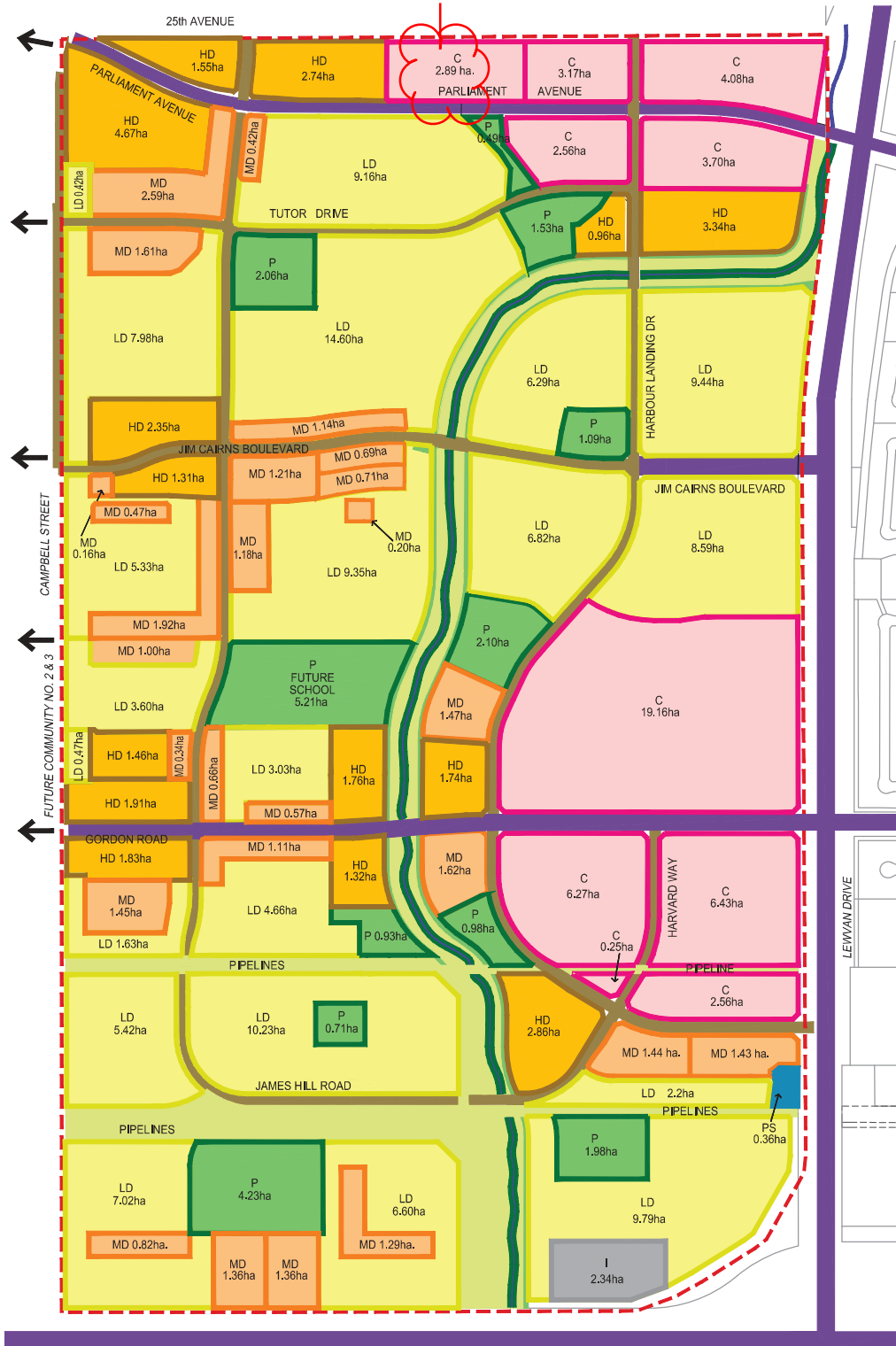
3 NORTH ELEVATION - PROPOSED



4 EAST ELEVATION - PROPOSED

Subject Property

Appendix A-4



LEGEND

1. LAND USE

PROPOSED

- LD Low Density Residential
Up To 25 U/ha
- MD Medium Density Residential
25-50 U/ha
- HD High Density Residential
Over 50 U/ha
- P Park Space/Storm Water
- C Commercial

- ER Environmental Reserve
Pipeline R.O.W.
Storm Channel

- AW Approval Withheld
- PS Public Service
- I Institutional

2. LINEAR AND STRUCTURAL ELEMENTS

- Arterial Roads
- Collector Roads
- Concept Plan Boundaries

3. DEMOGRAPHIC INFORMATION

a) Projected Population	13,079
b) Number of Dwelling Units	
Single Family	2,315
Multi Family	2,777
Total	5,092
c) Projected School Population	
Elementary	1,402
High School	469
Total	1,871

TRANS-CANADA HIGHWAY

SUBMITTED AUG. 13, 2019

1:12500

REVISED AUG. 13, 2019



HARBOUR LANDING CONCEPT PLAN

CONCEPT PLAN

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	<ul style="list-style-type: none"> - Noise level, are animals outdoors for long periods of time or being disruptive after hours? - Public health and appropriateness of these services in residential areas. - Unwanted smells associated with animal services - Increased traffic to the area including evenings and weekends. - Potential for airport noise to disturb animals, perpetuating increase noise levels - Impact on property values
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	4	<ul style="list-style-type: none"> - Must address the traffic flow in this plan. There must be a median break in order to allow left turns out of the parking lot to Parliament East. - There needs to be a plan to allow access and maintenance to 25th Avenue as part of the plan. - There is too much traffic traveling west on Parliament and U-turning at James Hill Road. There is already hundreds of U-turns daily at the corner of James Hill & Parliament. This hundreds of U-turns in a residential development and it just isn't safe to add to the traffic without a plan for the use of 25th Avenue to allow traffic to flow East. - The increasing traffic on Parliament Avenue that this development will bring is extremely problematic unless there is a way to turn left out of that parking lot and 25th Avenue is a useable road. - The location is closer to the community. This gives people the ability to visit for educational purposes - The proposed Regina Humane Society Animal Community Centre will provide a great amenity for the community of Harbour Landing and the City of Regina. Specially the aspects of the community centre class rooms in addition to the dog parks for the project.

1. **Issue Noise**

Applicant's Response:

Animals will not be housed outdoors during the day or evening and will not be outdoors for long periods of time. With regard to noise from the airport the facility is designed to provide acoustic insulation and control both inside and outside the building to support both animal and public well-being.

Administration's Response:

All properties need to abide by the Noise Abatement Bylaw No. 6980 which has regulations in relation to animals.

2. **Issue Public Health**

Applicant's Response:

Advancements in animal care facility design bring people and animals together in healthy, mutually supportive environments. As in other modern animal care facilities, including veterinary clinics, intentionally designed and functionally organized spaces and finishes as well as strict biosecurity protocols safeguard public and animal health.

Administration's Response:

The application was circulated to the Saskatchewan Health Authority and they had no concerns. The Facility will be designed and reviewed in accordance with the National Building Code.

3. **Issue Smell**

Applicant's Response:

Facility design, systems and finishes, including state of the art waste-removal and cleaning technology, will achieve best practice odor control.

Administration's Response:

Any complaints regarding odour would be directed towards the Bylaw Enforcement Branch, where they would inspect to ensure compliance with the *Community Standards Bylaw 2016-2*.

4. **Issue Property Values**

Administration's Response:

Development in established neighbourhoods often generates concerns about the impact on property values. Administration acknowledges that residents have these concerns but is not aware of any evidence that such development will have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance, but will be affected by the perceptions, experiences and resultant actions of individual households, over time.

5. **Issue Traffic**

Administration's Response:

Administration has considered the potential traffic impact of the proposed change. There is sufficient capacity on the adjacent roadways to accommodate the proposed rezoning.

The City will not permit any additional full movement accesses along the Parliament Avenue corridor outside of the two current intersections at James Hill Road and Harbour Landing Drive since it is classified as an arterial road. The main purpose of this corridor is to accommodate a high volume of traffic flow and to minimize conflict points with additional accesses.

Vehicles from the site will have the option of using James Hill Road north to 25th Avenue, south to Tutor Way or completing a U-turn as a means for heading eastbound.

There is an access restriction in place to 25th Avenue as the future function of the roadway has not yet been determined