



REGINA PLANNING COMMISSION

**Wednesday, March 13, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, March 13, 2013**

Approval of Public Agenda

Minutes of the meeting held on February 13, 2013.

Administration Reports

RPC13-18 Application for Zoning Bylaw Amendment (12-Z-18) Hawkstone Phase 3

Recommendation

1. That the application to rezone property located in the Hawkstone subdivision located north of Rochdale Boulevard, as shown on the attached plan of proposed subdivision in Appendix A-3, be APPROVED as follows:
 - a) proposed parcel T1 from partially UH-Urban Holding Zone and partially R6-Residential Multiple Housing Zone to R6-Residential Multiple Housing Zone in entirety, and
 - b) proposed parcel X1 from UH-Urban Holding Zone to R6-Residential Multiple Housing 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 April 8, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

RPC13-19 Application for Discretionary Use (12-DU-34) Proposed Office Building Greater than 2.0 in the D-Downtown Zone – 1800, 1842, and 1850 Hamilton Street

Recommendation

1. That the discretionary use application for a proposed office building greater than Floor Area Ratio (F.A.R.) 2.0 located at 1800, 1842, and 1850 Hamilton Street, being Lots 28-35 inclusive, and 42, Block 306, Old 33 Subdivision, be APPROVED, and that a Development Permit be issued subject to the following conditions:



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- 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 Gibbs Gage Architects and dated December 15, 2012;
 - b) The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;
 - c) The building permit plans shall clearly identify the minimum required parking stalls for persons with disabilities;
 - d) The applicant/owner shall comply with all applicable regulations and standards under *Regina Zoning Bylaw No. 9250*; and
 - e) The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, for the provision of public amenities consistent with Chapter 17 of *Regina Zoning Bylaw No. 9250* and equivalent to the amount of \$517, 626. This agreement shall be executed prior to issuance of a building permit, and shall be registered on title in the City's interest at the applicant/owner's cost.
2. That this report be forwarded to the March 18, 2013 meeting of City Council.

Adjournment