



REGINA PLANNING COMMISSION

**Tuesday, August 13, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Tuesday, August 13, 2013**

Approval of Public Agenda

Minutes of the special and regular meetings held on July 17 and July 31, 2013.

Administration Reports

RPC13-51 Applications for Zoning Bylaw Amendment (13-Z-13) and Discretionary Use (13-DU-17) Proposed Height Overlay and Off-Site Caveated Parking Lot – 1506 Pasqua Street and 4201, 4215, 4217 Dewdney Avenue

Recommendation

1. That the application to rezone Parcel A, Plan No. 102012613 located at 1506 Pasqua Street from MAC - Major Arterial Commercial to MAC.H22, be APPROVED.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot located at 4201, 4215 and 4217 Dewdney Avenue, being Lots 12, 13, 15, 15, 16, Block 3, Plan No. FB2842 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 Raymond S.C. Wan Architect, Inc. and dated April 2013; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-52 Application for Discretionary Use (13-DU-19) Proposed Office Building in OA-Office Area Zone, 4545 Parliament Avenue

Recommendation

1. That the discretionary use application to accommodate Industry Office and Research and Development within a 3774m² building located at 4545 Parliament Avenue, being Parcel W3, Plan No. 102067949, Harbour Landing Subdivision be APPROVED, and



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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 Cassola Koppe and dated June 5, 2013; and
 - b) Visual Screening shall be provided along the south property line, in accordance with Part 15C of the Zoning Bylaw.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
 - d) That the development comply with all Transport Canada Regulations with respect to Aeronautical Obstruction Clearance
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

RPC13-53 Application for Discretionary Use (13-DU-07) - Proposed Expansion of Canadian Tire Store – 2325 Prince of Wales Drive

Recommendation

1. That the discretionary use application for the proposed expansion of an existing retail store located at 2325 Prince of Wales Drive , being Block H Plan No. 101874359 Extension 0, Spruce Meadows 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, A-3.2 and A-3.3 dated March 27, 2013, prepared by Neoteric Architecture; and
 - b) The reduction in the required number of parking stalls by 20% (86 stalls) due to the site's proximity to transit routes be APPROVED, and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

RPC13-54 Application for Zoning Bylaw Amendment (13-Z-14) - 1900 and 1920 McAra Street

Recommendation

1. That the application to rezone part of Lot 3A, Block 84 located at 1900 and 1920 McAra Street from UH (Urban Holding) to IT (Industrial Tuxedo), 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 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



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RPC13-55 Application for Discretionary Use (13-DU-14) Proposed Medical Office over 150m² in the LC3 - Local Commercial Shopping Street Zone 1100 11th Avenue

Recommendation

1. That the discretionary use application for a proposed Medical Office located at 1100 11th Avenue, being Lots 21 and 22, Block 294, Plan No. OLD 33, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.7 inclusive, prepared by KE2 Design and dated March 25, 2013; and
 - 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 August 26, 2013 meeting of City Council.

RPC13-56 Application for Zoning Bylaw Amendment and Discretionary Use (12-Z-16, 12-DU-22) Proposed Townhouse – 1175 Pasqua Street

Recommendation

1. That the application to rezone Lot 7, Block B, Plan FD5230 Ext 0 located at 1175 Pasqua Street from I-Institutional to R4A-Residential Infill Housing, be APPROVED.
2. That the discretionary use application for a proposed Low Rise Apartment located at 1175 Pasqua Street, being Lot 7, Block B, Plan FD5230 Ext 0, Old 33 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Artisan Design Build Ltd. and dated April 2010 and July 20, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 9, 2013 Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



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RPC13-57 Application for Discretionary Use (12-DU-29) – Proposed Apartment, 1863, 1869 and 1873 Rae Street

Recommendation

1. That the discretionary use application for a proposed low-rise apartment building located at 1863, 1869 and 1873 Rae Street, being Lots 33, 57, 58 Block 313 Registered Plan No. 99RA11005 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Altus Geomatics and dated July 2, 2013 and Appendix A-3.2 prepared by DPC Design Planning and Co-ordination Services Co. Ltd. and dated October 2, 2012;
 - b) The applicant shall receive a minor variance which reduces the side yard setback from 2.67 metres to 2.0 metres.
 - c) The landscaping shall comply with the requirements of Chapter 15 Landscaping and Buffer Regulations in *Regina Zoning Bylaw No. 9250*.
 - d) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

RPC13-58 Application for Discretionary Use (13-DU-15) - Proposed Shopping Centre 3435 Quance Street

Recommendation

1. That the discretionary use application for a proposed Shopping Centre located at 3435 Quance, being Lot 34, Block 115, Plan No. 98RA28988, located in the Spruce Meadows 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-3.3 inclusive, prepared by P3A and dated March 25, 2012 and December 14, 2012;
 - 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 August 26, 2013 meeting of City Council.



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RPC13-59 Application for Zoning Bylaw Amendment (13-Z-16) - Rezoning R1 to DCD-5 - 3700 Queens Gate / 3619 Pasqua Street; and Official Community Plan Amendment -Secondary Plan for Lakeview/Albert Park

Recommendation

1. That the application to rezone part of Subdivision Plan No. 1 96R63551, from R1 to DCD-5, located at 3700 Queens Gate, to be consolidated with Parcel L, Plan No. 101897916, located at 3619 Pasqua Street, forming new lot L1, be APPROVED.
2. That the application to redesignate part of Subdivision Plan No. 96R63551 within the Lakeview / Albert Park Secondary Plan, located at 3700 Queens Gate as shown on the attached plan of proposed subdivision (See Attachment 2.1), from b-Residential to a-Office / Institutional, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-60 Proposed Amendments to Regina Zoning Bylaw No. 9250

Recommendation

1. That the proposed housekeeping amendments to *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the housekeeping amendments.
3. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

Adjournment