



REGINA PLANNING COMMISSION

**Wednesday, October 23, 2013
4:00 PM**

Forum, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, October 23, 2013**

Approval of Public Agenda

Minutes of the meeting held on October 2, 2013.

Administration Reports

RPC13-71 Application for Discretionary Use (13-DU-24) - Proposed Planned Group of Apartment Dwellings, Chuka Boulevard and Green Apple Drive, The Greens on Gardiner

Recommendation

1. That the discretionary use application for a proposed Planned Group of Apartment Dwellings located at Chuka Boulevard and Green Apple Drive (Parcel K, being NE-11-17-19 W2) in The Greens on Gardiner 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 Pekarbilt Homes and dated June 9, 2013; and
 - b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250
2. 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.
3. That this report be forwarded to the November 6, 2013 meeting of City Council.

RPC13-72 Application for Discretionary Use (13-DU-26) - Proposed Planned Group of Townhouses, Narcisse Drive – Hawkstone Subdivision

Recommendation

1. That the discretionary use application for a proposed planned group of townhouses located on Parcel R , Hawkstone 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 August 29, 2013; and



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- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. 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.
3. That this report be forwarded to the November 6, 2013 meeting of City Council.

RPC13-73 Application for Zoning Bylaw Amendment (13-Z-23) - Harbour Landing Phase 4-4D, Parcel Q between Parliament Avenue and 25th Avenue

Recommendation

1. That the application to rezone a portion of land between Parliament Avenue and 25th Avenue located in Harbour Landing, proposed Parcel Q from portion of parcel X, Plan No. 101926436) from PS - Public Service to IP - Industrial Prestige, 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 November 25, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-74 Application for Contract Zoning (13-CZ-05) Proposed Parking Lot 1124 Dewdney Avenue East

Recommendation

1. That the application to amend Regina Zoning Bylaw No. 9250 to rezone 1124 Dewdney Avenue East, being Lot 2, Block 5 Plan BE636 Ext.0 from R2-Residential Semi-Detached to C – Contract be DENIED.
2. That this report be forwarded to the November 6, 2013 City Council meeting.

RPC13-75 Applications for Zoning Bylaw Amendment (13-Z-07) and Lane Closure (13-CL-01) – Portion of East-West Lane, Block 204 between Lots 12 and Lot C1435 Lorne Street and 2226 Dewdney Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) That the proposed Lot E located at 2226 Dewdney Avenue (south of existing lane) and comprised of Lots 16, 17, 18, 19, and part of east-west Lane, Block 204, Plan No. OLD33 and Lot C, Block 204, Plan No. 98RA02313, be rezoned from WH – Dewdney Avenue



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Warehouse and IA1 – Light Industrial to WH – Dewdney Avenue Warehouse; and

- (b) That the proposed Lot D located at 1435 Lorne Street (north of existing Lane) and comprised of Lots 11, 12 and part of east-west Lane, Block 204, Plan No. OLD33 retain the current Zoning of IA1 – Light Industrial.
2. That the application for the closure and sale of a portion of the lane described as "all that portion of the east-west Lane in Block 204, Plan OLD33 lying between Lot 12, Plan Old 33 and Lot C, Plan 98RA02313 in Regina, Saskatchewan," as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated December 6, 2012", be APPROVED.
3. That the City Solicitor be directed to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane; and
4. That this report be forwarded to the November 6, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-76 Application for Discretionary Use (13-DU-02) - Proposed Planned Group of Low Rise Apartments, 1060 Dorothy Street

Recommendation

1. That the discretionary use application for a proposed Planned Group of Low Rise Apartments located at 1060 Dorothy Street, being a Portion of Parcel Q, Plan No. 101882370, Normanview West Addition 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 Casola Koppe Architects and dated September 17, 2013 and October 8, 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 November 6, 2013 meeting of City Council.

RPC13-77 Condominium Conversion Policy Amendment

Recommendation

1. That *The City of Regina Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) be amended to:
 - a) increase the CMA Vacancy Rate and Zone Vacancy Rate thresholds that applies to the approval of conversion of properties containing five or more units to three percent or more;



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- b) clarify that a secondary suite is not eligible for conversion to condominium ownership;
 - c) clarify the language requirements for conversions of buildings with 2 to 4 units to encompass the existing number of rental units, not the number of proposed condominium units;
 - d) provide the Development Officer authority to deny condominium conversion applications that do not comply with the requirements established in Bylaw No. 2012-14;
 - e) correct typographical errors through housekeeping amendment.
2. That *The Development Fee Bylaw, No. 2008-66* be amended in a separate report brought to Executive Committee to correct condominium conversion fees as established and approved in Council report (CR12-4) dated January 23, 2012 and that *The Condominium Application Fees Bylaw, No. 2001-100* be repealed.
 3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendments, as described above.
 4. That this report be forwarded to the November 25, 2013 City Council meeting, which will allow sufficient time to advertise the required public notice for the subject bylaw amendment.
 5. That this report be forwarded to the Mayor's Housing Commission for information.

Adjournment