



REGINA PLANNING COMMISSION

**Wednesday, September 2, 2015
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Wednesday, September 2, 2015**

Approval of Public Agenda

Minutes of the meeting held on August 5, 2015.

Administration Reports

RPC15-43 Application For Zoning Bylaw Amendment And Discretionary Use (15-Z-05/15-DU-02) Proposed Car Wash – 3426 Saskatchewan Drive

Recommendation

1. That the DCD 2-Saskatchewan Drive/North Railway Street Direct Control District be amended by adding “car wash” as a discretionary use in Section 9C.3.8(2)(d).
2. That the discretionary use application for a proposed car wash located at 3246 Saskatchewan Drive, being Lot 9, Block B, Plan No. 101136877 Ext. 1, 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-3.1a, 3.2, and 3.3 A-3.3, prepared by KRN Tolentino Architecture Ltd. and dated August 5, 2015;
 - b) The development shall include signage at the access and egress points to the satisfaction of the Director of Development Services that control appropriate vehicle movements; and
 - c) 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 28, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC15-44 Application for Zoning Bylaw Amendment (15-Z-08) - 1650 Winnipeg Street

Recommendation

1. That the application to rezone a portion of Parcel 7, Plan No.100299562 located at 1650 Winnipeg Street (and being the proposed Parcel C



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and D as shown on the proposed plan of subdivision dated January 27, 2015) from IT-Tuxedo Industrial Park to MAC-Major Arterial Commercial, 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 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC15-45 Application For Zoning Bylaw Amendment And Discretionary Use (15-Z-13/15-DU-11) - Proposed Medical Clinic
– 400 Dewdney Avenue

Recommendation

- 1 That the IA-Light Industrial Zone and the IT-Industrial Tuxedo Park Zone be amended to identify the land use “Medical Clinic” as a discretionary use in Table 5.3: Table of Land Uses-Industrial Zones.
2. That the discretionary use application for a proposed Medical Clinic located at 400 Dewdney Avenue, Innismore 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, prepared by Tilbury Design, dated December 2011; along with Appendix A-3.2; 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 meeting of City Council.

RPC15-46 Application For Contract Zoning (15-CZ-1) Proposed Temporary Surface Parking Lot

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095 from D-Downtown to C-Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to Recommendation 1, the proposed contract zone agreement shall include the following terms:



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- a. The property shall be permitted to operate as a temporary surface parking lot or construction staging area for three years from the date of City Council's approval;
 - b. The parking lot shall meet all standards for "parking lot, paved" except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Development Services;
 - ii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - c. The development shall conform to the attached plan A-1, prepared by MGM Patisson, and dated June 17, 2015, Appendix A-3;
 - d. A wood fence of at least 1.0m to 1.2m shall be constructed along the Lorne Street property line;
 - e. Signage on the subject property shall comply with the development standards for the D-Downtown Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - g. 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 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC15-47 Application for Lane Closure (15-CL-07)
- Lane Adjacent To 1700 Zinkhan Street

Recommendation

1. That the application for the closure and sale of a lane right-of-way adjacent to 1700 Zinkhan Street as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin, S.L.S. of Midwest Surveys Inc., dated March 27, 2015 and legally described as "Reg. Plan No. 73R44906 NE ¼ SEC 23, TWP 17, RGE 19, W2M" be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.



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3. That this report be forwarded to the September 28, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-48 Park Naming - Hopson

Recommendation

1. That Hawkstone MR-2 (3100 Rochdale Boulevard) be named Hopson Park; and
2. That this report be forwarded to the September 28, 2015 meeting of City Council.

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RPC15-49 Application For Discretionary Use (15-DU-09)
- Proposed Restaurant – 3934 Dewdney Avenue

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 3934 Dewdney Avenue, being Lots 6, 7, 8, 9, Block 221, Plan No. DV4404 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 KRN Design and dated October 22, 2012, and Appendix A-3.2, prepared by Walker Projects and dated April 16, 2015 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 meeting of City Council for consideration.

RPC15-50 Application For Discretionary Use (15-DU-10) Proposed
Restaurant - 302 University Park Drive (Unit 4)
– Gardiner Park Shopping Centre

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (Unit 4), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner Park 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



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- report as Appendix A-3.1, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; 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 meeting of City Council for consideration.

RPC15-51 Application For Discretionary Use (15-DU-12) Proposed Restaurant
- 302 University Park Drive (Portion of Unit 6) – Gardiner Park
Shopping Centre

Recommendation

1. That the discretionary use application for a proposed Restaurant located at 302 University Park Drive (portion of Unit 6), being Parcel K, Plan No. 87R66186 Ext 1 Gardiner Park 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 and A-3.2 inclusive, prepared by Pattison MGM Architectural Services Ltd. and dated April 30, 2014, and the interior plan for the restaurant in Appendix A-3.2; 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 meeting of City Council for consideration.

RPC15-52 Application For Zoning Bylaw Amendment (15-Z-14)
- Rosewood Park School Site

Recommendation

1. That *Regina Zoning Bylaw No. 9250* be amended by rezoning the following parcels within LSD 1 and LSD 2, SE $\frac{1}{4}$ 9-18-20-W2M from UH-Urban Holding Zone:
 - a) Proposed MR1 to I - Institutional
 - b) Proposed MU1, MU2, and MR2 to PS – Public Service
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 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.



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RPC15-53 Application for Closure (15-CL-13) – Portion of Eastgate Drive Right-of-Way Between Eastgate Drive and Coleman Crescent

Recommendation

1. That the application for the closure of a portion of Eastgate Drive Right-of-Way between Eastgate Drive and Coleman Crescent as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin SLS, dated July 13, 2015 and legally described as follows, be APPROVED:
 - (a) a portion of Parcel X, Plan No. 61R26855, a portion of Parcel Y, Plan No. 61R26855 and all of Parcel G, Plan No. FT2014 in the W1/2 Sec 22, Twp 17, Rge 19 W2M
2. That the City Solicitor be directed to prepare the necessary bylaw;
3. That this report be forwarded to the September 28, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Adjournment