



# **REGINA PLANNING COMMISSION**

**Wednesday, October 7, 2015  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



**Public Agenda  
Regina Planning Commission  
Wednesday, October 7, 2015**

**Approval of Public Agenda**

**Minutes of the regular and special meetings held on September 2 and September 23, 2015.**

**Administration Reports**

RPC15-56     Application for Concept Plan and Zoning Bylaw Amendment  
(15-Z-11/15-CP-02) Lands South of Padwick Avenue – Harbour  
Landing Concept Plan

**Recommendation**

1. That the application to amend the Harbour Landing Concept Plan, as shown in Appendix A-4, be APPROVED;
2. That the application to rezone from the following lands from UH - Urban Holding Zone to the zones identified be APPROVED:
  - a) Proposed Lots 17-32 and W1 in Block 5, and Lots 35-53 in Block 3 be rezoned to DCD 12-Direct Control District 12 Suburban Narrow Lot Residential; and
  - b) Proposed Parcel A be rezoned to I (H) – Institutional Zone (Holding Overlay) which is Parcel F, Plan No. FH5173 and a portion of SE ¼ Sec. 17-20-W2M to I (H)- Institutional Zone (Holding Overlay); as shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



RPC15-57 Application for Discretionary Use (15-DU-16) Planned Group of Apartment Buildings 5300 Parliament Avenue – Harbour Landing Subdivision

**Recommendation**

1. That the Discretionary Use Application for a proposed planned group of apartment buildings located at 5300 Parliament Avenue, being Parcel B, Plan No. 102151796, Harbour Landing 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 Porchlight Developments and dated July 2015;
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
  - c) A Shared Access Agreement shall be entered into with the adjacent property to the east Parcel B1, Plan No. 102184512.
2. That this report be forwarded to the October 26, 2015 meeting of City Council.

RPC15-58 Application for Discretionary Use (15-DU-08) Planned Group of Apartment Buildings Parcel B – Greens on Gardiner – Primrose Green Drive and Chuka Boulevard

**Recommendation**

1. That the Discretionary Use Application for a proposed Planned Group of four apartment buildings located at Primrose Green Drive and Chuka Boulevard, being Parcel B, Plan No. 102162484 Greens on Gardiner 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-3.6 inclusive, prepared by Northern Property Real Estate Investment Trust and dated March 18, April 23, and April 28, 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 October 26, 2015 meeting of City Council.



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RPC15-59 Application for Partial Road Closure (15-CL-10) - Portion of 8<sup>th</sup> Avenue Adjacent to 1360 Broder Street

**Recommendation**

1. That the application for the closure and sale of an undeveloped portion of 8<sup>th</sup> Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 11, 2015 and legally described as “a portion of Parcel 8<sup>th</sup> Avenue, Plan No. FA5033”, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-60 Application for Partial Road Closure (15-CL-11) - Portion of Riverside Avenue Adjacent to 2540 Garnet Street

**Recommendation**

1. That the application for the closure and sale of a portion of Riverside Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 19, 2015, and legally described as “All that portion of Riverside Avenue, Reg'd Plan No. K4654, shown on the Proposed Plan of Subdivision prepared by Scott L. Colvin, SLS, dated May 19, 2015.” be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-61 Application for Road (Lane) Closure (15-CL-12) - Undeveloped Portion of Lane South of 2625 and 2635 Regina Avenue

**Recommendation**

1. That the application for the closure and sale of a portion of underdeveloped legal laneway south of 2625 and 2635 Regina Avenue as shown on the attached plan of proposed subdivision prepared by Barry Clark, S.L.S. of WSP, dated April 2, 2015 and legally described as “L/W Block 510, Registered Plan No. BC1132”, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.



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RPC15-62      Application for Road Closure (15-CL-14) - Portion of 28<sup>th</sup> Avenue at Queen Street

**Recommendation**

1. That the application for the closure of a portion of the 28<sup>th</sup> Avenue right-of-way as shown on the attached Supplementary Plan (Appendix A-3.1) prepared by Scott Colvin SLS, dated June 24, 2015 and legally described as “part of 28<sup>th</sup> Avenue, Plan No. 89R48046 – SW ¼ Sec. 12, Twp. 17, Rge. 20, W2M”, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

**Adjournment**