



REGINA PLANNING COMMISSION

**Wednesday, June 3, 2015
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, June 3, 2015**

Approval of Public Agenda

Minutes of the meeting held on May 6, 2015.

Administration Reports

RPC15-28 Application for Partial Road Closure (15-CL-03) - Portion of McDonald Street Adjacent to 415 Longman Crescent

Recommendation

1. That the application for the closure and sale of a portion of McDonald Street right-of-way as shown on the attached plan of proposed subdivision prepared by Altus Geomatics Limited Partnership, dated December 24, 2014 and legally described as a portion of Parcel #165087939, St/L 3, Plan No. 90R58264, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

ROC15-29 Application for Discretionary Use (15-DU-03) Proposed Bed and Breakfast Homestay – 201 Douglas Crescent

Recommendation

1. That the discretionary use application for a proposed Bed and Breakfast Homestay located at 201 Douglas Crescent, being Lot 18, Block 15, Plan No. FP620 ext. 0, Arnheim Place 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-3.2 inclusive, prepared by Adrienne Duke and dated January 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 June 22, 2015 City Council meeting.



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RPC15-30 Zoning Bylaw Amendment and Lane Closure (15-Z-06/ 15-CL-04) 3960 E. 7th Avenue and Portion of Adjacent Lane

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - a. That proposed Lot 5 comprised of a portion of lane located north of 3960 E. 7th Avenue as shown on the Plan of Proposed Subdivision, currently zoned in part R1 – Residential Single Detached and in part R6 –Residential Multiple Housing, be rezoned in entirety to R6 –Residential Multiple Housing.
2. That the application for the closure of a portion of the lane north of 3960 E. 7th Avenue as shown on the attached plan of proposed subdivision prepared by Scott Colvin S.LS, dated February 25, 2015 and legally described as follows, be APPROVED:

“All that portion of Lane, Reg’d Plan No. 96R39758, as well as all that portion of Lane, Reg’d Plan No. 101947552, shown as shaded on the Plan of Proposed Subdivision signed and dated February 25th by Scott Colvin, Saskatchewan Land Surveyor.”.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective land closure and Zoning Bylaw Amendment and Lane Closure Bylaw.
4. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaws.

RPC15-31 Application for Sale of Dedicated Lands (15-SD-01) – Portion of Qu’Appelle Park – 1301 Parker Avenue

Recommendation

1. That the application for the sale of a portion of Public Reserve Parcel R3 in Plan No. 71R28646 as described as proposed Parcel U on the attached plan of proposed subdivision prepared by Scott Assié, RPP dated November 29, 2013, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw.
3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.



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RPC15-32 2015 City of Regina Office Policy Review

Recommendation

1. That Part A of Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*) be amended by adding the following clause after clause 7.33:

That, notwithstanding any other policy herein, Council may approve a proposed medium or major office building where the purpose of the proposed development is to relocate an existing building away from an existing industrial activity, or other activity, that may, in the estimation of Council, pose as a conspicuous hazard.

2. That the City Solicitor be directed to prepare the necessary bylaw to amend Part A of Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*).
3. That this item be forwarded to the June 22, 2015 City Council meeting to allow sufficient time for advertisement.

RPC15-33 Discretionary Use Application (14-DU-28) Proposed Shopping Centre
2055 Prince of Wales Drive – East Superstore Site

Recommendation

1. That the Discretionary Use Application for a proposed shopping centre located at
2055 Prince of Wales Drive, being Block T, Plan No. 00RA08920, 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-3.10 inclusive, prepared by Mallen Gowing Berzins Architecture Incorporated and dated March 18, 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 June 22, 2015 meeting of City Council.



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RPC15-34 Zoning Bylaw Amendment (15-Z-10) – MS – Mainstreet Zone to MAC - Major Arterial Commercial - 4450 Rochdale Boulevard

Recommendation

1. That the application to rezone Block W, Plan No. 00RA0511 Ext. 1, Lakeridge Subdivision located at 4450 Rochdale Boulevard from MS - Mainstreet Zone to MAC - Major Arterial Commercial Zone 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 June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

Adjournment