



# **REGINA PLANNING COMMISSION**

**Wednesday, March 4, 2015  
4:00 PM**

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



**Public Agenda  
Regina Planning Commission  
Wednesday, March 4, 2015**

**Appointment of Chairperson and Vice-Chairperson for 2015**

**Approval of Public Agenda**

**Minutes of the meeting held on February 4, 2015.**

**Administration Reports**

RPC15-6      Application for Discretionary Use (14-DU-21) Proposed House-Form Commercial - 2310 College Avenue

**Recommendation**

1. That the discretionary use application for a proposed House-Form Commercial/Residential Building containing a Dwelling Unit and Personal Service Establishment, located at 2310 College Avenue, being Lot 13, Block 458, Plan No. 98RA28309, Centre Square Neighbourhood 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 KRN Residential Design Ltd, and dated December 2, 2014; 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 March 23, 2015 City Council meeting.

RPC15-7      Discretionary Use Application (14-DU-22) Commercial Development - 1440 11th Avenue and 1764 Ottawa Street

**Recommendation**

1. That the Discretionary Use Application for a proposed restaurant, convenience store, and retail uses exceeding 150 m<sup>2</sup> located at 1440 11<sup>th</sup> Avenue and 1764 Ottawa Street, being Lots 21-24 & 44, Block 291, Plan No. 101205458, Old 33 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 BBK Structural Engineers and dated September 30, 2014; 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 March 23, 2015 meeting of City Council.



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RPC15-8 Discretionary Use Application (14-DU-26) Planned Group of Apartment Buildings - 5501 Prefontaine Avenue - Harbour Landing Subdivision

**Recommendation**

1. That the Discretionary Use Application for the planned group of four, four-story apartment buildings, located at 5501 Prefontaine Avenue, being Parcel AA, Plan No. 102165375, 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 Alton Tangedal Architect Ltd. and dated February 9<sup>th</sup>, 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 March 23, 2015 meeting of City Council.

RPC15-9 Application for Zoning Bylaw Amendment (14-Z-22/14-SN-29) - Rezoning from PS to R1 - 4121 Queen Street

**Recommendation**

1. That the application to rezone proposed Lot 24A, Block T located at 4121 Queen Street from partly PS-Public Service and partly R1-Residential Detached zones to R1-Residential Detached 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 March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the required bylaw.

RPC15-10 Application for Concept Plan and Zoning Bylaw Amendment (14-CP-06/14-Z-21) - 3960 Green Falls Drive - Greens on Gardiner Subdivision

**Recommendation**

1. That the application to rezone Parcel T, Plan No. 102144305 located at 3960 Green Falls Drive from R2 - Residential Semi-Detached to R5 - Medium Density Residential, be APPROVED.
2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
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 March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



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RPC15-11 Proposed Skywood Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw Amendments

### **Recommendation**

1. That the proposed Skywood Phase 1 Concept Plan, attached as Appendix B-1 and Appendix B-2, be APPROVED.
2. That the following amendments to the Zoning Bylaw associated with lands within Stage 1 of the Skywood Phase 1 Concept Plan, as shown in Appendix C, be APPROVED:
  - a) That proposed Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A be rezoned from UH-Urban Holding to R5-Residential Medium Density Zone;
  - b) That proposed Lots 1-12 in Block 2 and Lots 1-9 in Block 3 be rezoned from UH-Urban Holding to R1-Residential Single Detached Zone;
  - c) That proposed Lots 9-15 in Block 1; Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8, Lots 17-31 in Block 9, and Lots 1-4 in Block 10 be rezoned from UH-Urban Holding to DCD12-Direct Control District 12 Suburban Narrow Lot Zone;
  - d) That proposed MR1 be rezoned from UH-Urban Holding to I-Institutional Zone; and
  - e) That proposed MR2 be rezoned from UH-Urban Holding to PS-Public Service Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report, containing the proposed Skywood Phase 1 Concept Plan and Stage 1 Zoning Bylaw Amendments, be forwarded to the March 23, 2015 City Council meeting to allow sufficient time for advertisement.

RPC15-12 Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility - 5540 Waterer Road

### **Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5540 Waterer Road, being proposed Lot HH in Block 72, Plan No. 102165375 from R6 - Residential Multiple Housing to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall substantively conform to the attached plans labelled Villacare Multi-Gen Community, prepared by P3 Architecture, and dated February 24, 2015, Appendix A-3.1-3.8;
  - b. Use and development on the Property shall be limited to a Multi-Generational Care Facility comprised of a private school with an approximate area 595 m<sup>2</sup> as shown in Appendix A-3.4, four dwelling units, 37 special care home beds and 67 assisted living units;



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- c. Signage on the subject property shall comply with the development standards for I – Institutional Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*;
  - d. Landscaping of the lot shall comply with the requirements of Chapter 15 of *Regina Zoning Bylaw No. 9250*;
  - e. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*; and
  - f. 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 March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC15-13      Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments) - 1130 15<sup>th</sup> Avenue

### **Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1130 15th Avenue, being Lot 9, Block 420, Plan No. Old 33, Extension 23 and Lot 10, Block 420, Plan No. Old 33, Extension 24, from NC–Neighbourhood Convenience to C–Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The micro-brewery and accessory retail component be operated at all times in accordance with the manufacturer permit obtained from Saskatchewan Liquor and Gaming Authority.
  - b. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
  - c. If an outdoor patio is provided, it shall not contain more than two tables.
  - d. The two existing apartments are considered as accessory uses to the principle use which is the micro-brewery.
  - e. The parking stalls assigned to the apartments and those assigned for customers of the micro-brewery should be signed as such.
  - f. The development shall conform to the attached plans labelled, Site Plan and Interior Plan, prepared by Kelsey Beach, and dated November 17, 2014, Attachment A-3.1 and A-3.2;
  - g. Signage on the subject property shall comply with the development standards for NC-Neighbourhood Convenience Zone, pursuant to Table 16.1 of the Zoning Bylaw;



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- h. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
    - i. 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 bylaw to authorize the respective Zoning Bylaw amendment.
  4. That this report be forwarded to the March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC15-14      2014 Regina Downtown Neighbourhood Plan Implementation Update

**Recommendation**

That this report be received and filed.

**Adjournment**