



Zoning Bylaw Amendment & Discretionary Use - 3215 & 3310 Lakeview Avenue - PL202000181 & PL20200018

Date	April 14, 2021
To	Mayor Masters and City Councillors
From	Regina Planning Commission
Service Area	City Planning & Community Development
Item #	CR21-60

RECOMMENDATION

That City Council:

1. Authorize the exchange of the municipal reserve lands located at 3215 Lakeview Avenue, being Parcel R6, Plan No. 60R07552, in the Lakeview Subdivision in return for the City receiving the lands legally described as Block 83, Plan JF4373 located at 3301 Garnet Street in accordance with the terms of a formal agreement to be entered into pursuant to CR20-14.
2. Designate Block 83, Plan FJ4373 located at 3301 Garnet Street as municipal reserve upon the City obtaining title to said lands, as required by section 199 (3) of *The Planning and Development Act, 2007*.
3. Approve the application to rezone the lands located at 3215 Lakeview Avenue, being Parcel R6, Plan No. 60R07552 and a portion of the lands located at the southeast corner of 3310 Lakeview Avenue, being proposed Parcel E (currently Part of Parcel D, Plan No. 60R07552), in the Lakeview Subdivision, from PS - Public Service Zone to I - Institutional Zone.
4. Approve the proposed text amendment to the I - Institutional Zone within *The Regina Zoning Bylaw, 2019-19* to allow for a Transportation, Parking Lot as a discretionary use in specific circumstances, as detailed in Appendix A-3 to this report.

5. Approve the discretionary use application for the proposed development of “Transportation, Parking Lot” located at the southeast corner of 3310 Lakeview Avenue, being proposed Parcel E (currently Part of Parcel D, Plan No. 60R07552), in the Lakeview Subdivision, subject to compliance with the following development standards and conditions:
 - a. the development shall be generally consistent with the plans attached to this report as Appendix A-4, prepared by number TEN architecture group, dated March 15, 2021;
 - b. the applicant shall enter into a three-way agreement in accordance with the City’s standard terms and conditions for any work related to the development that is required within the road right-of-way, including but not limited to sidewalks and access; and
 - c. the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
6. Authorize the Development Officer to issue a development permit concerning the discretionary use application upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
7. Instruct the City Solicitor to prepare the necessary bylaws to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.

HISTORY

At the April 7, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-32 from the City Planning & Development Division.

Celeste York declared a conflict of interest, citing her daughter's employment with 1080 Architecture Planning + Interiors, and Frank Bojkovsky declared a conflict of interest, citing a third party working relationship with the project earlier this year. Both Commission members abstained from discussion and voting, and temporarily left the meeting.

The following addressed the Commission:

- Lisa McDonald, representing Lakeview Community Association; and
- James Holtom, representing JPH Consulting Ltd., Kevin Filteau, representing Ministry of Education, and Delaine Clyne, representing Regina Public Schools.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #8 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Secretary 4/9/2021

ATTACHMENTS

RPC21-32 Zoning Bylaw Amendment & Discretionary Use - 3215 & 3310 Lakeview Avenue -
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Appendix A-1

Appendix A-2_PH

Appendix A-3_Proposed I Zone Amendment

Appendix A-4_Site Plan (Parking Lot)

Appendix A-5_Site Plan (Joint-use School)

Appendix B - Public Consultation Summary