

February 21, 2012

To: His Worship the Mayor
and Members of City Council

Re: Supplementary Report to RPC12-4
Application for Zoning Bylaw and Development Plan (OCP) Amendments,
Discretionary Use Approval and Public Lane Closure (11-Z-10; 11-DU-16; 11-CL-4)
Proposed Replacement/Expansion of Existing Grocery Store - 2915 - 13th Avenue

RECOMMENDATION

That this report be RECEIVED AND FILED.

CONCLUSION

The applicant has reached an agreement with the residential property owner who will be most immediately impacted by the proposed development on the expanded commercial property, to compensate for that owner's expense to install screening measures of her choice (fencing and/or plantings), subject to a maximum contribution by the applicant.

BACKGROUND

The Regina Planning Commission (RPC), at its meeting held on January 24, 2012, considered the above-referenced report. Although a motion was passed to concur with the recommendations contained in that report, RPC requested that the Administration contact the applicant to discuss its willingness to provide additional visual and audio screening at the south side of the development and provide a supplementary report to the February 21, 2012 City Council meeting.

The purpose of this report is to advise City Council of the outcome of this discussion.

DISCUSSION

The applicant has engaged in direct discussions with the owner/resident of the property located at 2166 Retallack Street, which would flank the south side of the eastern leg of the new public lane, resulting from the proposed property consolidation and development. According to the applicant, an agreement has been reached, by which the residential property owner would install fencing and/or plantings of her choice, and for which the applicant would pay up to a maximum amount in compensation.

The applicant has further indicated that Canada Safeway is prepared to install screening along the south side of the western leg of the public lane, adjacent to the existing parking area along the north side of the Modern Apartments building located at 2175 Robinson Street, at the request of and subject to the approval of the affected property owner.

It is noted that *Regina Zoning Bylaw No. 9250* contains regulations pertaining to screening and buffering between different types and intensities of land use. These regulations typically apply to "abutting", or immediately adjacent properties. In the subject case, the affected properties would be separated by a six metre wide public lane.

The proposed screening for the affected residential property owner will not be installed on the applicant's property. However, the applicant's proposal includes a solid masonry wall that will fully screen from public view the loading bay/ramp and dock, which will accommodate semi-trailer deliveries at the rear of the proposed building. That wall will be set back from the northern boundary of the public lane.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

Although not specifically required to comply with the applicable Zoning Bylaw provisions for visual screening and buffering, the screening agreement with the most immediately impacted residential property owner will enhance the interface between the two affected properties, as well as providing increased noise attenuation and greater privacy for the residential property.

Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

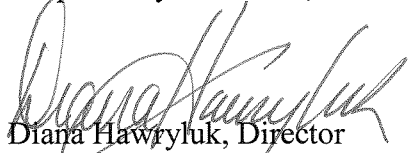
COMMUNICATIONS

None with respect to this report.

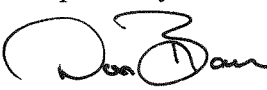
DELEGATED AUTHORITY

This disposition of this report is within City Council's authority.

Respectfully submitted,


Diana Hawryluk, Director
Planning and Sustainability

Respectfully submitted,


for Jason Carlston, Deputy City Manager
Community Planning and Development