



Regina Planning Commission

**Wednesday, March 1, 2017
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, March 1, 2017

Appointment of Chairperson and Vice-Chairperson

Approval of Public Agenda

Adoption of Minutes

Minutes of the meeting held on February 1, 2017

Administration Reports

RPC17-6 Proposed Towns Concept Plan Revisions (17-CP-01)

Recommendation

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by replacing Appendix A.1 (Towns Concept Plan) of Part B.16 (Southeast Regina Neighbourhood Plan) with the Towns Concept Plan attached to this report as Appendix D.1 and Appendix D.2.
2. That the Towns Concept Plan, approved by City Council on April 25, 2016, through Report CR16-36: Regina Planning Commission - Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendment be rescinded.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48*.
4. That this report be forwarded to the March 27, 2017 meeting of City Council for approval.

RPC17-7 Zoning Amendment Application (17-Z-01) Eastbrook Phase 2

Recommendation

1. That the application to rezone Part of E ½, Sec 14, TWP 17, Rge 19, W2M as shown in the proposed zoning map (Appendix A-1) and described as follows be APPROVED, subject to City Council's approval of the related amended Towns Concept Plan:



OFFICE OF THE CITY CLERK

- a. MR3 from DSC-Designated Shopping Center Zone to PS - Public Service Zone.
 - b. Block B from PS- Public Service Zone to MX-Mixed Residential Business Zone.
 - c. Block 30 from DSC-Designated Shopping Center to R5- Residential Medium Density.
 - d. Blocks 25, 26, and the portion of Block 23 fronting Buckingham Drive from R6-Residential Multiple Housing Zone to R5- Residential Medium Density Zone.
 - e. Portion of Block 23 not fronting Buckingham Drive, and Blocks 24, 27, 28 and 29 from R6-Residential Multiple Housing Zone to DCD12-Suburban Narrow Lot Residential.
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 27, 2017 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, FEBRUARY 1, 2017

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Councillor Barbara Young
Phil Evans
Adrienne Hagen Lyster
Simon Kostic
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Regrets: Councillor Jerry Flegel
Pam Dmytriw

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Development, Diana Hawryluk
Director, Development Services, Louise Folk
Manager, Current Planning, Fred Searle
Manager, Development Engineering, Dustin McCall
Manager, Long Range Planning, Shanie Leugner
Senior Engineer, Design, Max Zasada
Senior City Planner, Autumn Dawson
Senior City Planner, Sue Luchuck
Historical Information & Preservation Supervisor, Dana Turgeon

APPROVAL OF PUBLIC AGENDA

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on November 30, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC17-1 Discretionary Use Application (16-DU-25) House-Form Commercial Restaurant –
2158 Scarth Street

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial restaurant located at 2158 Scarth Street, being Lot 22, Block 408, Plan No. 101187648, Old 33, 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-3.2 inclusive, prepared by Perspective Consulting dated December 12 and October 6, 2016.
 - b) Hours of operation of the restaurant shall be Monday to Saturday, 7 a.m. to 6:30 p.m.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the February 27, 2017 meeting of City Council for approval.

Winnie Leung addressed the Commission.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC17-2 Discretionary Use Application (16-DU-22) Proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone – 4701 and 4801 Parliament Avenue

Recommendation

1. That the discretionary use application for a proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational

School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone located at 4701 and 4801 Parliament Avenue, being Block U1 and U2, Plan 102163081 in Harbour Landing Subdivision be APPROVED, and that Development Permits 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-3.3 inclusive, prepared by P3A and updated September 23, 2016 and December 12, 2016.
 - b) The development is contingent on severance approval of the subject parcels and subsequent title creation.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the February 27, 2017 meeting of City Council for approval.

James Byck and Vanessa Keilback, representing Dream, addressed the Commission.

Kathleen Spatt moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC17-3 2016 City of Regina Office Policy Review

Recommendation

- 1) That item CR12-88, Proposed Commercial Office Policy and Zoning Code be removed from the list of outstanding items for City Council.
- 2) That the next Office Policy review occur with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* five year review in 2018.
- 3) That this report be forwarded to the February 27, 2017 meeting of City Council for approval.

The following addressed the Commission:

- Richard Jankowski and Dale Griesser, representing Avison Young; and
- Nicole Templeton, representing Harvard Developments.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC17-4 Official Community Plan Amendment (16-OP-02) Zoning Bylaw Amendment
(16-Z-17) Humanitarian Service Facility – 1510 12Th Avenue and
1872 St. John Street

Recommendation

1. That the following amendment to the Core Neighbourhood Plan, being Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:

That the following item be added to Section 9.0 - Exceptions:

Civic Address	Legal Description	Development/Use
1510 12th Avenue and 1872 St. John Street	Lots 21-24, Block 301, Plan No. Old 33	MX - Mixed Residential Business

2. That the application to rezone Lots 21 to 24, Block 301, Plan No. Old 33 located at 1510 12th Avenue and 1872 St. John Street from R4A - Residential Infill Housing to MX - Mixed Residential Business, 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 February 27, 2017 meeting of City Council for approval, which will allow sufficient time for advertising the required public notices for the respective bylaws.

The following addressed the Commission:

- Irene Terashima;
- Yens Pedersen, representing Calvin Burns;
- Alyssa Becker-Burns;
- Shayna Stock, representing the Heritage Community Association; and
- Tyler Gray and William Neher, representing Carmichael Outreach.

Adrienne Hagen-Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in, after adding the following recommendation:

That the report be edited to include information about the distance between the new location and present location, and clarification that Appendices A-3.1 to A3.3 are attached to the report for illustrative and reference purposes only.

RPC17-5 Application for Street Name Change (16-SN-24) - Renaming of Tower Road
Portion of Tower Road Between East Victoria Avenue and Arcola Avenue

Recommendation

1. That the portion of street currently named Tower Road and indicated in Appendix A-1, attached to this report, shall be renamed Anaquod Road.
2. That this report be forwarded to the February 27, 2017 meeting of City Council for approval.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RESOLUTION FOR PRIVATE SESSION

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that in the interest of the public, the remainder of items on the agenda be considered in private and that the Commission recess for ten minutes.

The Commission recessed at 6:15 p.m.

Chairperson

Secretary

March 1, 2017

To: Members
Regina Planning Commission

Re: Proposed Towns Concept Plan Revisions (17-CP-01)

RECOMMENDATION

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by replacing Appendix A.1 (Towns Concept Plan) of Part B.16 (Southeast Regina Neighbourhood Plan) with the Towns Concept Plan attached to this report as Appendix D.1 and Appendix D.2.
2. That the Towns Concept Plan, approved by City Council on April 25, 2016, through Report CR16-36: Regina Planning Commission - Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendment be rescinded.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48*.
4. That this report be forwarded to the March 27, 2017 meeting of City Council for approval.

CONCLUSION

This report addresses an application submitted to the City of Regina (City), to amend the Towns Concept Plan which was originally approved on April 25, 2016. The proposed amendments requested by the development proponent (Proponent) include: a reduction in the number of high density residential units; revisions to the neighbourhood hub; revisions to two of the parks and revisions to the block pattern and street network. The Proponent has indicated that the proposed revisions will result in a concept plan that better supports current and near-term market demands.

Following a review of the application, City Administration concludes that the revised Towns Concept Plan, resulting from the proposed amendments, is in accordance with Part A and Part B.16 (Southeast Regina Neighbourhood Plan) of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). City Administration further concludes that the revisions to the approved street and utility networks, resulting from the proposed amendments, are relatively minor in nature and that networks beyond the affected area will not be significantly impacted. For these above noted reasons, City Administration recommends that the proposed revisions be approved.

BACKGROUND

The Towns Concept Plan establishes a detailed planning strategy for a proposed new neighbourhood in the southeast (SE) part of the city and was approved by City Council on April 25, 2016. The concept plan area (Plan Area) is located immediately east of Woodland Grove Drive and north of Primrose Green Drive and is 130 hectares in size (see Appendix A). Contextually, the existing neighbourhoods of Windsor Park and Greens on Gardiner frame the west and south boundaries of the Plan Area; farmland is situated to the north and east. A segment of the Regina Bypass, which the provincial Ministry of Highways and Infrastructure (MHI) indicates will be completed in late 2017, will be located 400 metres to the east of the Plan Area.

The existing Towns Concept Plan supports the development of a new neighbourhood that includes a variety of housing types and open space, as well as a “neighbourhood hub” area that is intended to serve as an active, mixed-use, centrally located focal area (see Appendix B). The Plan Area lands are owned by two landowners; however, the proposed amendments affect the east half only, which is held by one landowner. Within the amendment area, the Proponent is planning to redesignate a large portion of the high density residential housing area to low density residential and to adjust the road and block network accordingly. Furthermore, minor adjustments to the neighbourhood hub layout and two of the parks are being proposed (see Appendix C). The proposed amendments are expected to result in the following changes:

	Existing	Proposed
Population	7633	7193
Density (people/ hectare)	58.9	56.3
High Density Units	1360	500
Medium Density Units	1070	1200
Low Density Units	900	1013
Land Reserved for Parks	9.6	9.9
Land Reserved for Roads	34.7	36.5

As a rationale for the proposed amendments, the Proponent has indicated that the “market demand” has changed since the Towns Concept Plan was approved: the demand for higher density residential housing has decreased; the need for commercial in the area has decreased due to recent approvals of commercial development elsewhere in the SE. The proposed new Towns Concept Plan still supports commercial; however, the intent is to shift the focus more towards mixed-use while still retaining opportunities for some stand-alone commercial development.

No development has yet occurred within the Plan Area; however, since the Towns Concept Plan was approved, large portions of the Plan Area have been subject to rezoning and subdivision approval, including the area subject to the proposed amendments addressed through this Report. Furthermore, a new neighbourhood plan (Southeast Regina Neighbourhood Plan) has since been approved for all lands located between Victoria Avenue and Arcola Avenue, east of Woodland Grove Drive (see Appendix A). The Plan Area is within the overarching plan area of the Southeast Regina Neighbourhood Plan (SENP); therefore, any revisions to the Towns Concept Plan must be in conformity with the SENP policies, as well as the OCP - Part A.

The proposed new Towns Concept Plan must be in conformity with the applicable city-wide policies of OCP - Part A, as well as the recently approved SENP (OCP - Part B.16). The SENP provides a policy framework for the long-term growth and development of the entire SE part of the city, including the Plan Area lands. Although the Concept Plan forms part of the SENP, it can be amended via City Council resolution, as per Section 44(4) of the *Planning and Development Act, 2007*, which allows City Council to adopt or amend a concept plan by resolution.

DISCUSSION

Land-Use Considerations

The proposed amendments to the neighbourhood hub area include a repositioning of the centrally located park which is a key amenity feature, as well as a land-use reconfiguration. The intent of the reconfiguration is to provide better solar exposure to the park and to enhance the viability of the neighbourhood hub as an active, pedestrian-oriented, mixed-use focal area by replacing single-use commercial space with additional mixed-use development. The proposed amendments continue to support mixed-use or high density residential housing adjacent to the park, which is important for ensuring the optimal activation and use of this central open space feature.

The proposed amendments include a reduction in the amount of high density/multi-unit residential housing, as two large blocks currently designated for high density residential will be replaced with low density residential; however, a broad spectrum of residential types and densities is still supported in the overall Plan Area. As the population changes, resulting from the proposed amendments, may be considered relatively minor, City Administration does not expect any significant implications associated with the provision of schools, civic uses or amenities.

The proposed amendments continue to support a high level of permeability and interconnectivity, as the approved circulation plan (street network), which is based on a modified grid pattern, will remain substantially intact. Although a reconfiguration of the block pattern located immediately east of the neighbourhood hub is being proposed, this change will further enhance connectivity by breaking down two large blocks (high density residential) into a series of smaller blocks (low density residential) and associated streets. The proposed new residential blocks will include rear lanes which will provide for a suitable amount of on-street parking.

Servicing Considerations

The proposed amendments to the Towns Concept Plan will not significantly impact the servicing strategy for the Plan Area. The proposed network schemes for the major transportation and utility elements remain unchanged as a result of the proposed amendment. Furthermore, the proposed amendments will not introduce additional demands on the capacity of the planned servicing networks and facilities, as the expected total population will be less than what was originally anticipated. Considering the above noted factors, City Administration concludes that there are no significant servicing implications associated with the proposed amendments and that the original servicing schemes do not require further amendments.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Environmental Implications

None with respect to this report.

Policy/ Strategy Implications

As conformity with OCP - Part A was confirmed through the original approval, the most relevant policies that apply to this application are found in OCP - Part B (SENP). Relevant SENP policy sections include:

- Section 4.2 - Neighbourhood Area: A portion of the proposed amendment area is located within an area, identified by the SENP as a "Neighbourhood Area". According to the SENP: "Neighbourhood Areas should be pedestrian oriented, allow for diverse housing options and create a sense of community".
The proposed amendments support the intent of SENP Section 4.2 and do not conflict with the policy, as the portion of the amendment area corresponding to the "Neighbourhood Area" will include a diversity of housing, including low, medium and high density.

- Policy 4.2(d): "All concept plans within the Neighbourhood Area shall achieve a minimum of 50 persons per gross developable residential hectare".

The expected density, resulting from the proposed amendments, will exceed the minimum requirement of 50 persons per gross developable residential hectare.

- Section 4.10 - Neighbourhood Hub: A portion of the proposed amendment area is located within an area, identified by the SENP, as a "Neighbourhood Hub". The intent of the Neighbourhood Hub, is to support: "...local goods and services and should support and facilitate community interaction and identity".

The proposed amendments support the intent of SENP Section 4.10 and do not conflict with policy, as the proposed new Towns Concept Plan still supports an active, mixed-use node by including a diversity of land-uses, as well as active public space.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Through the review of the existing Towns Concept Plan, the City consulted with relevant stakeholders, including: school boards; applicable provincial ministries; Rural Municipality (RM) of Sherwood; utility providers; adjacent community associations, etc. As the proposed amendments to the Towns Concept Plan will not result in major shifts to the land-use configuration or overall population, City Administration suggests that additional direct engagement beyond the original consultation is not necessary. Notwithstanding the aforementioned, an advertisement announcing the fact that the application will be proceeding to City Council will be advertised as per legislative requirements.

DELEGATED AUTHORITY

City Council's approval of OCP amendments is required pursuant to *The Planning and Development Act, 2007*.

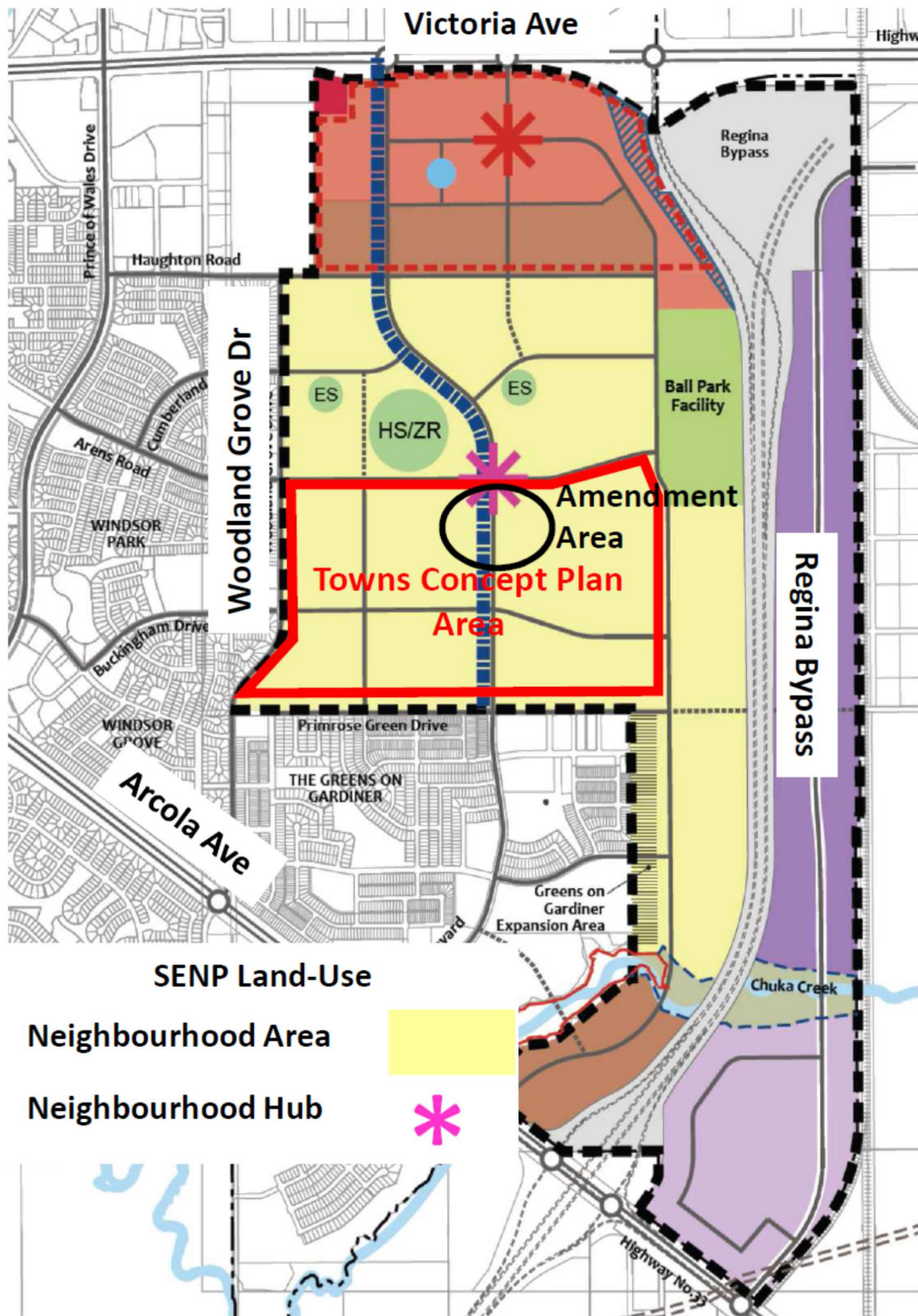
Respectfully submitted,



Shauna Bzdel, A/Executive Director
City Planning & Development

Prepared by: Jeremy Fenton, Senior Planner

Context – Towns CP Within SENP Area

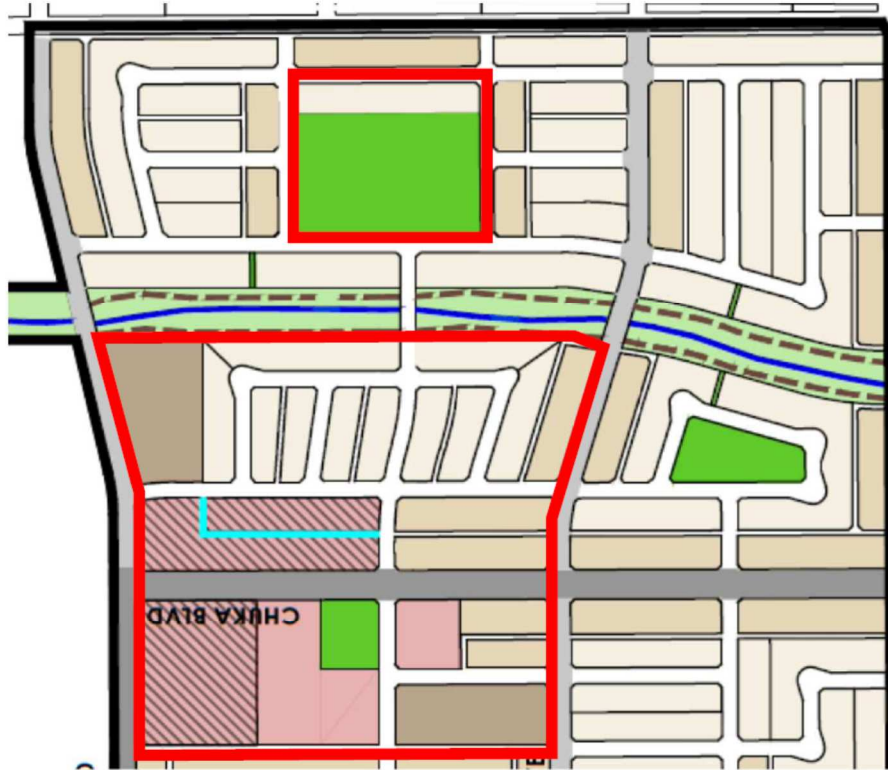


Existing Towns Concept Plan

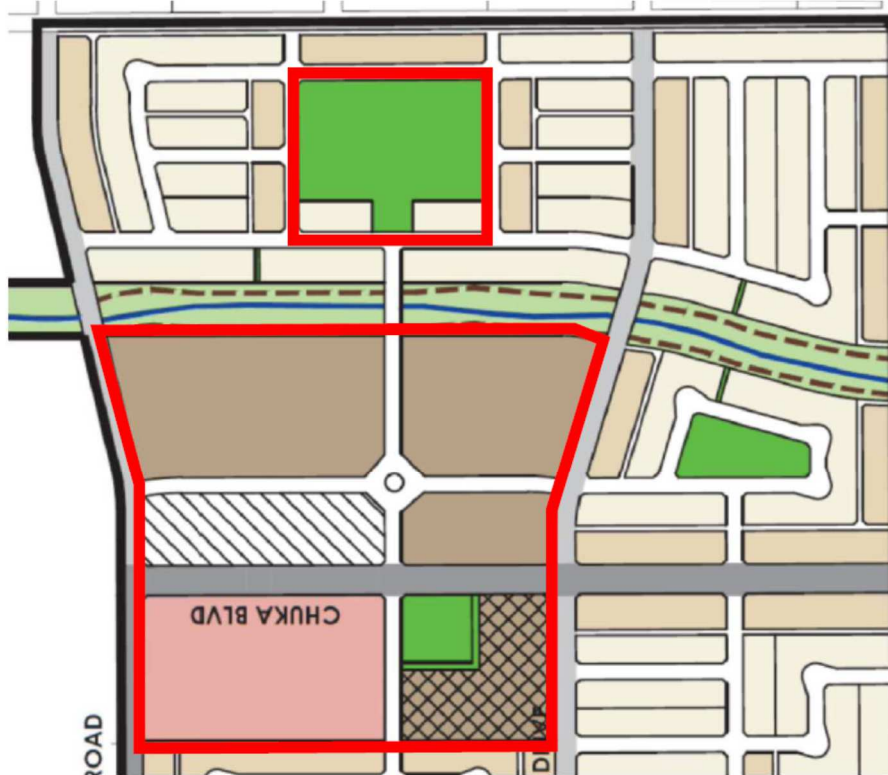


Towns Concept Plan – Proposed Amendments

Proposed Towns Concept Plan
East ½ Only



Existing Towns Concept Plan
East ½ Only

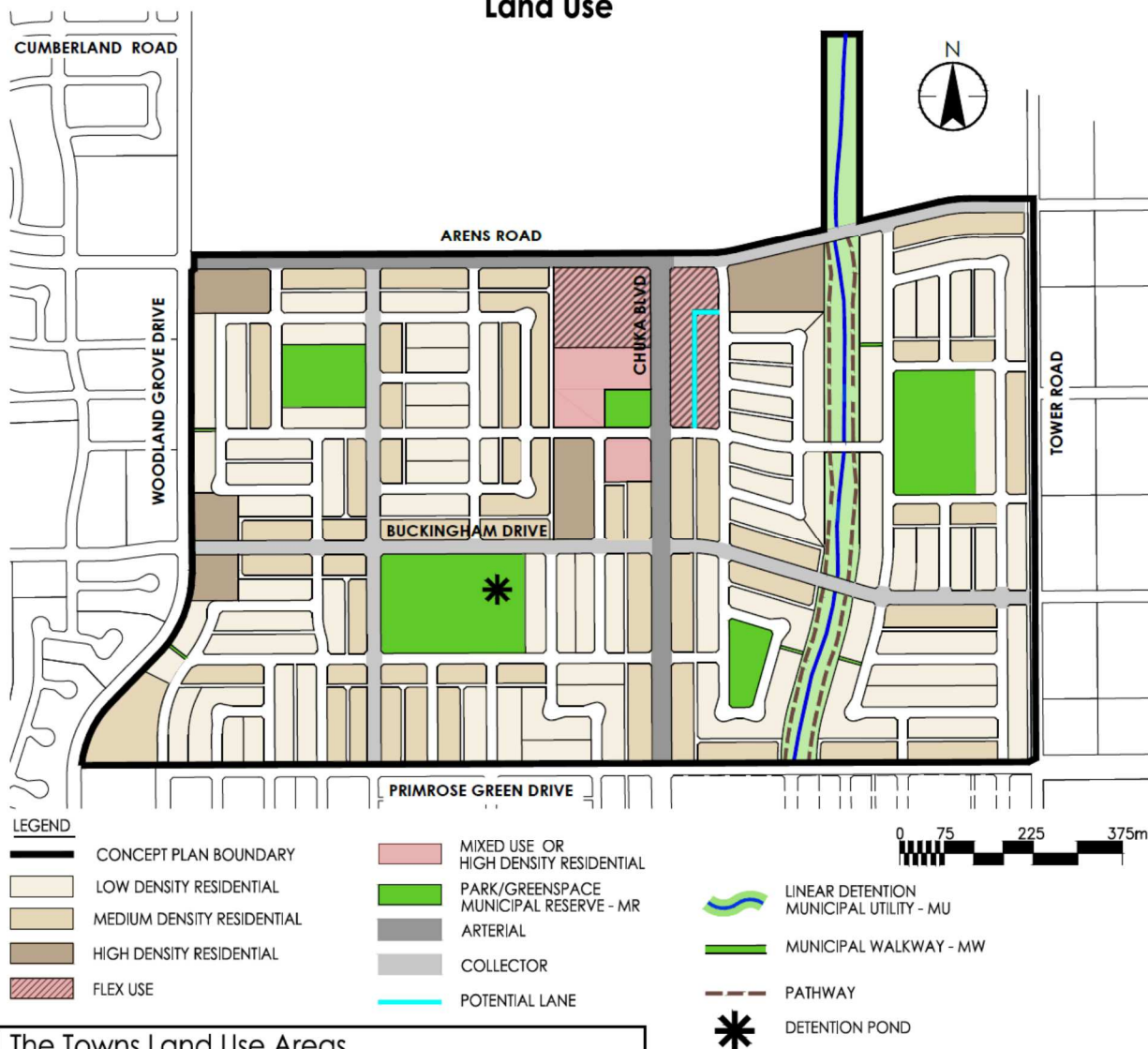


Amendment Area

Proposed New Towns Concept Plan – Land-Use Plan

Towns Concept Plan

Land Use



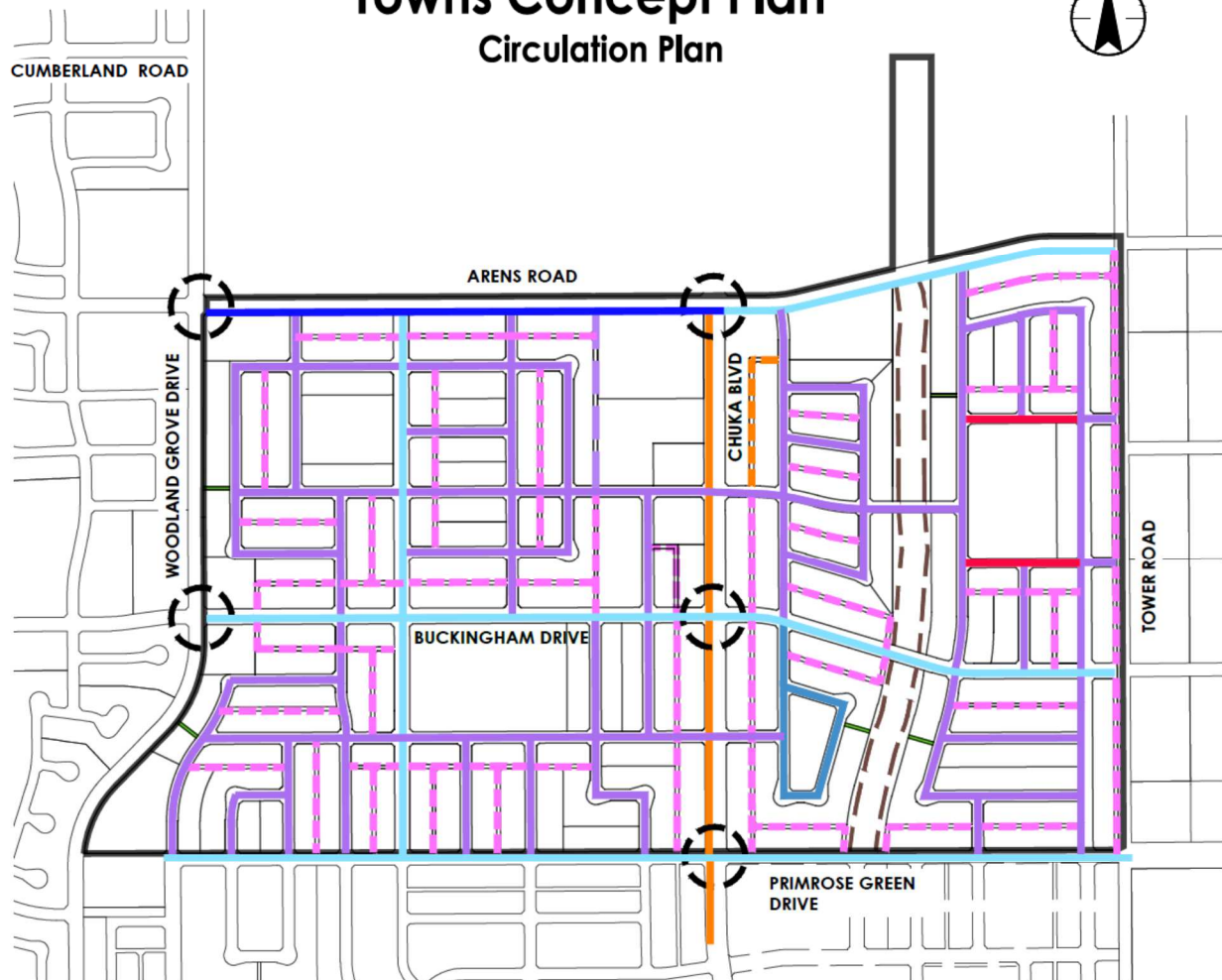
The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwelling	40.5	100.1	31.7%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	5.0	12.4	3.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density	2.3	5.7	1.8%
Total Residential	76.1	188.1	59.6%
Municipal Reserve	9.9	24.5	7.7%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.1	0.2	0.1%
Roadways	36.5	90.2	28.6%
Total Area	127.7	315.6	100.0%
Linear Detention Extension	1.9	4.7	N/A
Total Area + Linear Detention Extension	129.6	320.2	N/A

Proposed New Towns Concept Plan – Circulation Plan

Towns Concept Plan

Circulation Plan



LEGEND

	CONCEPT PLAN BOUNDARY		6.0m LANE
	33.0m ARTERIAL		POTENTIAL 6.0m LANE
	24.0m ARTERIAL		7.5m LANE
	22.0m COLLECTOR		PATHWAY
	18.0m LOCAL RESIDENTIAL		WALKWAY
	15.0m LOCAL WITH MONO WALK		POTENTIAL SIGNALIZED INTERSECTION
	15.0m LOCAL WITH SEPARATE WALK		



March 1, 2017

To: Members
Regina Planning Commission

Re: Zoning Amendment Application (17-Z-01) Eastbrook Phase 2

RECOMMENDATION

1. That the application to rezone Part of E ½, Sec 14, TWP 17, Rge 19, W2M as shown in the proposed zoning map (Appendix A-1) and described as follows be APPROVED, subject to City Council's approval of the related amended Towns Concept Plan:
 - a. MR3 from DSC-Designated Shopping Center Zone to PS - Public Service Zone.
 - b. Block B from PS- Public Service Zone to MX-Mixed Residential Business Zone.
 - c. Block 30 from DSC-Designated Shopping Center to R5-Residential Medium Density.
 - d. Blocks 25, 26, and the portion of Block 23 fronting Buckingham Drive from R6-Residential Multiple Housing Zone to R5-Residential Medium Density Zone.
 - e. Portion of Block 23 not fronting Buckingham Drive, and Blocks 24, 27, 28 and 29 from R6-Residential Multiple Housing Zone to DCD12-Suburban Narrow Lot Residential.
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 27, 2017 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to rezone the subject portion of land in support of the proposed amended Towns Concept Plan, which is being considered concurrently in a separate report. As with any amendment to a concept plan, impacts related to population density, land use configuration, servicing and policy are considered. This application for Zoning Bylaw amendment is necessary to ensure consistency with amended concept plan. The Administration's recommendations to rezone the subject lands are subject to City Council's approval of the related concept plan amendment.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

An application to amend the Zoning Bylaw has been submitted concerning the Eastbrook Subdivision. The Eastbrook Subdivision is within the Towns Concept Plan, approved by City Council on April 25, 2016 (CR16-36). Zoning amendments for Phases 1, 2, 3 and 4 of the Eastbrook neighbourhood were also approved by City Council on April 25, 2016.

The applicant has also submitted a concept plan amendment pertaining to Phase 2 of Eastbrook which is being considered concurrently with this application. The concept plan application is assessing the impacts of changes in land use at the neighbourhood plan level and the subject application for zoning amendment recommends land use zones that are consistent with recommended changes to the concept plan.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

DISCUSSION

Zoning and Land Use Details

The applicant proposes to rezone a portion of the lands within the previously approved Eastbrook Phase 2 area. This zoning amendment is being reviewed concurrently with a related application to amend the Towns Concept Plan, which governs the Eastbrook Subdivision. The concept plan application is considering the related impacts of the change in designation of the land uses at a neighbourhood plan level. The subject zoning amendment application is recommending land use zones that are consistent with the broad land use classification recommended in the concurrent concept plan amendment application.

Proposed zoning is described in Table 1 as follows and shown in Appendix A-1.

Table 1 – Recommended Zoning Amendments: Eastbrook Phase 2	
Land Description	Proposed Zoning
Block 23 (Portion fronting Buckingham Drive), 25, 26, and 30	R5 – Medium Density Residential Zone
Block 23 (Portion not fronting Buckingham Drive), 24, 27, 28, and 29	DCD –12 – Direct Control District
Block B	MX – Mixed Business Residential Zone
Block A and C	R6 – Residential Multiple Housing Zone
Block E and D	DSC – Designated Shopping Center
MR3, MU1, and MU2	PS – Public Service Zone

For comparison purposes the previously approved subdivision with zoning designations is attached as Appendix A-3.4. For reference, the existing concept plan of the Towns and proposed changes is presented in the report as Appendix A-3.1 and 3.2 respectively. All of the proposed zones are consistent with the land use designations in the proposed concept plan. Further changes within Phase 4 are to be dealt through a separate amendment at a later date.

As indicated, analysis of the overall change to the neighbourhood was conducted in the review of the concept plan. As with any change to a concept plan, impacts related to population density, land use configuration, servicing and policy were considered. The Zoning Bylaw amendment is necessary to ensure consistency with amended concept plan. The Administration's recommendations to rezone the subject lands are subject to City Council's approval of the related concept plan amendment.

Surrounding land uses currently include vacant lands in all directions. Lands to the north of Arens Road are slated for longer term residential development whereas lands in other directions are slated for immediate development as per the Towns concept plan.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of the OCP with respect to:

Section D6: Housing

Goal 3 – Diversity of Housing Forms: Increase the diversity and innovation of housing forms and types to support the creating of complete neighbourhoods across Regina.

8.11 – Encourage developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	January 31, 2017
Will be published in the Leader Post on	March 11, 2017 March 18, 2017
Letter sent to immediate property owners	N/A
Public Open House Held	N/A
Number of Public Comments Sheets Received	N/A

The application was circulated to the Arcola East Community Association. Following circulation, the Administration attempted follow up contact with the Community Association but did not receive a response prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

DELEGATED AUTHORITY

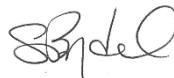
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

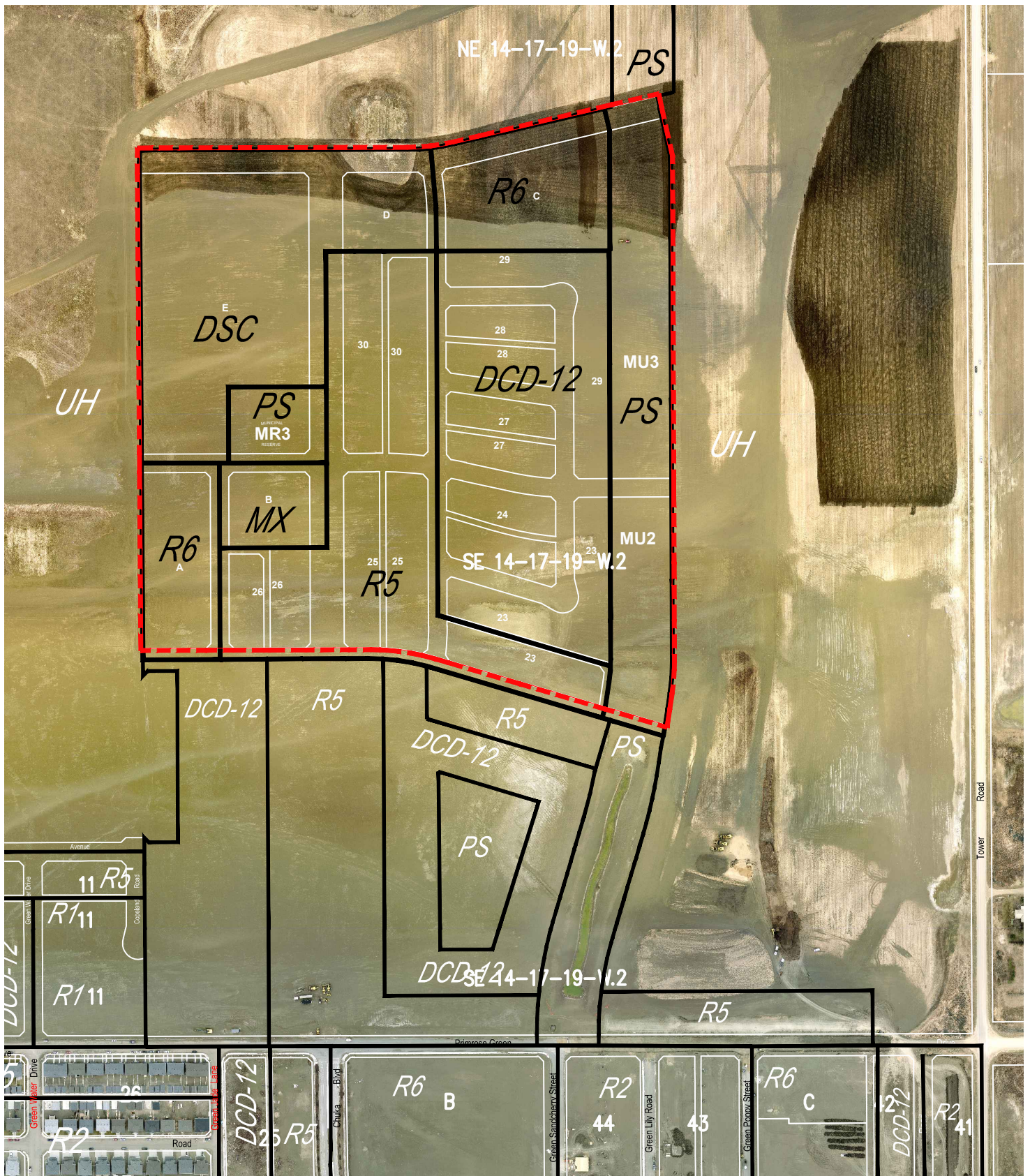


Louise Folk, Director
Development Services

Respectfully submitted,



Shauna Bzdel, A/Executive Director
City Planning & Development



Proposed Eastbrook Phase 2

Date of Photography: 2014



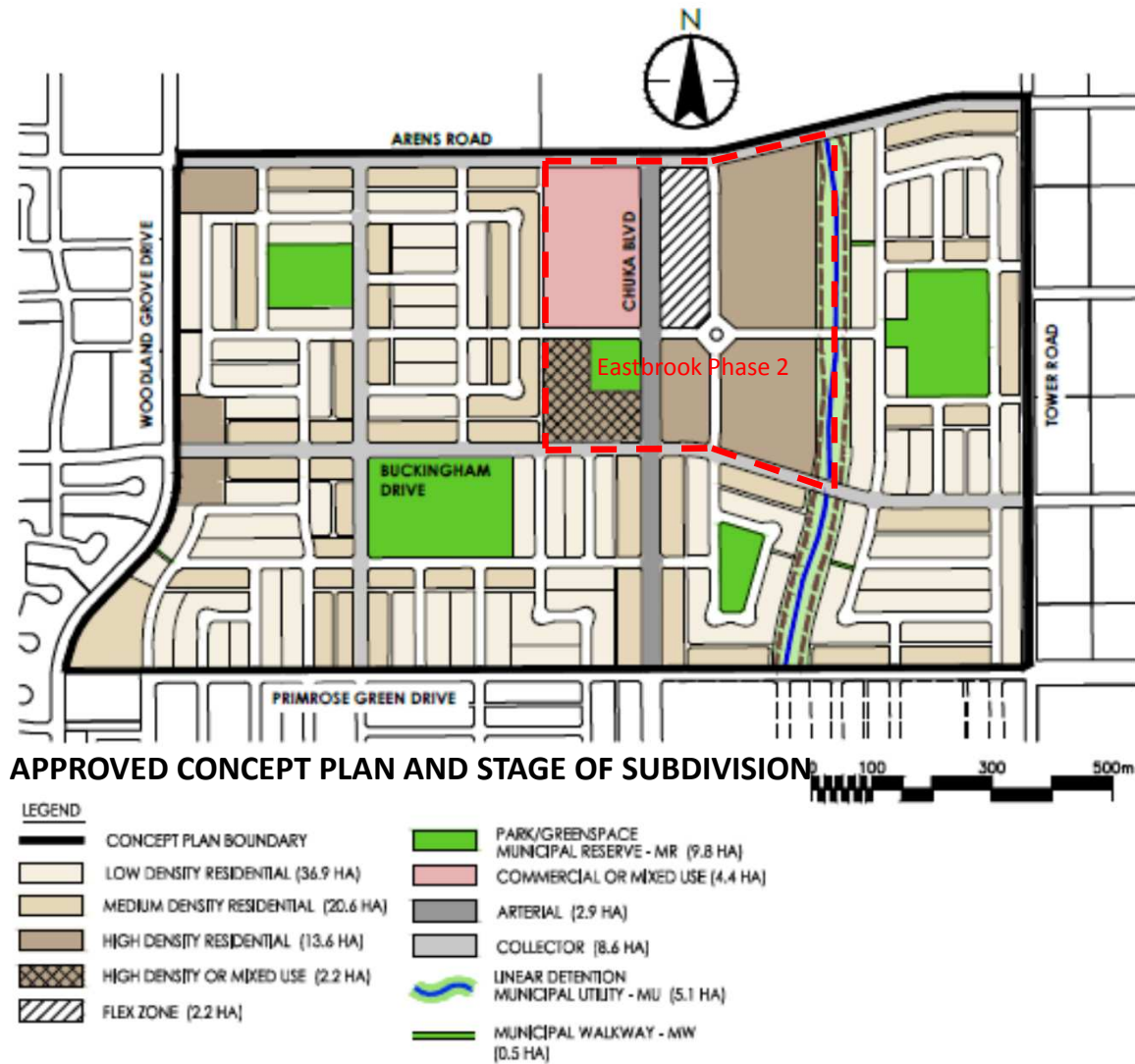
Project 17-Z-01

Civic Address/Subdivision

Eastbrook: Phase 2; Proposed Subdivision
of part of E1/2 Sec.14, Twp.17, Rge.19, W2M

Appendix A-3.1

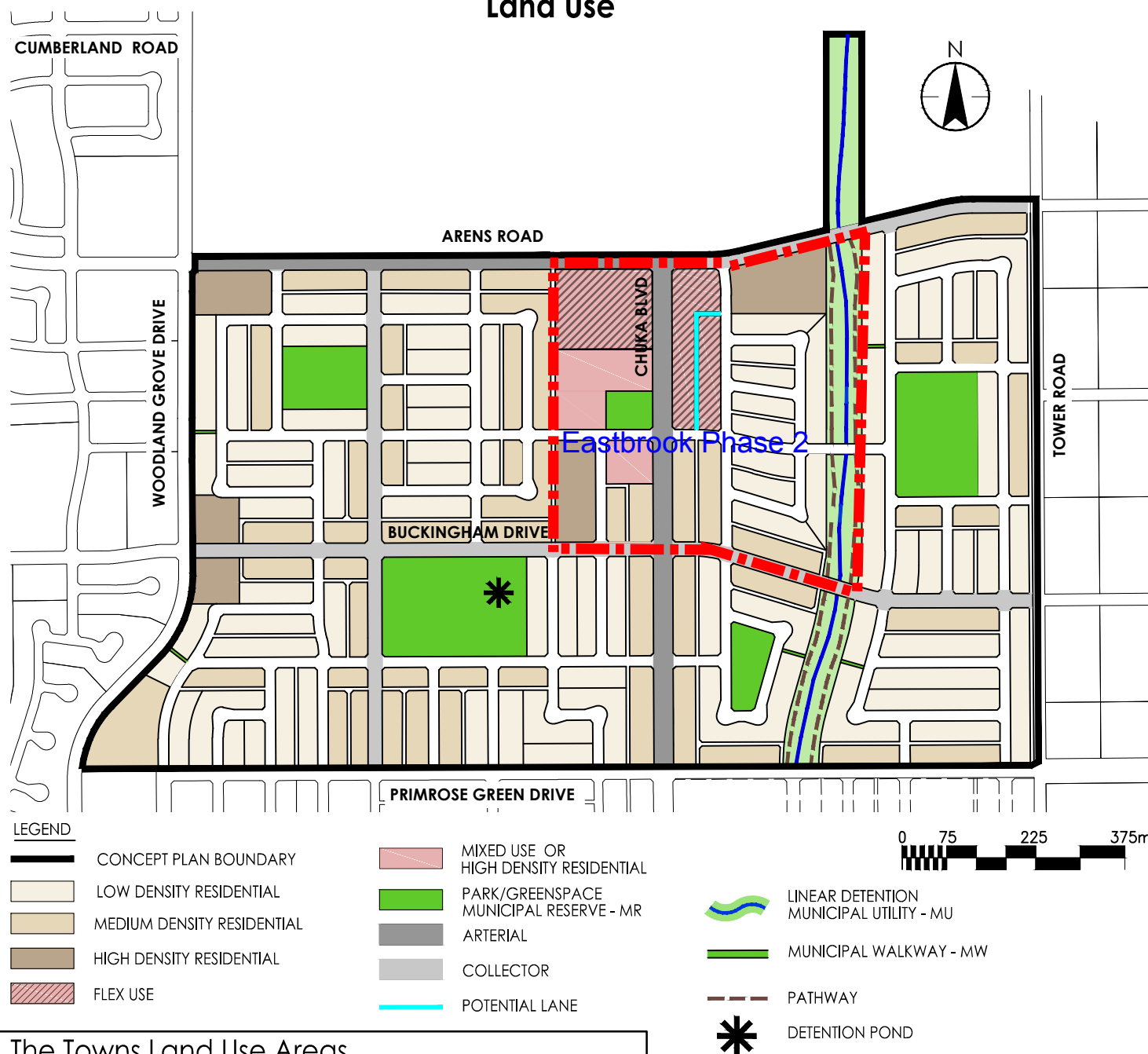
Approved on April 25, 2016
by City Council



Towns Concept Plan

Land Use

Appendix A-3.2
Proposed Amended Plan



The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwelling	40.5	100.1	31.7%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	5.0	12.4	3.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density	2.3	5.7	1.8%
Total Residential	76.1	188.1	59.6%
Municipal Reserve	9.9	24.5	7.7%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.1	0.2	0.1%
Roadways	36.5	90.2	28.6%
Total Area	127.7	315.6	100.0%
Linear Detention Extension	1.9	4.7	N/A
Total Area + Linear Detention Extension	129.6	320.2	N/A

PHASE 2

OWNER - DEVELOPER:
DREAM TOWNS LANDS SOUTH (GP) INC.







Vice-President Regina Lanc

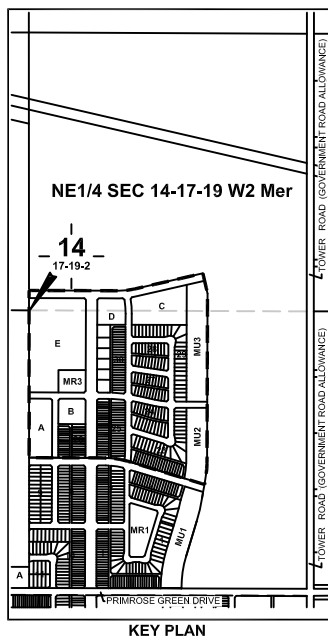
REDUCED DRAWING
*** NOT TO SCALE ***

NOTE:

- Measurements are in metres and decimals thereof.
- Some measurements are approximate and may differ from the final Plan of Survey by as much as 1.0 %.
- Portion to be approved is outlined by a bold dashed line and contains 26.56 ha (65.64 ac).
- Typical corner cutoffs are 4.5 metres.
- Saleable Area = 16,25 ha (40.16 ac)

ZONING:

RESIDENTIAL 5 (R5),	
RESIDENTIAL 6 (R6),	
DIRECT CONTROL DISTRICT 12 (DCD12),	
MIXED USE/COMMERCIAL,	
DESIGNATED SHOPPING CENTRE (DSC),	
PUBLIC SERVICE (PS),	



EASTBROOK

PHASE 2

PLAN SHOWING
PROPOSED SUBDIVISION
OF PART OF
E1/2 SEC 14, TWP 17, RGE 19, W2 Mer
REGINA , SASKATCHEWAN
SCALE 1 : 1000

NOTE:
-Measurements are in metres and decimals thereof,
-Some measurements are approximate and may differ from the final
Plan of Survey by as much as 1.0 %,
-Area to be approved is outlined by a bold dashed line and contains 26.56 ha (65.64 ac),
-Corner cutoffs are 4.5 metres.

CITY OF REGINA APPROVAL
The subdivision proposed herein outlined in bold is approved
under the provisions of Bylaw No. 7748-LA-884 of The
City of Regina.

Dated this _____ day of _____ A.D. 20 ____

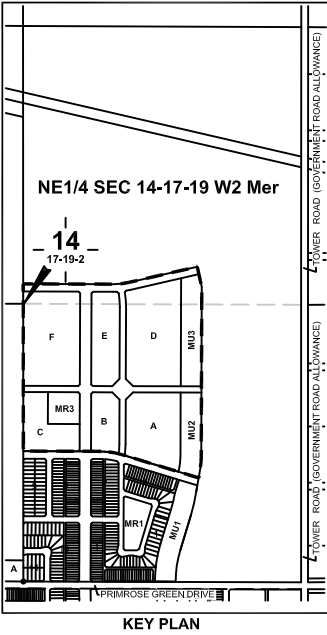
CITY CLERK

OWNER - DEVELOPER:

dream D
development

Vice-President Regina Land

REDUCED DRAWING
* NOT TO SCALE *



NE1/4 SEC 14-17-19 W2 Mer

