



REGINA PLANNING COMMISSION

**Wednesday, July 17, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, July 17, 2013**

Approval of Public Agenda

Minutes of the meeting held on June 26, 2013.

Administration Reports

RPC13-44 Wilma Staff: Proposed Apartment Block 722 - 17th Avenue (SUBJECT TO AGENDA APPROVAL)

Recommendation

That this communication be received and filed.

RPC13-45 Jeremy and Kerri Geisel: Proposed Development at 722 17th Avenue (SUBJECT TO AGENDA APPROVAL)

Recommendation

This communication be received and filed.

RPC13-46 Michele Cook: 722 17th Avenue (SUBJECT TO AGENDA APPROVAL)

Recommendation

This communication be received and filed.

RPC13-40 Applications for Zoning Bylaw Amendment (13-Z-5) and Discretionary Use (13-DU-09) – Proposed Low-Rise Apartment - 722 17th Avenue

Recommendation

1. That the application to rezone Lots 25 and 26, Block 14, Plan No. U2439 located at 722 17th Avenue from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be DENIED.
2. That the discretionary use application for a proposed Low-Rise Apartment located at 722 17th Avenue, being Lots 25 and 26, Block 14, Plan No. U2439, Assiniboia Place, be DENIED.

RPC 13-41 Application for Contract Zoning (13-CA-01) Proposed Office and Assembly/Conference Space – 1011 N. Devonshire Drive

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1011 N. Devonshire Drive, being Block M, Plan No. 80R21533 from MS-Main Street Zone to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.



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2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. Space allocated to office use shall not exceed 1000 sq. m.;
 - b. Space allocated for convention/assembly space be developed as shown on the attached site plan;
 - c. The Fire Lane, located to the north off the main entrance to the building, to be signed as “No Parking Fire Lane” and the parking ban be enforced at all times.
 - d. The development shall conform to the attached plans labelled Site Plan and Floor Plans, prepared by M. Haque/D. Tomlin, and dated March 25, 2013, attached to this agreement as Appendix A-3.1 and Appendix A-3.2.
 - e. Signage on the subject property shall comply with the development standards for the MS-Main Street Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Landscaping of the lot shall comply with the requirements of Chapter 15 of the Zoning Bylaw;
 - g. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; And
 - h. 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 August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

RPC13-42 Application for Discretionary Use (13-DU-12) Proposed Planned Group of Townhouse Dwellings - 5301 Beacon Drive

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings located in the R5 zone located at 5301 Beacon Way, 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-3.3 inclusive, prepared by Robinson Residential dated April 1, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
 - c) That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.
2. That this report be forwarded to the August 26, 2013 meeting of City Council.



Office of the City Clerk

RPC13-43 Application for Zoning Bylaw Amendment (13-Z-12) - Parcel D, Beacon Drive, Harbour Landing Phase 6-2A

Recommendation

1. That the application to rezone proposed lots Parcel D , SW ¼, Sec. 2, Twp. 17, Rge. 20, W2M within the Harbour Landing Phase 6-2A from UH - Urban Holding to R5- Residential Medium Density, 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 August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

Adjournment

Memo

July 17, 2013

To: Members, Regina Planning Commission

Re: Adjustments to Regina Planning Commission Agenda –July 17, 2013

When approving the agenda for this afternoon's meeting, I would recommend the following adjustments:

- ADD A communication from Wilma Staff regarding Proposed Apartment Block 722- 17th Avenue as item RPC13-44 to be considered first on the agenda.
- ADD A communication from Jeremy and Kerri Geisel regarding Proposed Development at 722- 17th Avenue as item RPC13-45 to be considered immediately following item RPC13-44.
- ADD A brief from Michele Cook regarding 772 – 17th Avenue as item RPC13-46 to be considered immediately following item RPC13-45.

Elaine Gohlke

Elaine Gohlke , Secretary
Regina Planning Commission

eg

cc: Deputy City Manager, Community Planning & Development
Legal Department
Administrative Assistant to the Deputy City Manager, Community Planning & Development

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 26, 2013

AT A MEETING OF THE 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 Jerry Flegel
Councillor Shawn Fraser
Phil Evans
Daryl Posehn
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Dallard LeGault
David Edwards
Ron Okumura

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning, Diana Hawryluk
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Ben Mario
Senior City Planner, Sue Luchuck

(The meeting commenced in the absence of Councillor Fraser.)

APPROVAL OF PUBLIC AGENDA

Councillor Flegel moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Phil Evans moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 29, 2013 be adopted.

ADMINISTRATION REPORT

RPC13-37 Application for Discretionary Use (13-DU-08) Proposed Planned Group of Dwellings, Parcel T1, North Galloway Street – Hawkstone

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on North Galloway Street, being Parcel T1 in Hawkstone Phase 3 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-3.3 inclusive, prepared by Seymour Pacific Developments Ltd. and dated April 2, 2013;
 - b) The required landscaping for the paved parking lot shall be to the satisfaction of the Development Officer; and
 - c) The development shall comply with all other applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.
3. That this report be forwarded to the July 8, 2013 meeting of City Council.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;

(Councillor Fraser arrived during the presentation.)

- Kevin Reese, representing Hawkstone Developments Ltd.; and
- Kris Mailman, representing Seymour Pacific Developments.

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

COMMUNICATION

RPC13-39 Trif Holdings Ltd.: Change of Street Name

Recommendation

That the street name "Dethridge Bay" be changed to "Longmore Bay".

Micky Schmitz, representing Trif Holdings Ltd., addressed the Commission.

Phil Selenski moved that this communication be received and filed.

Phil Selenski withdrew his motion of receive and file.

Councillor Flegel moved, AND IT WAS RESOLVED, that the street name "Dethridge Bay" be changed to "Stanley Dethridge Bay".

ADMINISTRATION REPORTS

RPC13-38 Application for Zoning Bylaw Amendment (13-Z-09) - Skyview Phase 6
Stage 1

Recommendation

1. That the amended Skyview Concept Plan as shown on attached Appendix A-3.2 be APPROVED.
2. That the application to rezone proposed Lots 7 to 11 Block 6 from partially R1 -Residential Detached Zone and partially R5 - Medium Density Residential Zone to entirely R1 - Residential Detached Zone and proposed Lots 12 to 25 Block 6 from R5 - Medium Density Residential Zone to DCD 12 - Suburban Narrow Lot Residential within the Skyview Concept Plan area, which is part of the NE1/4 SEC 10, Twp 18, Rge 20, W2M, as shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Concept Plan and Zoning Bylaw amendments.
4. That this report be forwarded to the July 29, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Doug Rogers, representing Terra Developments.

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

RPC13-36 Application for Discretionary Use (13-DU-10) Proposed Condominium,
1733 to 1739 Winnipeg Street

Recommendation

1. That the discretionary use application for a proposed 24 unit condominium located in the MAC zone located at 1733 to 1739 Winnipeg Street, 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-3.3 inclusive, prepared by KRN Residential Design LTD / Mitchell Architect LTD and dated March 1, 2013; 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 July 8, 2013 meeting of City Council.

Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

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

ADJOURNMENT

Phil Evans moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:25 p.m.

Chairperson

Secretary

July 17th, 2013

RPC13-44

To the Members of The Regina Planning Commission

RE: Application for Discretionary Use (13DU-09) and Zoning Bylaw Amendment (13-Z-05)
Proposed Apartment Block 722-17th Avenue.

The proposed development of a four storey apartment block at 722-17th Avenue that will require a rezoning of the property to R4A residential infill from R3 older residential neighbourhood is not only unacceptable and inappropriate for this older residential neighbourhood it offends the senses and it offends these specific Regina Development Plan now Official Community Plan policies as described by SHS Consulting in their Background Review Report.

“The Development Plan has several policies that encourage the development of complete communities within the City and these include:
Section 7.1(h) of Part A states that one of the housing objectives of the Plan is to ensure that residential development and redevelopment is compatible with adjacent residential and non-residential development. Section 7.15 states that the City should develop criteria to determine compatibility.

7.14 Higher Density Housing Adjacent to Major Arterial Streets

- a) That the City shall establish criteria to facilitate residential intensification along and adjacent to selected major arterial streets in the city.
- b) That the City shall ensure that higher density residential development along major arterial streets is compatible with the overall urban street design and will not impair general traffic.

7.15 Ensure Compatible Development Associated with Housing

- a) That the City should develop general criteria to ensure that all new housing development is compatible with existing development. These criteria should address mass, height, setback of development, traffic, land use and any other item that may affect compatibility. “

In order to make this unattractive apartment block fit the City of Regina will have to spot zone the property, relax the existing permitted height of 11 meters or 36' to 11.6 meters or about 37.5' and reach into the discretionary use category in the R4A zone to make it work.

I cannot imagine an uglier northern edifice other than that of a prison. Moreover this four story building will completely block the sunlight from the neighbouring property to the north, a serious issue that should prompt a sun/shadow impact assessment as described in Chapter 18 5.10 of Zoning Bylaw 9250.

Whether planned or not I view the advancement of this prohibited development in the R3 Older Residential Neighbourhood Zone that will require a spot zoning of the property and debase the built character of the neighbourhood as well as offend the Regina Development Plan policies, as unfair. No doubt some of the residents in the immediate vicinity might agree to almost any development whether it is inappropriate or not after tolerating years of living with the decrepit two storey building on the property. Apparently the neighbours have complained to the City of Regina bylaw enforcement about the miserable conditions in that building as described by former tenants for some time. Their complaints have been met with something is being done.

There are policies in the Regina Development Plan that speak to the revitalization and retention of the existing housing stock in older residential neighbourhoods. In particular Section 5.19 of Part A which focuses on the enforcement of the Regina Property Maintenance Bylaw. That said the ongoing decrepit condition of the building should have prompted a more robust response by the City's Bylaw Enforcement Officers.

Here is the relevant purpose statement from the Regina Maintenance Bylaw
Regina Property Maintenance Bylaw

SCHEDULE "A" TO BYLAW NO. 2008-48

PART 1: GENERAL

1. All buildings and Structures shall be maintained to the following standards:

- (a) to prevent deterioration due to weather;
- (b) free from health, fire and accident hazards;
- (c) insect, rodent and vermin free; and
- (d) free from graffiti.

G. VERMIN AND RODENTS

1. All buildings shall be so maintained as to eliminate **any condition liable to bring about the existence or presence of vermin, insects or rodents, to prevent the entry of vermin, insects or rodents into any building**, or to eliminate existing vermin or rodents in the building.

R. VERMIN AND RODENTS

1. Any condition liable to cause the presence of vermin, insects or rodents shall be removed from buildings. Should a building be infested by vermin, insects or rodents, all measures shall be taken to destroy the vermin, insects or rodents immediately, and such preventative measures taken as are necessary to prevent the reappearance of such vermin, insects and rodents

The exterior physical condition of the building calls for a complete assessment of its condition by a qualified appraiser and an engineer. In addition the Regina Qu'Appelle Health Region should assess the interior of the building to check for evidence of health and safety related risks to the tenant or tenants with a view to a placard of the building.

To support my contention of an objectionable reach through the zoning bylaw into a discretionary use category and a spot zoning that will facilitate the apartment block development here are the relevant zone regulations and purpose statements for the R3 Older Residential Neighbourhood and the R6 Residential Multiple Housing Zone the only zone where low rise apartments are a permitted use.

6. RESIDENTIAL ZONE REGULATIONS

PART 6A

PURPOSE OF CHAPTER

(1) The purpose of this Chapter is to provide detailed regulations and requirements that are relevant only to residential zones and specific residential uses. These regulations supplement those provided in Chapters 4 and 5.

(2) The provisions in this Chapter are intended to:

(a) encourage the development of a variety of housing types which meet the needs of the present and future residents of the City;

(b) **ensure that the varying residential types and densities are compatible;** and

(c) **protect the character and intent of the residential zones and neighbourhoods**

6C.4 RESIDENTIAL OLDER NEIGHBOURHOOD ZONE (R3)

4.1

INTENT

(1) This zone is intended to provide for the **conservation of older Inner City neighbourhoods that have developed over time as a mixture of duplexes and triplexes. It is also intended to provide for flexibility in building and site design in locations where residential development or redevelopment is desired at moderate intensity.**

(2) The zone will be used to implement the Development Plan objectives to:

(a) **encourage the maintenance, conservation and renewal of existing housing;** and

(b) **ensure that residential development and redevelopment is compatible with adjacent residential and non-residential developments. [1992/9250]**

6C.8 RESIDENTIAL MULTIPLE HOUSING ZONE (R6)

8.1

INTENT

(1) **This zone is intended to regulate the location and standards for apartment buildings, townhouses and fourplex dwellings.** It will also provide developers with a variety of development options, with a net density in excess of 50 dwelling units per hectare. [2005-61]

(2) This zone implements the Development Plan policies to:


(a) encourage the provision of affordable housing, particularly for low and moderate income households and special need groups; and

(b) **encourage higher density housing and mixed use development along major arterial streets. [1992/9250]**

The Regina Development Plan policies and Zoning regulations are not guidelines. These documents are bylaws and are legal binding documents by means of the relevant authorizing sections in The Planning and Development Act, 2007. Failure to comply with the provisions of these documents is therefore a serious matter. Having said that I believe approval of this spot zoning to permit the proposed four storey apartment block would constitute a breach of the Regina Development Plan policies and Zoning Bylaw 9250 regulations.

On the basis of the above I urge the members of the Regina Planning Commission to reject the application for this discretionary use and rezoning to accommodate the four storey apartment block at 722-17th Avenue.

Respectfully submitted to Regina Planning Commission this 17th day of July, 2013.



Wilma Staff Alderman 1979-85 UMA/RMA ret.

Attachments: Chapter 5. Use and Development Regulations Zoning Bylaw 9250

5. USE AND DEVELOPMENT REGULATIONS

PART 5A

PURPOSE OF CHAPTER

- (1) The purpose of this Chapter is to indicate which land uses:
 - * (a) may locate in a land use zone as a matter of right;
 - * (b) may locate in a land use zone at the discretion of Council; and
 - * (c) are prohibited in each land use zone.
- (2) The Chapter will also identify the development standards under which the permitted and discretionary uses may be developed.
- (3) The intent is to bring all regulations relating to the uses that are allowed on properties and the level of intensity at which the uses may be developed, in one Chapter for quick and easy reference. [1992/9250]

PART 5B

USE REGULATIONS

5B.1 LAND USE TABLES

All uses of land or development of land in every land use zone must be made in accordance with the table of land uses in this Part. [1992/9250]

5B.2 INTERPRETION OF LAND USE TABLES

Tables 5.1, 5.2, 5.3 and 5.4 list land uses that are permitted by right, permitted at Council's discretion and prohibited in the:

- (a) residential;
- (b) commercial;
- (c) industrial;
- (d) special; and
- (e) overlay zones. [1992/9250]

***2.1 PERMITTED USES**

Land uses permitted by right are marked by "P" at the intersection of the column and row, and require compliance with:

- (a) the general development regulations of Chapter 4;
- (b) the applicable development standards specified in this Chapter;
- (c) the general requirements of the specific land use zone in which they are located, as specified in either Chapter 6, 7, 8 or 9; and
- (d) any additional requirements imposed by:
 - (i) applicable overlay zone as described in Chapter 10;
 - (ii) Zoning Maps; or

- (iii) additional requirements applicable to the use as specified in Chapters 11 to 18. [1992/9250]

*** 2.2 DISCRETIONARY USES**

- (1) Land uses that are permitted at the discretion of Council are marked "D" at the intersection of the column and row, and may be developed subject to:
 - (a) all requirements applicable to land uses permitted by right mentioned in Section 2.1; and
 - (b) any additional requirements imposed by Council as part of the discretionary use review process.
- (2) Each application for a discretionary use is considered as a unique case and shall not be regarded as a precedent for similar requests. [1992/9250]

*** 2.3 PROHIBITED USES**

- (1) Blank space is used in the tables to designate land uses that are prohibited in the land use zones.
- (2) Where a land use for which a blank space is shown existed in the land use zone prior to the coming into force of this Bylaw, that use may be continued as a legal non-conforming use, pursuant to Chapter 13 of this Bylaw. [1992/9250]

5B.3 LAND USE CLASSIFICATION

3.1 PURPOSE

The Classification of permitted and discretionary uses in land use zones in this Bylaw has been tied to the land use definitions provided in Chapter 2 of this Bylaw or the classifications of economic activities used in the *United States Standard Industrial Classification (SIC) Manual, 1987*. The classification of permitted and discretionary uses is intended to:

- (a) ensure that incompatible land uses are properly separated; and
- (b) facilitate the location of new land uses not specifically mentioned in this Bylaw. [1992/9250; 1999/10110]

TABLE 5.1: TABLE OF LAND USES - RESIDENTIAL ZONES [2011-61]												
LAND USE TYPE	SIC CODE	LAND USE ZONE ¹										
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited Use												
RESIDENTIAL												
Apartment	999								D			D
Apartment, Low Rise	999						D		P			D
Apartment, High Rise [1999/10110]	999								D			D
Apartment, Seniors Assisted Living – Low Rise [2005-34; 2011-8]	999						D	D	P			D
Apartment, Seniors Assisted Living – High Rise [2005-34]	999								D			D
Dwelling Unit	999											D ⁹
Dwelling Unit, Converted	999					D	D					P
Dwelling Unit, Detached	999	P	P	P	P	P	P	D	D		P ⁸	P
Dwelling Unit, Duplex	999			P	P	P	P	P	D		D	P
Dwelling Unit, Fourplex	999						D	P	P			P
Dwelling Unit, Mobile Home	999									P		
Dwelling Unit, Planned Group ¹⁸	999	D	D	D	D	D	D	D	D		D	D
Dwelling Unit, Semi-Detached	999			P	P	P	P	P	D		D	P
Dwelling Unit, Townhouse	999					D	D	P	P			P
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR

July 11, 2013

Members of the Regina Planning Commission
RE: Proposed Development at 722 17th Ave.

As residents of Arheim Place, we are writing this letter to express our concerns over the proposed re-zoning and development of 722 17th Ave.. We moved to this neighbourhood 6 years ago and have since married and started a family. We were attracted by the style of the homes in the neighbourhood, the close proximity to parks and downtown and affordability of the area. We feel that the proposed development does not enrich the area and could lead to similar housing projects in the future.

While we understand that Regina is facing a housing shortage, we feel that the proposed development would:

- create a loss of privacy for our family - our backyard will be clearly visible from the proposed development
- increase traffic flow
- negatively impact neighbourhood character and cohesion
- pave the way for future "spot" re-zoning projects that are incompatible with our area

We are not opposed to new or infill developments aimed at densifying existing neighbourhoods such as ours. However, we feel strongly that the proposed structure is simply too large in scale. We would support smaller scale structures such as townhouses, condos or houses with multiple suites.

We strongly urge the Regina Planning Commission and City Council to reject the planned 4-story proposal for 722 17th Ave.. We have invested time and money into our home feel that large scale developments like this will negatively impact our family, our home and the residents of our neighbourhood.

Thank you.

Sincerely,

Jeremy Geisel

K. GEISEL

Jeremy and Kerri Geisel
2505 Wallace St.
Regina, SK

July 12, 2013

Michele Cook
436 19th Avenue (mailing address)
Regina, SK S4N 1H1
2473 Wallace Street (owner)
Regina, SK

Attention: Mark Andrews
Planning Department
City of Regina
P.O. Box 1790
Regina, SK S4P 3C8

Re: 722 17th Avenue, File No: 13-Z-05/13-DU-09

Dear Planning Committee Members:

I am writing to express my concerns for my neighbourhood if the above proposal is approved.

The proposed four storey building is completely out of scale with the surrounding one, one and a half, and old and new, two storey homes in the area. A building of this height would rise above the tree height to dominate and overwhelm the neighbourhood, literally overshadowing the adjacent homes and destroying the privacy of the others nearby.

Recently, my area has been experiencing revitalization; residents have restored and rejuvenated older homes, owners have replaced old houses with new, and developers have added pockets of one storey, two storey, duplex, and townhouse homes. These developments are welcome because they are in keeping with the scale and character of the neighbourhood.

Allowing a structure of this height sets a design and zoning precedent which will foreseeably produce a cascade of negative effects: adjacent property values will decline, nearby owners will not invest in upgrading because they will not see a return on their investment, previously owner-occupied houses will become rental housing which will be allowed to decline until developers see an opportunity to buy a group of them and replace them with a similar height or taller building. "Spot" re-zoning of the type requested here will produce these same effects in places throughout the area thus destroying the fabric of a vital neighbourhood. At the present time, my neighbourhood is a zone of entry-level housing which is badly needed by the city. Encouraging the deterioration of this stock by allowing inappropriate re-zoning should be rejected.

Two-storey apartment buildings, duplexes, triplexes, townhouses, and basement suites in new houses are all ways to increase population density while preserving the character and integrity of the neighbourhood and allowing it to flourish.

Sincerely



July 17, 2013

To: Members,
Regina Planning Commission

Re: Applications for Zoning Bylaw Amendment (13-Z-5) and Discretionary Use (13-DU-09)
– Proposed Low-Rise Apartment 722 17th Avenue

RECOMMENDATION

1. That the application to rezone Lots 25 and 26, Block 14, Plan No. U2439 located at 722 17th Avenue from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be DENIED.
2. That the discretionary use application for a proposed Low-Rise Apartment located at 722 17th Avenue, being Lots 25 and 26, Block 14, Plan No. U2439, Assiniboia Place, be DENIED.

CONCLUSION

The following information is provided with respect to the subject proposal:

- The subject property is located within the Assiniboia Place Subdivision and the Al Ritchie Community Association boundary;
- The subject property is currently zoned R3 – Residential Older Neighbourhood and is proposed to be rezoned to R4A – Residential Infill Housing to accommodate development of a four storey, low-rise apartment building consisting of nine, two-bedroom suites;
- Nine internal, main-floor parking stalls are proposed to be provided on site which meet the minimum parking requirements; and
- Access provided from 17th Avenue and from lane (between Atkinson and Broder Streets).

Residents of the surrounding community are almost unanimously opposed to the proposed development. The Administration received a petition, signed by 112 local residents opposing this project. The following highlights some of the most frequently expressed concerns that were received in response to the public consultation process for the proposed development:

- The scale and massing of the building will cast shadows into the rear yards of abutting property;
- The development will generate additional traffic and 9 parking stalls may be insufficient with no provision for guest parking resulting in overflow parking onto the street;
- A proposed rental building in a residential area may negatively affect surrounding property values; and
- Approving this development could set a precedence to have similar development proposals in the neighbourhood.

While the addition of nine rental suites constructed in an efficient urban form that integrates parking would provide measurable benefits to prospective tenants with access to transit and other existing community amenities and services, the Administration does not support the proposal as it does not demonstrate a sufficient level of sensitivity and compatibility with the surrounding area. The scale and massing of the building is greater than what should reasonably be accommodated at this location. The proposed four storey development would have a particularly significant impact on the adjacent single family lot to the north.

Finally, while the *Official Community Plan* encourages a variety of housing types in all neighbourhoods and infill development to revitalize the City, the Administration does not recommend approval of this proposal as a means to address this issue. Responses to housing challenges should be led through a planning process that attempts to strike a good balance between accommodating a variety of housing options in existing and developing communities and achieving development that is a good design “fit”.

BACKGROUND

Applications for Zoning Bylaw amendment and Discretionary Use have been submitted concerning the property at 722 17th Avenue.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Zoning and Land Use Details

The applicant proposes to construct a 4 storey apartment building containing nine, 2-bedroom suites and a main floor parkade.

Presently, the site contains a 4-unit, 2 storey multi-family residence on the eastern half of the lot. The structure would be demolished if this proposal were to proceed.

Land Use Details		
	<u>Existing</u>	<u>Proposed</u>
Zoning	R3 – Residential Older Neighbourhood	R4A – Residential Infill Housing
Land Use	Fourplex	Residential low rise apartment building
Number of Dwelling Units	4	9
Building Area	N/A	318.9 sq. m.

Zoning Analysis			
	<u>Required (R3)</u>	<u>Required (R4A)</u>	<u>Proposed</u>
Number of Parking Stalls Required	1/ Dwelling Unit	1/ Dwelling Unit	1/ Dwelling Unit (9)
Minimum Lot Area (m ²)	250 m ²	500 m ²	638.4 m ²
Minimum Lot Frontage (m)	7.5m	7.5 m	16.76 m
Maximum Height (m)	11m	13 m (apartment)	11.6 m (four storeys)
Gross Floor Area	n/a	n/a	820.7m ² *
Floor Area Ratio	0.85 (542.6)	Max. 3.0 (1915.2m ²)	1.28*
Site Coverage (%)	50%	Max 50%	50%

*excludes parking areas, stairwells, shafts, and balconies.

Site Context

The subject property is located on the northeast corner of 17th Avenue and Atkinson Street in the Assiniboia Place subdivision. The surrounding area is predominantly built with single detached bungalows. Within the wider context, Miller High School and Balfour High School are located three blocks to the west on College Avenue and Wascana Centre and the Saskatchewan Science Centre are located approximately three blocks to the south.

Presently, the site contains a 4-unit, 2 storey multi-family residence (fourplex) on the eastern half of the lot that would be demolished.

Land Use and Development Compatibility

Given the massing and scale of the proposed development the property located immediately to the north would be significantly impacted by shadowing. The Administration has prepared a number of figures attached to this report that demonstrate the shadowing and massing impacts. A summary of the details and information shown in these figures is discussed below:

- Appendix A-3.5: This figure illustrates the sun shadow impact of a development scenario with two structures built to maximum FAR in the existing R3 zone at 3PM on May 21. A little less than one quarter of the yard's sunlight has been blocked by the structures under this development scenario.
- Appendix A-3.5.1: This figure illustrates the sun shadow impact effect of the proposed development at 3PM on May 21. In this case, approximately half of the rear yard is shaded, impacting the quality of life and amenity space for the property owner to the north.
- Appendices A-3.5.2 to A-3.5.4: These figures compare the scale and massing of the proposed building (outlined in red lines) and two buildings built to the maximum permitted FAR for the R3 Zone. It is clear that the massing of the proposed building is

much larger than would otherwise be permitted in the zone. It will interrupt the rhythm of the street, and would bring the building footprint much closer to the alley and impact the comfort and ability to use the rear yard of the property to the north.

The intent of the R3 - Residential Older Neighbourhood zone is to provide for the conservation of older inner city neighbourhoods and to provide for flexibility in building and site design in locations where residential development or redevelopment is desired at moderate intensity. To this end, the Administration supports a mixture of housing types and flexibility in design in locations that are suitable and complement the neighbourhood.

However, the overall scale and design of this proposal in this context is not compatible with adjacent land uses. It is important in infill development situations to give special attention to sensitive design fit and compatibility with surrounding land uses. The Administration believes that the current design is not sensitive to the scale and form of development in the immediate area.

The Administration discussed these concerns with the applicant and attempted to find alternate design solutions that would have resulted in a more compatible development including a reduction in the number of units and architectural aspects of the development. The applicant advised that they would like to proposal to proceed as submitted as alterations would impact the economic viability of the project.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

This proposal is not supported by the Administration and therefore, no applicable environmental implications or benefits apply with respect to this report.

Policy/Strategic Implications

Official Community Plan

In accordance with *The Planning and Development Act, 2007*, (Section 40), “no development shall be carried out that is contrary to the Official Community Plan.” This section lists the policies that support and conflict with the proposal and concludes with a summary and recommendation rationale.

1. OCP Policies and Objectives that Support the Proposal

Part A- Policy Plan

5.4 Energy Conservation Policies

- a) That a compact urban form should be achieved by:
 - iv) Promoting infill residential redevelopment and rehabilitation.

7.1 Housing Objectives

- a) To accommodate the demand for a variety of housing types throughout the city.
- b) To encourage the provision of affordable housing particularly for low and moderate income households and special needs groups.

7.20 Encourage Infill Development of the Inner City

- a) That the City should encourage construction of housing units in the inner city neighbourhood area for households of all social and economic characteristics.
- d) That the City shall encourage infill development to minimize the need for annexing additional land on the periphery of the city.

2. OCP Policies that Conflict with the Proposal

7.1 Housing Objectives

- g) To encourage higher density housing and mixed use development along or adjacent to major arterial streets.
- h) To ensure that residential development and redevelopment is compatible with adjacent residential and non-residential development

5.4 Energy Conservation Policies

- c) That vacant inner city sites should be redeveloped in a manner which enhances the amenity of the neighbourhood.
- q) That relatively uniform setback of houses be encouraged to reduce overshadowing.

6.1 Transportation and Infrastructure Objectives

- d) To encourage vehicles to travel on arterial and collector streets to minimize through traffic on local streets.

3. Summary of Policy Analysis

The proposed low-rise apartment in this neighbourhood conforms to some OCP objectives and policies relating to encouraging of infill development to maintain a compact urban forms; provision of housing, and energy conservation.

Furthermore, the City encourages a variety of housing types in all neighbourhoods, specifically to support a growing senior's population, and to allow for people to choose to live in a neighbourhood regardless of housing needs. The neighbourhood is largely built with single storey, pre-war homes, with little variation in housing type or size.

However, the proposal is not supported by policies related to sensitive design of infill and neighbourhood compatibility. The massing and scale of the building is inappropriate within the context of the location. The proposed building massing is simply too large for this location and the property owner to the north would be particularly negatively impacted.

The OCP encourages infill development to be located on or adjacent to major arterial streets and in this case. Both 17th Avenue and Atkinson Street are local streets. While this development itself will have a marginal impact on traffic, as a general policy higher density development should be accommodated along higher order streets, along transit routes, or in other areas identified in policy for intensification.

Overall, the Administration feels that while the policies contained in the OCP encourage infill development to ensure a compact urban form, the approval of a development that is both out of scale and character with the surrounding neighbourhood and would negatively impact abutting properties. This, in turn could set precedent in regards to what the City accepts as sensitive infill development in a mature neighbourhood context. In the long run, this development could impede the overall objectives of intensification of existing older residential communities. The Administration would be supportive of redevelopment of this site in accordance with existing zoning, and would consider rezoning at a moderate increase of intensity with a design that is more sympathetic and sensitive to the surrounding community.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides 1 parking stalls for persons with disabilities which meets the minimum requirements.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted on:	March 20, 2013
Will be published in the Leader Post on:	N/A
Letter sent to immediate property owners	March 25, 2013
Public Open House Held	April 9, 2013
Number of Public Comments Sheets Received	68

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. Also included are the applicant's and Administration's response to those issues, as well as the actual community comments received during the review process. The applicant and other interested parties will receive 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,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk', written in a cursive style.

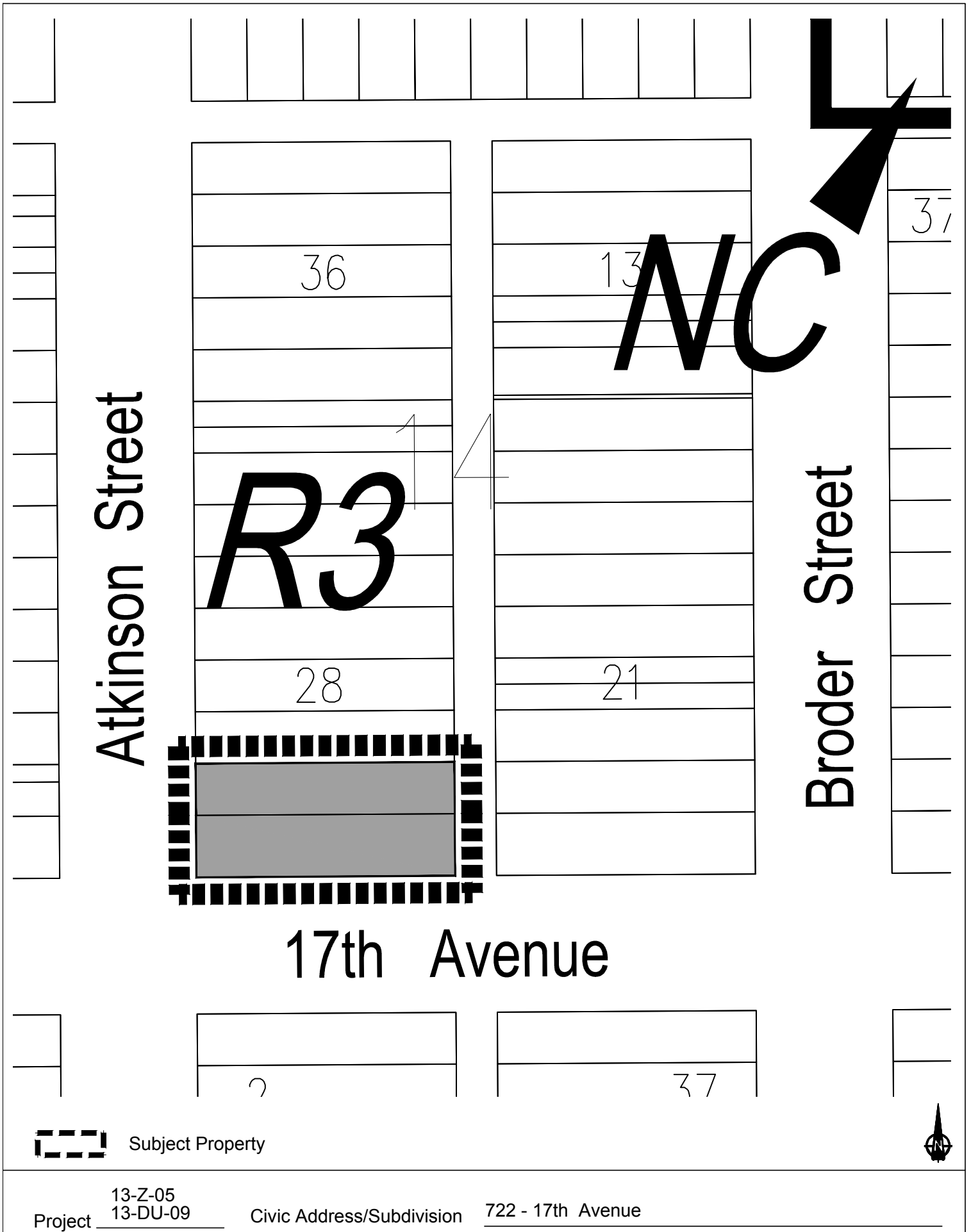
For Diana Hawryluk
Director, Planning

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jason Carlston', written in a cursive style.

Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Mark Andrews

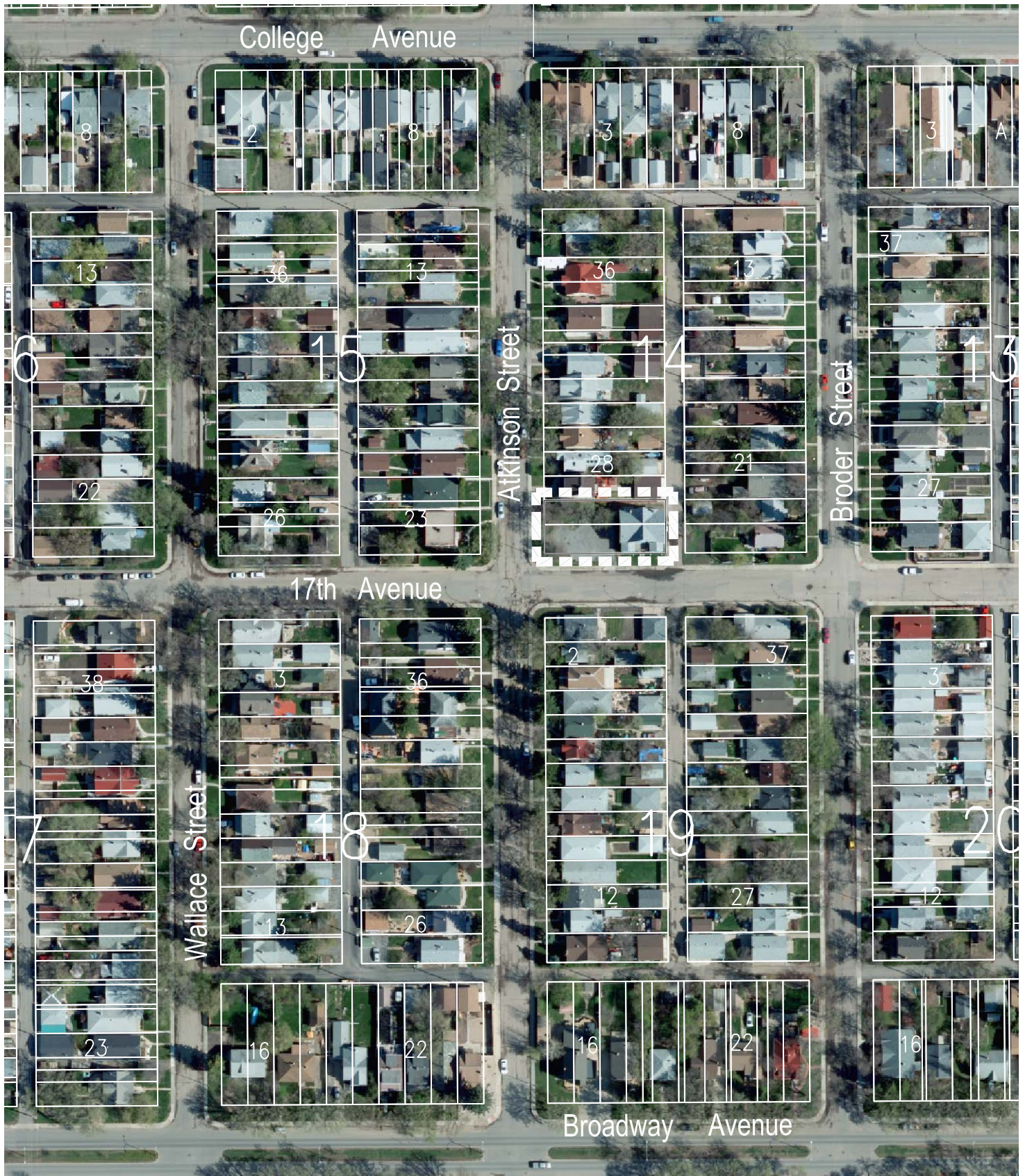


Subject Property

Project 13-Z-05
13-DU-09

Civic Address/Subdivision

722 - 17th Avenue



Subject Property

Date of Photography: 2012



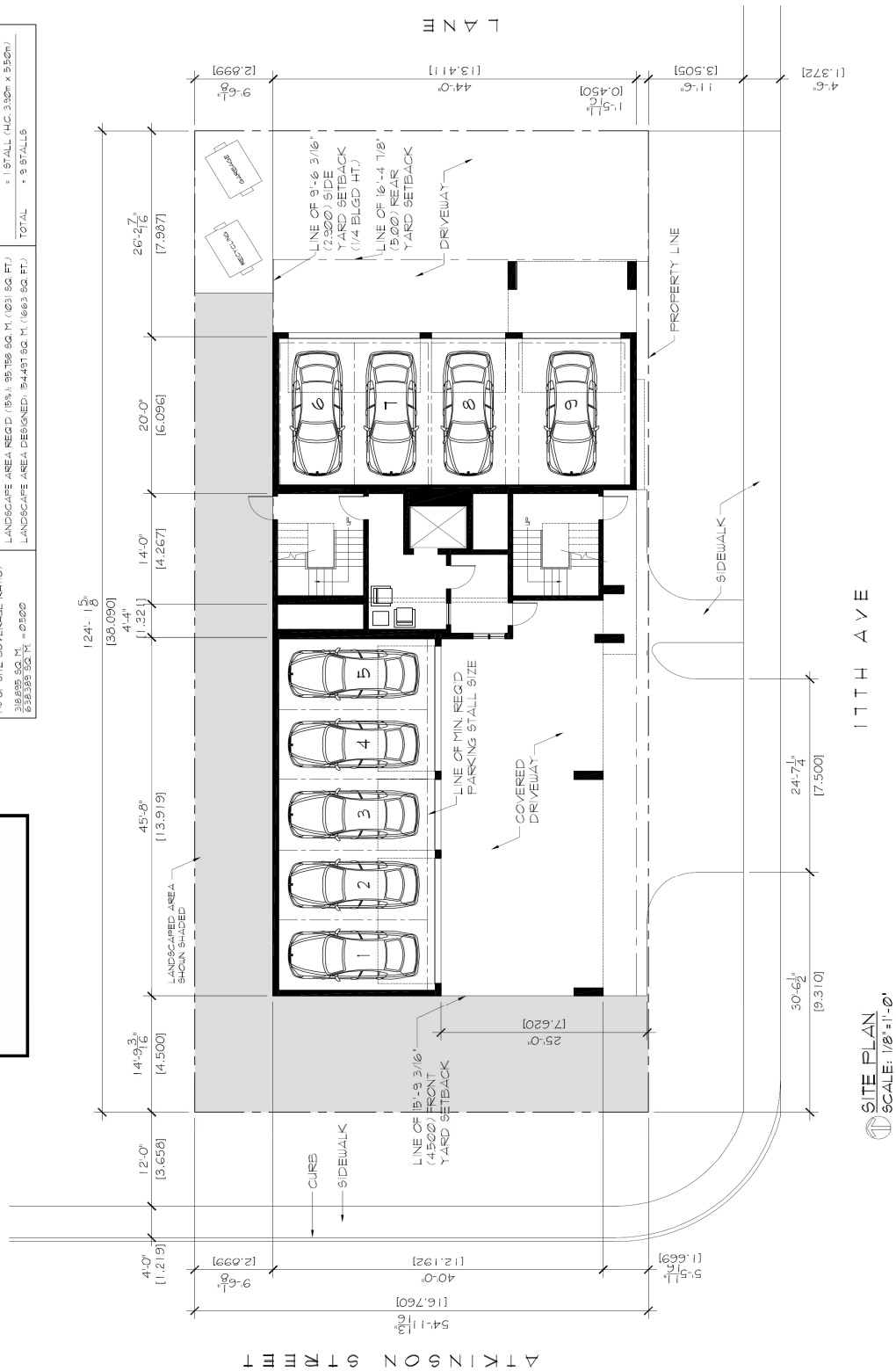
Project 13-Z-05
13-DU-09

Civic Address/Subdivision 722 - 17th Avenue

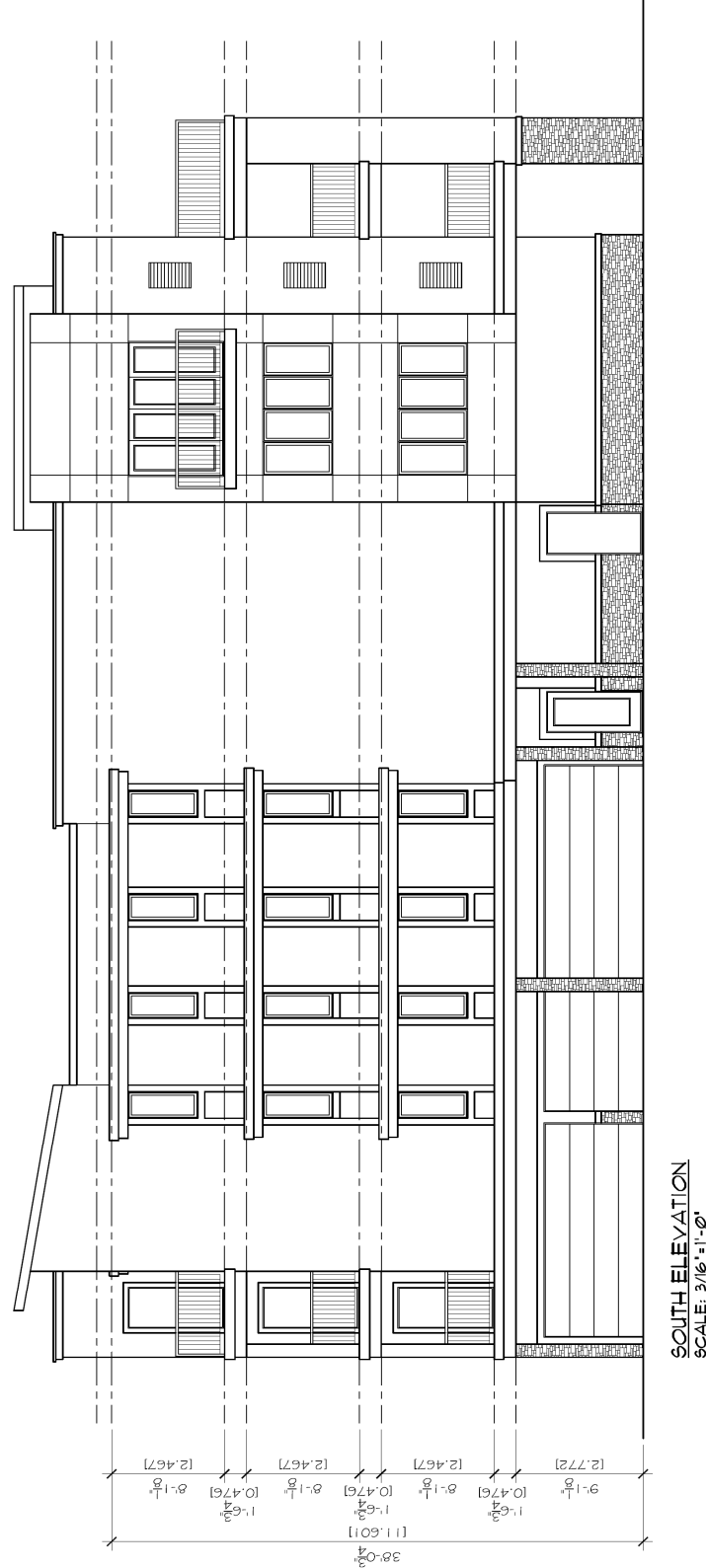
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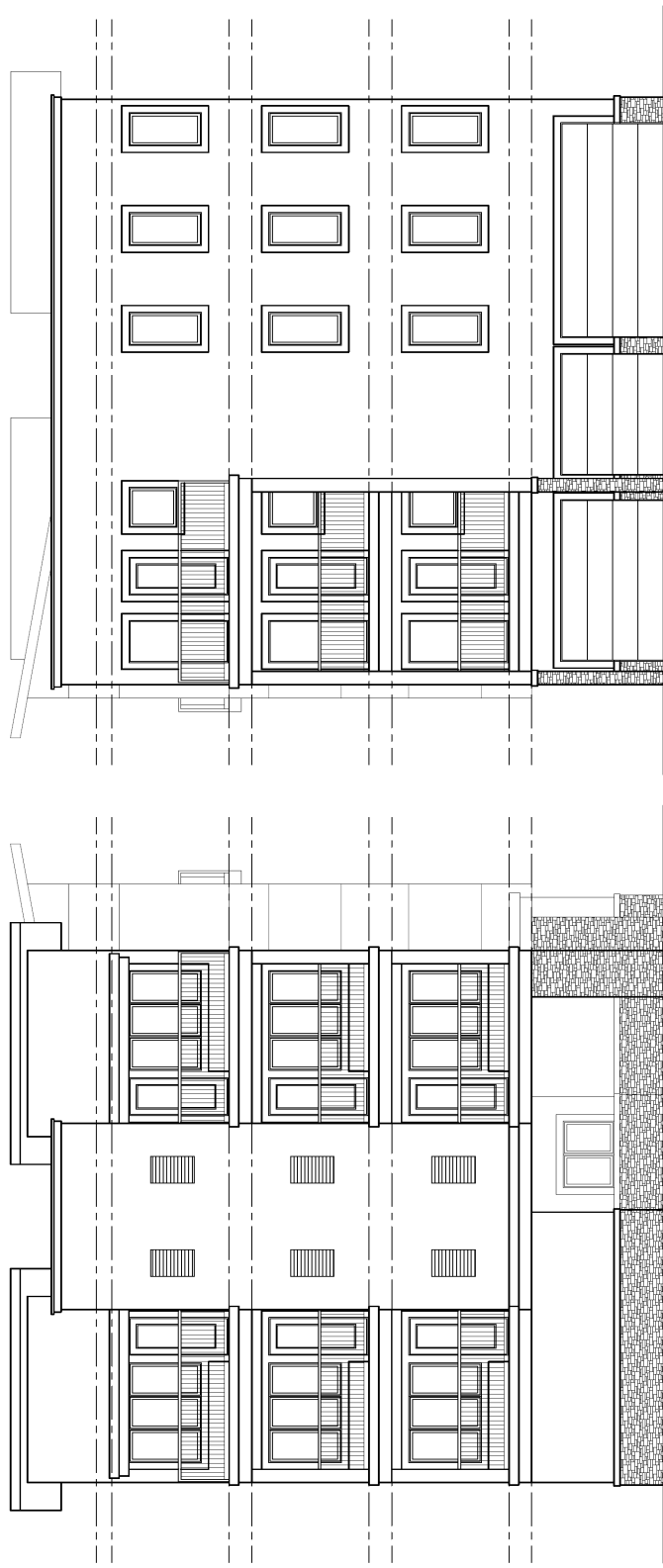
BUILDING CALCULATIONS		AREA CALCULATIONS BREAKDOWN		PARKING REQUIREMENTS	
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TYPE 2	1,000.00 SQ. FT.	TYPE 2	1,000.00 SQ. FT.	PARKING UNITS	9 UNITS
TYPE 3	1,000.00 SQ. FT.	TYPE 3	1,000.00 SQ. FT.	REQUIRED PARKING	9 UNITS
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TYPE 176	1,000.00 SQ. FT.	TYPE 176	1,000.00 SQ. FT.		
TYPE 177	1,000.00 SQ. FT.	TYPE 177	1,000.00 SQ. FT.		
TYPE 178	1,000.00 SQ. FT.	TYPE 178	1,000.00 SQ. FT.		
TYPE 179	1,000.00 SQ. FT.	TYPE 179	1,000.00 SQ. FT.		
TYPE 180	1,000.00 SQ. FT.	TYPE 180	1,000.00 SQ. FT.		
TYPE 181	1,000.00 SQ. FT.	TYPE 181	1,000.00 SQ. FT.		
TYPE 182	1,000.00 SQ. FT.	TYPE 182	1,000.00 SQ. FT.		
TYPE 183	1,000.00 SQ. FT.	TYPE 183	1,000.00 SQ. FT.		
TYPE 184	1,000.00 SQ. FT.	TYPE 184	1,000.00 SQ. FT.		
TYPE 185	1,000.00 SQ. FT.	TYPE 185	1,000.00 SQ. FT.		
TYPE 186	1,000.00 SQ. FT.	TYPE 186	1,000.00 SQ. FT.		
TYPE 187	1,000.00 SQ. FT.	TYPE 187	1,000.00 SQ. FT.		
TYPE 188	1,000.00 SQ. FT.	TYPE 188	1,000.00 SQ. FT.		
TYPE 189	1,000.00 SQ. FT.	TYPE 189	1,000.00 SQ. FT.		
TYPE 190	1,000.00 SQ. FT.	TYPE 190	1,000.00 SQ. FT.		
TYPE 191	1,000.00 SQ. FT.	TYPE 191	1,000.00 SQ. FT.		
TYPE 192	1,000.00 SQ. FT.	TYPE 192	1,000.00 SQ. FT.		
TYPE 193	1,000.00 SQ. FT.	TYPE 193	1,000.00 SQ. FT.		
TYPE 194	1,000.00 SQ. FT.	TYPE 194	1,000.00 SQ. FT.		
TYPE 195	1,000.00 SQ. FT.	TYPE 195	1,000.00 SQ. FT.		
TYPE 196	1,000.00 SQ. FT.	TYPE 1			

ALLMANHOMES
SOLID FOUNDATION FLEXIBLE DESIGN



Copyright © of these plans remains with Robinson Residential Design Inc. All rights reserved. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Robinson Residential Design Inc. Robinson Residential Design Inc. 1000-10th Avenue, Regina, Saskatchewan S4P 1Y9 Tel: (306) 355-6617 Fax: (306) 355-6619 Email: info@robinsonresidential.com Website: www.robinsonresidential.com	3. All plans are drawn to suit the Client's requirements and are intended to be used for the purpose of obtaining a building permit. The Client is responsible for obtaining all necessary permits and for ensuring that the plans comply with all applicable building codes and regulations. The Client is also responsible for ensuring that the plans are used for the intended purpose and are not altered or modified in any way without the written consent of Robinson Residential Design Inc.		4. Robinson Residential Design Inc. reserves the right to make changes to these plans at any time without notice. The Client is responsible for obtaining all necessary permits and for ensuring that the plans comply with all applicable building codes and regulations. The Client is also responsible for ensuring that the plans are used for the intended purpose and are not altered or modified in any way without the written consent of Robinson Residential Design Inc.		5. Robinson Residential Design Inc. is not responsible for any errors or omissions in these plans. The Client is responsible for obtaining all necessary permits and for ensuring that the plans comply with all applicable building codes and regulations. The Client is also responsible for ensuring that the plans are used for the intended purpose and are not altered or modified in any way without the written consent of Robinson Residential Design Inc.		6. Robinson Residential Design Inc. is not responsible for any errors or omissions in these plans. The Client is responsible for obtaining all necessary permits and for ensuring that the plans comply with all applicable building codes and regulations. The Client is also responsible for ensuring that the plans are used for the intended purpose and are not altered or modified in any way without the written consent of Robinson Residential Design Inc.	
	7. Robinson Residential Design Inc. is not responsible for any errors or omissions in these plans. The Client is responsible for obtaining all necessary permits and for ensuring that the plans comply with all applicable building codes and regulations. The Client is also responsible for ensuring that the plans are used for the intended purpose and are not altered or modified in any way without the written consent of Robinson Residential Design Inc.		8. Robinson Residential Design Inc. is not responsible for any errors or omissions in these plans. The Client is responsible for obtaining all necessary permits and for ensuring that the plans comply with all applicable building codes and regulations. The Client is also responsible for ensuring that the plans are used for the intended purpose and are not altered or modified in any way without the written consent of Robinson Residential Design Inc.		9. Robinson Residential Design Inc. is not responsible for any errors or omissions in these plans. The Client is responsible for obtaining all necessary permits and for ensuring that the plans comply with all applicable building codes and regulations. The Client is also responsible for ensuring that the plans are used for the intended purpose and are not altered or modified in any way without the written consent of Robinson Residential Design Inc.		10. Robinson Residential Design Inc. is not responsible for any errors or omissions in these plans. The Client is responsible for obtaining all necessary permits and for ensuring that the plans comply with all applicable building codes and regulations. The Client is also responsible for ensuring that the plans are used for the intended purpose and are not altered or modified in any way without the written consent of Robinson Residential Design Inc.	

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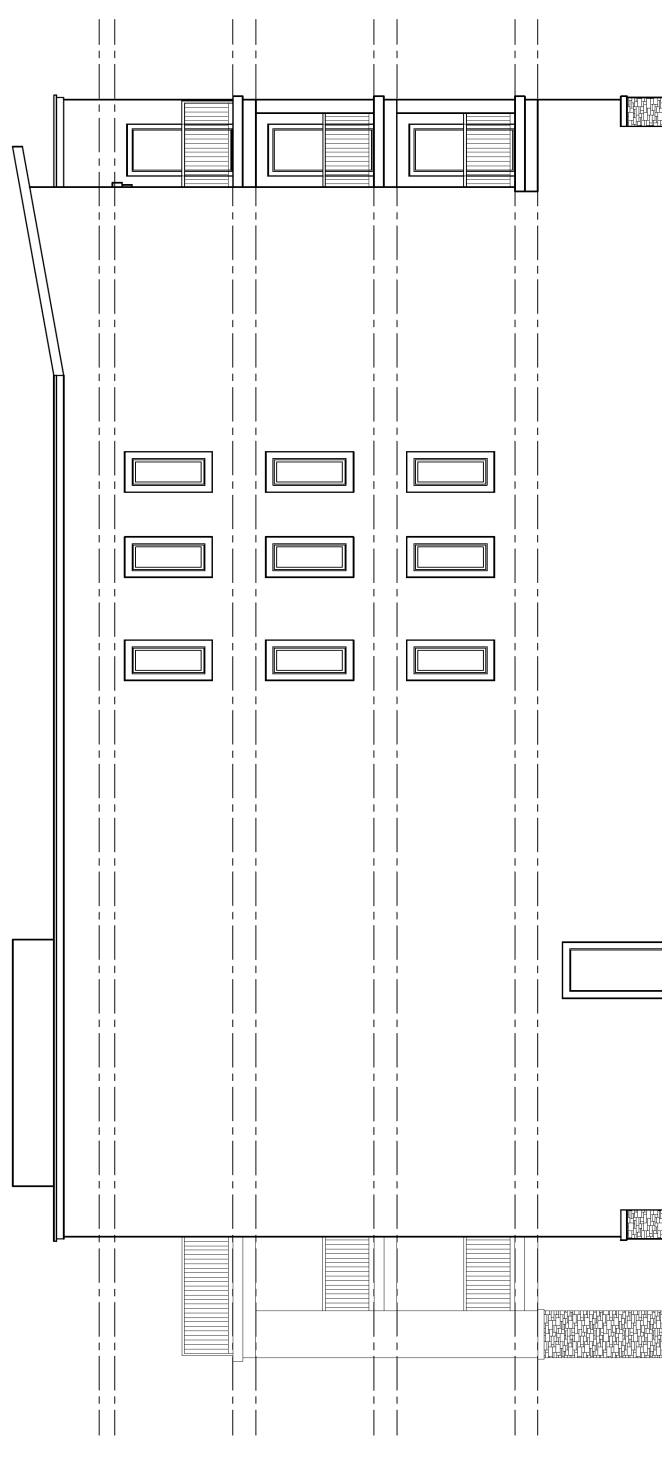
WEST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION
SCALE: 3/16" = 1'-0"

DRAWING NO. A-3	DRAWING TITLE EXTERIOR ELEVATIONS		DESIGNED BY JR	SCALE 3/16" = 1'-0"	PROJECT 722 17TH AVE APARTMENT REGINA, SASKATCHEWAN			
	DATE FEB. 22, 2013		DRAWN BY MH					
2343 BROAD STREET REGINA, SASKATCHEWAN CANADA S4P 1Y9 PHONE: (306) 352-4619 FAX: (306) 352-4619						ROBINSON RESIDENTIAL PERSONALIZING HOME DESIGN		
<small>1. Copyright of these plans remains with Robinson Residential Design Inc. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Robinson Residential Design Inc. All rights reserved. 2. All plans are drawn on the condition that the client will obtain all necessary permits and approvals from the appropriate authorities. Robinson Residential Design Inc. is not responsible for any delays or costs incurred by the client in obtaining such permits and approvals. 3. Changes are not to be made without the prior written permission of Robinson Residential Design Inc. All changes must be made in writing and signed by a licensed architect or engineer. 4. Robinson Residential Design Inc. is not responsible for any errors or omissions in these plans. Robinson Residential Design Inc. is not responsible for any delays or costs incurred by the client in obtaining such permits and approvals. 5. Robinson Residential Design Inc. is not responsible for any delays or costs incurred by the client in obtaining such permits and approvals.</small>								

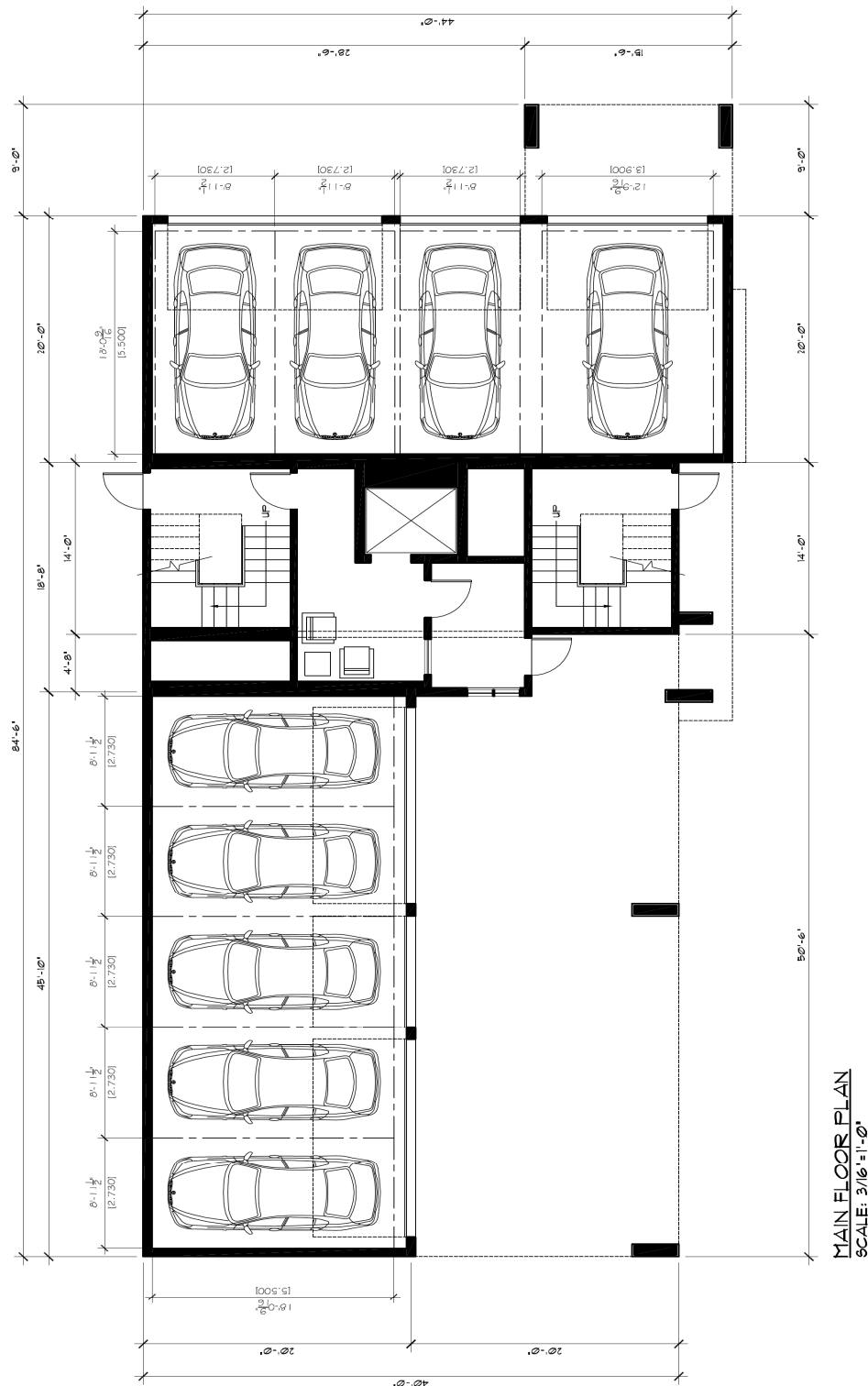
Planning Department

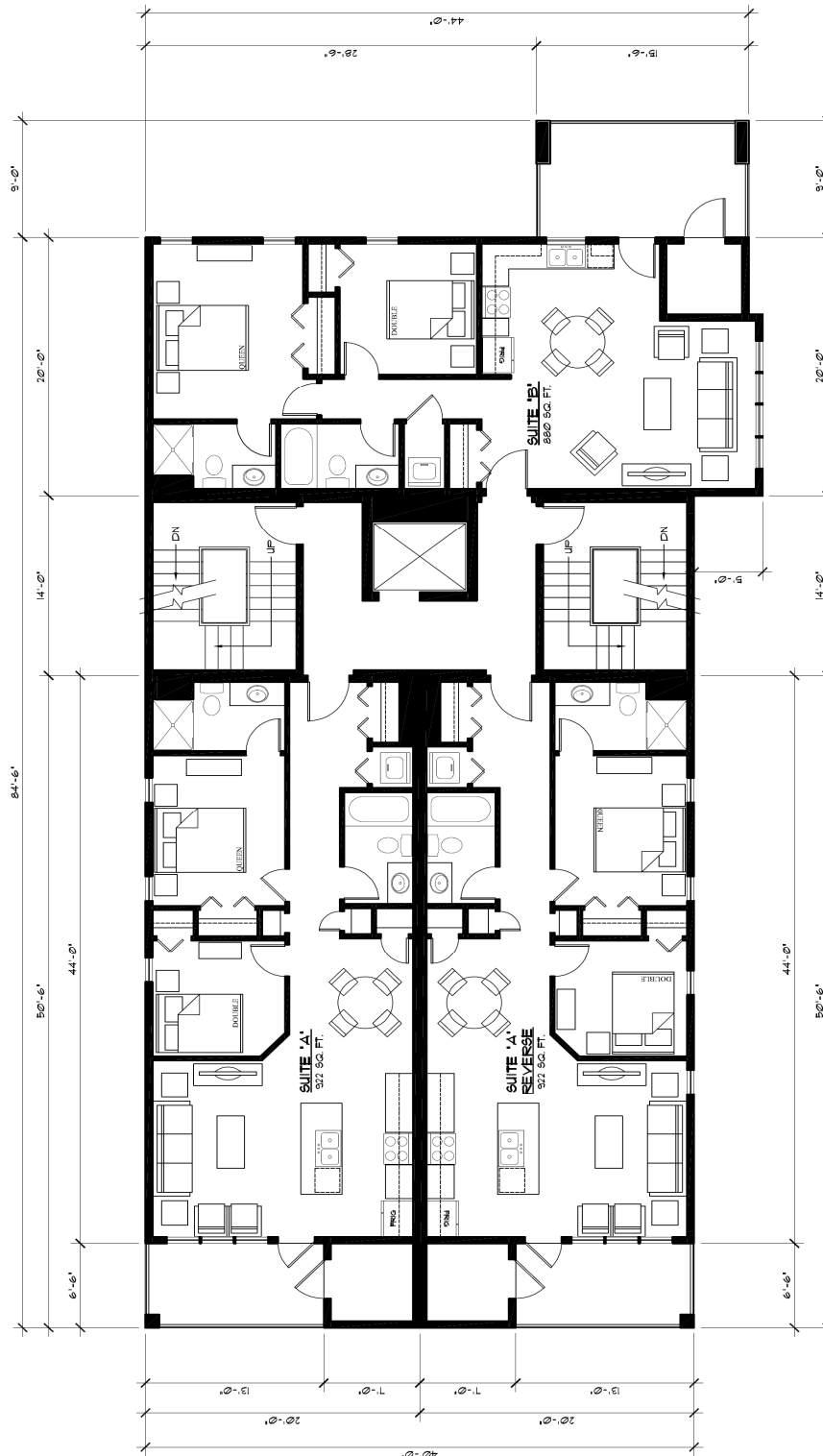
Project 13-Z-05/ 13-DU-09 Civic Address/Subdivision 722 17th Avenue



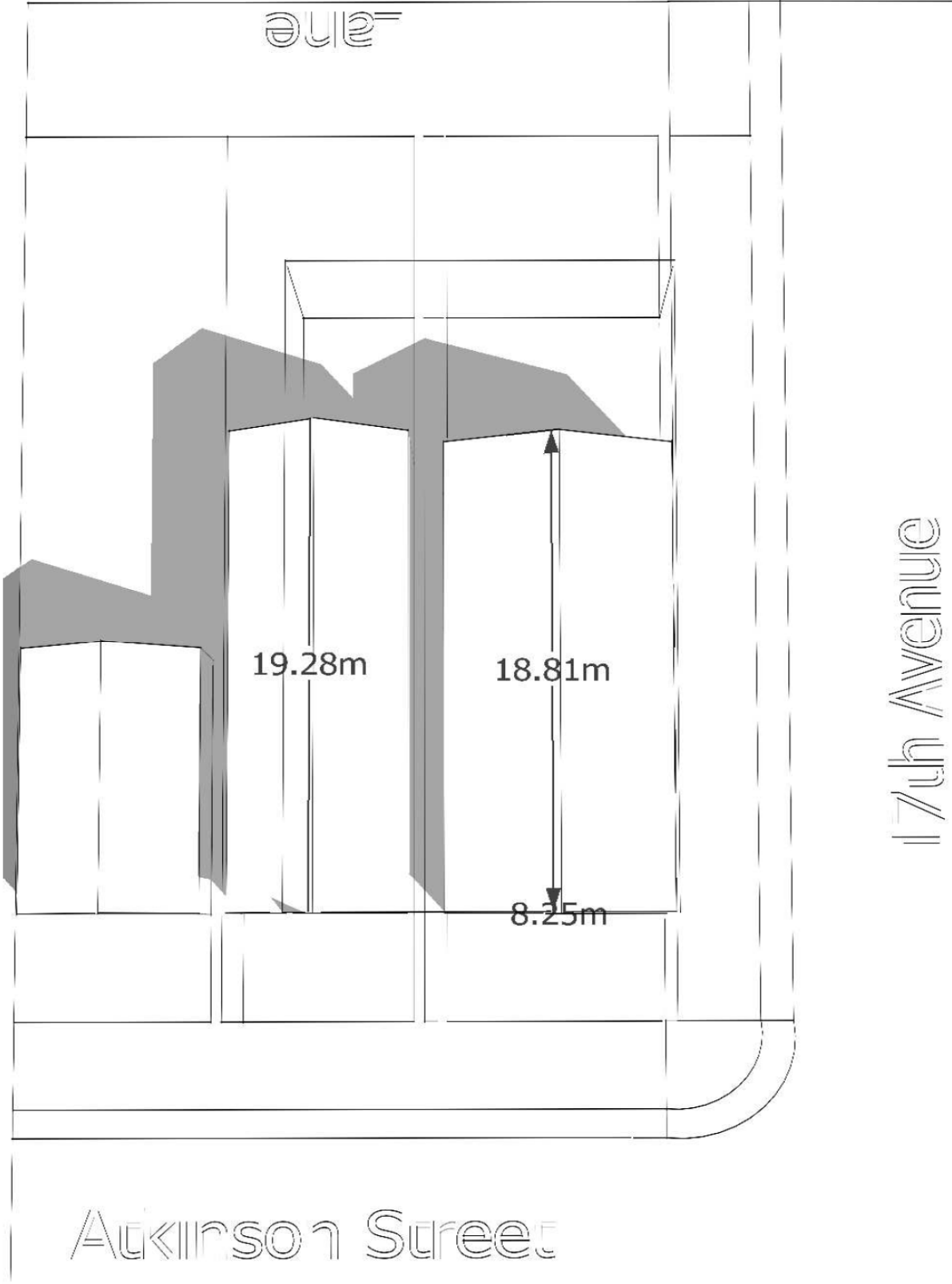
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Copyright © 2006 by the author. All rights reserved. This drawing is the property of the author and is not to be reproduced without the author's written permission. The author assumes no responsibility for any errors or omissions in this drawing. The author is not responsible for any damage or injury resulting from the use of this drawing. The author is not responsible for any damage or injury resulting from the use of this drawing.		3. To print and use for personal use only. No reproduction or distribution of this drawing is permitted without the author's written permission. The author assumes no responsibility for any errors or omissions in this drawing. The author is not responsible for any damage or injury resulting from the use of this drawing. The author is not responsible for any damage or injury resulting from the use of this drawing.		4. Robinson Residential Design Inc. is a registered professional design firm. It is not a contractor. It is not a building professional.	
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<p>DOUBSON RESIDENTIAL</p> <p>RECONSTRUCTING HOME DESIGN</p>	<p>2343 BROAD STREET REGINA, SASKATCHEWAN CANADA S4P 1Y9 TEL: (306) 352-6619 FAX: (306) 352-6619</p>	PROJECT		<p>722 17TH AVE APARTMENT</p> <p>REGINA, SASKATCHEWAN</p>	<p>DRAWING NO. A-6</p>	
		SCALE 3/16" = 1'-0"	DESIGNED BY J.R.			<p>DRAWN BY M.H.</p>
		DATE FEB. 22, 2013				

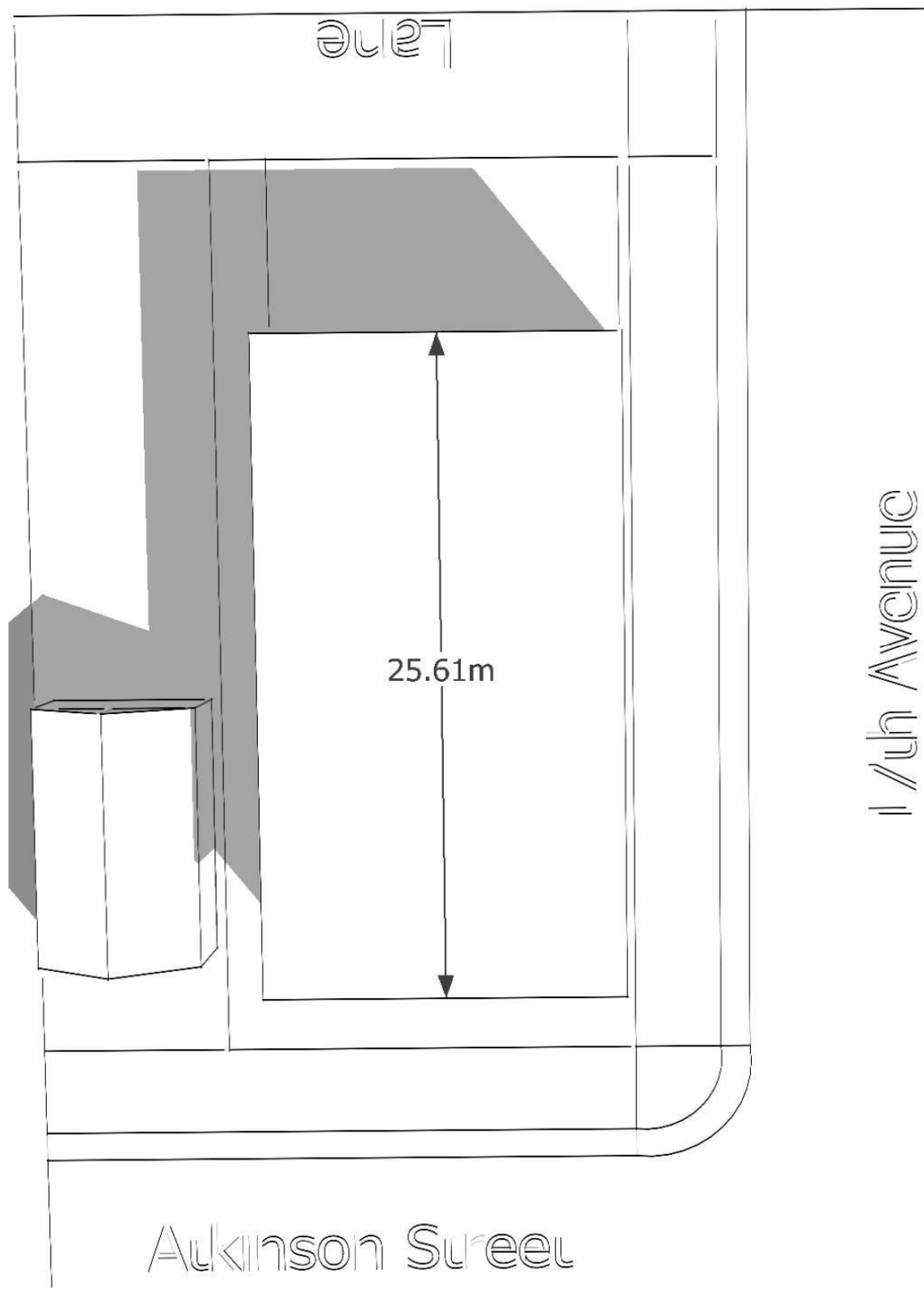


Planning Department

Project 13-Z-05/13-DU-09

Civic Address/Subdivision

722 17th Avenue

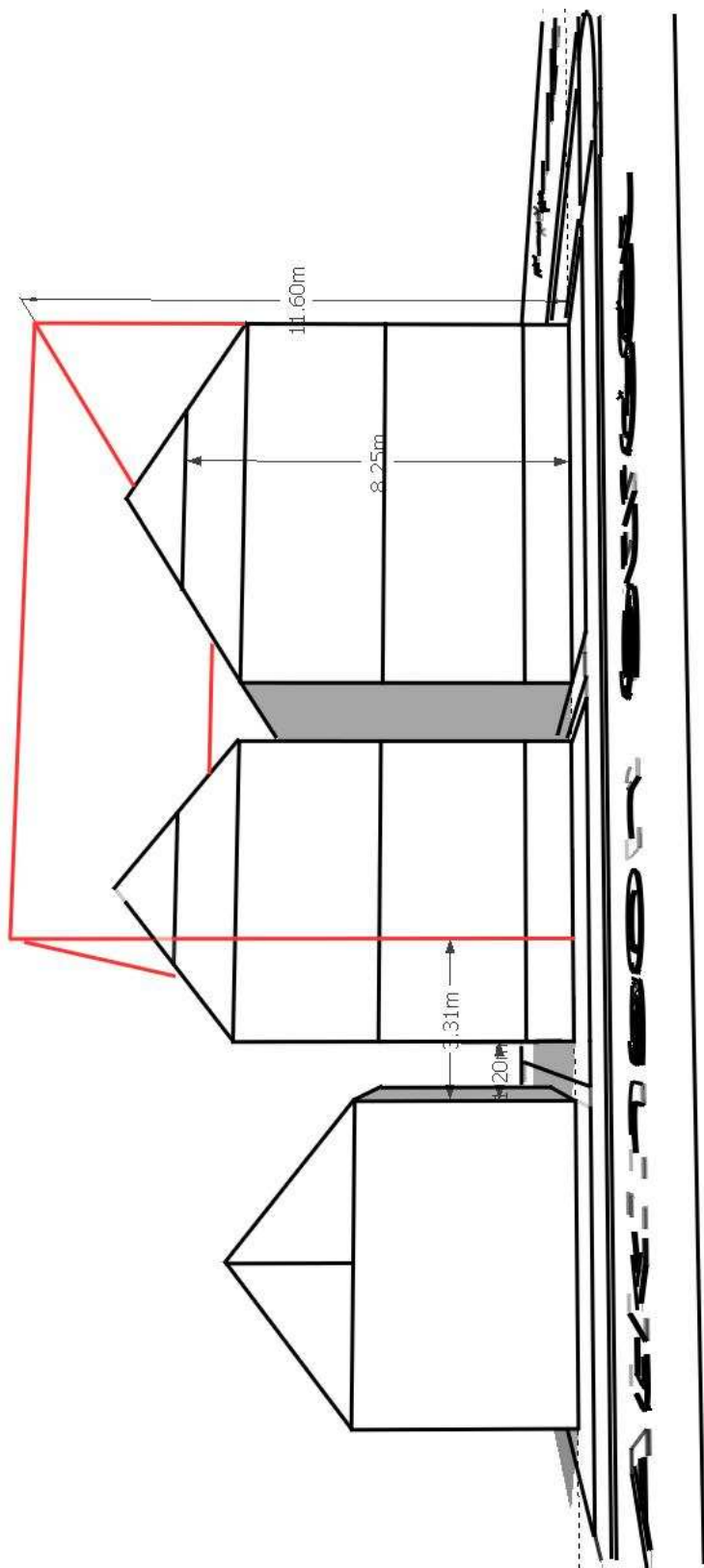


Planning Department

Project 13-Z-05/13-DU-09

Civic Address/Subdivision

722 17th Avenue

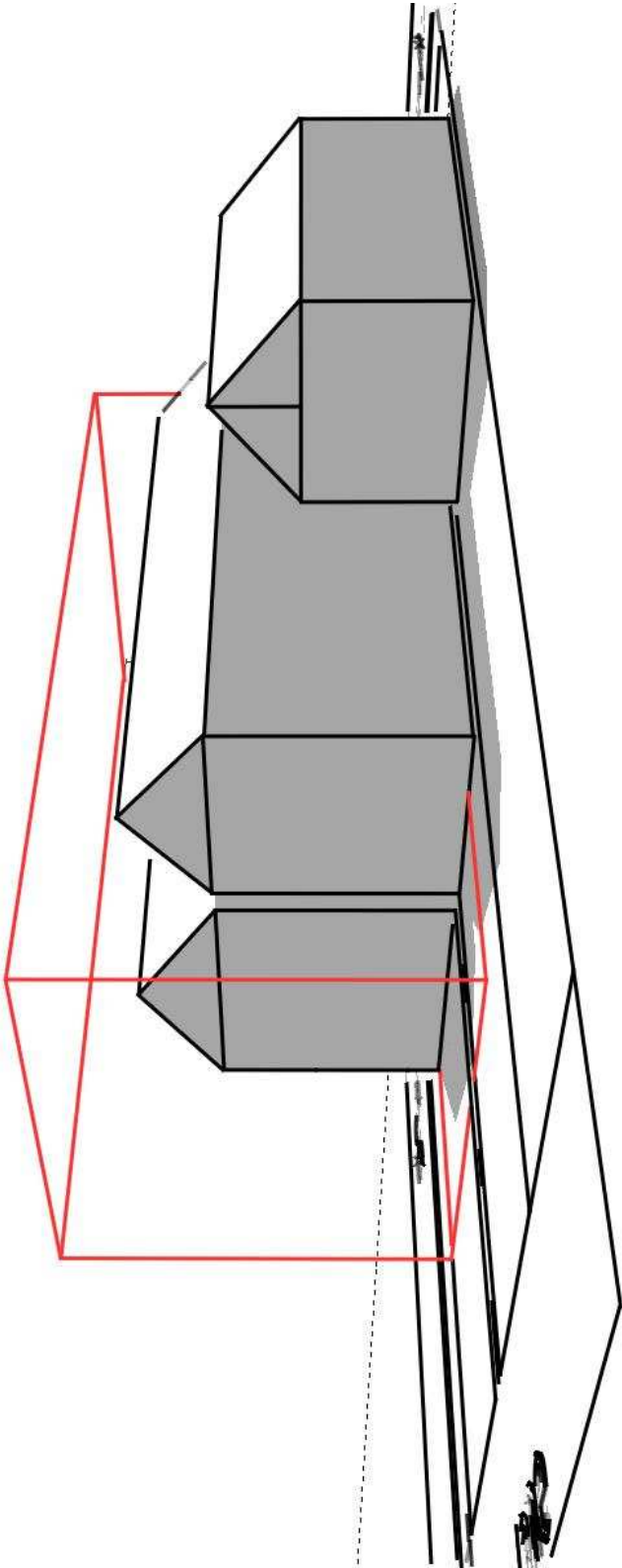


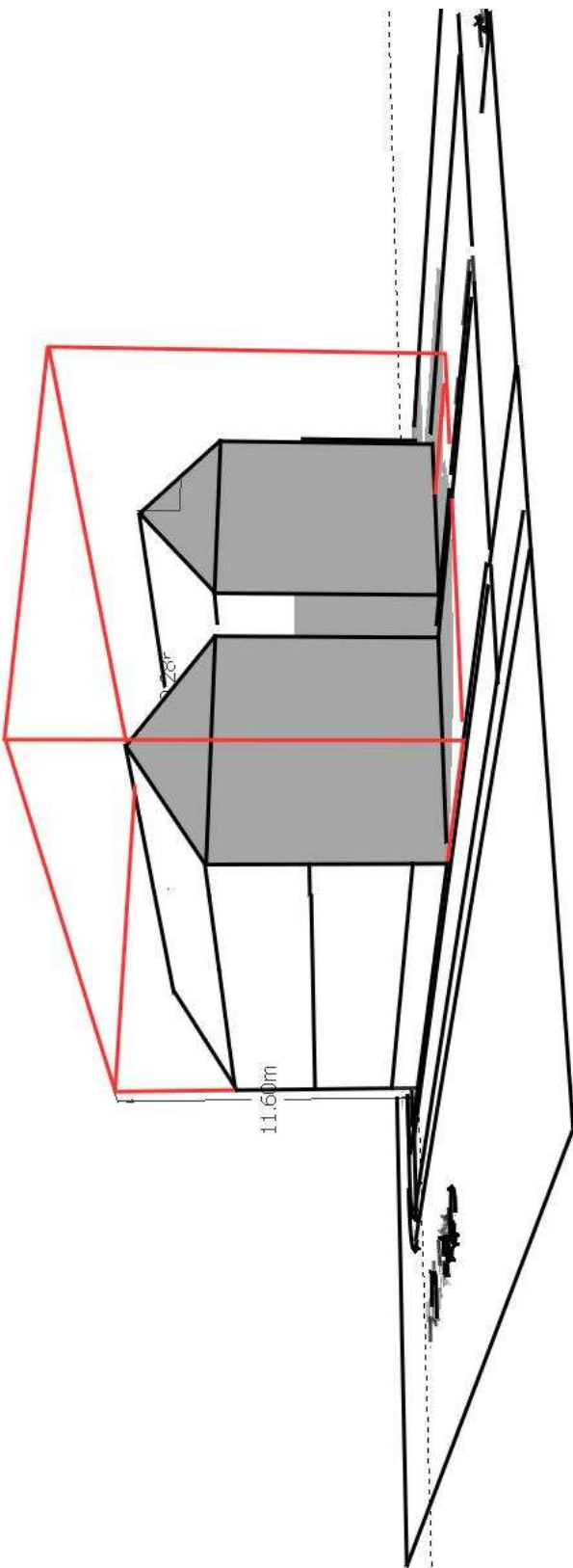
Planning Department

Project 13-Z-05/ 13-DU-09

Civic Address/Subdivision _____

722 17th Avenue





Public Consultation Summary

Response	No. of Responses	Issues Identified
<i>Completely opposed</i>	58	<p>PARKING/ TRAFFIC</p> <ul style="list-style-type: none"> • 9 parking stalls provided on-site (main floor in garage) • Two bedroom units will most likely generate more than 9 vehicles and will force additional vehicles on local streets • Additional vehicles will create traffic congestion on narrow local streets and pose a risk of serious accidents as there are children in the neighbourhood • The additional vehicles will generate excessive noise in a quiet residential neighbourhood • Tenants moving in and out (since it is rental property) will generate noise, affect the flow of traffic with moving vans and trailers and with limited space to maneuver, will end up either blocking the street or the alley • The additional vehicles will strain and create unnecessary wear and tear on the roads (requiring additional maintenance) <p>PROPERTY VALUES</p> <ul style="list-style-type: none"> • Four storey rental apartment building will significantly decrease the surrounding property values • Rental properties will bring in low-income tenants or create subsidized housing that could lead to lower property values • The homes located to the north of the proposed building will decrease in value as privacy and sunlight will be reduced as the building is above the tree line and in a neighbourhood that is predominantly single storey homes • Rental housing will lead to increased crime, theft and vandalism in a peaceful neighbourhood that is dominated by younger families with children <p>SCALE/MASSING</p> <ul style="list-style-type: none"> • The building is too large for the lot and is not sensitive to the character of the surrounding neighbourhood of single storey homes with no rental buildings in the immediate vicinity • The building's scale does not make it attractive, will stick out like a sore thumb and residents facing this building or adjacent owners will lose privacy and valuable sunlight <p>OTHER ISSUES</p> <ul style="list-style-type: none"> • Permitting a rental apartment on this site will set a precedence to have similar development proposals in the neighbourhood, which could significantly alter the character and viability of the area • Rental properties are not always well-maintained and managed and may be an increase in litter, storage of vehicles

		<p>and a lack of green space and mature trees</p> <ul style="list-style-type: none"> • The proposal is not supported by policies related to sensitive design of infill and neighbourhood compatibility • Local streets are old and narrow and snow banks will force vehicles to park farther from the edge of the street, congesting the streets and posing serious risks of collisions
<i>Accept if many features were different</i>	3	<ul style="list-style-type: none"> • Scale: too large and would rise above tree line • Potentially set a precedent for similar development in the area • Would support a two storey building with underground parking or two storey townhouse style development that compliments the style of the neighbourhood • 9 units will generate more than 9 vehicles and will park on street and increase traffic • suggest a building no more than 3 storeys (including parking)
<i>Accept if one or two features were different</i>	2	<ul style="list-style-type: none"> • Proposed building too large; suggest a smaller building with less suites
<i>I support this proposal</i>	5	<p>No issues identified – supporting comments include:</p> <ul style="list-style-type: none"> • more senior complexes are needed and look forward to this project • good use of the land and the developer builds quality homes • would enhance the appearance of the neighbourhood and reduce on-street parking

1. **Issue: Parking and traffic generation - Two bedroom units will most likely generate more than 9 vehicles and will force additional vehicles on local streets thus creating traffic congestion on narrow local streets and posing a risk of accidents.**

Administration's Response: The Administration recognizes that in many cases, two bedroom apartments may generate more than one vehicle space per unit. However, in the R4A zone the parking standard for apartment buildings is 1 stall per unit. An initial review of the parking availability along 17th Avenue indicates that up to five vehicles could be accommodated adjacent to the site. As with any development, including single detached homes, there will always be times when there will be an overflow of parking, thus forcing vehicles to park along the streets (especially during special events, holidays, etc). The Administration does not expect any concerns related to parking and traffic generation. However, while the development would meet the minimum parking requirements it is acknowledged that there will likely be some parking spill over onto the streets. The applicant has also advised that there is ample room to park additional vehicles directly in front of the garage stalls (assuming it belongs to the unit they are visiting and will not impede access to the driveway and other garages).

2. **Issue: Property Values – A proposed rental apartment building will significantly decrease the surrounding property values and will bring in low-income tenants or create subsidized housing that could lead to lower property values**

Administration's Response: The City encourages the provision of affordable housing for low

and moderate income households and the demand for a variety of housing types throughout the City. The applicant's have confirmed that this proposal is intended to accommodate seniors above the age of 55 exclusively and prohibiting all other ages pursuant to Section 11(4) of The Saskatchewan Human Rights Code. Furthermore, the Administration is not aware of any similar proposals that have negatively impacted surrounding property values and has no evidence to support or make any comments as to that claim.

3. **Issue: Scale and Massing of the Building - The building is too large for the lot and is not sensitive to the character of the surrounding neighbourhood. The building will affect privacy in the rear yards of abutting properties and cast shadows due to its height.**

Administration's Response: The Administration supports a mixture of housing types and flexibility in design in locations that are both suitable and can accommodate higher density residential units. It is the intention of the R3 Zone to conserve older Inner City neighbourhoods and to ensure that all residential development and redevelopment is compatible with adjacent residential and non-residential developments. Furthermore, the existing R3 Zone could permit a building (assuming it is built to the maximum gross floor area permitted) that would have a significantly less impact on the neighbouring properties, and still accommodate multiple dwelling units. The body of the report discusses scale and massing and what the zone can accommodate in more detail.

4. **Issue: Precedence – Approving such a development could set a precedence for builder's and developers to come into the neighbourhood and purchase houses they may deem as dilapidated and convert them into similar buildings and destroying the context and character of an older, developed neighbourhood.**

Administration's Response: The intent and purpose of Regina Zoning Bylaw No. 9250 is to protect the character and maintain the stability of residential zones and to regulate and promote the orderly and compatible development of areas across the City. Apartment buildings are not a permitted use in the R3 Zone. As in the case of this proposal, the applicant would be required to amend the Bylaw to a zone that could accommodate a low-rise apartment building and ensure that the proposed zoning and structure meets the minimum standards pursuant to the bylaw and that it is a zone that is compatible with the surrounding neighbourhood. All proposals are closely examined by the Administration to ensure a recommendation that benefits both the City and the surrounding neighbourhood, therefore, the Administration does not feel that this development would set a precedence for similar developments if approved.

July 17, 2013

To: Members,
Regina Planning Commission

Re: Application for Contract Zoning (13-CZ-01) Proposed Office and Assembly/Conference
Space – 1011 N. Devonshire Drive

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1011 N. Devonshire Drive, being Block M, Plan No. 80R21533 from MS-Main Street Zone to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject property be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. Space allocated to office use shall not exceed 1000 sq. m.;
 - b. Space allocated for convention/assembly space be developed as shown on the attached site plan;
 - c. The Fire Lane, located to the north off the main entrance to the building, to be signed as “No Parking Fire Lane” and the parking ban be enforced at all times.
 - d. The development shall conform to the attached plans labelled Site Plan and Floor Plans, prepared by M. Haque/D. Tomlin, and dated March 25, 2013, attached to this agreement as Appendix A-3.1 and Appendix A-3.2.
 - e. Signage on the subject property shall comply with the development standards for the MS-Main Street Zone pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Landscaping of the lot shall comply with the requirements of Chapter 15 of the Zoning Bylaw;
 - g. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; And
 - h. 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 August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

CONCLUSION

The applicant proposes to:

- Redevelop an existing building to accommodate office and assembly/conference space for the Saskatchewan Government and General Employees Union.

- The building is one storey in height and has a basement under a portion of the building. Offices will be located on the main floor with meeting and conference rooms located both on the main floor and in the basement.
- The subject property is currently zoned MS-Main Street Zone.
- A Contract is being considered for this development to accommodate the general assembly/conference component of the union office.
- The subject property is located within the Rochdale commercial area between the Lakewood and McCarthy Park neighbourhoods.
- Compliant with the Office Policy in Part A of the Official Community Plan in that it is an adaptive re-use of an existing building to be occupied by related office and union hall and is not a purpose built new office building. Despite the building being larger than 1000 m² the allocation of office space (less than 1000 m²) conforms to the intent of the office policy.
- Concerns were received regarding parking, increased traffic and inappropriate location for offices.

BACKGROUND

An application has been received for contract zoning to enable the redevelopment of the existing building at 1011 N. Devonshire Drive for office and general assembly/conference uses for the Saskatchewan Government and General Employees Union.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*

DISCUSSION

Zoning and Land Use Details

	<u>Required (MS Zone)</u>	<u>Proposed</u>
Zoning	MS	C
Land Use	Currently theatres, miniature golf and concession	Offices and assembly/conference space
Number of Parking Stalls Required	111	131 (provided)
Minimum Lot Area (m ²)	250 m ²	8,103 m ²
Minimum Lot Frontage (m)	6 m	17.14 m
Maximum Height (m)	15 m	6 m (existing building)
Building Area	n/a	2,415.48 m ² (existing building)

Surrounding land uses include commercial to the north and east and residential to the south and west.

Regina Zoning Bylaw No 9250 indicates that contract zoning may be considered on:

- Small or irregularly shaped lots
- Lots restricted by physical barriers such as water courses, slopes, roadways, railways
- Infill sites in higher density or mixed use areas
- Sites accommodating unique development opportunities

The proposal is consistent with the purpose and intent of contract zoning with respect to accommodating a unique development opportunity, enabling the reuse of an existing commercial building. The proposed office, without the assembly/convention space, would be a discretionary use in the MS-Main Street Zone. However, there is no land use category in the MS-Main Street Zone which would permit the development of both land uses in one building. The contract zone enables the attachment of conditions of use to the formal contract between the developer and the City.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal complies with the intent of the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 4.15 – Office Development
 - a) For the purpose of this Plan, office buildings between 1000sq.m. and 4,000sq.m. of gross floor area, including secondary uses shall be considered “medium office”...;
 - c) Medium and major office shall be prohibited from locating outside the downtown...;

This proposal is an adaptive reuse of an existing building for an office and related union hall, which occupy a large portion of the space and would also share office-related facilities such as meeting rooms, washrooms, and common space. The Administration has worked with the applicant to ensure that the proposed office use occupies less than 1000m² to ensure that the office component does not challenge the intent of the office policy.

The proposal is also consistent with the policies contained in Part B The Northwest Sector Plan of the OCP with respect to:

- 4.0 a) – To maintain Main Street as a key commercial corridor.

This development re-uses an existing commercial building in the MS – Main Street Zone. In addition, there is potential from the employees and catering of meetings at the building to support local businesses along Rochdale Boulevard.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides three parking stalls for persons with disabilities which meets the requirements of the Zoning Bylaw.

COMMUNICATIONS

Public notification signage posted on:	May 21, 2013
Will be published in the Leader Post on:	July 27, 2013 August 3, 2013
Letter sent to immediate property owners	May 21, 2013
Number of public comments sheets received	16 Three opposed the development.

The issues raised by the concerned residents related to additional traffic on Devonshire Drive, parking (especially when there are meetings/conventions), redevelopment in the area should be retail or residential in keeping with the surrounding land uses and offices should be located downtown or in a business zone.

In response to the concerns the developer invited area residents and business owners to a Come and Go Open House at the building on June 10 from 4:30 p.m. to 6:30 p.m. Five area residents came to the Open House. City staff also attended. Representatives from SGEU were in attendance to discuss their plans and respond to questions. The representatives explained that the building would be used by 30 to 35 employees daily. In addition, there would be periodic meetings of small groups of people (approximately 4 to 12 people) on any given day. There would also be evening meetings once a month that draw 15 to 20 people. The largest gatherings would be four times a year with about 45 people attending. Once a year SGEU hosts a convention attended by approximately 200 people, many of whom would use a bus or would car pool from their hotel. Residents who attended indicated they were happy to receive the information and were appreciative of the opportunity provided by the developer to have their questions answered.

The number of parking spaces required for the proposed uses is 111 (office – 1 stall per 60 m² gross floor area, convention/assembly – 1 stall per 10 m² gross floor area). The number of stalls provided exceeds the requirements of the Zoning Bylaw by 20 stalls.

With regard to the land use issues, the building is located within the MS-Main Street Zone which enables the development of many types of commercial uses, including offices.

The applicant and other interested parties will receive 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*.

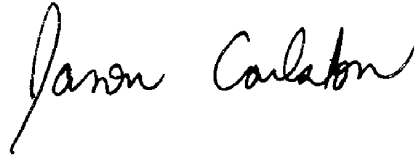
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'D. Hawryluk', written in a cursive style.

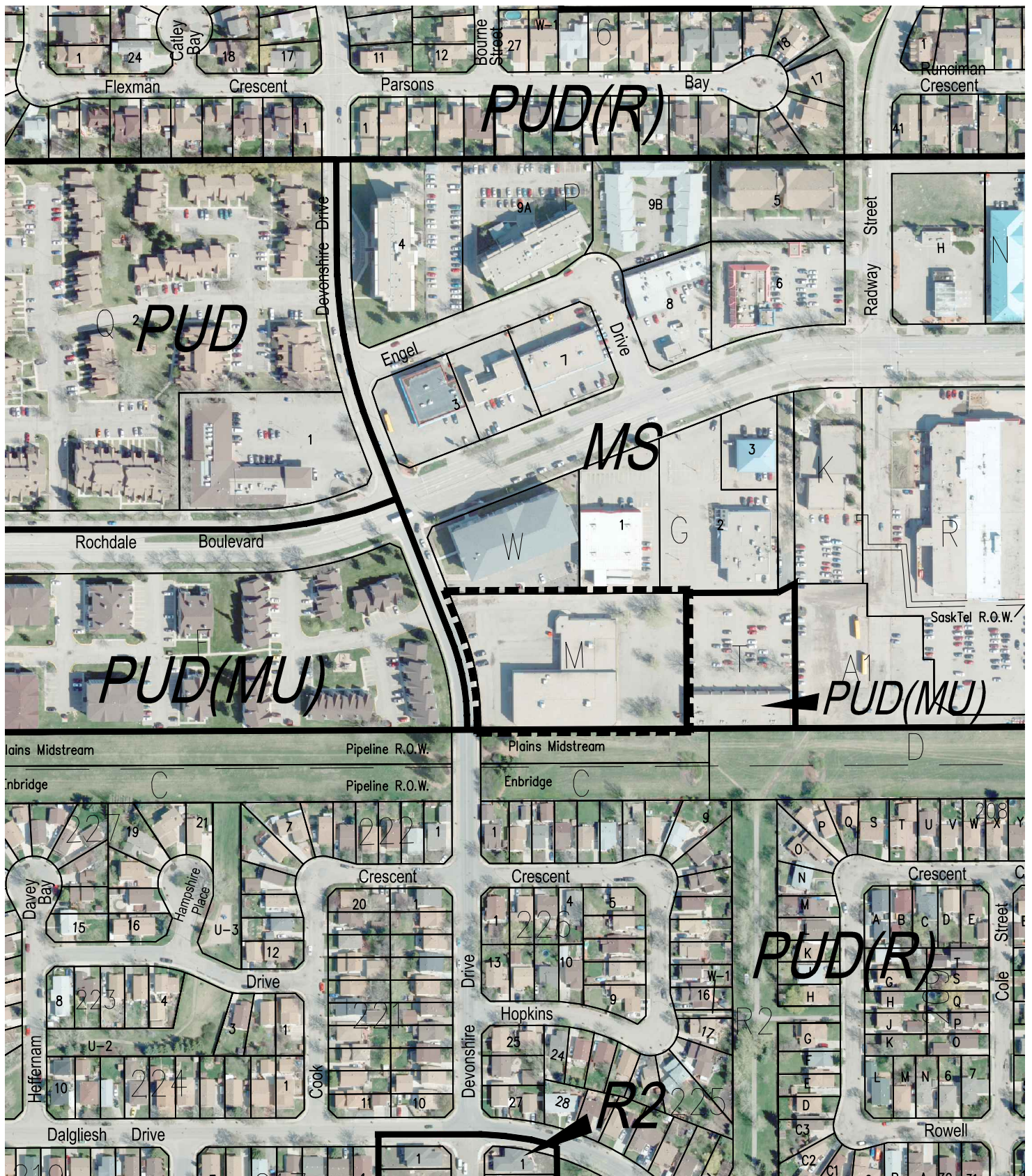
For Diana Hawryluk, Director
Planning

Prepared by: Sue Luchuck

Respectfully submitted,

A handwritten signature in black ink, reading 'Jason Carlston', written in a cursive style.

Jason Carlston, Deputy City Manager
Community Planning and Development



Subject Property



Project 13-CZ-01

Civic Address/Subdivision 1011 N. Devonshire Drive



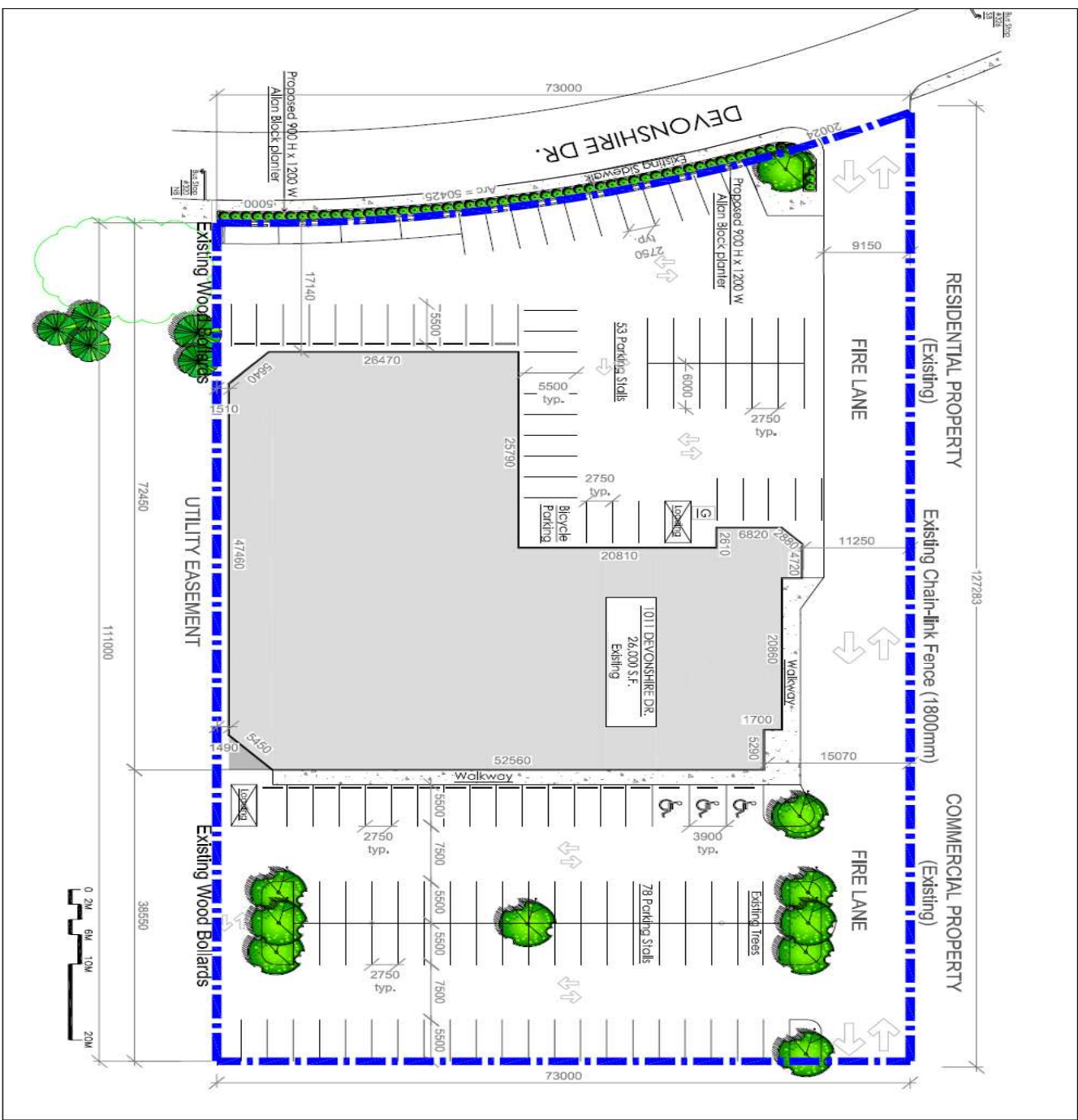
Subject Property

Date of Photography: 2012



Project 13-CZ-01

Civic Address/Subdivision 1011 N. Devonshire Drive



NOTES:

Parking:

Standard Stalls	= 128
Disabled Stalls (2%)	= 3
Total Stalls Provided	= 131

Total Stalls Required = 111

Net of stall in excess of code = 20

Notes:

Stalls	128	3	111
Standard	128	3	111
Disabled	3	0	3
Total	131	3	134

PREPARED BY:
M. Laqued, T. Tomlin

DRAWING ISSUES/REVISION:

1) CZ Application Review	03/26/13
2) Revised Parking notes per City comments	04/12/13
3) PL Thickened Pav. City Requests	08/24/13

Scale:
1:200

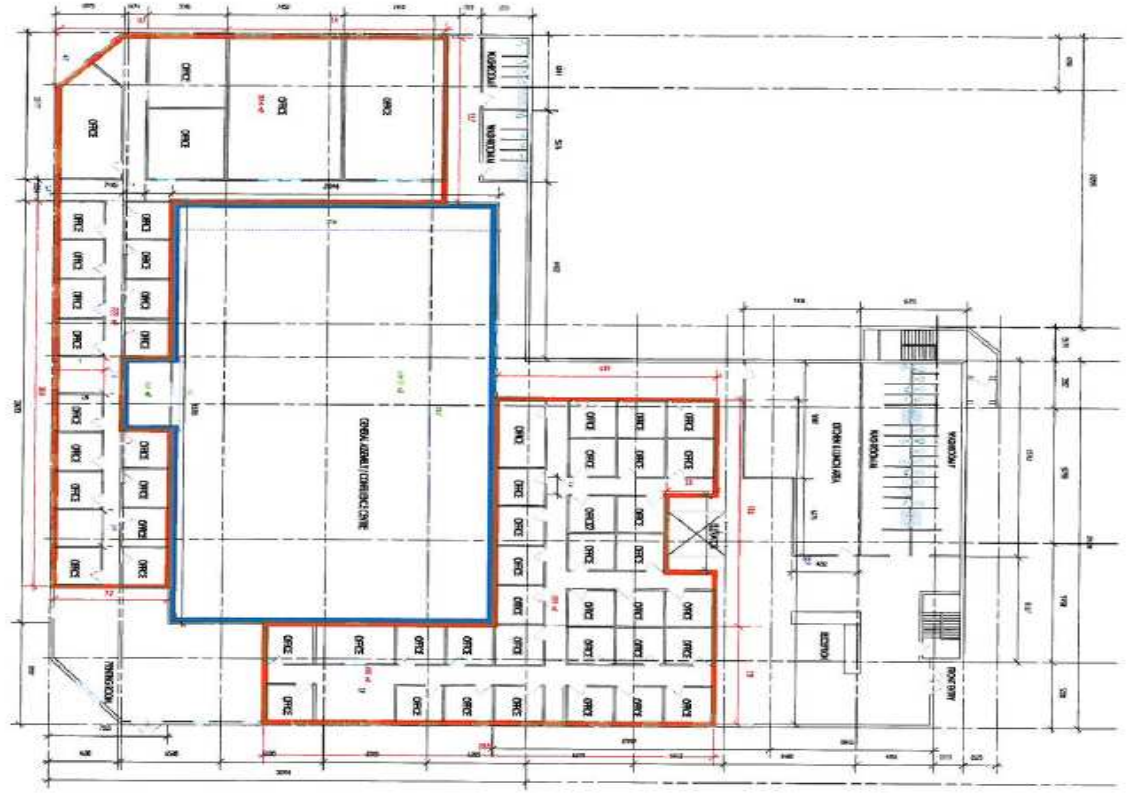
PROJECT / DRAWING TITLE:
1011 North Devonshire Dr.
Site Plan

Drawing Date: 03/25/2013

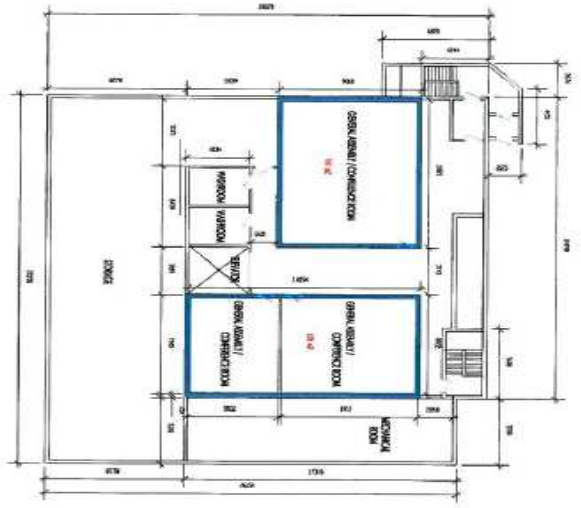
DWG No: L 01 of 3

Planning Department

Main Floor Plan



Basement Floor Plan



LEGEND

GENERAL/COMMERCIAL

OFFICE

ALL DIMENSIONS ARE IN MILLIMETERS



NOTES:

Parking

Standard Stalls	= 128
Disabled Stalls (2%)	= 3
Total Stalls Provided	= 131

Total Stalls Required
(per town plan (see section 10.0))

No. of stalls in excess of code	= 20
---------------------------------	------

Basic Calculation to meet town plan

Category	Stalls	Size	Attached	Unattached
Standard	128	600	0	128
Disabled	3	600	0	3
Total	131	600	0	131

Scale: 1:150

Dimensions are in millimeters unless otherwise noted

PREPARED BY:
M. Huchard Tomlin

DRAWING REVISION:

1) CZ Application Review	02/25/13
2) Revised parking req's per CZ	04/12/13

Comments:

Scale: 1:150

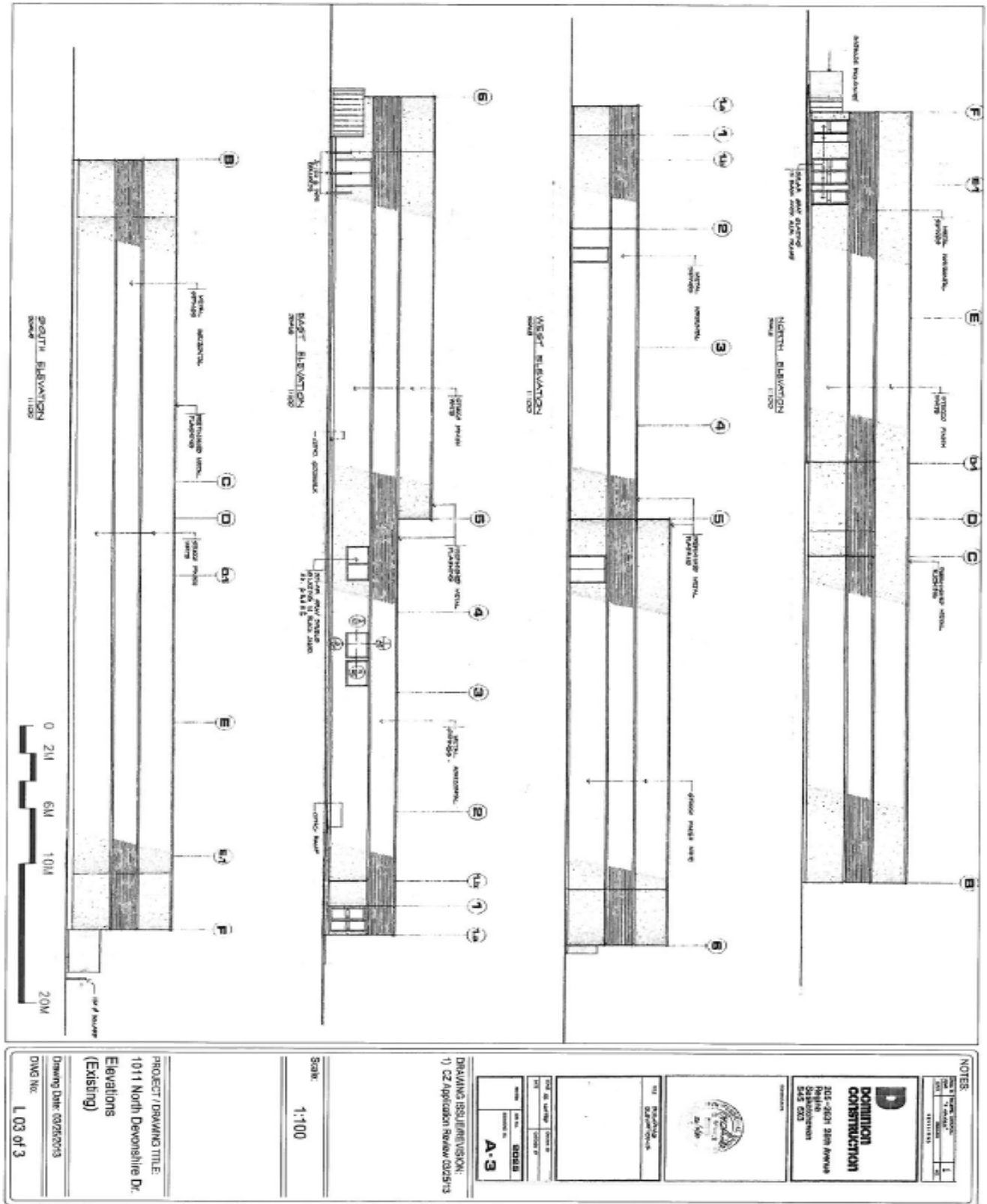


PROJECT / DRAWING TITLE:
1011 North Devonshire Dr.
Floor Plans

Drawing Date: 03/25/2013
DWG No.: L 02 of 3

Planning Department

Project 13-CZ-01 Civic Address/Subdivision 1011 N. Devonshire Drive



July 17, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-12) Proposed Planned Group of Townhouse
Dwellings - 5301 Beacon Drive

RECOMMENDATION

1. That the discretionary use application for a proposed planned group of dwellings located in the R5 zone located at 5301 Beacon Way, 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-3.3 inclusive, prepared by Robinson Residential dated April 1, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
 - c) That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access
2. That this report be forwarded to the August 26, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- 12 building Planned Group of 51 Townhouse Dwelling Units for Condominium ownership.
- 76 parking stalls provided on site. Two of these stalls will be barrier free.
- The subject property is zoned R5 (Medium Density Residential Zone).
- The subject property is located within the Harbour Landing, Phase 6-1.

Compliant with the Zoning Bylaw, the Official Community Plan (OCP) and the Harbour Landing Concept Plan.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour,

texture or type of materials and architectural details.

DISCUSSION

Land Use Details		
	<u>Existing</u>	<u>Proposed</u>
Zoning	R5	
Land Use	Vacant land	Townhouse buildings/ planned group of dwellings
Number of Dwelling Units	n/a	51
Building Area	n/a	4054.46 m ²

Zoning Analysis		
	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	51 stalls (One space per dwelling unit)	76 stalls
Minimum Lot Area (m ²)	6,120 m ²	12,729 m ²
Minimum Lot Frontage (m)	4 m	6.09 m
Maximum Building Height (m)	11 m	8.01 m
Gross Floor Area	n/a	4023.06 m ²
Maximum Floor Area Ratio	0.85	0.31
Maximum Coverage (%)	50%	31.6%

Surrounding land uses include future single family dwellings to the east, the Trans Canada Highway to the south, proposed residential development to the west and future park and recreation space to the north.

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.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

A noise attenuation study had been prepared and submitted to Dundee Development Corporation for this area of the Trans Canada Highway dated February 24, 2005. The study addressed truck traffic noise in certain locations in Harbour Landing, including the site of parcel D adjacent to Highway One west of Lewvan Drive along the southern edge of Harbour Landing. Traffic modeling considered the impact on noise attenuation of several heights of berms and sound barriers. Noise attenuation issues are addressed in the servicing agreement.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.3 c) – To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 7.1 d) – To promote the development of sustainable suburban neighbourhoods.
- 7.1 g) – To encourage higher density housing and mixed use development along or adjacent to major arterial streets.
- 7.11 a) – That the City should encourage developers of new residential subdivisions to locate higher density development in a manner which will reduce high servicing costs, preserve prime agricultural land and support both transit and neighbourhood school populations.
- 7.14 c) – That the City shall ensure that higher density residential development is compatible with adjacent land uses and will not be affected by noise from industrial uses or major truck transportation routes.

The proposed development responds to the current market demand for higher density residential development and contributes to the diversity and mix of housing options in this community. The proposed development will contribute positively in supporting other community amenities and services in the area.

The proposal is also consistent with the policies contained in Part B (Southwest Sector Plan), of the OCP with respect to:

- Objective 3.4) – Facilitate Housing Choice
 - A) To facilitate the development and integration of a range of housing types and prices
- Policy 5.2 c) – Residential development within medium density areas shall be between 25 and 50 dwelling units per hectare. The development, should maintain frontage on the abutting collector or arterial roadway to avoid the need for double frontage and walled streetscapes, and may consist of planned group of dwelling units and ground oriented multi family buildings with driveway crossings spaced appropriately for the type of road from which access is derived.

The density of this development is 40.06 units per ha, which is consistent with the Harbour Landing Concept Plan which designates this location for Medium Density Residential.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides two parking stall for persons with disabilities which meets the minimum requirements for accessible parking stalls.

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not signposted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Letter sent to immediate property owners	See above.
Number of Public Comments Sheets Received	n/a

DELEGATED AUTHORITY

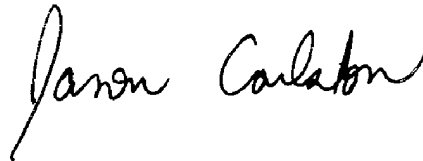
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

for 

Diana Hawryluk, Director
Planning

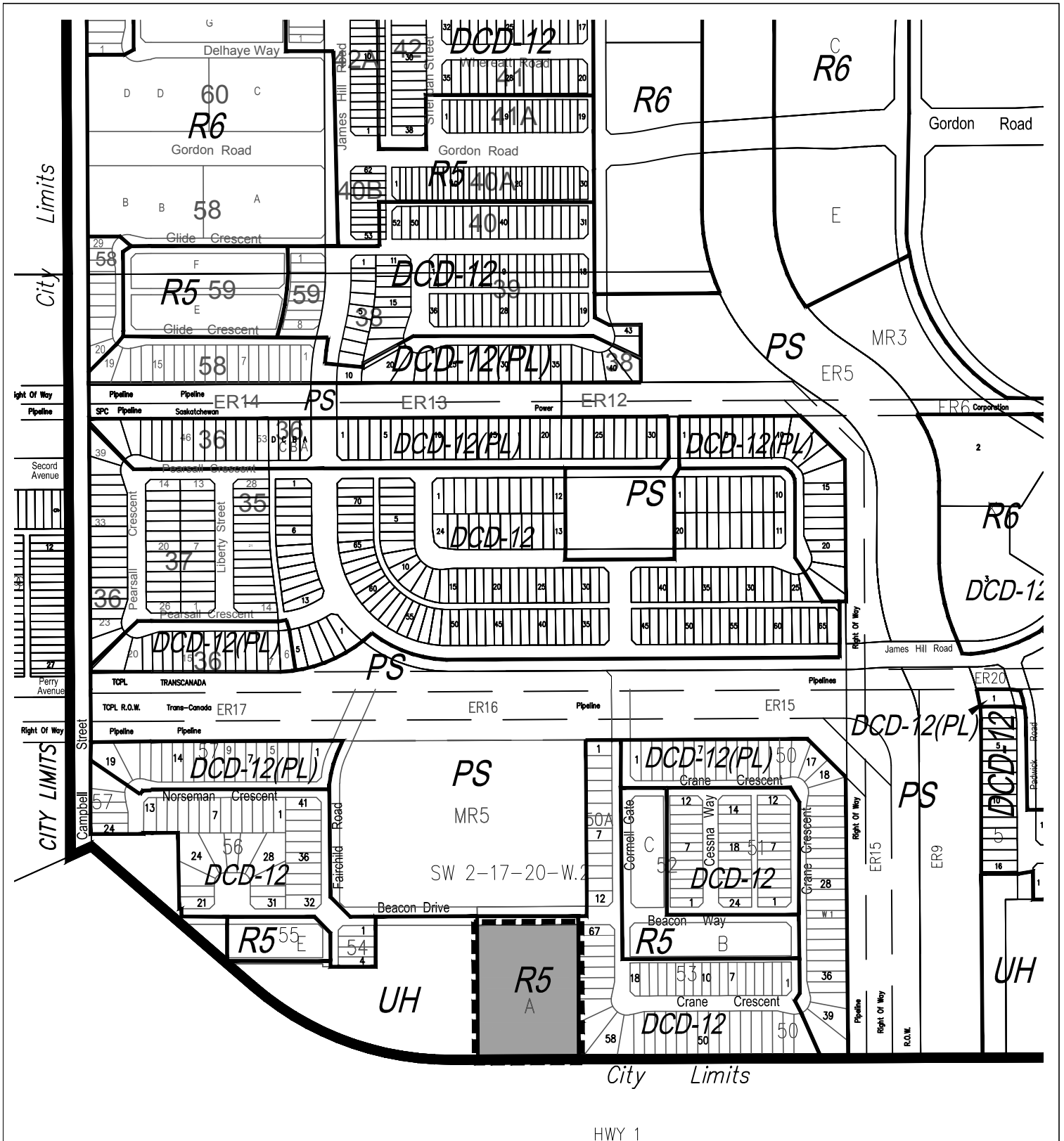
Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Blaine Yatabe

Appendix A-1	Subject Property Map
Appendix A-2	Subject Aerial Map
Appendix A-3	Concept Plan Map
Appendix A-3.1	Site Plan with Parking Plan
Appendix A-3.2	Rendering



Subject Property




Project 13-DU-12

Civic Address/Subdivision

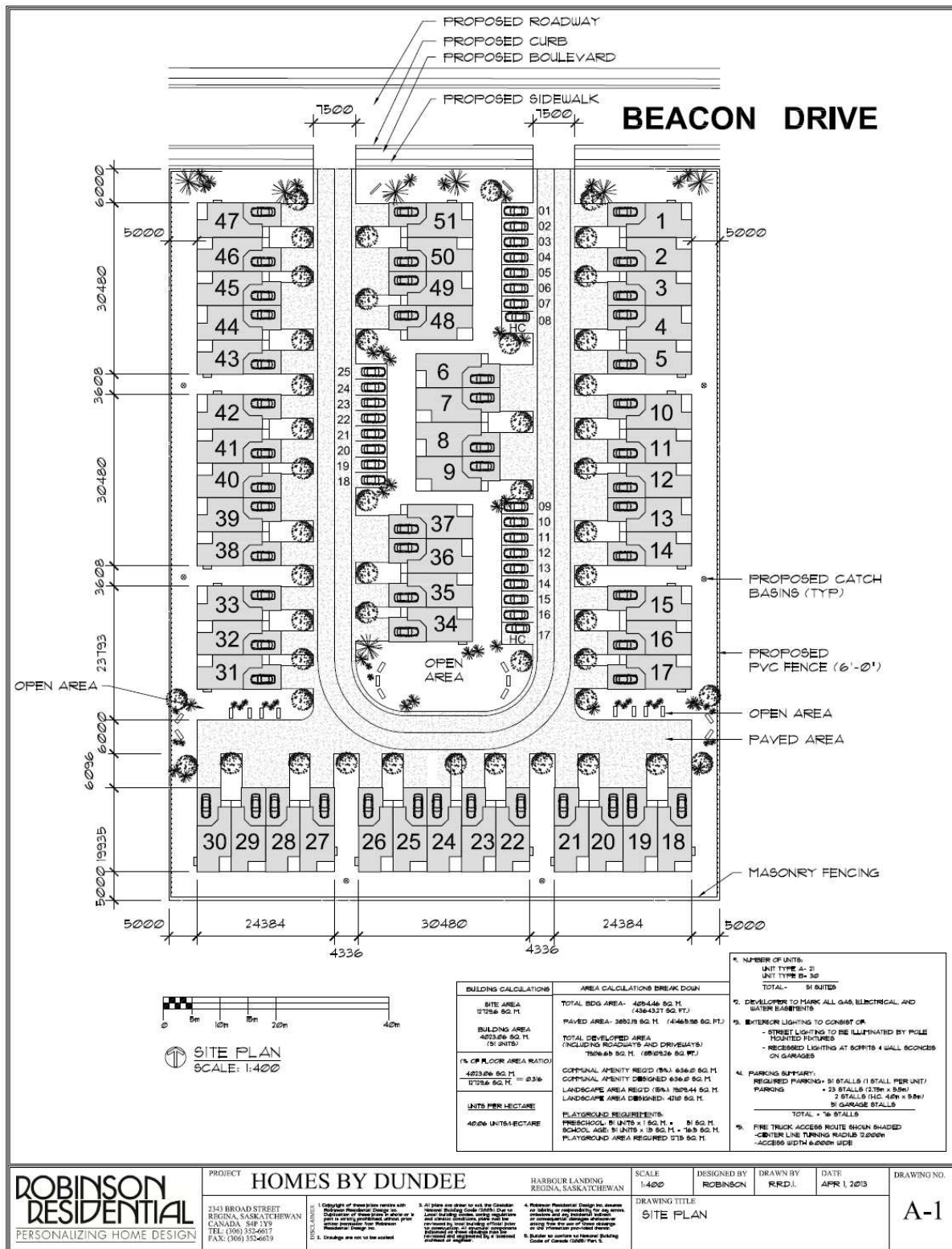
5301 Beacon Way; Block A; Plan 102119015
Harbour Landing Phases 6-1

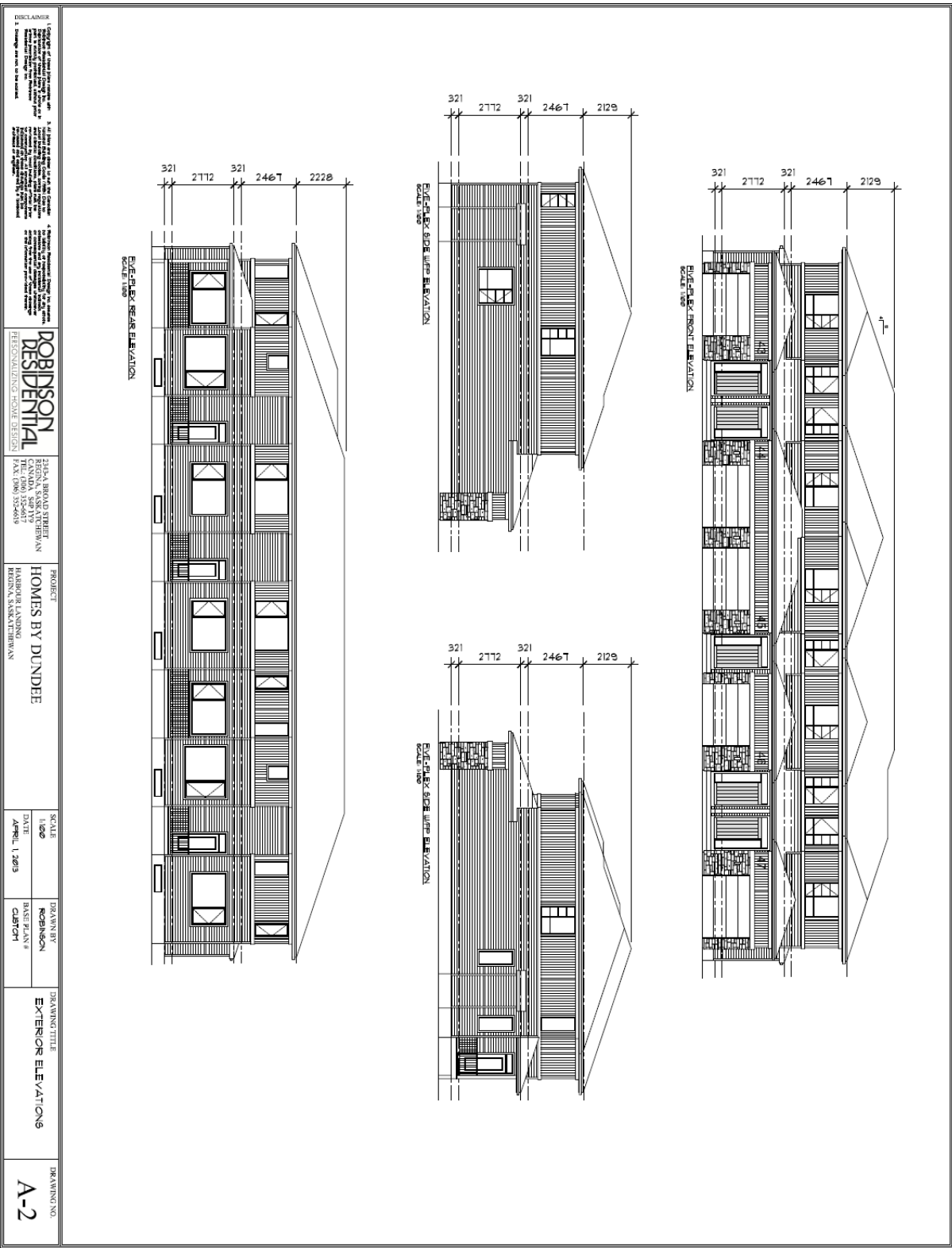


 Subject Property

Date of Photography: 2012









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Fax. 306.359.0233
www.stantec.com



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN
Figure No.
2.0
Title
PROPOSED CONCEPT PLAN

July 17, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-12) - Parcel D, Beacon Drive, Harbour
Landing Phase 6-2A

RECOMMENDATION

1. That the application to rezone proposed lots Parcel D , SW ¼, Sec. 2, Twp. 17, Rge. 20, W2M within the Harbour Landing Phase 6-2A from UH - Urban Holding to R5- Residential Medium Density, 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 August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

CONCLUSION

The applicant proposes to rezone Parcel D to R5 zoning:

- The subject property is located within Harbour Landing, Phase 6-2A.
- The proposal is consistent with the Harbour Landing Concept Plan which identifies the subject lands for medium density residential.
- The subject property is currently zoned UH- Urban Holding.
- The proposed use will be a mix of low and medium residential uses.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property within Harbour Landing Phase 6-2A.

The proposed Phase 6-2A of the Harbour Landing Concept Plan was approved by City Council on September 17, 2012.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Zoning and Land Use Details

Parcel D on Beacon Drive is proposed to be rezoned to R5- Residential Medium Density to accommodate future medium density residential development..

Land Use Details		
	<u>Existing</u>	<u>Proposed</u>
Zoning	UH- Urban Holding	R5-Residential Medium Density
Land Use	Vacant	Medium density residential
Number of Dwelling Units	n/a	Will be determined in a future development application for this site.
Building Area	n/a	n/a

Surrounding land uses include undeveloped lands designated for future residential development. Directly to the south is Highway No. 1, the Trans-Canada Highway and ROW.

A noise attenuation and traffic modeling study was submitted to Dundee Development Corporation by Stantec Consulting LTD dated February 24, 2005. The study addressed in particular truck traffic in certain locations in Harbour Landing, including the site of parcel D adjacent to Highway No. 1 west of Lewvan Drive, along the southern fringe of Harbour Landing. Traffic modeling considered the impact on noise attenuation with several proposed heights of berms and sound barriers.

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.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

The Transit Department has raised a concern that the development is likely to generate demand for service in the area although it does not have the resources to allow for the extension of services at this time. The timing of the extension of transit service would be contingent upon available budget, demand for service, rate of land development in the area, and the ability to link the service to that which is provided in adjacent areas.

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 *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- Section 4.3 a) – That the potential extent of urban development be defined by the potential growth areas on Map. 2.3 and 4.1.
- Section 7.1 Housing objectives
 - Section a) – To accommodate the demand for a variety of housing types throughout the city.
 - Section h) – To ensure that residential development and redevelopment is compatible with adjacent residential and non residential development.

This proposal will increase the amount of housing diversity choices and be compatible with the Harbour Landing Concept Plan for Phase 6-1.

The proposal is also consistent with the policies contained in Part B of the OCP with respect to:

- Section 5.3(c) Residential Density and Types– Residential Development within medium density areas shall be between 25 and 50 dwelling units per hectare. The development should maintain frontage on the abutting collector or arterial roadway to avoid the need for double frontage and walled streetscapes, and may consist of planned groups of dwelling units and ground oriented multi family buildings with driveway crossings spaced appropriately for the type of road which access is derived.

This policy will allow for medium density development within the prescribed plot of land as designated on the Harbour Landing Proposed Concept Plan designated as Medium Residential.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not signposted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to
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	Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Will be published in the Leader Post on:	August 2, 2013 August 9, 2013
Letter sent to immediate property owners	n/a
Public Open House Held	n/a
Number of Public Comments Sheets Received	n/a

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

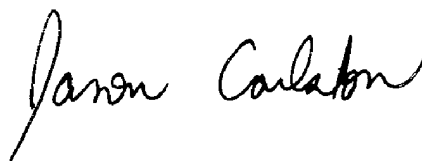
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



For Diana Hawryluk, Director
Planning

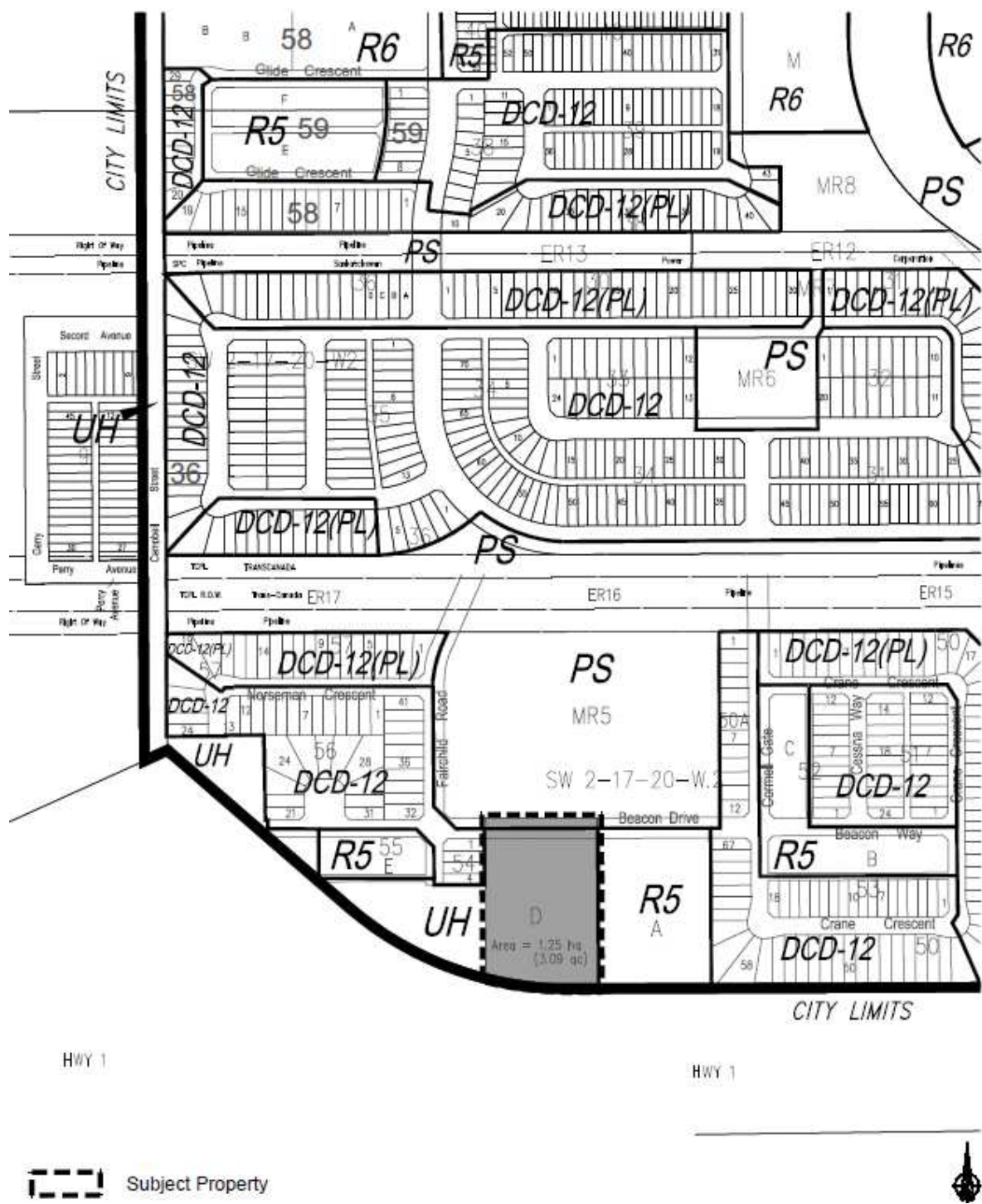
Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Blaine Yatabe

Appendix A-1	Subject Property Map
Appendix A-2	Subject Aerial Map
Appendix A-3	Concept Plan Map
Appendix A-3.1	Survey Plan







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Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.1
Title
CONCEPT PLAN - ON-STREET
GREENWAYS & PEDESTRIAN
LINKAGES

