



REGINA PLANNING COMMISSION

**Wednesday, June 11, 2014
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, June 11, 2014**

Approval of Public Agenda

Minutes of the meeting held on May 14, 2014.

Administration Reports

RPC14-26 Application for Zoning Bylaw Amendment (14-Z-05) The Greens on Gardiner

Recommendation

1. That the application to rezone portions of the area along Chuka Creek in the Greens on Gardiner Concept Plan, being SE ¼ 11-17-19 W2M, as shown on the proposed zoning plan, from FW – Floodway to R2 – Residential Semi-Detached and UH – Urban Holding be APPROVED.
2. That the application to add the Floodway Fringe Overlay adjacent to the proposed FW - Floodway zone area along Chuka Creek in the Greens on Gardiner Subdivision, as shown on the proposed zoning plan, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the July 28, 2014 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.

RPC14-27 Application for Discretionary Use (14-DU-01) Proposed Planned Group of Dwellings - 3960 Green Falls Drive

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan 102144305, Greens on Gardiner be APPROVED, and that a Development Permit be issued subject to the following conditions:



Office of the City Clerk

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by Robinson Residential and dated April 4, 2014;
 - b) Zoning Bylaw Amendment (14-Z-05) application to rezone portions of the FW - Floodway Zone along Chuka Creek be approved or buildings not be developed in areas within the FW zone; and
 - c) The development shall comply with all 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 28, 2014 meeting of City Council.

RPC14-28 Application for Zoning Bylaw Amendment (13-Z-17/13-CP-05) - Harbour Landing Phase 10-2

Recommendation

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-3 be APPROVED.
2. That the following lands in Phase 10 -2 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached subject property map (See Appendix A-1), be APPROVED:
 - a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
 - i. Block 77
 - b. Rezone from UH to R5 – Residential Medium Density:
 - i. All of Block 76
 - ii. All of Block 78
 - c. Rezone from UH to R6 – Residential Multiple Housing:
 - i. Parcels BB, CC, and DD
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 July 28, 2014 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.



Office of the City Clerk

RPC14-29 Application for Zoning Bylaw Amendment, Official Community Plan Amendment and Discretionary Use (13-Z-29/13-DU-30) Proposed Townhouse Units, 2059 Edward Street

Recommendation

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:
That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2059 Edward Street	Lots 16-17 Block 37, Plan No. I5211	R4 – Residential Older Neighbourhood
2. That the application to rezone Lots 16 and 17 in Block 37, Plan No. I5211 located at 2059 Edward St. from R1A - Residential Older Neighbourhood to R4 - Residential Older Neighbourhood, be APPROVED.
3. That the discretionary use application for a proposed townhouse dwellings located at 2059 Edward Street, being Lots 16 and 17 in Block 37, Plan No. I5211, CPR Annex 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-3.5 inclusive, prepared by David W. Edwards Architect Ltd. and dated November 22, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the July 28, 2014 meeting of City Council.

RPC14-30 Applications for Partial Closure of Road Right-of-Way (14-CL-02) - Portion of 12th Avenue North Road Right-of-Way - 496 Upland Drive

Recommendation

1. That the application for the closure and sale of a portion of the 12th Avenue North Road Right-of-Way described as "St/L1, Plan No. 76R25638", as shown on the attached plan of proposed subdivision prepared by Scott Assié, MCIP, RPP, and dated December 3, 2013, be APPROVED;
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way; and
3. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.



Office of the City Clerk

RPC14-31 Application for Discretionary Use (14-DU-05) Proposed Shopping Centre -
2101 East Quance Street

Recommendation

1. That the discretionary use application for a proposed shopping centre located at 2101 Quance Street, being Block F, Plan No. 101859914, Gardiner Park Addition be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Dayfa Development and dated February 19, 2014; and
 - b) The development shall comply with all applicable standards and regulations in
Regina Zoning Bylaw No. 9250.
2. That this report be forwarded to the June 23, 2014 meeting of City Council.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 14, 2014

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
David Edwards
Phil Evans
Ron Okumura
Daryl Posehn
Phil Selenski

Regrets: Dallard LeGault
Laureen Snook
Sherry Wolf

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

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

APPROVAL OF PUBLIC AGENDA

Phil Evans 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

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 23, 2014 adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-20 Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-02, 14-DU-03) Proposed Restaurant in IB - Medium Industrial Zone, Unit D – 2112 Turvey Road

Recommendation

1. That the application to amend Table 5.3 Table of Land Uses - Industrial Zones to add “Restaurants” as a Discretionary Use in the IB – Medium Industrial Zone be APPROVED.
2. That the discretionary use application for a proposed restaurant located at Unit D–2112 Turvey Road, being Lot 9, Block 43 Plan No. 101957979, Ross Industrial Park be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. dated November 12, 2013 and February 21, 2014; and \
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be instructed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the June 23, 2014 meeting of City Council, which will allow sufficient time for the advertising of the required public notices for the amendment.

Sebastian Deiana addressed the Commission.

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

RPC14-21 Application for Discretionary Use (14-DU-04) Proposed House-Form Commercial Office, 2113 Smith Street

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2113 Smith Street, being Lot 22, Block 406, Plan No. 98RA28309, Centre Square neighbourhood be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by KRN Design Ltd. and dated February 11, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That this report be forwarded to the May 26, 2014 meeting of City Council.

Kelly Nadler, KRN Designs, representing Frank Garrett, addressed the Commission.

David Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC14-24 Application for Contract Zoning (13-CZ-09) Proposed Supportive Living Home 4125 and 4129 Queen Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 4125 and 4129 Queen Street, being Lots 22 and 23, Block T, Plan No. 102110207 from R1-Residential Detached Zone to C-Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The applicant shall demonstrate the subject property consisting of two lots has been consolidated or parcel ties registered to prevent one lot from being sold separately;
 - b. Use of the building be limited to a Supportive Living Home with care for no more than 20 persons;
 - c. The development shall conform to the attached plans, see attached as Appendix A-3.1-3.5;
 - d. The Landscape Plan as part of the building permit application shall conform to Chapter 15 of the Zoning Bylaw, and shall generally screen the front of the building with shrubbery and trees, and the rear yard space shall be landscaped with a combination of shrubbery, fencing and trees.
 - e. Signage on the subject property shall comply with the development standards for the R1-Residential Detached Zone pursuant to Table 16.1 of the Zoning Bylaw;

- f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - g. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 4. That this report be forwarded to the June 23, 2014 Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Mervin C. Phillips, representing 7831927 Canada Ltd.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC14-22 Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-07/14-DU-08) 2067 Retallack Street

Recommendation

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:

That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2067 Retallack Street	Lots 27-28 Block 374, Plan OLD33	LC3 – Local Commercial

2. That the application to rezone Lots 27 and 28 in Block 374, Plan OLD33 located at 2067 Retallack Street from R4A-Residential Infill Housing to LC3-Local Commercial, be APPROVED.
3. That the discretionary use application for a proposed shopping centre located at 2067 Retallack Street, being Lots 27 and 28 in Block 374, Plan No. OLD33, be APPROVED and that a Development Permit be issued subject to the following conditions:

- a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.6 inclusive, prepared by Tomilin Construction and dated February 21, 2014; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That a minor variance application be obtained to relax the maximum permitted height by 0.6 m (2 ft.) to the building prior to the issuance of a building permit; and
 5. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Derek Tomilin, representing Tomilin Construction.

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

RPC14-23 Application for Concept Plan Amendment (14-CP-01) and Zoning Bylaw Amendment (14-Z-06) for Parcel A in Skyview Phase 1

Recommendation

1. That the application to amend the Skyview Concept Plan, as depicted on the attached Revised Concept Plan Appendix A-3.1, be APPROVED;
2. That the application to rezone Parcel A Plan No. 102035742 Ext 0 (part of NE ¼ Sec 10-18-20-W2M) as shown within the dashed line on the attached Subject Property Map Appendix A-1 be rezoned from R1-Residential Detached to R6-Residential Multiple Housing;
3. That the City Solicitor be directed to prepare the necessary bylaws; and
4. That this report be forwarded to the June 23, 2014 City Council meeting to allow sufficient time for advertising of the required public notice for the proposed concept plan and rezoning amendments.

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
- Chad Schatz;

- Mike Strykiwsky;
- T. J. Hnatiuk; and
- Ann Baylis, representing Shatkowski Homes.

(Councillor Young arrived at the meeting during Ms. Baylis' presentation.)

Phil Selenski moved that the recommendation contained in the report be concurred in.

David Edwards moved, in amendment, AND IT WAS RESOLVED, that Administration undertake an analysis of parking on Little Pine Loop and provide the results in an informational report to a future meeting of the Regina Planning Commission.

The main motion, as amended, was put and declared CARRIED.

RPC14-25 Proposed Amendments to Regina Zoning Bylaw No. 9250

Recommendation

1. That the proposed housekeeping amendments to *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the housekeeping amendments.
3. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the Bylaw.

David Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

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

The meeting adjourned at 5:58 p.m.

Chairperson

Secretary

June 11, 2014

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (14-Z-05) The Greens on Gardiner

RECOMMENDATION

1. That the application to rezone portions of the area along Chuka Creek in the Greens on Gardiner Concept Plan, being SE ¼ 11-17-19 W2M, as shown on the proposed zoning plan, from FW – Floodway to R2 – Residential Semi-Detached and UH – Urban Holding be APPROVED.
2. That the application to add the Floodway Fringe Overlay adjacent to the proposed FW - Floodway zone area along Chuka Creek in the Greens on Gardiner Subdivision, as shown on the proposed zoning plan, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the July 28, 2014 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.

CONCLUSION

The applicant proposes to adjust portions of the FW – Floodway zone adjacent to Chuka Creek and add a FF – Floodway Fringe overlay to the outer edges of the FW zone in the Greens on Gardiner. The applicant has retained a professional engineering firm to examine the revision of the Floodway zone and Floodway Fringe overlay boundaries surrounding Chuka Creek and to address the impacts that would result to the capacity of the floodway from adding fill to this location. The Administration has reviewed the consultant's recommendations and has concluded that the proposed boundary revision will not increase the flood risk for this property or in the surrounding area.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the Floodway and Floodway Fringe area within the Greens on Gardiner Concept Plan area.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

DISCUSSION

Chuka Creek is located east of the Greens on Gardiner Subdivision. Portions of the current FW – Floodway zone surrounding the creek extend into some development areas in the Greens on Gardiner Concept Plan Area. The applicant is proposing amendments to the current FW - Floodway zone along Chuka Creek by adding fill to these areas to the extent that it would remove these areas from the Floodway zone. In addition, the resulting elevations will result in some areas being designated as FF – Floodway Fringe Overlay. The Floodway Fringe completes the two zone concept for flood damage reduction in the City. Although, development is not allowed in the FW – Floodway Zone, it is allowed within the Floodway Fringe provided that appropriate flood proofing is incorporated into building design. The portions of land affected are identified on Appendix A-1 (noted in solid green colour) and A-2.

The amendment to the FW – Floodway Zone would mean that portions of the existing Floodway within the Greens on Gardiner subdivision will be rezoned to UH – Urban Holding with the exception of Parcel T which is currently zoned in part R2 – Residential Semi-Detached. The Administration is considering a discretionary use application for a planned group of detached and semi-detached dwellings on Parcel T under a separate application.

The applicant commissioned a professional engineering consultant to assess the flood risks associated with the adjustments to the Floodway Fringe boundary and potential impacts on the floodplain. The engineering consultant concluded that based on the backwater conditions that exist in Chuka Creek and the corresponding flat gradient and low flow velocities, the existing Floodway can be adjusted without negatively impacting the flow rates in the area. The City is in agreement with the conclusions and recommendations of the applicant's consultant provided that the design flood level elevation be revised to 574.3 m; that the safe building elevation be revised to 574.8 m; and that the Floodway Fringe be revised following development within this reach to 573.3 m. The applicant will grade the lands accordingly to be aligned with the proposed changes.

The Water Security Agency has reviewed the recommendations from the engineering consultant and is in agreement with the proposed changes.

Surrounding land uses include vacant land that is part of future phases of the Greens on Gardiner Subdivision, Arcola Avenue to the south and Tower Road to the east.

RECOMMENDATION IMPLICATIONS

Financial Implications

For the areas that will accommodate future phases of the Greens on Gardiner Subdivision, 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

Development is allowed within the Floodway Fringe provided that appropriate flood proofing is incorporated into building design. On portions of the subject property located within the FW - Floodway Zone, development is prohibited. The applicant is proposing to fill those portions within the existing Floodway Zone area to an elevation that would allow development to proceed on these portions of the subject properties without flood proofing measures.

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards within the *Regina Zoning Bylaw No. 9250*, which include:

- Excavations shall not exceed 6 metres in depth. Where the overburden is less than 6 metres, the excavations shall not expose the aquifer or reduce the overburden substantially.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Plan of *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Natural System

- Preserving the Floodplain and floodway fringe based on the 500-year flood event (Provincial standard)

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 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:	July 12, 2014 July 19, 2014
Letter sent to immediate property owners	N/A
Public Open House Held	N/A
Number of Public Comments Sheets Received	N/A

The proposal was circulated to the Arcola East Community Association. The Arcola East Community Association responded that it does not have any concerns regarding this proposal.

DELEGATED AUTHORITY

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

Respectfully submitted,

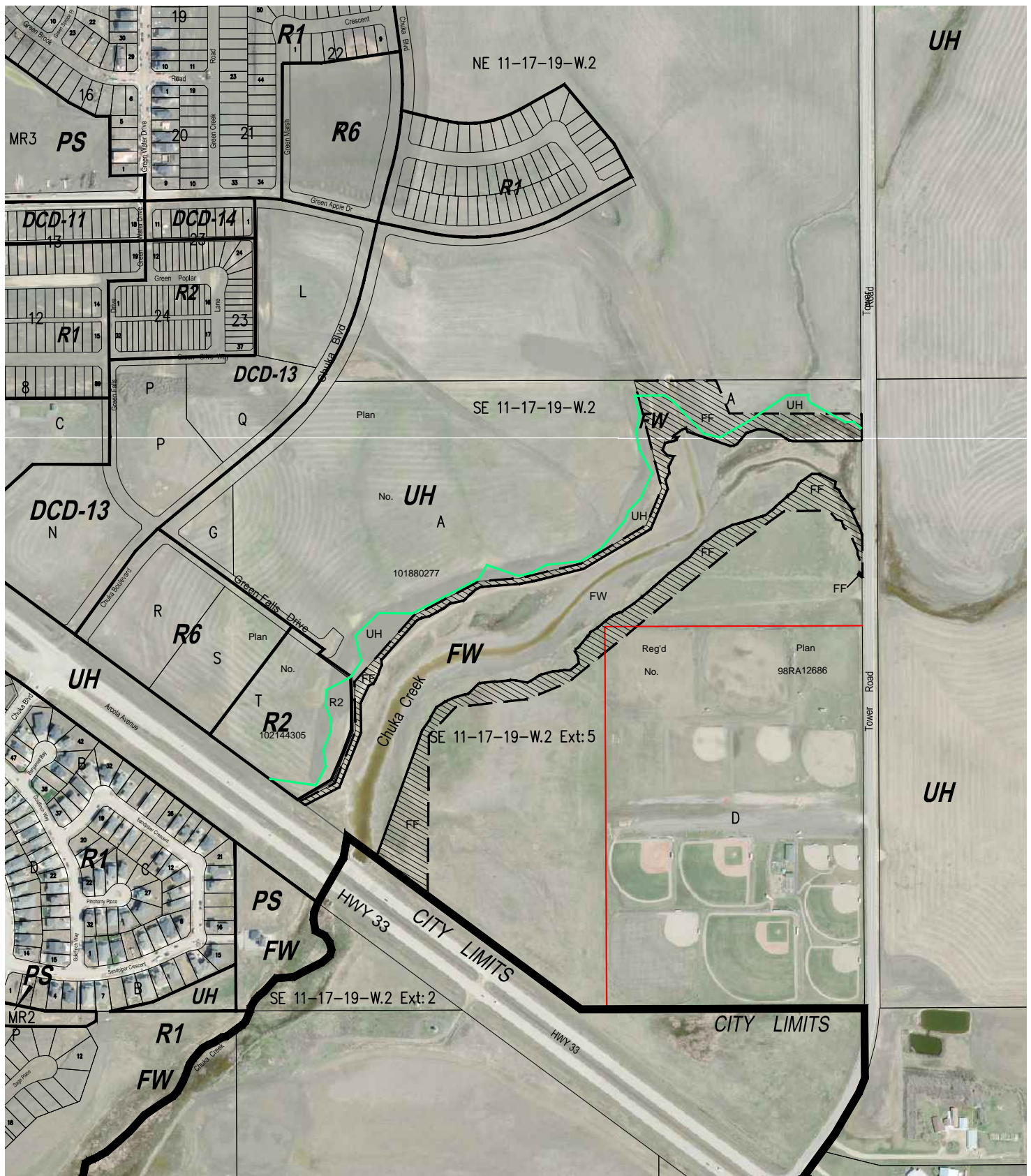


Fred Searle, Manager
Current Planning

Respectfully submitted,



for Jason Carlston, Executive Director
City Planning & Development



Proposed



Current



Project 14-Z-05

Civic Address/Subdivision The Greens on Gardiner Flood Way Zoning



June 11, 2014

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (14-DU-01) Proposed Planned Group of Dwellings
3960 Green Falls Drive

RECOMMENDATION

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3960 Green Falls Drive, being Block T, Plan 102144305, Greens on Gardiner 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-3.5 inclusive, prepared by Robinson Residential and dated April 4, 2014;
 - b) Zoning Bylaw Amendment (14-Z-05) application to rezone portions of the FW - Floodway Zone along Chuka Creek be approved or buildings not be developed in areas within the FW zone; and
 - c) The development shall comply with all 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 28, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to develop a Planned Group of Dwellings consisting of 22 units of semi-detached single level townhomes and 27 detached dwellings surrounded by fencing. The subject property is currently zoned R2 - Residential Semi-Detached and located within the Greens on Gardiner Subdivision.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: Official Community Plan Bylaw No. 2013-48*.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: Official Community Plan Bylaw No. 2013-48* 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 development (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

The land use and zoning related details are summarized in the following table:

Land Use Details		
	Existing	Proposed
Zoning	R2 – Residential semi-detached	R2
Land Use	Vacant	Planned Group of Dwellings
Number of Dwelling Units	0	49

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	49 stalls	99 stalls
Minimum Lot Area (m ²)	325 m ²	23311.00 m ²
Minimum Lot Frontage (m)	7.5 m	103.80 m
Maximum Building Height (m)	11 m	5.7 m
Gross Floor Area		7742.5 m ²
Maximum Floor Area Ratio	0.75	0.33
Maximum Coverage (%)	50%	33.2%

The proposal is consistent with the approved Greens on Gardiner Concept Plan attached in Appendix A-2.2, which identifies the subject property for LD - Low Density Residential development.

The buildings are oriented along a private roadway. A pathway also runs through the site. The units have been designed in a manner to have living room spaces front this area, increasing natural surveillance on the pathway and internal communal amenity area.

The proposed development is consistent with the purpose and intent of the R2 – Residential Semi-detached zone with respect to providing a mix of single detached dwellings and side by side semi-detached units.

Surrounding land uses include proposed high-density development to the north west, future phases of the Greens on Gardiner and Chuka Creek environmental reserve to the east, and Arcola Avenue to the south.

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 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

The east portion of the subject property is currently located within the FW - Floodway zone as shown on the attached subject property map. Development is not allowed within the Floodway zone area. However, a separate application to amend the FW – Floodway zone outside of Block T will allow the applicant to develop the proposed planned group of townhomes on lands that currently have the floodway zone designation.

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards including:

- Excavations shall not exceed 6 metres in depth. Where the overburden is less than 6 metres, the excavations shall not expose the aquifer or reduce the overburden substantially.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Policies of *Design Regina: Official Community Plan Bylaw No. 2013-48* with respect to:

Housing

- Providing a different housing type to accommodate households of different incomes, types, stages of life and abilities.

Smaller scale one-storey townhomes and detached houses will accommodate smaller households in the Greens on Gardiner Subdivision.

The proposal is aligned with Regina's Comprehensive Housing Strategy's objectives of providing diverse housing options.

Currently, there is limited transit service in the Greens on Gardiner development. A future transit route is planned to run along Chuka Boulevard and on Green Apple Drive to the north.

The timing of extension of transit service into the area has yet to be determined. Extension of transit service is dependent upon population growth of the area, further development of the internal collector road network, and ultimately the provision of resources through the budget process.

Other Implications

None with respect to this report.

Accessibility Implications

Semi-detached and detached homes do not have requirements to provide accessible parking stalls or barrier-free units. As such, none is provided for this development.

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 sign posting 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	N/A
Public Open House Held	N/A
Number of Public Comments Sheets Received	N/A

The proposal was circulated to the Arcola East Community Association. The community association responded and does not have any concerns regarding this proposal.

Public notification was not sent to neighbouring properties as there are no residents currently occupying nearby lots.

DELEGATED AUTHORITY

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

Respectfully submitted,



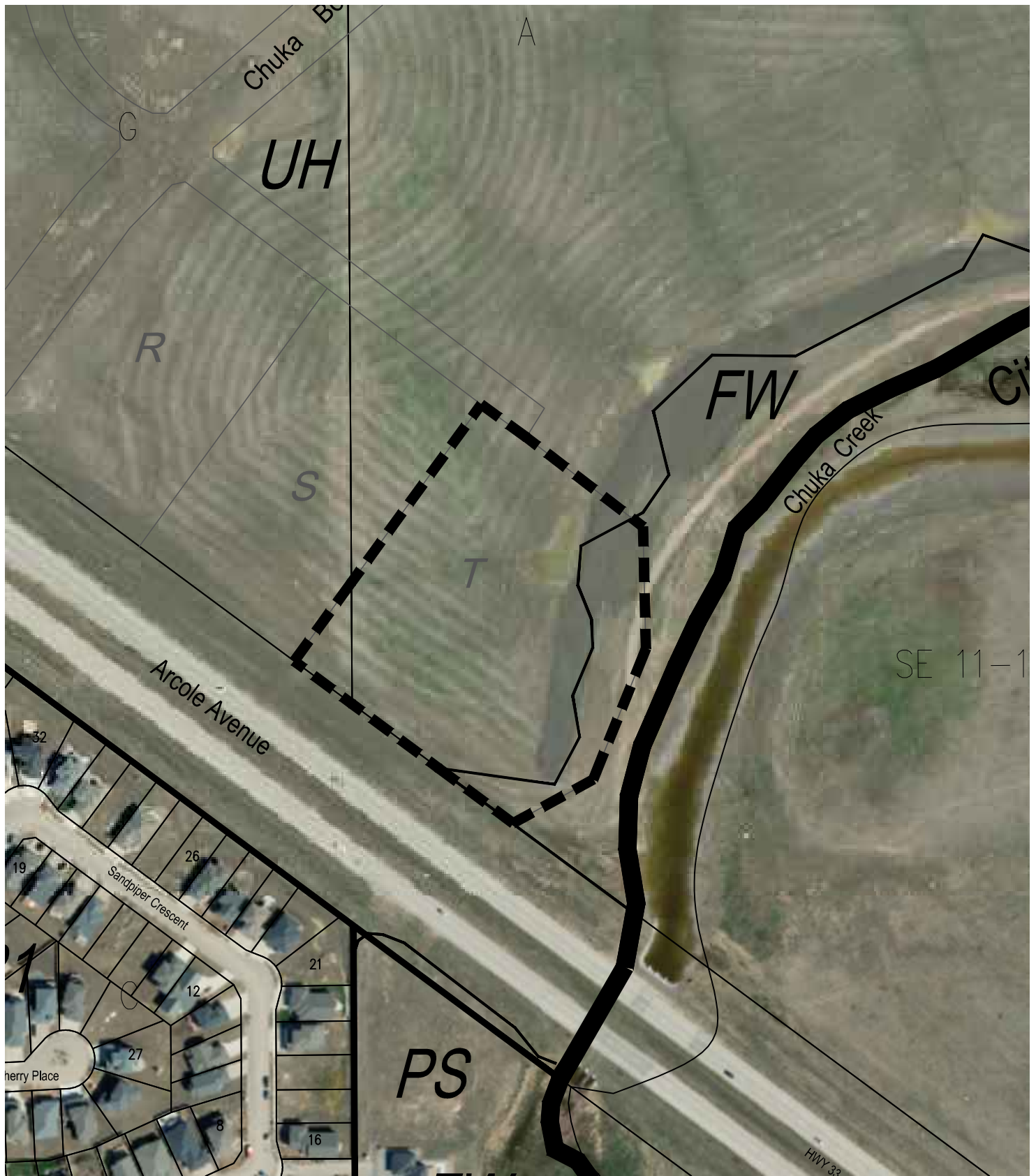
Fred Searle, Manager
Current Planning


Respectfully submitted,



for Jason Carlston, Executive Director
City Planning & Development

Prepared by: Ada Chan Russell



 Subject Property,

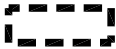
Planning Department



Project 14-DU-01

Civic Address/Subdivision

3960 Green Falls Drive
Block T in Plan No. 1021443055



Subject Property

Date of Photography : 2012



Planning Department

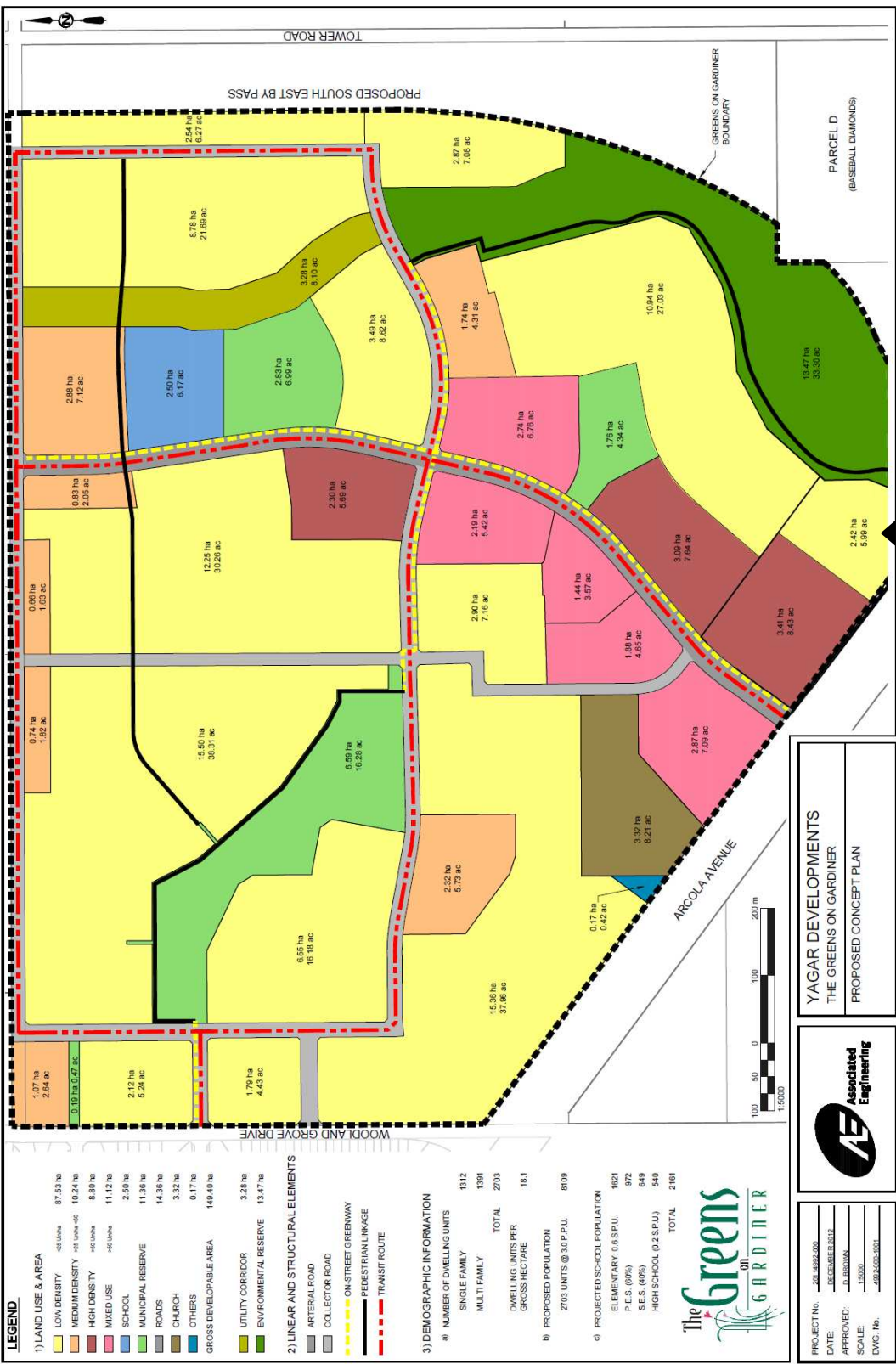


Project 14-DU-01

Civic Address/Subdivision

3960 Green Falls Drive
Block T in Plan No. 1021443055

Subject Property



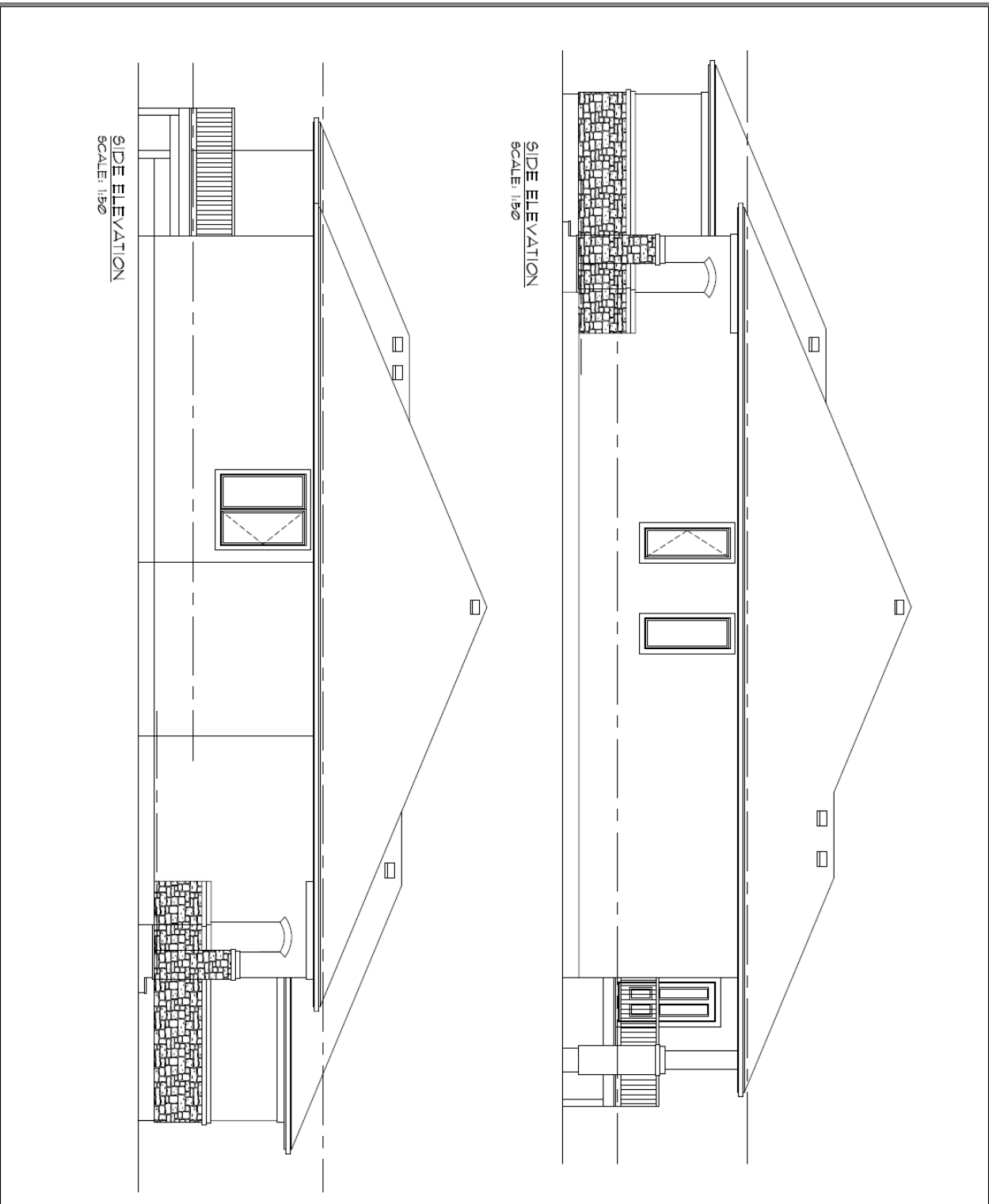
Planning Department

Project 14-DU-01

Civic Address/Subdivision

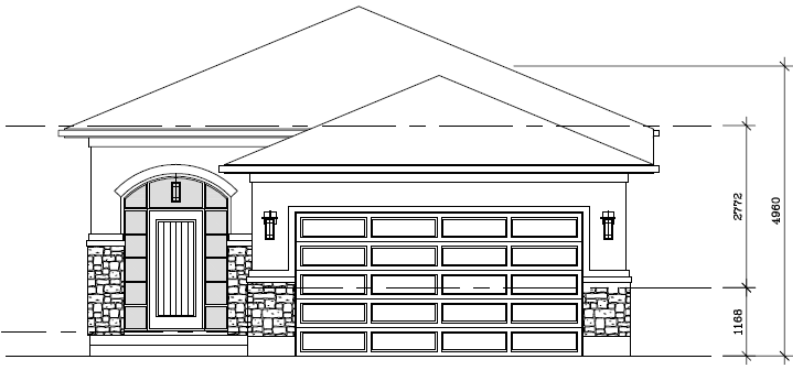
3960 Green Falls Drive





ROBINSON RESIDENTIAL PERSONALIZING HOME DESIGN	PROJECT VILLA VERDE		GREENS ON GARDINER REGINA, SASKATCHEWAN	SCALE 1:50	DESIGNED BY JR	DRAWN BY JR	DATE JAN 20, 2014	DRAWING NO.
	2343 BROAD STREET REGINA, SASKATCHEWAN CANADA S4P 1Y9 TEL: (306) 352-6017 FAX: (306) 352-6019		<div><div>1. Copyright of these plans remains with Robinson Residential Design Inc. No reproduction, storage, or use in any form is permitted without prior written permission. Design Inc.</div><div>2. Drawings are not to be scaled.</div></div> <div><div>3. All prices are shown with the Canadian Value Added Tax (GST) Code (2360). Due to the current economic climate, prices are subject to change without notice. All prices are subject to change without notice. All prices are subject to change without notice.</div><div>4. Robinson Residential Design Inc. assumes no liability or responsibility for any errors, omissions, or inaccuracies. Robinson Residential Design Inc. is not responsible for any errors, omissions, or inaccuracies. Robinson Residential Design Inc. is not responsible for any errors, omissions, or inaccuracies.</div><div>5. Double or confirm or confirm Building Code of Canada (2009) Part 9.</div></div>	DRAWING TITLE EXTERIOR ELEVATIONS	A-3			

14-DU-01	Planning Department	3960 Green Falls Drive
Project _____	Civic Address/Subdivision _____	



FRONT ELEVATION
SCALE: 1:50



REAR ELEVATION
SCALE: 1:50

ROBINSON RESIDENTIAL PERSONALIZING HOME DESIGN	PROJECT VILLA VERDE		GREENS ON GARDNER REGINA, SASKATCHEWAN		SCALE 1:50	DESIGNED BY J.R.	DRAWN BY J.R.	DATE JAN 20, 2014	DRAWING NO. A-5
	2343 BROAD STREET REGINA, SASKATCHEWAN CANADA S4P 1Y9 TEL: (306) 352-6617 FAX: (306) 352-6619	<small>1. Copyright of these plans remains with Robinson Residential Design Inc. Duplication or reuse without the prior written permission of Robinson Residential Design Inc. is prohibited.</small> <small>2. All plans are subject to the Canadian National Building Code, 2006. Due to local building codes, zoning regulations and other restrictions, some parts may be revised by local building officials prior to construction. All structural requirements are subject to approval by a licensed architect or engineer.</small> <small>Drawings are not to be used as is.</small>	<small>3. Robinson Residential Design Inc. assumes no liability or responsibility for the fitness or use of these plans. Robinson Residential Design Inc. is not responsible for any damage or loss resulting from the use of these plans or for any other reason.</small>	<small>4. Robinson Residential Design Inc. assumes no liability or responsibility for the fitness or use of these plans. Robinson Residential Design Inc. is not responsible for any damage or loss resulting from the use of these plans or for any other reason.</small>	DRAWING TITLE EXTERIOR ELEVATIONS				

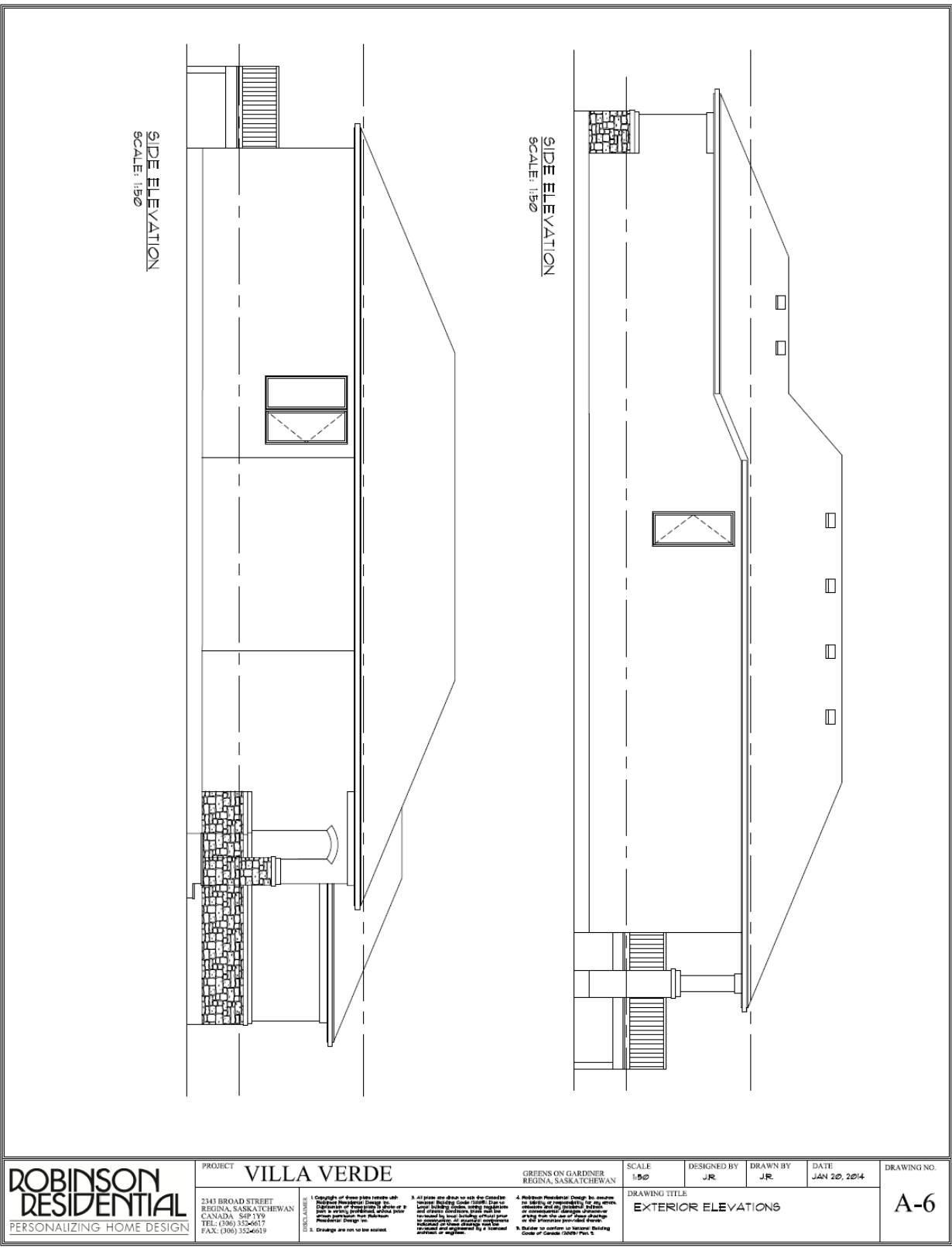
14-DU-01

Planning Department

3960 Green Falls Drive

Project _____

Civic Address/Subdivision _____



14-DU-01

Planning Department

3960 Green Falls Drive

Project _____

Civic Address/Subdivision _____

June 11, 2014

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-17/13-CP-05)
Harbour Landing Phase 10-2

RECOMMENDATION

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-3 be APPROVED.
2. That the following lands in Phase 10 -2 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached subject property map (See Appendix A-1), be APPROVED:
 - a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
 - i. Block 77
 - b. Rezone from UH to R5 – Residential Medium Density:
 - i. All of Block 76
 - ii. All of Block 78
 - c. Rezone from UH to R6 – Residential Multiple Housing:
 - i. Parcels BB, CC, and DD
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 July 28, 2014 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.

CONCLUSION

The applicant proposes to amend the Harbour Landing Concept Plan and rezone as follows:

- The change would replace the “Approval Withheld” (for Town Centre) designation with high, medium and low density residential. The Town Centre is being considered in a different location in a future neighbourhood west of Harbour Landing.
- While a certain amount of residential was contemplated if the area were developed as a component of the Town Centre, the rezoning would accommodate approximately 800 residents.

The proposed concept plan amendment is consistent with policies contained within the Official Community Plan (OCP) and is compatible with existing development and uses contained in the Harbour Landing Concept Plan area.

BACKGROUND

A Zoning Bylaw amendment application and concept plan amendment application has been submitted in order to accommodate Phase10-2 of the Harbour Landing Subdivision. Phase10-2 is the final phase of subdivision for the area of the concept plan area currently owned by the developer. The Harbour Landing Concept Plan was originally approved by City Council on August 20, 2007, and most recently amended on May 26, 2014.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48*, 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

Proposed Concept Plan Amendments

The concept plan currently identifies a 7.32 ha area as “Approval Withheld.” (Attached as Appendix A-5). During the approval of the original concept plan in 2006, this area was to be reserved to satisfy requirements of the Southwest Sector Plan to establish a Town Centre. The Town Centre was to be central to three larger communities that would be built out over time, highly accessible and connected, and would be the location for any future amenities such as schools, public health facilities, a community centre, and zone level park, all in combination with mixed use development. A copy of the Southwest Sector Development Strategy is attached for reference purposes in Appendix A-6.

While the Town Centre concept was effectively removed from the Official Community Plan with adoption of Design Regina, this remains a planning objective for this area. The exact location of the Town Centre will be determined through future Neighbourhood Secondary Planning of lands west of Harbour Landing. The Town Centre has been relocated to the west of Harbour Landing for a few reasons:

- Development of Devonia Park is uncertain. The subdivision may or may not be replotted at some point in the future. If not, the subdivision would not be suitably configured for development as a Town Centre.
- There is no immediate need for Town Centre type facilities in this location.
- The location will not be central to the neighbourhood in the short to medium term until such time that development to the west is undertaken.
- The long term growth plan identifies a much more expansive area for growth in the southwest area of the city, thus in the long term, this location is not central to future neighbourhoods.

In place of the “Approval Withheld” (for Town Centre) area of the concept plan, the Applicant has proposed residential development, largely consisting of high density development. While the amendment would add density to the existing concept plan, it is also worth noting that integration of high and medium density residential would have been contemplated as part of the Town Centre should it have been built at this location. A certain amount of residential intensity was always conceptually planned for as part of the Town Centre.

In previous versions of the concept plan, the population for the Approval Withheld area was grossly estimated and incorporated into the plan. Based on the current proposal it is estimated that Phase 10-2 consist of the following:

Concept Plan Amendment Summary	
No. of Dwelling Units	399
Low Density Population	27
Medium Density Population	210
High Density Population	612
Population	849

The Administration closely considered how the residential density interacts with the surroundings. From a transportation perspective the higher density residential is located on a major arterial road and within walking distance to a future transit route and is therefore acceptable.

From a land use perspective, policy generally guides higher density residential land uses to be located nearby and cluster with neighbourhood amenities, which is the intent of the “neighbourhood hub” model found in the Official Community Plan. In this case, while there are no amenities immediately adjacent, the land developer has recently submitted an application to rezone most of the lands in the north of the concept plan identified for commercial development from IP - Prestige Industrial to MAC - Major Arterial Commercial. While review is still in preliminary stages, the Administration is confident that commercial zoning of these lands will provide opportunity for development of commercial amenities within a five to ten minute walk. The MAC zone would provide for a wide range of commercial uses from grocery stores, convenience stores, retail, hotel, and restaurants. Further opportunity for mix of uses including amenities may be included in the neighbourhood plans for lands to the west.

Zoning Bylaw Amendments

The subject property is proposed to be rezoned as follows:

Land Description	Description of Development	Current Zone	Proposed Zone
Parcels BB, CC, and DD	High Density Residential	UH - Urban Holding	R6 - Residential Multiple Housing
Blocks 76 and 78	Townhouse	UH - Urban Holding	R5 - Residential Medium Density
Block 77	Single Detached	UH - Urban Holding	DCD 12 - Direct Control District-Suburban Narrow Lot Residential

Surrounding land uses include residential lands within the existing Harbour Landing Concept Plan, which include low, medium, and high density residential development and a park to the southeast. Lands to the north and west are designated for neighbourhood growth in a Special Study Area in the City's growth plan and are to be determined.

Connection to Devonian Park

Future urban development is planned to the west of Harbour Landing (Harbour Landing West Neighbourhood). The lands include the Devonian Park Subdivision, which is an area subdivided in the early 1900s. A replotting of land would be required to redesign the lands west of Harbour Landing, which will involve sufficient agreement or ownership of lots. The replotting process is difficult and as such, the Administration has decided that the Devonian Park Subdivision plan must be retained in the event that a replotting scheme of this area does not occur. The road right-of-way dedications on the plan of proposed subdivision have been aligned to ensure connections exist into the street and block pattern of Devonian Park. In particular, Parliament Avenue will connect to the existing alignment of 25th Avenue.

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.

There is limited residual servicing capacity within the Harbour Landing Pump Station. Any increase in density above the originally approved concept plan use and density in Harbour Landing may impact the amount of serviceable land available for Harbour Landing West which 120 hectares was approved to be included within the 300,000 population phase within report CR13-134 on September 9, 2013. As indicated within the report, should capacity within the Harbour Landing Pump Station prove insufficient, the developer would be responsible for any additional costs to upgrade the pump station or scale back the development plans accordingly.

The development is likely to generate demand for transit 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 is 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

No implications are identified.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Plan of *Design Regina: Official Community Plan Bylaw No. 2013-48* with respect to:

Appendix A - Guidelines for Complete Neighbourhoods

- Policy 7.1.4 - Opportunities for daily lifestyle needs, such as services, convenience shopping and recreation.
 - Ensure that sufficient population and densities exist to support amenities and services within walking distance of most homes.
- Ensure that the location of higher density housing works with the location of transit, amenities and services. Policy 7.1.5 - A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs.
 - Ensure a good mixture of residential types, tenures and densities to promote inclusive and vibrant neighbourhoods.

The Town Centre in the former Southwest Sector Plan is being maintained, albeit deferred to a later stage of development in the area. However, the plan is replacing the portion of the Town Centre within the concept plan area largely with high density residential. The residential land use is appropriately placed along an arterial and collector road, future transit route, and in proximity to future commercial amenities.

Other Implications

None with respect to this report.

Accessibility Implications

None 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 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:	July 5 and 12, 2014
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.

The Public School Board initially commented that they were concerned about the loss of a potential school location site in a future town centre. However, through further discussions it was determined their needs would be met with the existing future school site location in Harbour Landing and future school sites in future neighbourhood development in lands to the west of the concept plan area.

The application was circulated to the Albert Park Community Association. The Administration attempted follow up contact but no comment was received before the finalization of this report.

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 'Fred Searle'.

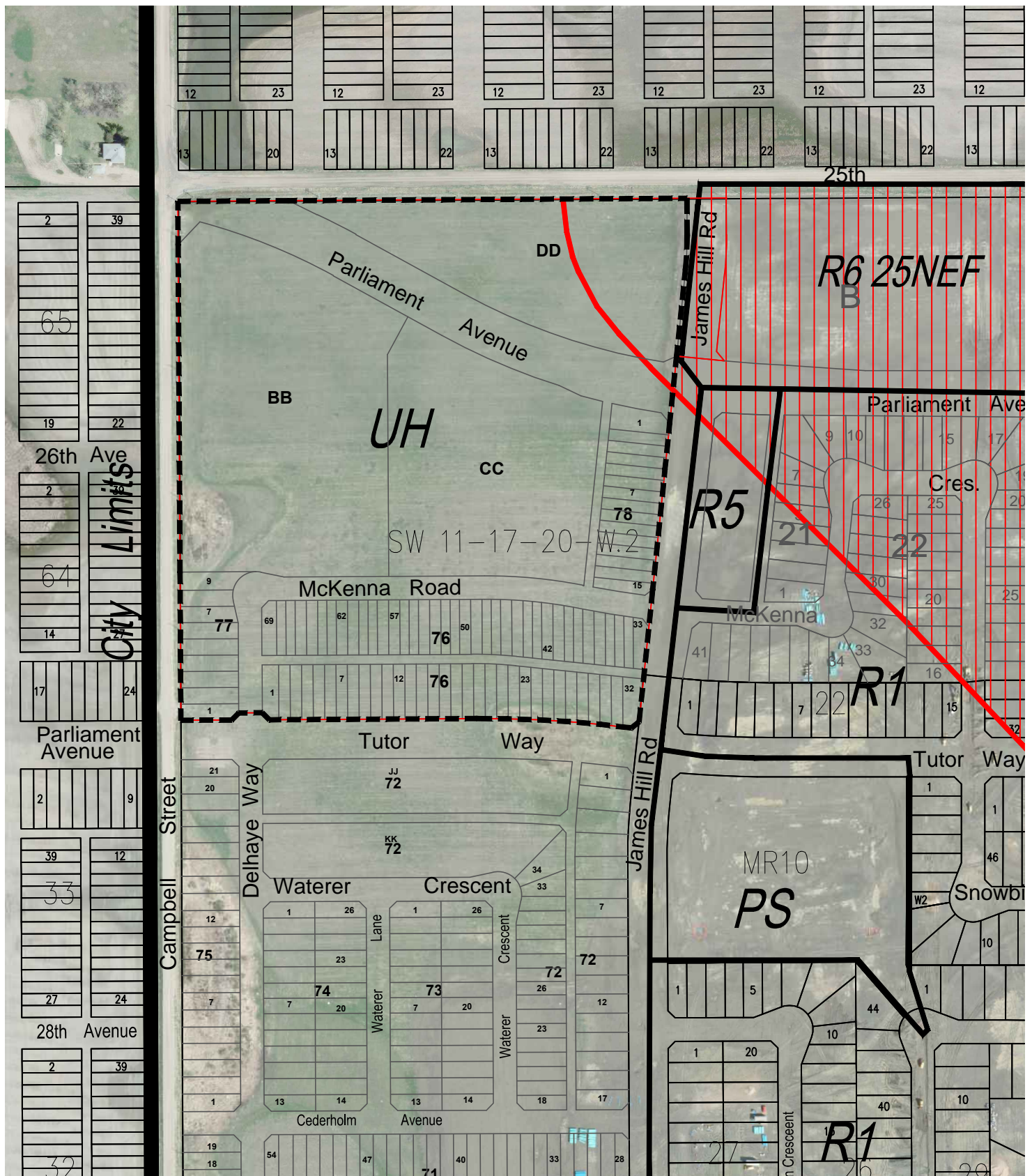
Fred Searle, Manager
Current Planning

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jason Carlston'.

for Jason Carlston, Executive Director
City Planning & Development

Prepared by: Ben Mario, Senior City Planner



Subject Property



13-SN-23, 13-CP-05 &
Project 13-Z-17

Civic Address/Subdivision

Harbour Landing Phase 10 - Stage 2, Subdivision of
Portion of Parcel X, Plan No. 101926436



Subject Property

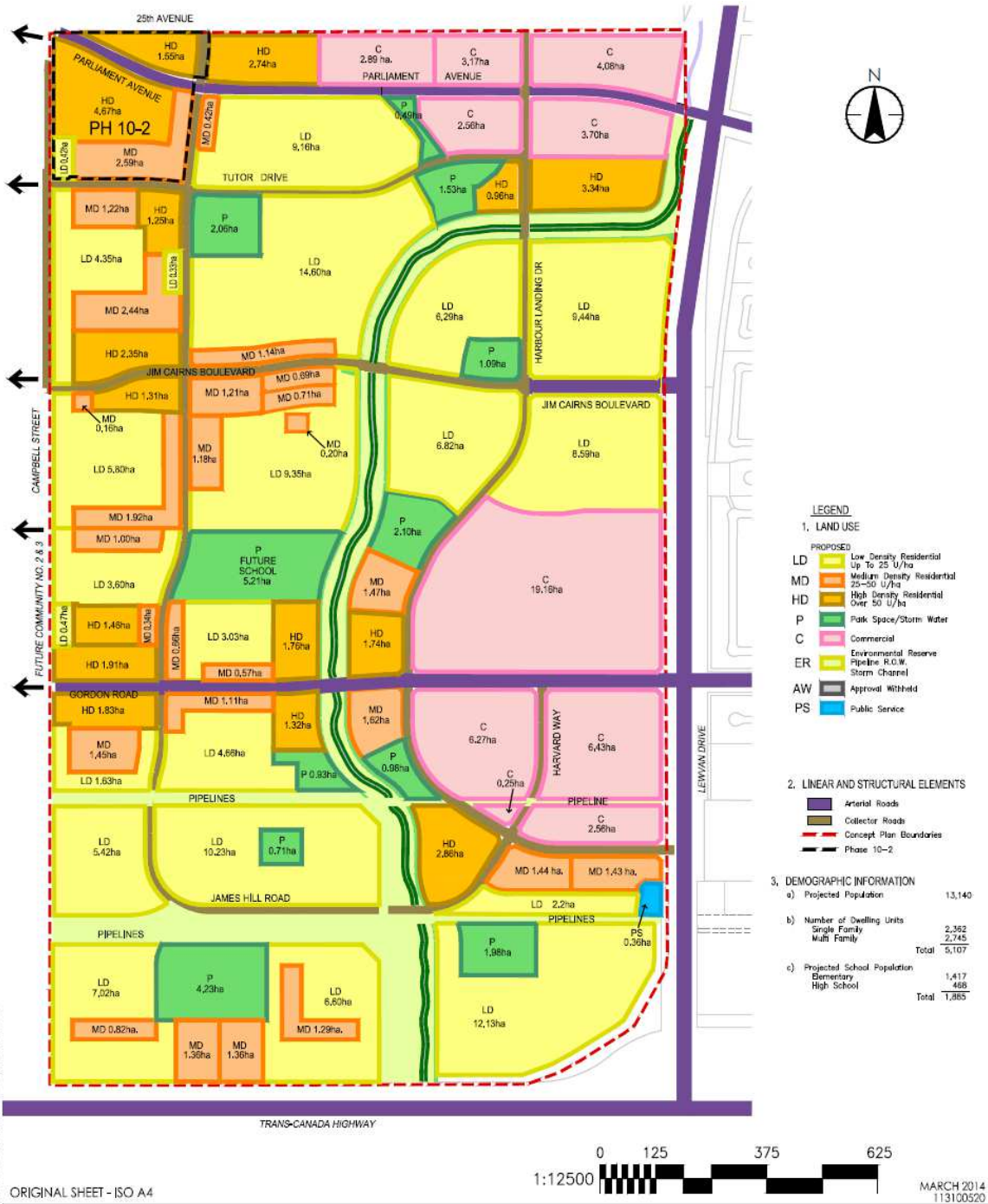
Date of Photography: 2012



Project 13-SN-23, 13-CP-05 & 13-Z-17 Civic Address/Subdivision

Harbour Landing Phase 10 - Stage 2, Subdivision of Portion of Parcel X, Plan No. 101926436

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2014-03-31 02:07PM By: jhovdebo



ORIGINAL SHEET - ISO A4

1:12500 0 125 375 625

MARCH 2014
113100520



300-1919 Rose Street
Regina, Saskatchewan Canada, S4P 3P1

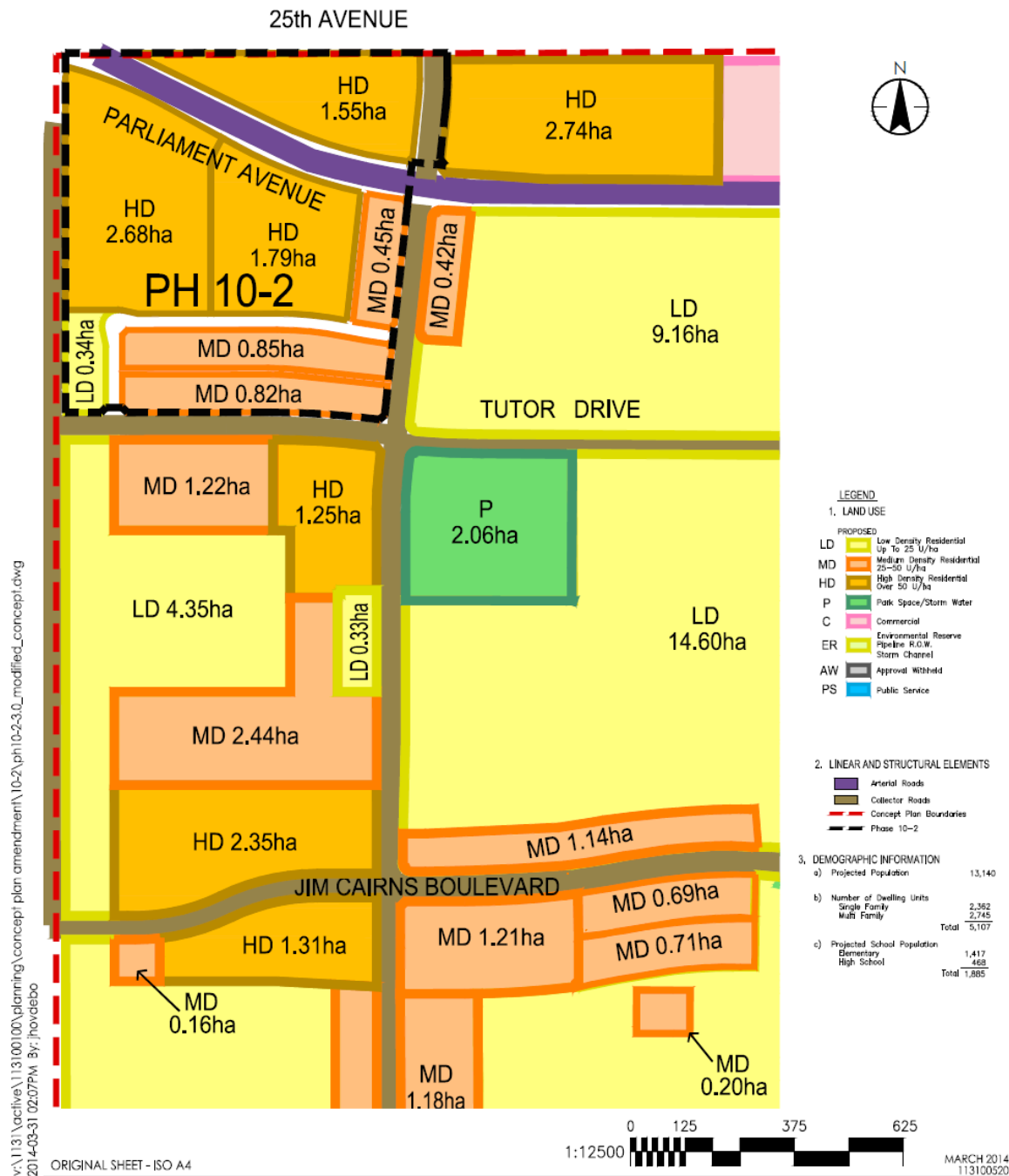


Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.0

Title
PROPOSED CONCEPT PLAN

Project 13-Z-17 and 13-CP-05 Planning Department Civic Address/Subdivision Harbour Landing Phase 10-2



300-1919 Rose Street
Regina, Saskatchewan Canada, S4P 3P1

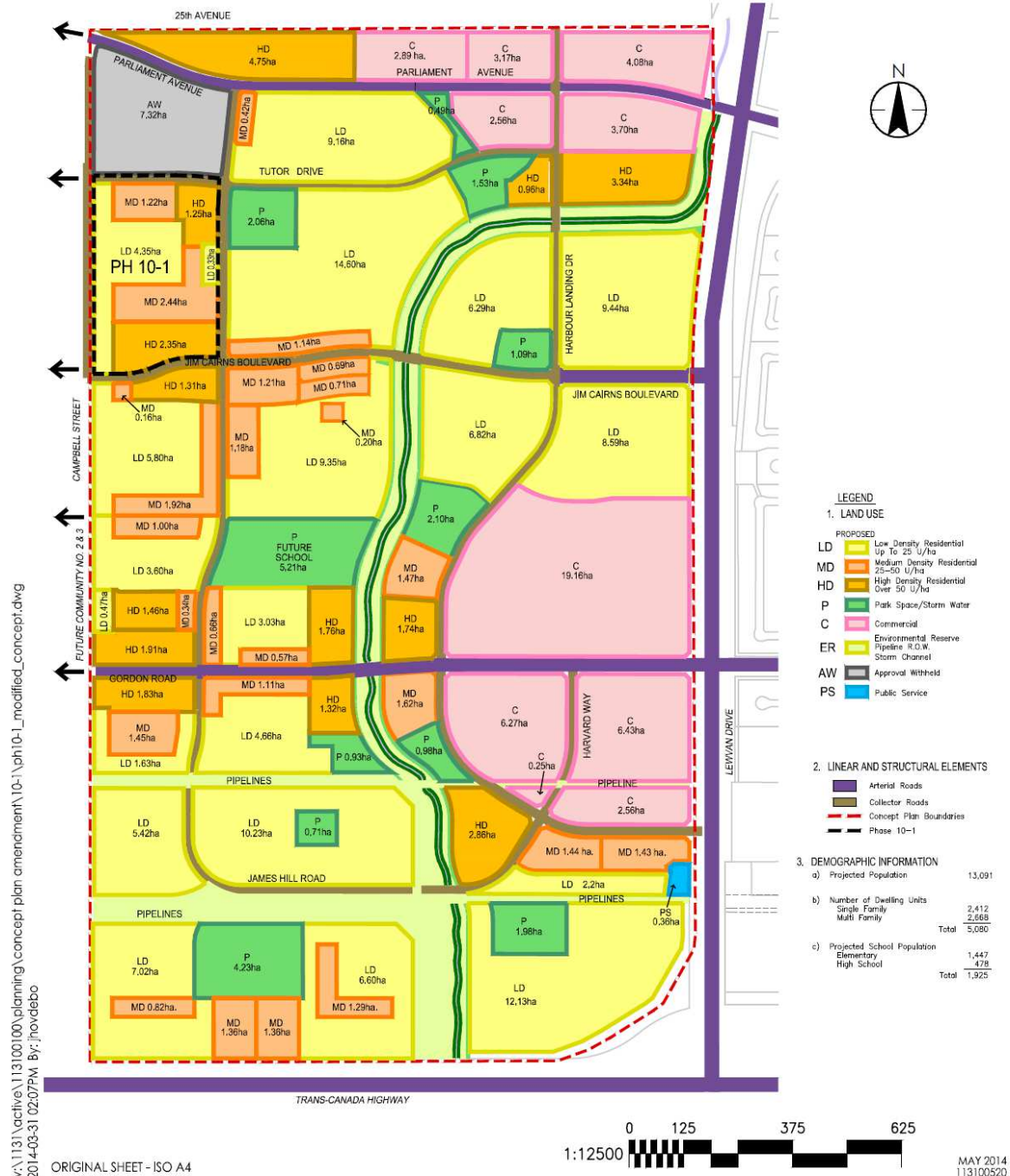


Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
3.0

Title
PROPOSED PHASE 10-2
CONCEPT PLAN

13-Z-17 and **Planning Department**
Project 13-CP-05 Civic Address/Subdivision Harbour Landing Phase 10-2



300-1919 Rose Street
Regina, Saskatchewan Canada, S4P 3P1



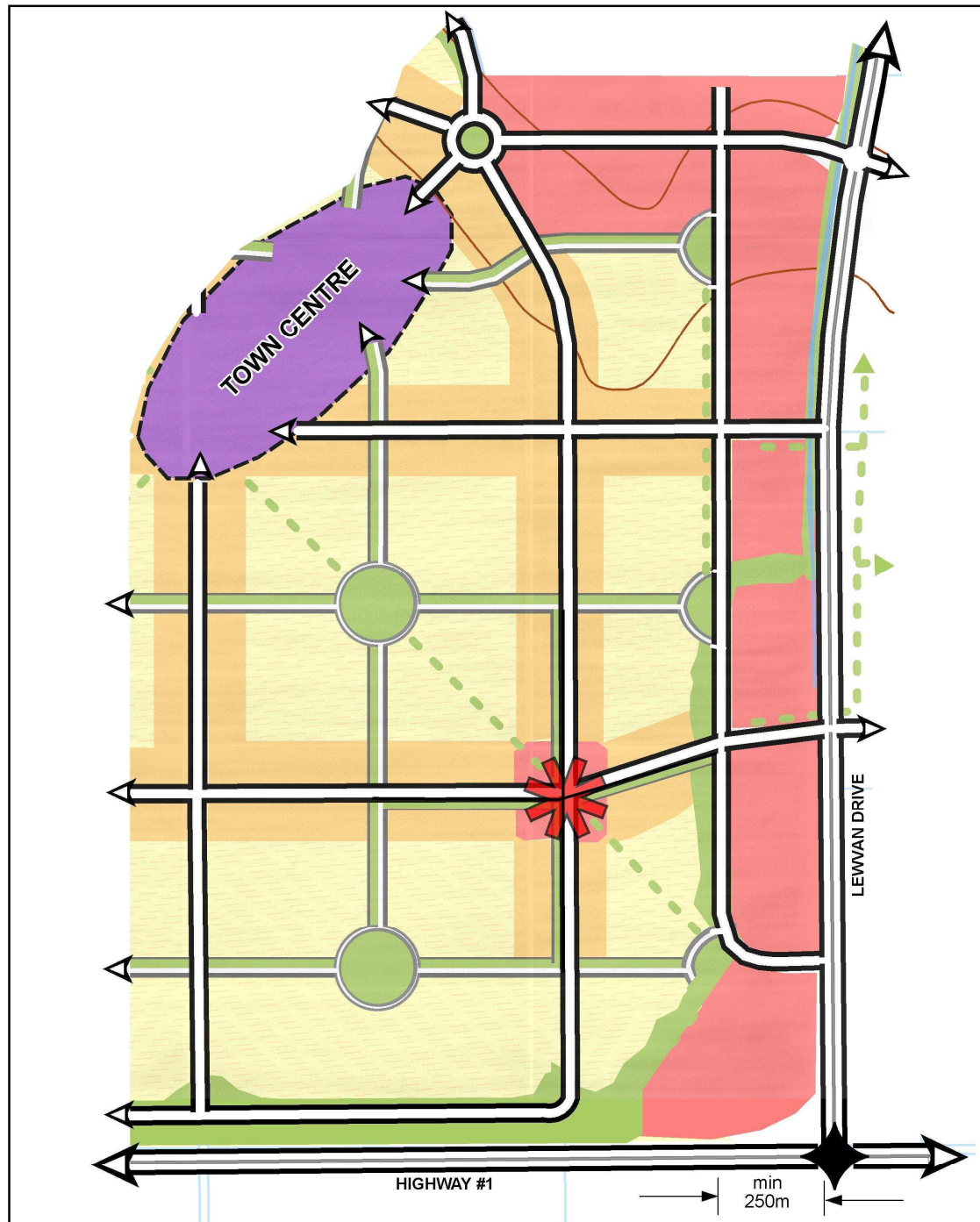
Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.0
Title

Project 13-Z-17 and
13-CP-05







Planning Department
Civic Address/Subdivision



Harbour Landing Phase 10-2



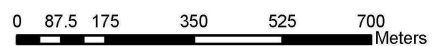
LEGEND

-  SINGLE FAMILY RESIDENTIAL
 MULTI FAMILY RESIDENTIAL
 COMMERCIAL
 INSTITUTIONAL
 INDUSTRIAL
 PARKS
 TOWN CENTRE

-  NOISE EXPOSURE FORECAST 2024
 ON-STREET GREENWAYS
 OTHER PEDESTRIAN LINKS
 NEW ROADS
 EXPRESSWAY
 RECOMMENDED IN ROAD NETWORK STUDY

 INTERCHANGE
 COMMUNITY HUB

SCALE= 1:13,000



October 2006

June 11, 2014

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment, Official Community Plan Amendment and
Discretionary Use (13-Z-29/13-DU-30) Proposed Townhouse Units, 2059 Edward Street

RECOMMENDATION

1. That the following amendment to the Cathedral Area Neighbourhood Plan, being Part B6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:

That the following item be added to Section 6.0 – Exception:

Civic Address	Legal Description	Development/Use
2059 Edward Street	Lots 16-17 Block 37, Plan No. I5211	R4 – Residential Older Neighbourhood

2. That the application to rezone Lots 16 and 17 in Block 37, Plan No. I5211 located at 2059 Edward St. from R1A - Residential Older Neighbourhood to R4 - Residential Older Neighbourhood, be APPROVED.
3. That the discretionary use application for a proposed townhouse dwellings located at 2059 Edward Street, being Lots 16 and 17 in Block 37, Plan No. I5211, CPR Annex 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-3.5 inclusive, prepared by David W. Edwards Architect Ltd. and dated November 22, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the July 28, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to develop a townhouse residential building with six units on a former bus turn around site at the western edge of the Cathedral neighbourhood. Issues raised in the public review process included increased pressure to the City's domestic sewer system, increased traffic to the area, and on-street parking implications from an adjacent dance school.

The proposal is consistent with *Design Regina: The Official Community Plan Bylaw No. 2013-48* by providing new housing options to the area, affordable housing for low and moderate income households, and adding intensifying existing built urban neighbourhoods. An amendment is required to the Cathedral Neighbourhood Plan to accommodate the proposed development. The Administration supports the required OCP amendment as it is consistent with OCP housing policies.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250*.

BACKGROUND

A zoning amendment and discretionary use application has been submitted concerning the property at 2059 Edward Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, 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 development (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

Development Proposal

Land use and zoning details are summarized as follows:

Land Use Details	Existing	Proposed
Zoning	R1A - Residential Older Neighbourhood	R4 - Residential Older Neighbourhood
Land Use	Vacant, former bus turn around	Townhouse units
Number of Dwelling Units	0	6
Building Area	0 m ²	647 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	6 stalls Townhouse: 1/unit	7 stalls
Minimum Lot Area (m ²)	720.00 m ²	976.50 m ²
Minimum Lot Frontage (m)	24.00 m	25.60 m
Maximum Building Height (m)	13.00 m	6.50 m
Maximum Floor Area Ratio	0.85	0.74
Maximum Coverage (%)	50%	37.5%

The townhouse development contains two 2-bedroom units, two 3-bedroom units and two 4-bedroom units.

Surrounding land uses include low-density housing to the north and south. A dance school is located east of the site with low-density housing further to the east. Lewvan Drive is located in close proximity to the west of the site.

The proposed development is consistent with the purpose and intent of the R4 – Residential Older Neighbourhood Zone with respect to:

- Recognizing the need for rental accommodations; and
- Providing affordable housing, particularly for low and moderate income households.

In the summer of 2013, the City of Regina issued a Request for Proposals (RFP) for non-profit organizations to submit proposals for the development of several city-owned properties to construct affordable housing; the list of properties for the RFP included the subject property. The applicant's proposal for 2059 Edward Street was selected based on the criteria outlined in the RFP document. The RFP required that proposals describe the organization's history in providing affordable housing, the demographic of residents served by the project, and that it address sustainability elements. The RFP document also included affordability requirements. The project is eligible for a five-year tax exemption and a capital grant for the creation of affordable and below market units.

Stormwater and Wastewater Servicing Issues

Regina's Citywide Wastewater Collection System Assessment (prepared by AECOM Consultants in 2012) does not identify any sewer surcharging issues on Edward Street north of 14th Avenue during a 1:25 year design event, which meets the standard under the Development Standards Manual (2010) for existing neighbourhoods in the city. The City of Regina has initiated a study at the end of 2013 to assess existing sewer conditions and to propose improvements to rectify surcharging concerns experienced by residents largely concentrated on the 2200 block of Edward Street and Pasqua Street, south of this site.

The Administration requested that the applicant engage an engineering consultant to undertake an analysis of the potential impacts of this development on the downstream conditions and whether it would negatively impact issues around sewer surcharging and drainage issues faced by property owners south of this site on the 2200 block of Edward Street. The analysis prepared by LML Engineering determined that the proposed townhouse development would have no material impact on the sanitary and storm water system downstream of the project. City engineering staff have reviewed the detailed analysis and calculations submitted by the engineering consultant and is in agreement with its conclusions.

Traffic Issues

The capacity of the collector 13th Avenue currently accommodates 10,000 vehicles a day. As such, the 6-unit townhouse building, estimated at generating 12 daily trips, will have negligible impacts to current traffic conditions.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the subject property is \$250,000 with GST. The property will become a taxable residential lot as a result of the purchase.

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.

Through the City's Housing Incentives Policy, the development will be eligible for a capital grant of \$15,000 per unit and a five-year tax exemption.

Environmental Implications

The City's RFP for affordable housing on municipal land and the City's Housing Incentives Policy include criteria for sustainable community infrastructure such as solar orientation, green building elements, energy efficiency, water conservation and storm water management. To meet these criteria, the applicant has designed the townhouse building to achieve a 25% reduction in energy consumption compared to an equivalent building designed to the Model National Energy Code for Houses (MNECH) as described in Appendix C.

Policy/Strategic Implications

a) Part A: Citywide Plan

The proposal is consistent with the policies contained within Part A: Citywide Plan of *Design Regina: The Official Community Plan Bylaw 2013-48 (OCP)* with respect to:

Complete Neighbourhoods:

- Providing a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs

Housing Supply and Affordability:

- Supporting attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.
- Decreasing the number of vacant, non-taxable and underutilized lots within the city that are appropriate for residential development.
- Using incentives and alternative approaches to increase the supply of attainable housing, adequate specific needs housing, and innovative housing developments.
- Supporting residential intensification in existing and new neighbourhoods to create complete neighbourhoods.

Diversity of Housing Forms:

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

Collaboration with Partners:

- Supporting non-profit housing organizations through incentives, partnership arrangements, and other forms of assistance.

The proposed development provides an additional housing option to the neighbourhood. Rental fees for the units are proposed to be below market value to provide affordable housing. In

addition, the proposal is compatible with adjacent residential developments by maintaining the house-form characteristic of the Cathedral Area.

Housing located in the inner city promotes walking, cycling and transit use. Residents of the proposed development can easily walk or bike to nearby retail and commercial amenities along the 13th Ave shopping district.

b) Part B6: Cathedral Area Neighbourhood Plan

Part B6: Cathedral Area Neighbourhood Plan of the *Design Regina: The Official Community Plan Bylaw No. 2013-48*, specifies that this area of the Cathedral neighbourhood should remain a low-density residential area. As a medium-density development, the townhouse proposal will require an amendment to the Official Community Plan. The Administration supports an amendment to the plans to identify this site as an exception for the following reasons:

- The 2000 block Edward Street is comprised of predominantly detached houses, reflecting the intent and density of the R1A zone. Although the proposed six-unit townhouse is considered medium density, the site area may have the same density if the property remained zoned as R1A. The site could be subdivided into three lots with a detached house on each lot. Since secondary suites are allowed in all detached dwellings, if each of the three houses had an additional unit, six units could be accommodated within the subject property area.
- After transit stopped using the site as a bus turn around, it was left vacant for a number of years. The proposed development fills a need for affordable housing and developing an underutilized site. The development will provide more street-level activity and enhance safety in the area through natural surveillance.

The proposed townhouse development would be best accommodated under the R4 - Residential Older Neighbourhood zone. Several townhouses developments in the Cathedral area were constructed in this zone under an infill housing program during the early 1980s. The neighbourhood plan stresses that the R4 zone will provide greater stability and helps maintain the house-form character of the district while providing opportunities for lower to medium density redevelopment.

In this way, it allows townhouse units as a medium density use but will not permit higher density redevelopment. The existing R1A and R4 zones have the same maximum height requirements (11 m) for developments.

Other Implications

The project is compatible with the goals of Comprehensive Housing Strategy, approved by City Council in April 2013, including Strategy 2 to:

- Leverage the City's land assets to increase the supply of rental, affordable and special needs housing, promote the diversity of housing, and support the creation of complete neighbourhoods.

Accessibility Implications

Townhouse rental units are not required to provide wheelchair accessible units. As such, the applicant is not proposing any barrier-free units nor any parking stalls for persons with disabilities.

COMMUNICATIONS

Cathedral Area Community Association

The application was circulated to the Cathedral Area Community Association. The community association indicated that it did not have any specific concerns with the development itself. However, the association did indicate that they would like the developer and the City to consider and address traffic, parking and infrastructure concerns that have been expressed by residents of the area and take any reasonable steps to mitigate these concerns.

Public Notice

Public notification signage posted on:	January 10, 2014
Will be published in the Leader Post on:	July 12, 2014 July 19, 2014
Letter sent to immediate property owners	January 7, 2014
Public Open House Held	January 22, 2014
Number of Public Comments Sheets Received	4

Twelve residents attended the public open house, which was advertised twice in the Leader Post (January 11 and 18, 2014) as well as on the radio and the City of Regina website.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. The actual community comments received during the review process are also provided.

DELEGATED AUTHORITY

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

Respectfully submitted,

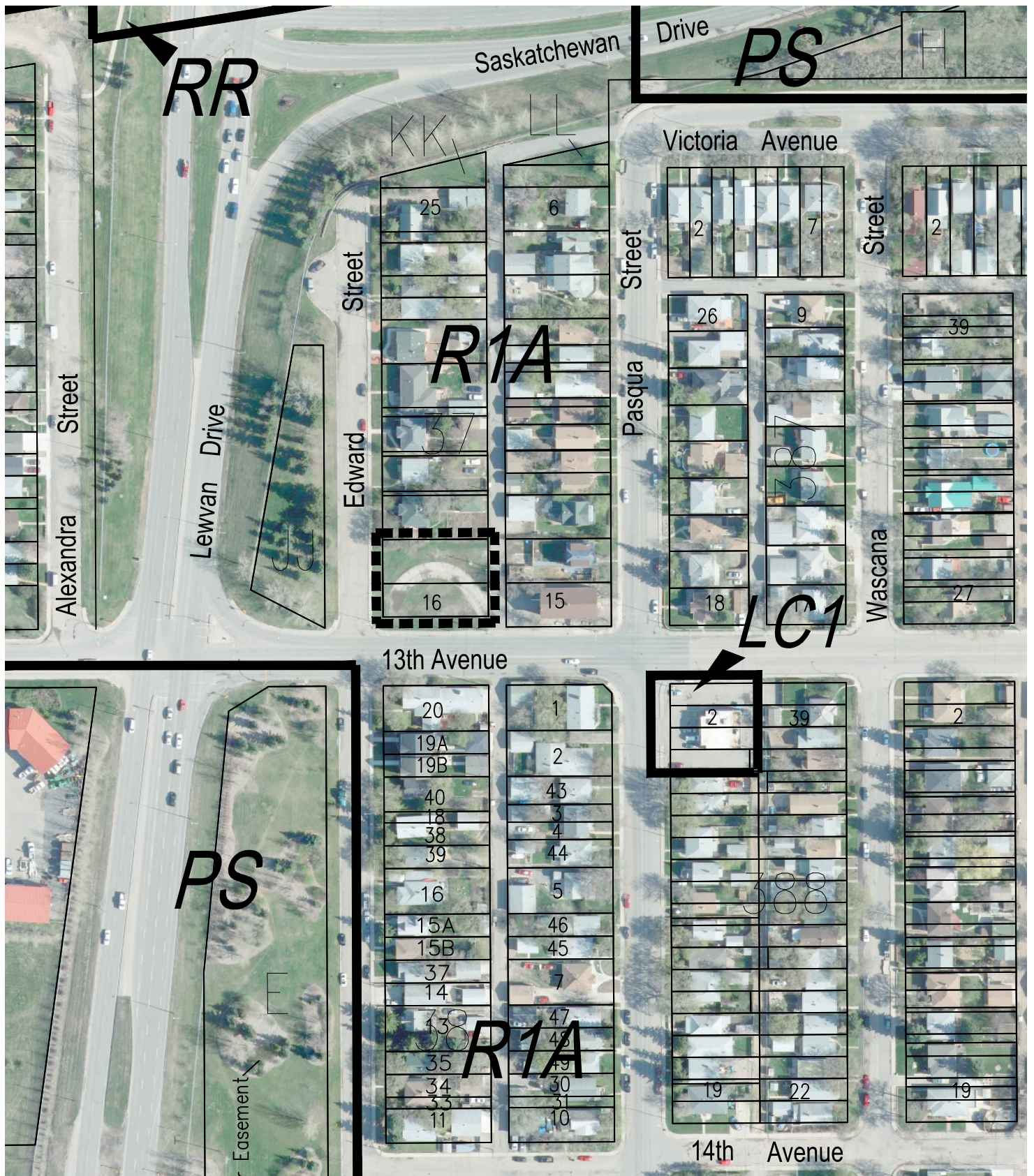


Fred Searle, Manager
Current Planning
Prepared by: Ada Chan Russell

Respectfully submitted,



for Jason Carlston, Executive Director
City Planning & Development



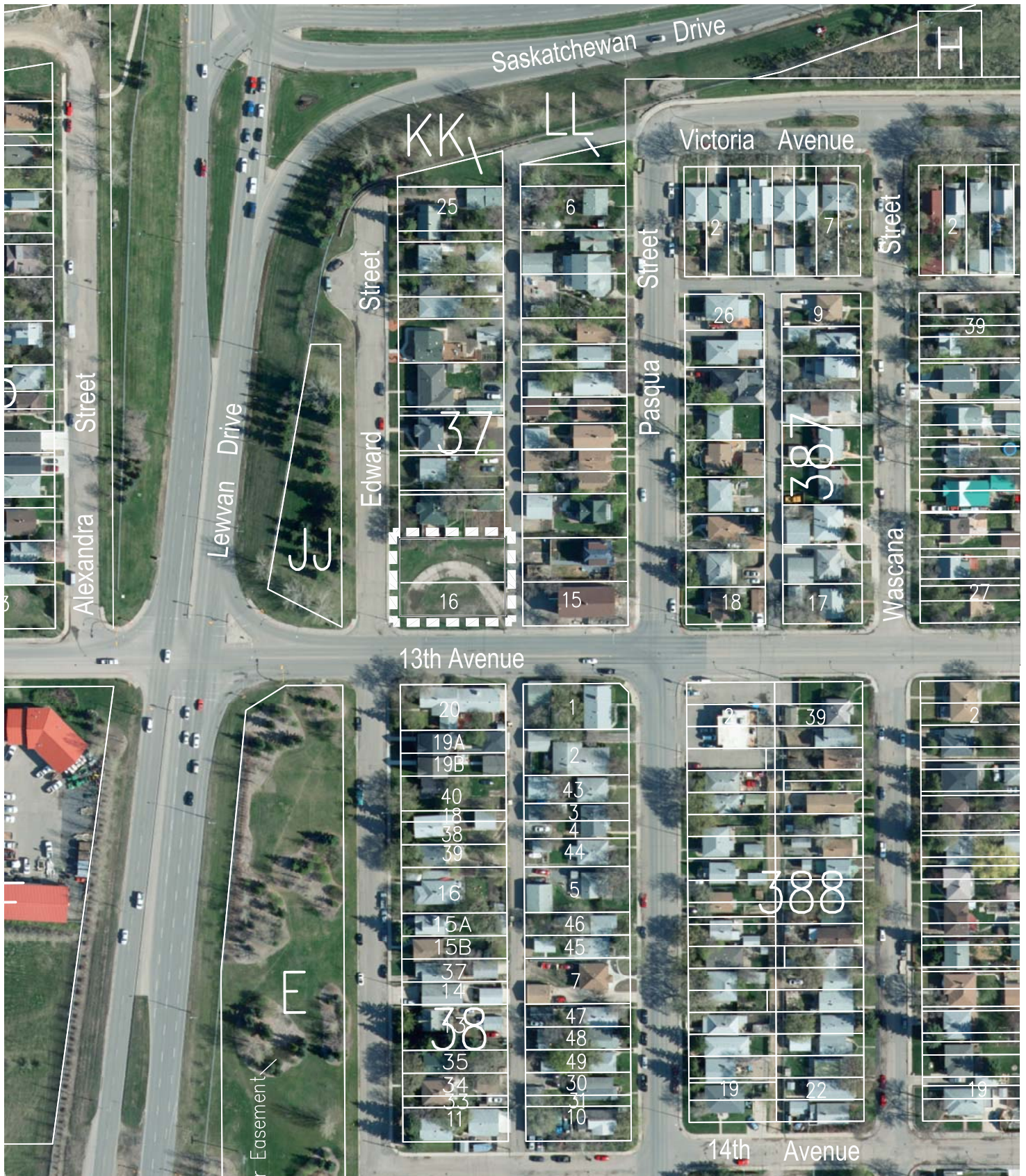
Subject Property



Project 13-DU-30
13-Z-29

Civic Address/Subdivision

2059 Edward Street



Subject Property

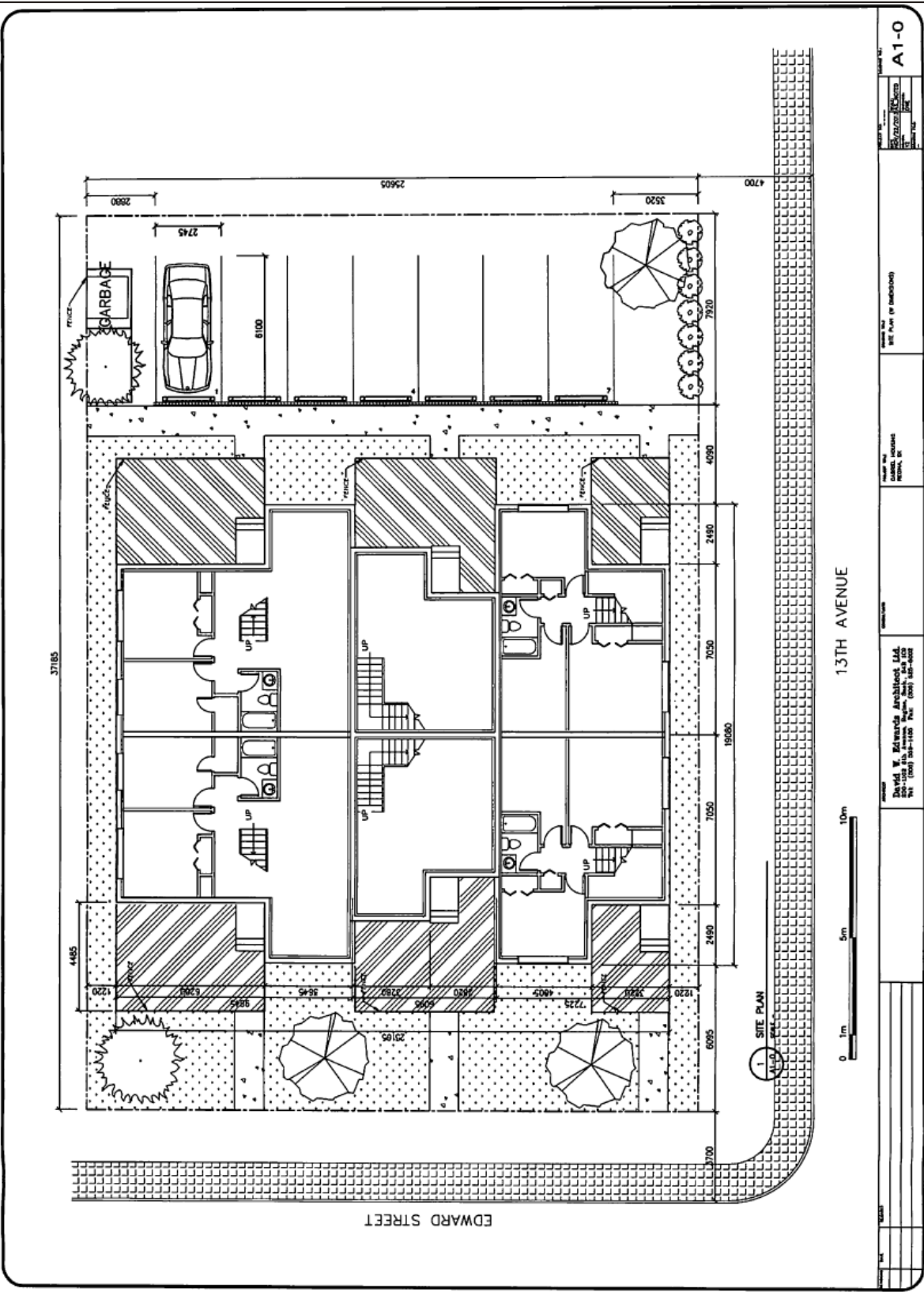
Date of Photography: 2012



Project 13-DU-30
13-Z-29

Civic Address/Subdivision

2059 Edward Street

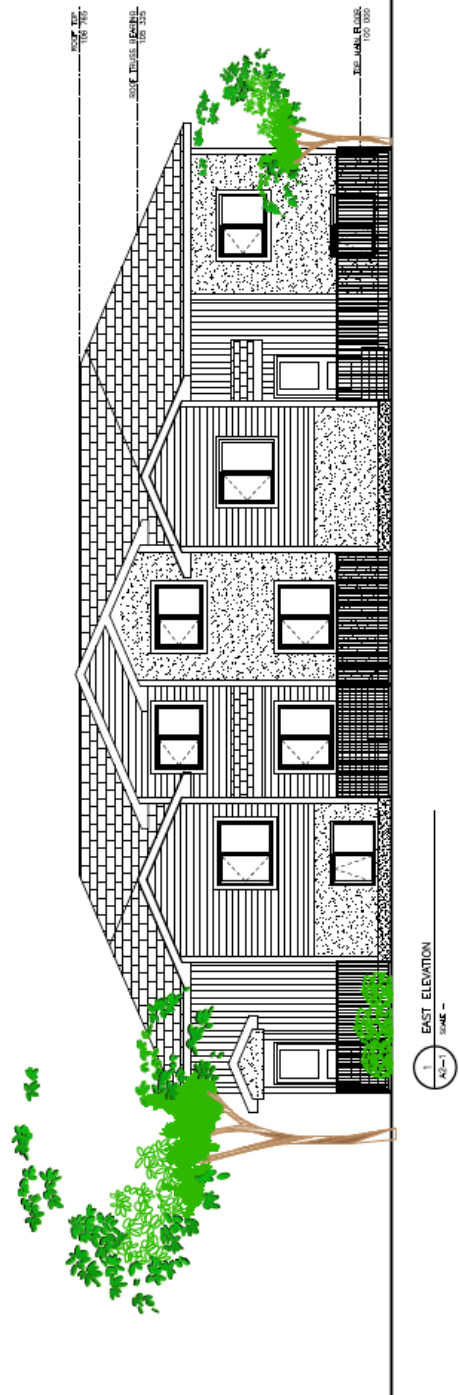


Planning Department

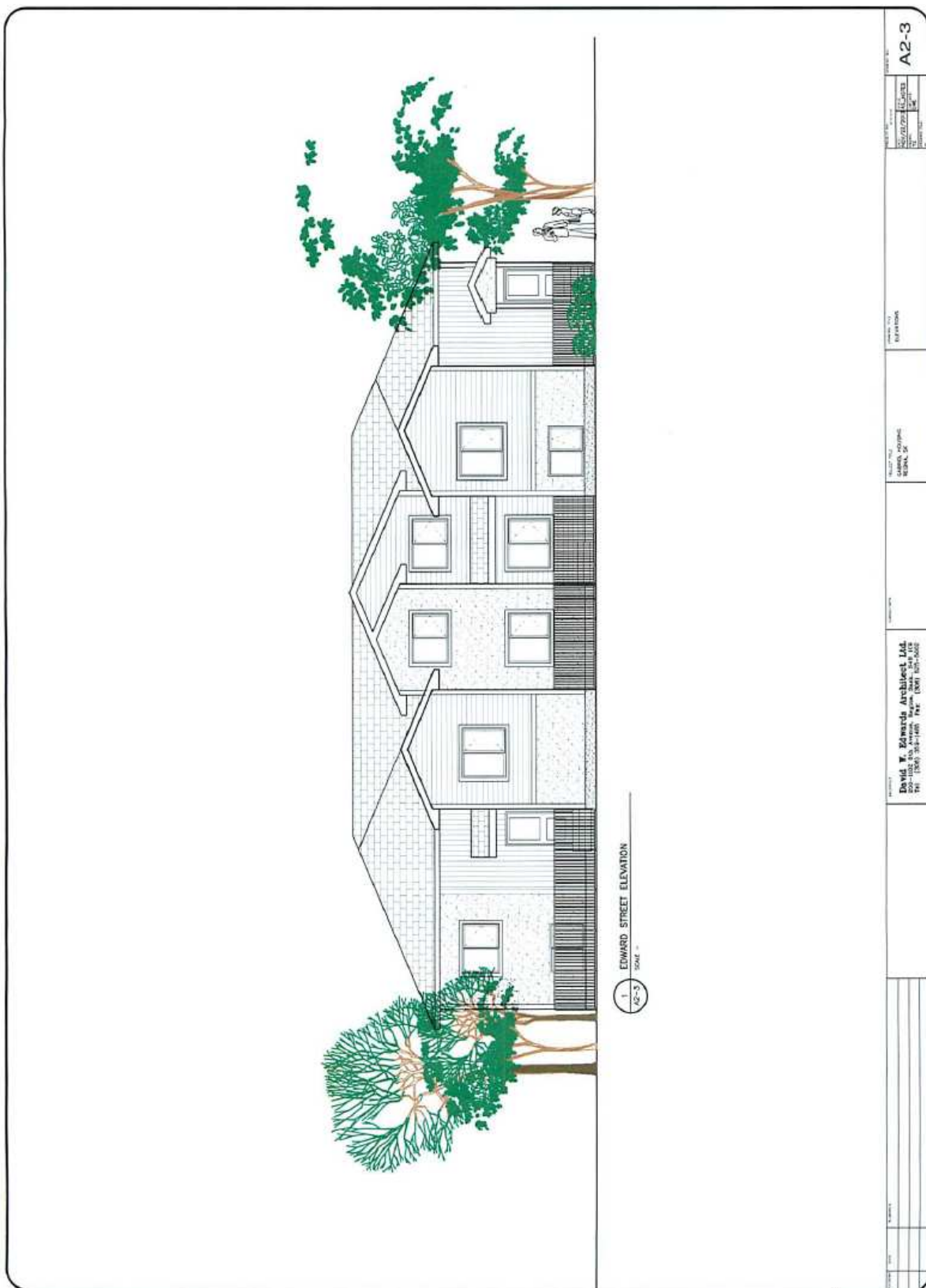
Project 13-Z-29/13-DU-30

Civic Address/Subdivision

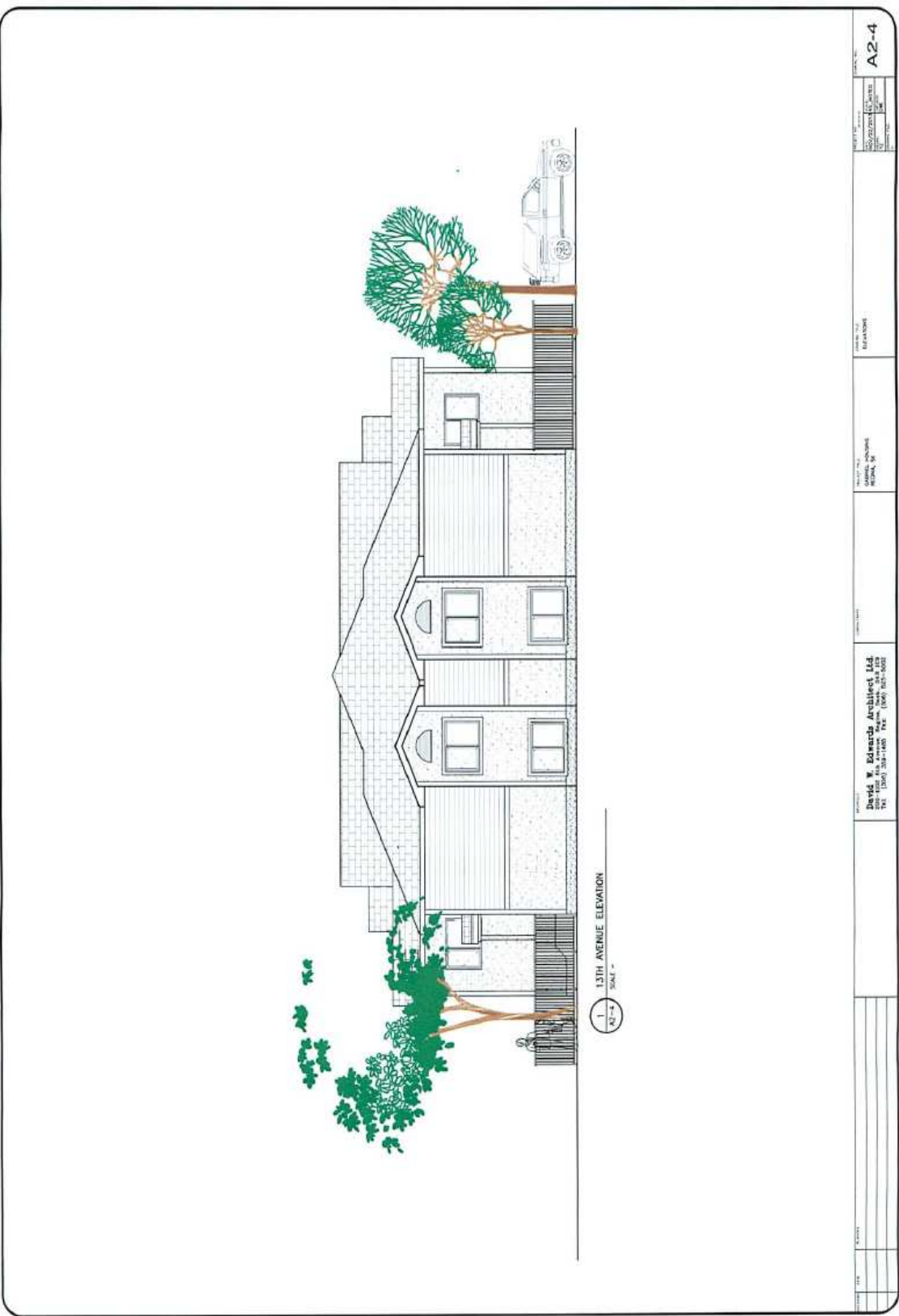
2059 Edward Street



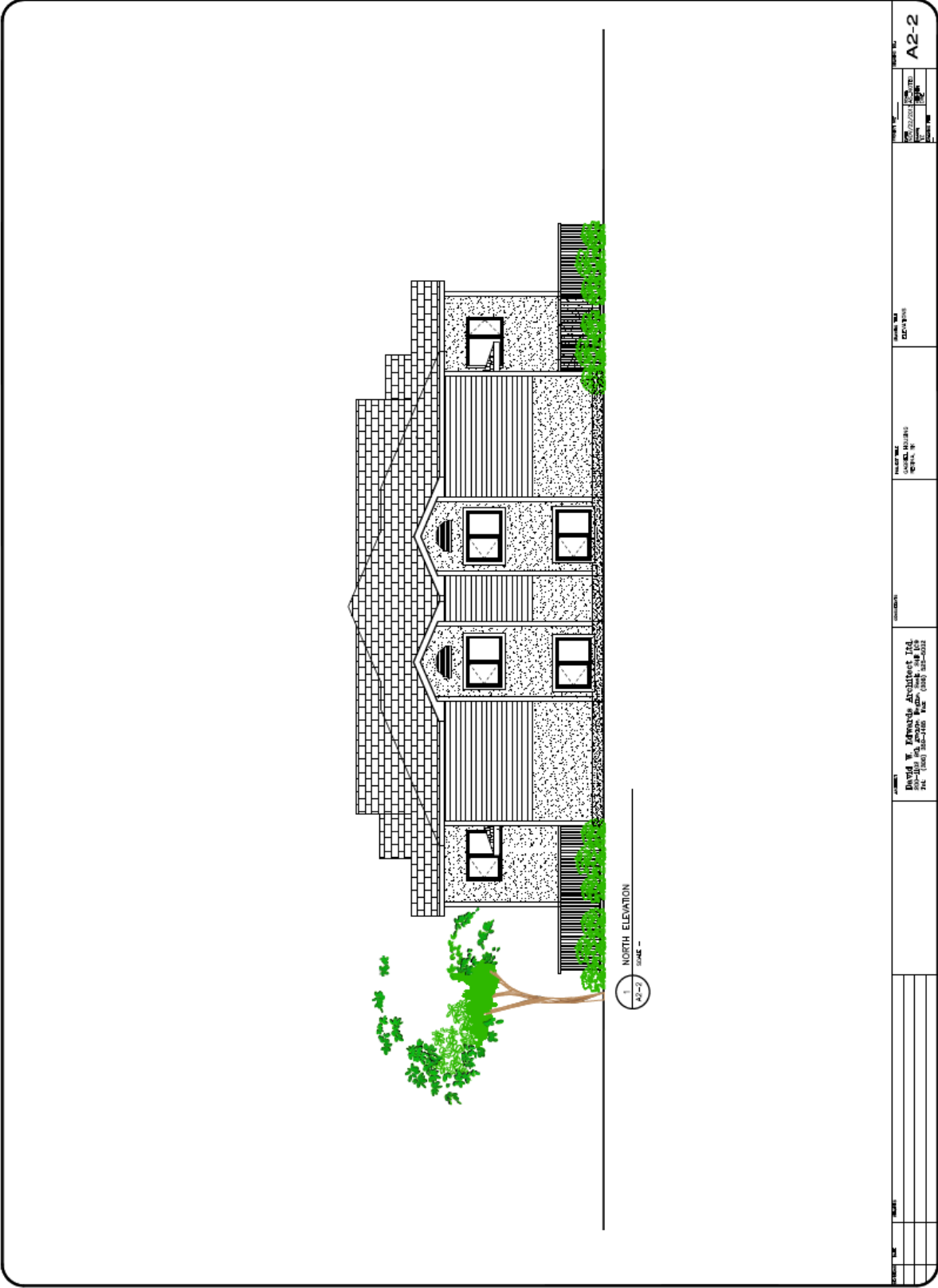
PROJECT NO.		A2-1	
DATE		12/22/2013	
DRAWN BY		JACOB M. JONES	
CHECKED BY		JACOB M. JONES	
SCALE		1/8\"/>	
PROJECT NAME		2059 EDWARD STREET	
PROJECT ADDRESS		2059 EDWARD STREET, SEATTLE, WA 98148	
PROJECT PHONE		(206) 325-1100	
PROJECT FAX		(206) 325-1101	
PROJECT EMAIL		JACOB.M.JONES@CITYOFSEATTLE.GOV	
PROJECT WEBSITE		WWW.CITYOFSEATTLE.GOV	
PROJECT DESCRIPTION		RENOVATION OF 2059 EDWARD STREET	
PROJECT STATUS		PENDING	
PROJECT PHASE		ARCHITECTURAL	
PROJECT BUDGET		\$100,000	
PROJECT FUNDING		CITY OF SEATTLE	
PROJECT CONTACT		JACOB M. JONES	
PROJECT CONTACT PHONE		(206) 325-1100	
PROJECT CONTACT FAX		(206) 325-1101	
PROJECT CONTACT EMAIL		JACOB.M.JONES@CITYOFSEATTLE.GOV	
PROJECT CONTACT WEBSITE		WWW.CITYOFSEATTLE.GOV	



Project 13-Z-29/13-DU-29 Planning Department Civic Address/Subdivision 2059 Edward Street



PROJECT NO.	13-Z-29/13-DU-29	DATE	10/1/2013	PROJECT NAME	2059 EDWARD STREET
ARCHITECT	DAVID W. EDWARDS ARCHITECT LLC	1000 10TH AVENUE, SUITE 100, DENVER, CO 80202	TEL: (303) 733-1000	FAX: (303) 733-1002	
OWNER	CIVIL ENGINEER				
DATE	10/1/2013				
SCALE	1/8\"=1'-0"				
PROJECT NO.	13-Z-29/13-DU-29	DATE	10/1/2013	PROJECT NAME	2059 EDWARD STREET
ARCHITECT	DAVID W. EDWARDS ARCHITECT LLC	1000 10TH AVENUE, SUITE 100, DENVER, CO 80202	TEL: (303) 733-1000	FAX: (303) 733-1002	
OWNER	CIVIL ENGINEER				
DATE	10/1/2013				
SCALE	1/8\"=1'-0"				
PROJECT NO.	13-Z-29/13-DU-29	DATE	10/1/2013	PROJECT NAME	2059 EDWARD STREET
ARCHITECT	DAVID W. EDWARDS ARCHITECT LLC	1000 10TH AVENUE, SUITE 100, DENVER, CO 80202	TEL: (303) 733-1000	FAX: (303) 733-1002	
OWNER	CIVIL ENGINEER				
DATE	10/1/2013				
SCALE	1/8\"=1'-0"				



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	This resident did identify any specific comments
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	2	The proposal will displace parking from the adjacent dance school, creating further traffic congestion in the neighbourhood. The residents should be paying their fair share of rent.
<i>I support this proposal</i>	1	NA
<i>None of the above/other</i>	1	Project may add to over-taxed sewer along Edward Street. Traffic concern especially at intersection at 13 th and Edward.

1. Issue

Users of the adjacent dance school east of the subject property have been using the undeveloped subject property as a parking lot. The development of the proposal will displace parking for the dance school, creating further traffic congestion in the neighbourhood. The proposed development will change the intensity of the site and this may create issues for residents. The City should engage the dance school in solving this potential problem.

Administration's Response:

The existing parking allotment for the dance school is legally non-conforming under the current parking requirements and provisions of the Zoning Bylaw. While parking has occurred on the site from time to time, it is a separate site and not considered part of the dance school site.

There are not many other options to address the parking allocation and availability for the dance school. One option might be to determine if any other city owned land in the immediate area is available for parking use by the dance school. Two locations for consideration might be some portion of either Parcel JJ or Parcel E located one block to the west of the dance school. However, this option warrants further assessment by the Administration and if this is a viable option, the Administration will connect with the dance school operators to discuss this further.

2. Issue

The sewer causes flooding on properties along Edward Street because of sewer issues. The over-taxed sewage infrastructure needs to be addressed before the development occurs.

Administration's Response:

As indicated in this report, the City of Regina initiated a study that was conducted at the end of 2013 to assess existing sewer conditions and to propose improvements to rectify sewer

surcharging concerns experienced by residents largely concentrated on the 2200 block of Edward Street and Pasqua Street which is located two blocks to the south of the subject property. Although the study area includes the site of the proposed development, the study does not examine potential downstream effects of new developments.

A pre-design report is planned to be completed in late 2014 that includes the area where the subject property is located. The pre-design report will assess a larger area and will be able to develop the most effective (cost, social, environmental) drainage system upgrade plan. As the pre-design report has not yet been completed, potential stormwater and sewer capacity upgrades cannot be determined for this area at this point.

However, Regina's Citywide Wastewater Collection System Assessment (prepared by AECOM Consultants in 2012) does not identify any sewer surcharging issues on Edward Street north of 14th Avenue during a 1:25 year design event, which meets the standard under the Development Standards Manual (2010) for existing neighbourhoods in the city.

3. Issue

The proposed development may add to traffic concerns at the intersection of 13th and Edward.

Administration's Response:

There is sufficient capacity at this location to accommodate the traffic generation from the proposed development. 13th Avenue is defined as a collector roadway which at this location has traffic volumes of 10,000 vehicles a day between Pasqua Street and Lewvan Drive and 6,700 vehicles per day east of Pasqua Street. As such, the 6-unit townhouse building will have very minimal impact on these volumes.

The City will continue to monitor traffic flow and volumes as well as the performance of key intersection such as 13th Avenue and Pasqua Street to assess whether warrants are met to upgrade or adjust existing vehicular control at these intersections. The existing vehicular controls at key intersection near the subject property consist of a four-way stop at 13th Avenue and Pasqua Street and full signalized intersection at 13th Avenue and Lewvan Drive.

4. Issue

The residents should be paying their fair share of rent.

Administration's Response:

City policy objectives are to encourage the provision of affordable housing throughout our community within existing and proposed neighbourhoods.

As indicated in this report, in keeping with this policy objective the City of Regina issued a Request for Proposals (RFP) for non-profit organizations to submit proposals for the development of several city-owned properties to construct affordable housing which included the subject property. The applicant's proposal was selected based on the criteria outlined in the RFP document. The project is eligible for a five-year tax exemption and a capital grant for the creation of affordable and below market units.

General

The six-plex housing units will be designed to achieve a 25% reduction in energy consumption compared to an equivalent building designed to the Model National Energy Code for Houses (MNECH). EnergyStar rated products will be used instead of conventional products where available and practical.

Exterior

The building Exterior will be designed to exceed the minimum code requirements to the following standards

Exterior Walls (above grade)	RSI 3.5 (R20)
Exterior Walls (basement or crawlspace)	RSI 2.1 (R12)
Attic/Roof	RSI 8.75 (R50)

The vapour barrier will be continuous throughout the exterior with all joints sealed and caulked. This includes the use of sealed poly-pans around electrical outlets, and lights located in the building envelope.

Windows and Doors

The windows and doors used in the project will exceed the level as listed in the National Building Code with Exterior Doors EnergyStar Rated RSI 1.0 (R5.7) and Windows EnergyStar Rated, Triple glaze, low-e, argon filled all window frame will have a thermal break. Windows will be PVC

Mechanical Systems

The primary space heating appliance will be an EnergyStar rated natural-gas fired hi-efficient (minimum 95% efficiency) appliance with an induced draft fan and a programmable thermostat. Heat Recovery units will be provide to extract waste heat from the ventilation and returned through the furnace. Ventilation systems will meet NBC requirements.

The domestic hot water for the buildings will be provided by EnergyStar rated, induced draft, no pilot gas water heaters.

The plumbing fixtures will be a standard 6.0 liter/flush water closets and Low-flow faucet aerators for bathroom vanities and showers

Electrical Systems

Lighting - Interior lighting will be energy efficient in design. Fixtures must be selected that use compact fluorescent lamps or T8 fluorescent lamps with electronic ballast

Electrical Appliances will meet the following minimum Energuide ratings:

Electric Range (30") 800 kWh/yr.

18 ft³ Two Door Refrigerator EnergyStar Rated 650 kWh/yr.

June 11, 2014

To: Members,
Regina Planning Commission

Re: Applications for Partial Closure of Road Right-of-Way (14-CL-02)
Portion of 12th Avenue North Road Right-of-Way - 496 Upland Drive

RECOMMENDATION

1. That the application for the closure and sale of a portion of the 12th Avenue North Road Right-of-Way described as "St/L1, Plan No. 76R25638", as shown on the attached plan of proposed subdivision prepared by Scott Assié, MCIP, RPP, and dated December 3, 2013, be APPROVED;
2. That the City Solicitor be directed to prepare the required bylaw to authorize closure and sale of the aforementioned Right-of-Way; and
3. That this report be forwarded to the June 23, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The proposal would close a portion of the 12th Avenue North Right-of-Way to create a utility parcel for the development of a telecommunications tower on an unused portion of the 12th Avenue North Right-of-Way in Uplands Subdivision. The proposal will not impact any future plans for 12th Avenue North or traffic circulation in the area.

BACKGROUND

An application for partial road/lane closure has been submitted concerning a portion of 12th Avenue North. This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: Official Community Plan*, *The Planning and Development Act, 2007* and *The Cities Act, 2002*.

The related subdivision application (13-SN-44) 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

The applicant (City of Regina's Real Estate Branch), proposes to close a portion of the 12th Avenue North Right-of-Way to create a utility parcel for the development of a telecommunications tower. The site would have a total area of 500 m² (0.05 ha).

This portion of 12th Avenue North has not been developed as part of the physical roadway and will not be required to accommodate future physical road network expansion. Therefore, the proposal will not have any impact on traffic circulation now or in the future.

The surrounding land uses include low density residential further north, further south and further east and Albert Street/Highway 6 to the west.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion of the right-of-way is \$48,439 plus GST. The closure and sale of the lane will result in a modest increase in the property tax assessment to the purchasers. The closure of the lane will relieve the City of any obligations for its maintenance or physical condition of the subject property.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Design Regina: Official Community Plan* with respect to the community goal of achieving long term financial viability. By divesting itself of an unused portion of the Road Right-of-Way, the City has ensured that there will not be any long term financial implications associated with the land.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Uplands Community Association

This proposal was circulated to the Uplands Community Association on March 12, 2014 and there was initial concern regarding an impediment to access along 12th Avenue North. The Administration clarified with the Community Association that the proposal will not have any impact any future plans for 12th Avenue North or traffic circulation in the area. The Uplands Community Association confirmed on April 29, 2014 that since access would not be affected, they had no further concerns going forward with the proposal.

Will be published in the Leader Post on:	June 14, 2014
Public notification signage posted on:	April 1, 2014
Public Open House Held:	N/A
Letter sent to immediate property owners:	March 12, 2104
Number of Public Comment Sheets received:	6

A more detailed accounting of the respondents' concerns and the Administration's response is provided in Appendix B. Also included are the actual community comments received during the review process.

The applicant and other interested parties will receive written notification of the date and time this matter will be considered by the Regina Planning Commission and of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Section 13 of *The Cities Act*.

Respectfully submitted,

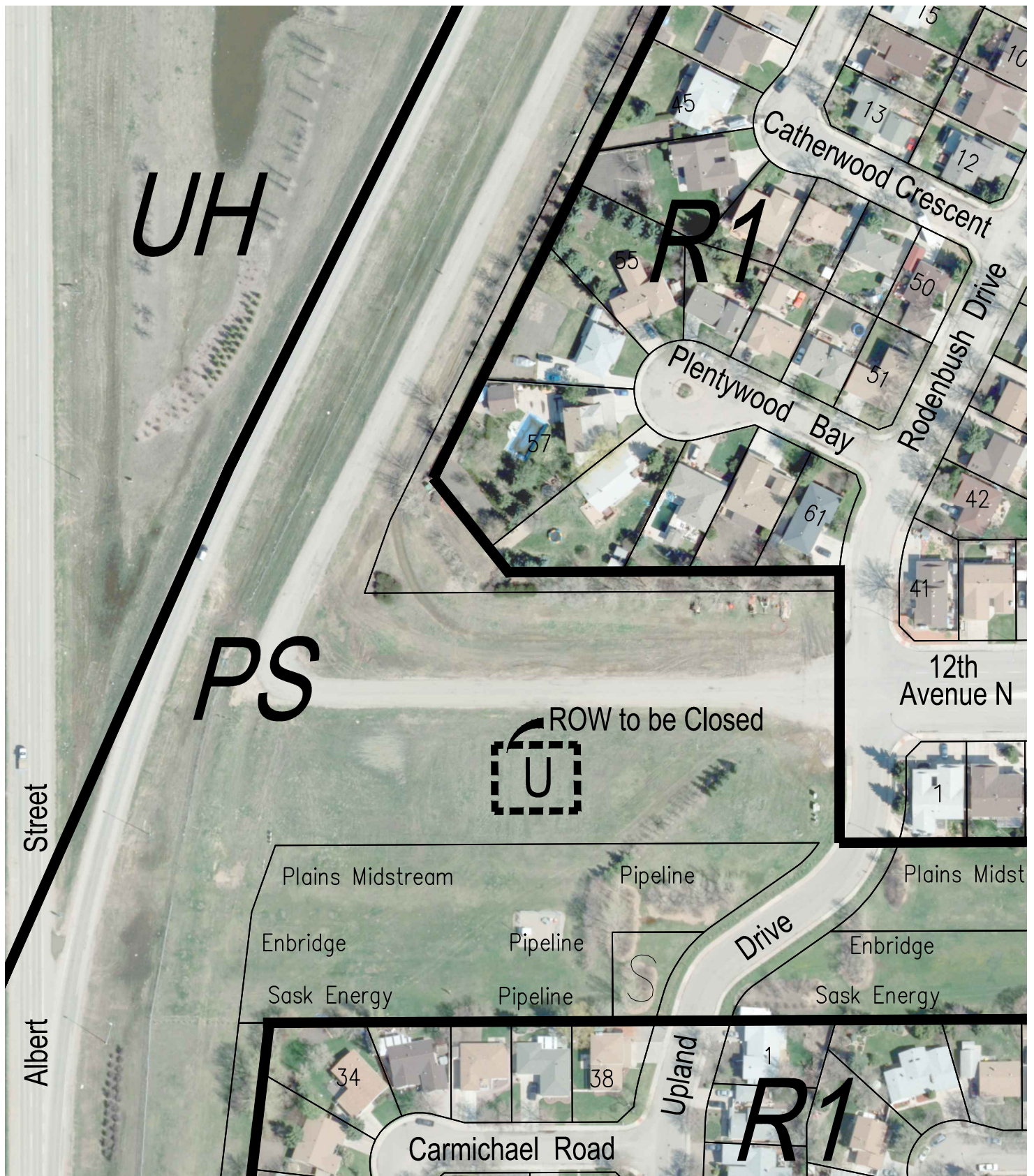


Fred Searle, Manager
Current Planning

Respectfully submitted,



for Jason Carlston, Executive Director
City Planning & Development



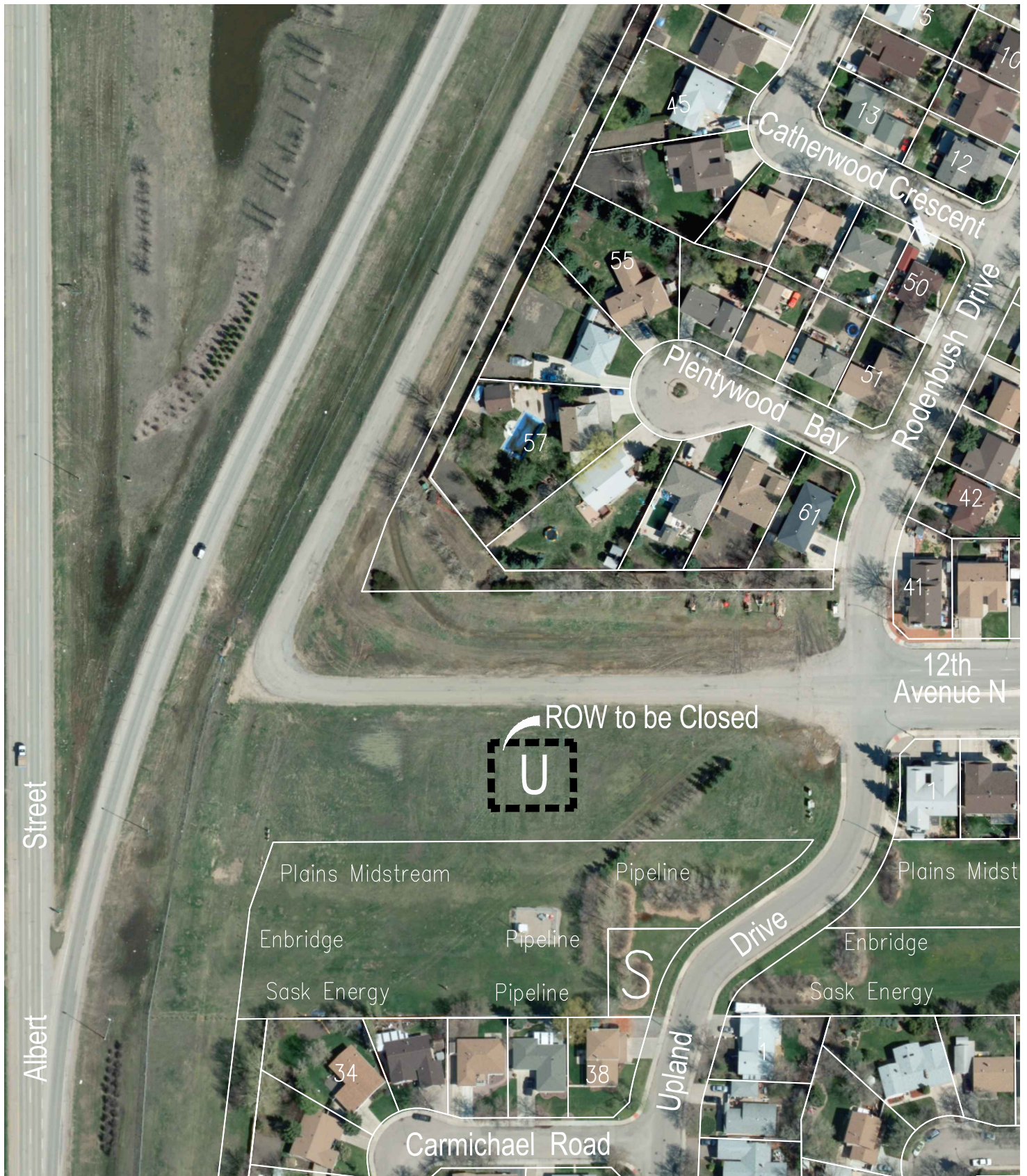
Subject Property



Project 14-CL-02
13-SN-44

Civic Address/Subdivision

ROW to be Closed
NW 1/4 Sec 6, Twp 19, Rge 19 W2M, Plan No. 76R25638



Subject Property




Date of Photography: 2012

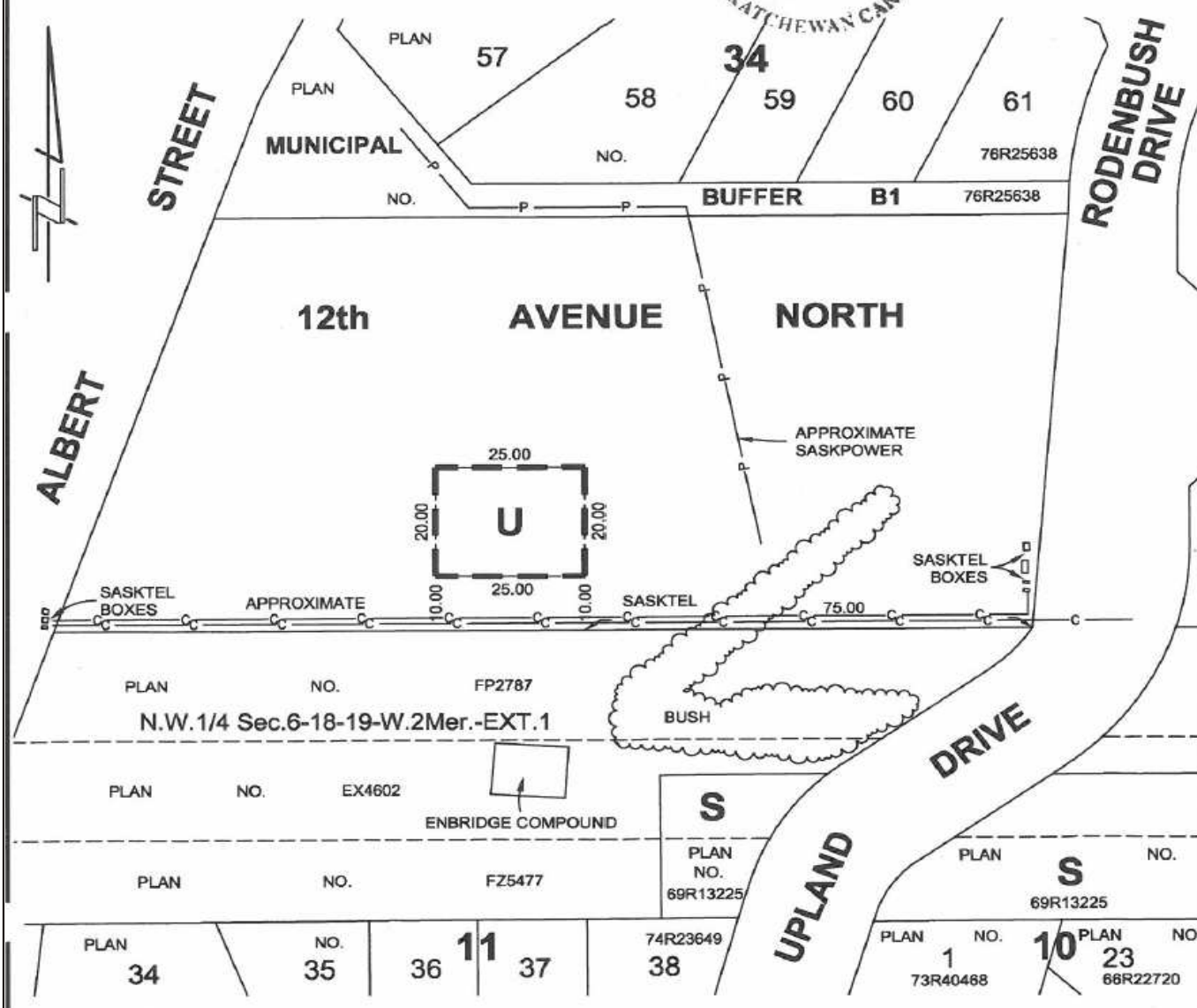


Project 14-CL-02
13-SN-44

Civic Address/Subdivision

ROW to be Closed
NW 1/4 Sec 6, Twp 19, Rge 19 W2M, Plan No. 76R25638

PROPOSED SUBDIVISION of Part of 12th Avenue North ST/L 1, Plan No. 76R25638 Regina, Saskatchewan Scott Assié, MCIP, RPP 2013 Scale 1:1000	CITY OF REGINA APPROVAL The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina. Dated this ____ day of _____ A.D. 20____.
Job No.: 171611-R Initials: DC - CJ - SA Preliminary Survey: November 25, 2013 File: 171611PR	CITY CLERK Measurements are in metres and decimals thereof. Measurements are approximate and may vary by $\pm 0.5m$. Area to be approved is outlined in bold dashed line and contains 0.05 ha (0.12 acs). OWNER(S):
 Altus Geomatics Limited Partnership Toll Free: 1-800-465-6233 www.altusgeomatics.com	  Registered Professional Planner Date: December 3, 2013.



The map shows a subdivision of 12th Avenue North. Key features include:

- Streets:** ALBERT STREET, 12th AVENUE NORTH, RODENBUSH DRIVE, UPLAND DRIVE.
- Plan Numbers:** 57, 58, 59, 60, 61, 34, 35, 36, 37, 38, 11, 10, 23.
- Buffer Zone:** BUFFER B1 (76R25638).
- Properties:** N.W. 1/4 Sec. 6-18-19-W. 2 Mer. - EXT. 1 (FP2787), ENBRIDGE COMPOUND (EX4602), FZ5477, 74R23649, 73R40468, 66R22720.
- Other Features:** SASKTEL BOXES, APPROXIMATE SASKPOWER, BUSH, UPLAND DRIVE.

Project 14-CL-02 13-SN-44	Planning Department Civic Address/Subdivision	ROW to be Closed NW 1/4 Sec 6, Twp 19, Rge 19 W2M, Plan No. 76R25638
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Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	6	Access to Upland would be restricted if 12 th Avenue North was closed. Negative impact on surrounding property values. Possible long-term health effects of bodily exposure to RF signals.
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>		

1. Issue

A concern was expressed by some of the neighbouring property owners and the Community Association that all of 12th Avenue North was to be closed and sold, which would impede access to and from Uplands.

Administration's Response: The Administration clarified the proposal and assured the resident that only the portion indicated on the proposed plan of subdivision identified as Parcel U will be closed and sold and that the closure will not impact traffic flow or circulation along 12th Avenue North.

2. Issue

There have been a number of concerns raised regarding the potential hazards and health risks associated with exposure to radio frequency (RF) signals produced by cell towers.

Administration's Response: Various sources have been researched by the Administration to assess the risks associated with long-term exposure to radio frequency (RF) signals, including the Canadian and American Cancer Societies, World Health Organization (WHO) and the Environmental Protection Agency (EPA). Considering the very low levels of RF signals produced from cell towers, and research collected to date, there is no convincing scientific evidence that weak RF signals cause adverse short or long-term health effects. Accordingly, the Administration has no concerns regarding possible negative health risks associated with a cell tower in proximity of a residential neighbourhood.

Radio communication or cell towers are classified as a public use under the Zoning Bylaw. Public uses are permitted in all Land Use Zones in the City. The closure will facilitate the creation of a site to accommodate this permitted use.

3. Issue

Constructing a cell tower in a residential neighbourhood will decrease property values.

Administration's Response: Residential property assessments are based upon the market value of the land being assessed. Although the perception exists that a cell tower in a residential neighbourhood may impact property values, the Administration believes that these perceptions can be reduced through camouflaging, screening and landscaping techniques to make the antenna less obtrusive and by ensuring that the installation is sited as sensitively as possible. Pursuant to Regina Zoning Bylaw No. 9250, all sites identified for communication support structures shall be landscaped in accordance with the applicable landscaping and buffering regulations in Chapter 15. Further, existing on-site vegetation shall be preserved to the maximum extent possible. The Administration has no conclusive evidence that such structures will negatively impact surrounding property values.

June 11, 2014

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (14-DU-05) Proposed Shopping Centre
2101 East Quance Street

RECOMMENDATION

1. That the discretionary use application for a proposed shopping centre located at 2101 Quance Street, being Block F, Plan No. 101859914, Gardiner Park Addition be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Dayfa Development and dated February 19, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 23, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to add additional commercial tenants in a commercial development that is under construction. The increase in tenants will result in the commercial development now being classified as a shopping centre which is a discretionary in the MAC – Major Arterial Commercial zone. There are no physical additions planned to the proposed buildings on site. The only change planned is the physical partitioning of the existing development to accommodate additional tenant occupancies.

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

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw, No. 2013-48* 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 development (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

The land and zoning related details of this proposal are summarized as follows:

Land Use Details		
	Existing	Proposed
Zoning	MAC - Major Arterial Commercial	MAC
Land Use	Commercial (under construction)	Shopping Centre

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	235 stalls	238 stalls
Minimum Lot Area (m ²)	250.00 m ²	12140.40 m ²
Minimum Lot Frontage (m)	6.00 m	162.84 m
Maximum Building Height (m)	15.00 m	12.00 m
Gross Floor Area	NA	4605.12 m ²
Maximum Floor Area Ratio	3.00	0.38
Maximum Coverage (%)	90%	26%

A building permit was issued for the commercial development in the fall of 2013, for five commercial uses all of which are permitted in the MAC zone. Construction of the commercial building is currently at the framing stage. The applicant now proposes to accommodate additional commercial tenants within the strip mall building which would result in a change in the land use status of the development to a shopping centre. A shopping centre is defined as “any group of more than five permitted or discretionary uses, designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants.” The approval of the application will allow the applicant to accommodate additional commercial tenants within the existing buildings on the site. Current planned tenants of the two buildings include a recreation facility (fitness centre), two restaurants, two offices, and future commercial units.

Access to the site is provided from Quance Street and Arens Road. The subject property is identified for commercial use in the Gardiner Park Addition concept plan. Traffic analysis was completed in the concept plan review and on the basis that this site would be commercial. Future traffic improvements to the surrounding area include traffic signals planned for construction at Quance Street and Truesdale Drive in 2014. In addition, through the collection traffic count data, the City monitors the performance of intersections and plans for improvements and adjustments as warranted.

Visual screening is provided along the south property line in the form of fencing which meets the zoning requirements for interface between commercial and residential uses.

Surrounding land uses include Victoria Square Shopping Centre to the north, low-density housing to the south, medium-density housing to the west and West Landing Shopping Centre to the east.

The proposed development is consistent with the purpose and intent of the MAC - Major Arterial Commercial with respect to:

- Providing retail, service and office businesses to serve the travelling public and city residents at a location with good visibility and accessibility along major arterial roadways; and
- Providing grouping of establishments in multi-tenant and mixed-use settings.

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 is consistent with the policies contained within Part A: Citywide Policies of *Design Regina: The Official Community Plan Bylaw, No. 2013-48* with respect to:

Complete Neighbourhoods

- Providing opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation; and
- Providing convenience access to areas of employment.

Employment Areas

- Providing compatibility with adjacent residential land use through the minimization of off-site impacts; and
- Being accessible and integrated with surrounding neighbourhoods.

The subject property is adjacent to residential developments to the south. Residents of these developments will be able to walk to access the amenities provided by the proposed shopping centre. Transit service runs in both directions along Quance Street. A pedestrian pathway is also provided on the site from the northwest corner of the site close to the bus stop along Quance Street to encourage walking and transit use.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides five parking stalls for persons with disabilities which meet the minimum requirements.

COMMUNICATIONS

The application and public notice was circulated to the Arcola East Community Association. The community association does not have any concerns with regard to this proposal.

Public notification signage posted on:	March 17, 2014
Letter sent to immediate property owners	March 13, 2014
Public Open House Held	N/A
Number of Public Comments Sheets Received	12

The proposal was circulated to the Arcola East Community Association. The Arcola East Community Association responded and indicated that it does not have any concerns regarding this proposal.

A more detailed accounting of the respondents' concerns and the Administration's and Applicant's responses to them is provided in Appendix B.

DELEGATED AUTHORITY

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

Respectfully submitted,



Fred Searle, Manager
Current Planning

Respectfully submitted,



for Jason Carlston, Executive Director
City Planning & Development



Subject Property



Project 14-DU-05

Civic Address/Subdivision

2101 Quance Street East
Block F, Plan No. 101859914



Subject Property

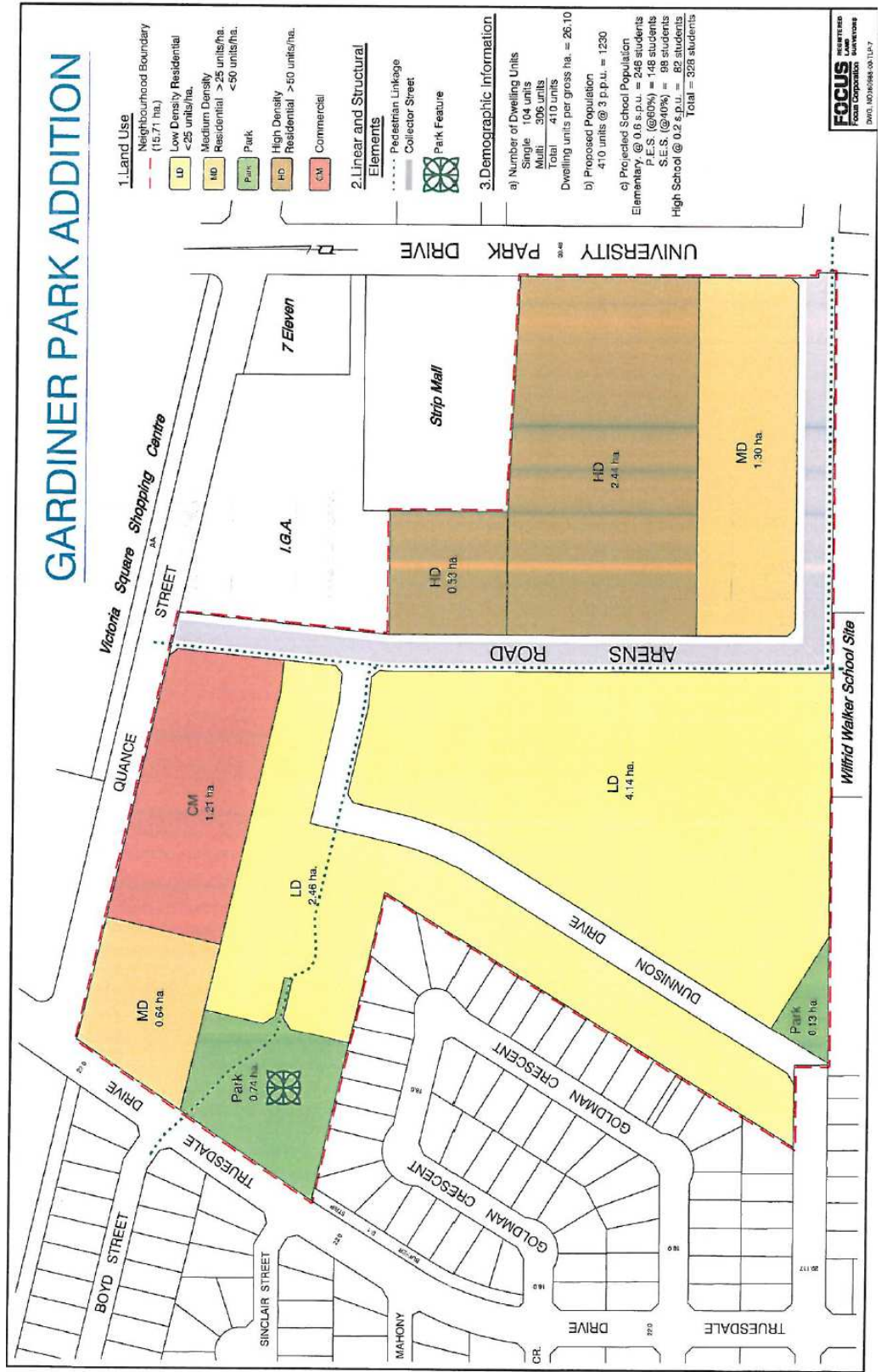
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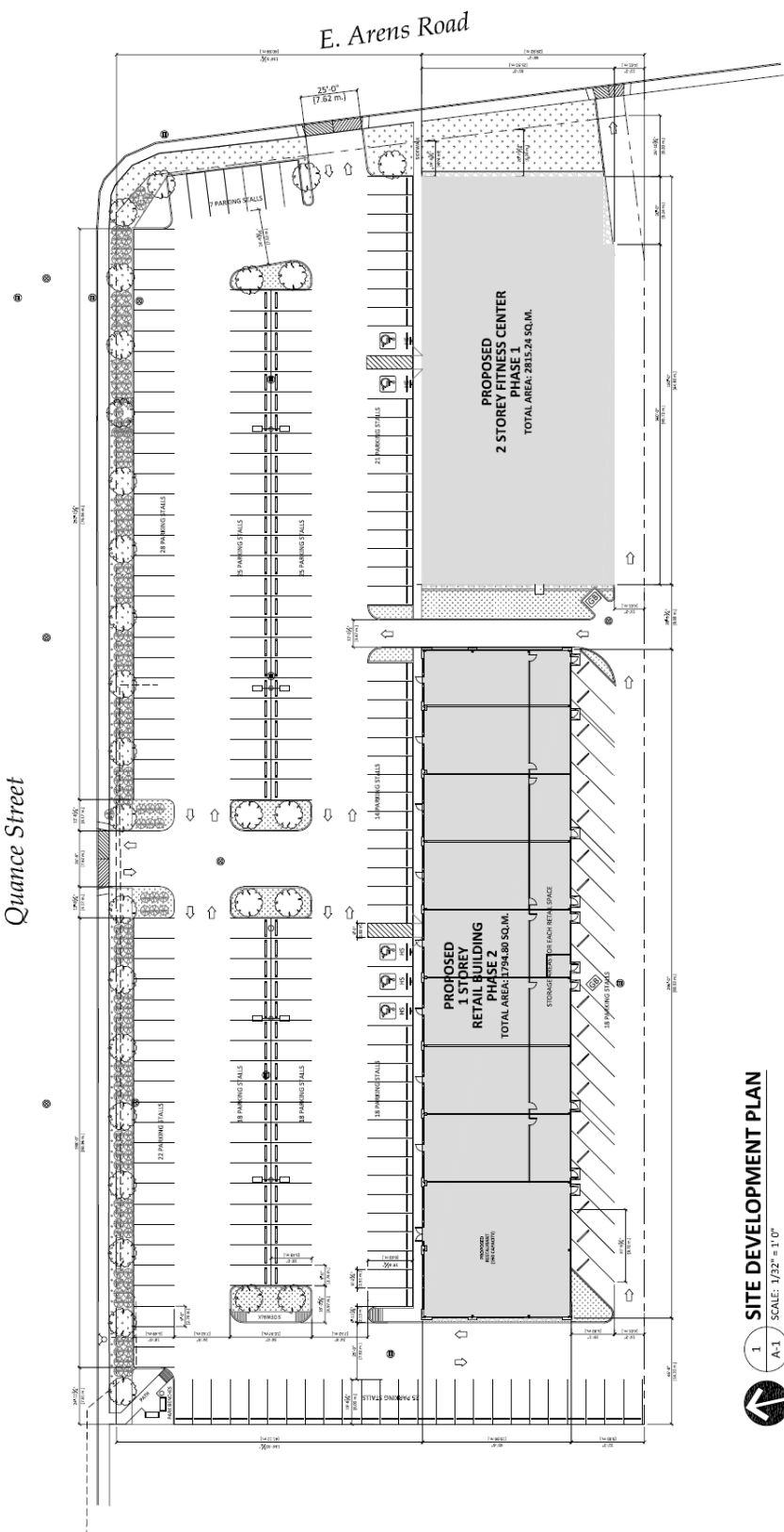


Project 14-DU-05

Civic Address/Subdivision

2101 Quance Street East
Block F, Plan No. 101859914





1 SITE DEVELOPMENT PLAN
SCALE: 1/32" = 1' 0"

RAY GOSSELIN ARCHITECT LIMITED
Principal
Member: SAA, AAA, MAA, MRAC
1427 ASBURY STREET, EDMONTON, ALBERTA T6A 0B6
TEL: (306) 463-9473
FAX: (306) 767-9473
RAY@RAYGOSSELINARCHITECT.COM
WWW.RAYGOSSELINARCHITECT.COM



DURA CONSTRUCTION LTD.
555 McDONALD STREET
REGINA, SASKATCHEWAN
Phone: (306) 721-4666
Fax: (306) 721-4700
email: dura1@accesscomm.ca

Professional Seal:

Any representations in the tender documents are for the general information of bidders and are not in any way warranted or guaranteed by or on behalf of the owner or the owner's consultants and its subcontract's employees, and neither the owner nor its consultants or its employees, shall be liable for any representations negligent or otherwise contained in the documents. These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract. The design professional is not responsible for any errors or omissions by the design professional or any party with whom the design professional has not entered into a contract. The contractor shall check all dimensions, elevations and other data as represented on all drawings in the set for consistency and correctness and report to the consultant any discrepancies prior to proceeding with construction. Any costs to the contractor arising from failure to execute this requirement is a cost to the contractor and not to the owner nor the consultant. This term supercedes the specifications, all construction work to be completed in accordance with all applicable code and requirements of all utilities as set out by governing authorities.

Project Title:
DAYFA DEVELOPMENT
REGINA, SK

Issue Record:

Revisions:
R1 Per city's comments/02/14.08.03
R2 Per city's comments/02/14.08.10
R3 Per city's comments/02/14.08.21

SITE PLAN

Designed By: **McGINN** Scale: **AS INDICATED**
Drawn By: **RDjr** Date: **2013.07.16**
Checked By: **-** Date: **-**
Project No: **4608**

A-1

Revision No: **R3** Date: **2013.10.04**
Issued For: **DISCRETIONARY USE**
Date Issued: **2014.05.21**
Date Plotted: **2014.05.21**

Planning Department

Project 14-DU-05 Civic Address/Subdivision 2101 Quance Street



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PROJET: 0401

02/19/14

PROJET: 0401

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**DAYFA
DEVELOPMENT
REGINA, SK**

Issue Period:

Revisions:

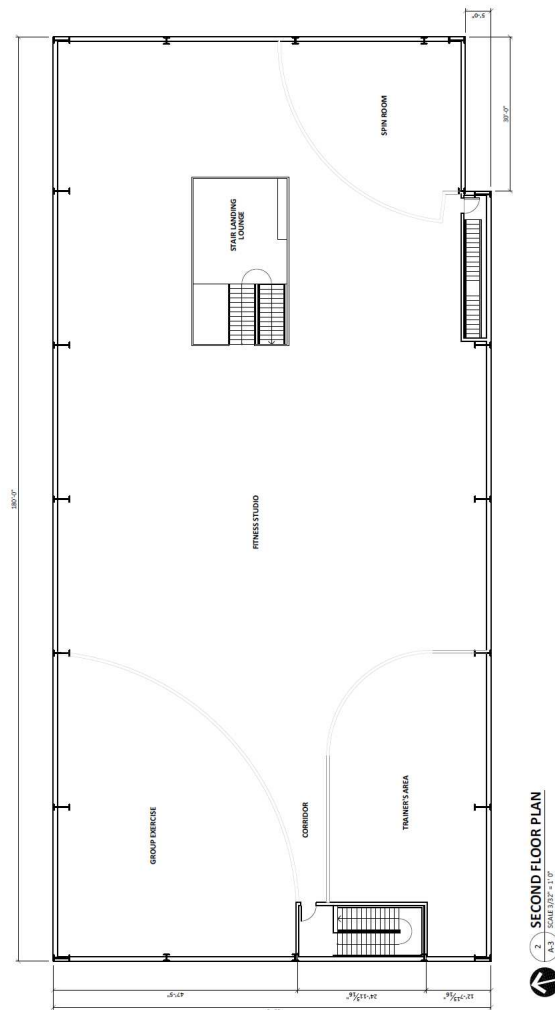
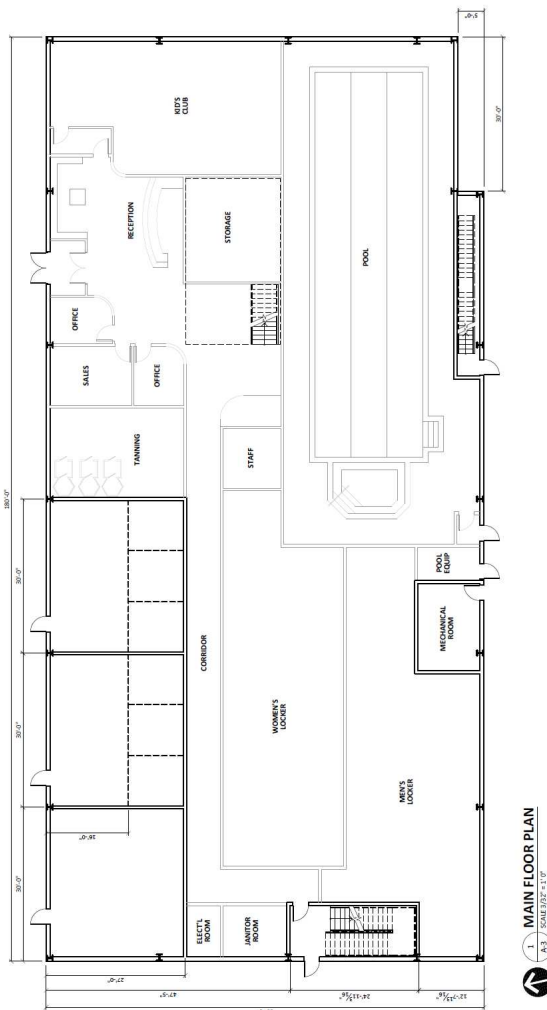
01 Add Building Items 8 to 11

MAIN FLOOR PLAN

Designed By:	MCGINN	Scale:	AS INDICATED
Drawn By:	JMP	Date:	JUNE 2013
Checked By:	-	Date:	-
Project No.:	4608		

A-3

Revision No.: R1	Date: 2013.10.04
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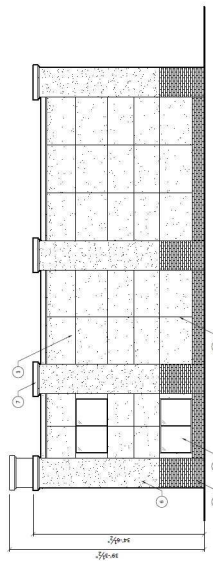
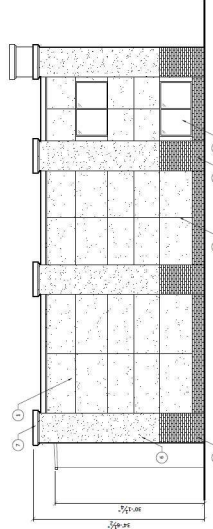
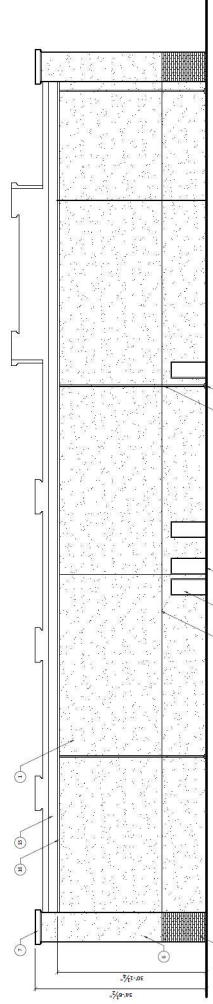
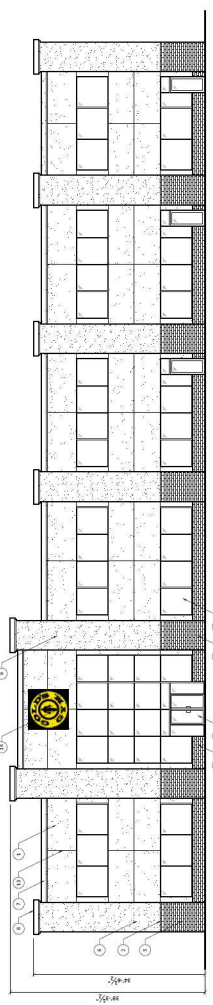
Project No. 14-DU-05
Drawing No. A-4
Drawing Title: MAIN FLOOR PLAN
Scale: 1/8" = 1'-0"

Revised: 11/14/14
By: JG
Check: JG
Date: 11/14/14

Revised: 11/14/14
By: JG
Check: JG
Date: 11/14/14

Revised: 11/14/14
By: JG
Check: JG
Date: 11/14/14

- KEYNOTE SCHEDULE**
- 1. 1/2" STUDIOS SYSTEM
 - 2. 1/2" STUDIOS SYSTEM
 - 3. 1/2" STUDIOS SYSTEM
 - 4. 1/2" STUDIOS SYSTEM
 - 5. 1/2" STUDIOS SYSTEM
 - 6. 1/2" STUDIOS SYSTEM
 - 7. 1/2" STUDIOS SYSTEM
 - 8. 1/2" STUDIOS SYSTEM
 - 9. 1/2" STUDIOS SYSTEM
 - 10. 1/2" STUDIOS SYSTEM
 - 11. 1/2" STUDIOS SYSTEM
 - 12. 1/2" STUDIOS SYSTEM
 - 13. 1/2" STUDIOS SYSTEM
 - 14. 1/2" STUDIOS SYSTEM
 - 15. 1/2" STUDIOS SYSTEM
 - 16. 1/2" STUDIOS SYSTEM
 - 17. 1/2" STUDIOS SYSTEM
 - 18. 1/2" STUDIOS SYSTEM
 - 19. 1/2" STUDIOS SYSTEM



Public Consultation Summary

Response	No. of Responses	Issues Identified
<i>Completely opposed</i>	1	
<i>Accept if many features were different</i>	7	<ul style="list-style-type: none"> - No parking behind the building along residential fence. (2) - No snow clearing should take place at night. - No restaurants should be built on the site. (4) - Install noise reducing fence adjacent to residents. - No garbage disposal adjacent to residents. (3) - Buildings should match brick commercial buildings in the area. (2) - Locate utility meters inside building. (2) - Move fitness centre north and run north south on the site. - Provide alternative proposals for the site at a general meeting. (2) - Comment sheets should not be sent at this point, the building is already in construction. (4) - Pedestrian crosswalk lights should be installed. - Traffic concerns: install lights near the site and speed bumps near the school. (4) - No more stores are needed.
<i>Accept if one or two features were different</i>	3	- Condominiums would be preferred to this proposal.
<i>I support this proposal</i>	1	

1. **No parking should be located behind the building along residential fence. No enough space is provided for angled parking. Cars may back into fence.**

Administration's Response:

The proposal meets the minimum requirements of the Zoning Bylaw for parking lot areas with respect to driveway and parking stall dimensions. The aisle width provided at the back of the proposed development exceeds the minimum requirement of 3.5 m, which is safe for backing up in one-way traffic. The parking stall length also exceeds the minimum required length of 5 m.

2. **No snow clearing should take place at night.**

Applicant's Response:

Most snow clearing would take place at night or in the early morning hours because these are the least busy hours for a commercial site. Commercial, residential and municipal uses commonly schedule most snow clearing at times that are the most convenient and cause the least disruption. The property management company will try to alleviate any concern about this matter to the best of its ability, if scheduling and time permits. The company has and is currently managing residential and commercial sites that border single-family home areas and has the experience to allow for minimal nuisances.

3. **No restaurants should be built on the site.**

Administration's Response:

Restaurants are permitted uses in the MAC - Major Arterial Commercial zone. The subject proposal is for a shopping centre designation. The planned restaurants can be developed as a permitted as of right land use in the MAC zone. The MAC zone accommodates a variety of land uses including restaurants and other commercial amenities to serve the travelling public and adjacent residential areas. The subject property is within walking distance of residential areas and provides convenience and services to area residents.

4. **Noise reducing fence should be installed adjacent to residential areas.**

Administration's Response:

Noise attenuation fence or berming is not applicable for this location. The City of Regina's noise attenuation standard is that the noise level cannot exceed 65 decibels (dB) between 10:00 pm and 7:00 am and cannot exceed 70 decibels (dB) between 7:00 am and 10:00 pm. There are many situations throughout the city where commercial property abuts residential property without incidents of excessive noise. However, City Bylaw Enforcement staff investigates noise complaints, which includes measurement of noise levels at property lines.

5. **Utility meters should be located inside building**

Administration's Response:

The Zoning Bylaw does not have any regulations in regards to the placement of utility meters. However, good urban design practice is to locate utility meters behind the building to minimize its visual impacts on the face of the building. This contributes to a less cluttered building façade along Quance Street.

6. **Building exteriors should match other brick commercial buildings in the area.**

Administration's Response:

The Administration cannot establish conditions for colour, texture or type of materials and architectural details for commercial buildings. However, the massing of this development is consistent with other commercial development in the area and meets the development standards that are applied to the MAC zone.

7. **No garbage disposal should be placed adjacent to residents.**

Applicant's Response:

Garbage receptacles on site are housed in an enclosure to mitigate visual impacts and are located near the rear of the buildings. The garbage receptacles also have gates.

8. **Fitness Centre should be moved north and run north south on the site.**

Applicant's Response:

The applicant has considered and evaluated many different site configurations for the proposal. When considering anchor tenant requirements and that of other tenants along with the surrounding neighbourhood, the proposed layout was ultimately chosen. The configuration described was considered; however, the site does not lend itself optimally to that layout. Parking would become constricted and cumbersome. In addition, tenants generally prefer to have street view exposure.

9. **A general meeting of property owners, architect, planning administration and RPC members should provide alternative proposals for the site.**

Administration's Response:

The existing development that is occurring on site has already been authorized under a building permit. As the proposal is only for the addition of more than five commercial tenants within the existing approved development and no additions were planned to the existing building, a public open house was not warranted. Moreover, the separate uses that are being proposed on the site are permitted in the MAC - Major Arterial Commercial zone. The Planning Department has only received the submitted site plan and floors plans from the applicant, reflecting what was approved as part of the building permit and no other alternatives are necessary.

11. **Pedestrian crosswalk lights should be installed at Arens Rd. and Quance for people to cross from one mall to another.**

Administration's Response:

Pedestrian corridors (crosswalks with flashing lights) are only installed when warranted, as outlined in the Manual for Uniform Traffic Control Devices (MUTCD) prepared by the Transportation Association of Canada (TAC). A detailed analysis must be undertaken to calculate if the location meets warrants for installation, including a pedestrian count to evaluate the number of pedestrians crossing during specific periods. In this situation, after the development is constructed and people begin using it, it would be eligible for a review.

12. **Development will bring increased traffic to the area. An entrance and exit should be located onto Arens Road. Lights should be installed by Truesdale and Quance, Traffic coming onto Arens from mall will proceed past elementary school. New condos will already increase traffic making it unsafe getting onto Quance. Speed bumps should be installed by the elementary school and parking prohibited around that area.**

Administration's Response:

Two accesses are provided onto Arens Road. Traffic signals are already planned for construction at Quance Street and Truesdale for 2014. The development on Quance Street will generate little traffic that impacts the elementary school on Wagman Drive and the issue of speed humps at that school is not related to this Quance Street development. Speed humps along Arens Road are not required or warranted as a result of this development.

13. **No more stores are needed.**

Administration's Response:

The subject property was planned as a commercial use when the concept plan for the area was approved under the Gardiner Park Addition concept plan. The uses allowed in the MAC - Major Arterial Commercial zone includes stores as well as other commercial retail uses. Situating commercial uses along an arterial road and corridors is aligned with policies under Design Regina: Official Community Plan. They are easily accessible by many modes of transportation including motor vehicles, transit and walking. With residential neighbourhoods to the north, nearby residents can also easily access services and amenities provided by this proposal by bicycle or by foot.