



Regina Planning Commission

**Wednesday, May 8, 2019
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, May 8, 2019

Approval of Public Agenda

Adoption of Minutes

Minutes of the meeting held on April 10, 2019.

Tabled Report

RPC19-11 Contract Zone Amendment Application (19-CZ-01) Proposed Extension of Temporary Parking Lot Term - 1840 Lorne Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract zone at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, be approved and that an amended contract zone agreement between the City of Regina and the owner of the subject property be executed, which allows for the extension of the permitted use of the property as a temporary surface parking lot until December 31, 2020.
2. That the City Solicitor be directed to prepare the necessary bylaws and contract zone agreement to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

Administration Reports

RPC19-17 Contract Zoning Amendment Application (19-CZ-02) Proposed Paved Parking Lot 1124 E Dewdney Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* and rezone 1124 E Dewdney Avenue, being Lots 22 & 28, Block 5, Plan No. BE636



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& 101149118 from R2 - Residential Semi-Detached Zone to C - Contract Zone be approved.

2. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract at 1138 E Dewdney Avenue, being Lots 23 to 25, Block 5, Plan No. BE636, be approved and the existing contract zone agreement between the City of Regina and the applicant/landowner be amended to include 1124 E Dewdney Avenue and the following conditions:
 - a. The development is conditional on a parcel tie of the subject lots being registered on the titles.
 - b. A development permit must be applied for and obtained prior to the commencement of any development.
 - c. None of the land or buildings comprising the Property shall be developed or used except in accordance with the Contract Agreement.
 - d. Landscape of the site must be upgraded to current standards, including but not limited to addition of a landscaped area in the front yard.
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 May 27, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

RPC19-18 Zoning Bylaw Amendment Application (19-Z-02) The Towns Phase 2, Stage 1

Recommendation

1. That the application to rezone land within the Towns Concept Plan, specifically Pt. SW 14-17-19-W2M as shown in Appendix A-3, be approved as follows:
 - a. Proposed Block 34, from UH - Urban Holding Zone to DCD-12 - Direct Control District 12 Suburban Narrow-Lot Residential Zone.
 - b. Proposed Block 37, from UH - Urban Holding Zone to DCD-11 - Direct Control District 11 Suburban Neo-Traditional Zone.



OFFICE OF THE CITY CLERK

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the May 27, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 10, 2019

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

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

Present: Councillor Barbara Young, in the Chair
Councillor Bob Hawkins
David Bale
Frank Bojkovsky
Andre Kroeger
Adrienne Hagen Lyster
Celeste York

Regrets: Councillor Jerry Flegel
Biplob Das
Jacob Sinclair
Steve Tunison

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development, Diana Hawryluk
Director, Parks, Recreation & Cultural Services, Laurie Shalley
Manager, Corporate Asset Management, Geoff Brown
Manager, Current Planning, Autumn Dawson
Manager, Development Engineering, Dustin McCall
Manager, Planning & Partnerships, Janine Daradich
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

Councillor Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after tabling item RPC19-11 respecting Contract Zone Amendment Application (19-CZ-01) Proposed Extension of Temporary Parking Lot Term - 1840 Lorne Street to the May 8, 2019 meeting, and that the items and delegations be heard in the order they are called forward by the Chairperson.

ADOPTION OF MINUTES

David Bale moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 6, 2019 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC19-10 Park Naming – Biden and Tell Parks

Recommendation

1. That Capital Crossing MR2 be named Biden Park.
2. That Riverbend MR4 be named Jerry Tell Park.
3. That this report be forward to the April 29, 2019 meeting of City Council for approval.

Kaitlyn Brown, Capital Crossing Advisors representing Cornerstone Holdings, addressed the Commission

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

RPC19-12 Discretionary Use Application (19-DU-02) - Proposed Medical Clinic 4535
Rochdale Boulevard

Recommendation

1. That the discretionary use application for a proposed Medical Clinic located at 4535 Rochdale Boulevard, being Plan No. 101305673 in Garden Ridge neighbourhood, be approved, and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 (prepared May 2003) and A-3.2.
 - 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 April 29, 2019 meeting of City Council for approval.

Mike Alport, Cushman & Wakefield Regina, representing Durban Investments Inc., addressed the Commission.

Celeste York moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-13 Discretionary Use Application (18-DU-20) Proposed Planned Group of Dwellings
3121 Green Bank Road

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3121 Green Bank Road, being Parcel H, Plan No. 102241707, in the Towns subdivision be approved and that a development permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by North Ridge Development Corporation and dated December 7, 2018.
 - 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 April 29, 2019 meeting of City Council for approval.

Freya Marchuk, representing North Ridge Development Corp., addressed the Commission.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-14 Applications for Sale of Dedicated Land & Zoning Bylaw Amendment
(18-SD-02/18-Z-16) 20 Sheppard Street

Recommendation

1. That the application for the sale of dedicated land (public reserve) located at 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, be approved.
2. That the application to rezone 20 Sheppard Street, being parcel R5, Plan No. 65R29321 in the Coronation Park North subdivision, from PS - Public Service Zone to I - Institutional Zone, be approved.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Sale of Dedicated Land and amendment to the *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Munir Haque, representing Regina Huda School, addressed the Commission.

Councillor Hawkins moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

RPC19-15 Application for Concept Plan Amendment and Zoning Bylaw Amendment (15-CP-03/ 19-Z-01) The Towns Concept Plan, Stage 1FA

Recommendation

1. That the application to amend the Towns Concept Plan (Land Use Plan and Circulation Plan), as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
 - a) Proposed Lot J1 from UH - Urban Holding, R6 - Residential Multiple Housing, and DCD11 - Direct Control District to LC2 - Local Commercial Zone; and
 - b) Lots 1-11, inclusive, in Block 35 from DCD 11 - Direct Control District and UH - Urban Holding Zone to R1 - Residential Detached Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the April 29, 2019, meeting of City Council for approval to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments.

Doug Rogers, representing Terra Developments Inc., addressed the Commission.

Celeste York moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-16 Amendment to Design Regina: The Official Community Plan Bylaw No. 2013-48

Recommendation

1. That an amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48*, by adding Policy 14.20E, attached as Appendix A of this report, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council

for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

Chris Fuller, representing The Sports Compound, addressed the Commission.

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

ADJOURNMENT

Councillor Hawkins moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:33 p.m.

Chairperson

Secretary

April 10, 2019

To: Members
Regina Planning Commission

Re: Contract Zone Amendment Application (19-CZ-01) Proposed Extension of Temporary
Parking Lot Term - 1840 Lorne Street

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract zone at 1840 Lorne Street, being Lot 42, Block 309, Plan No. 0012RA12095, be approved and that an amended contract zone agreement between the City of Regina and the owner of the subject property be executed, which allows for the extension of the permitted use of the property as a temporary surface parking lot until December 31, 2020.
2. That the City Solicitor be directed to prepare the necessary bylaws and contract zone agreement to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the April 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

Namerind Development Corporation (Applicant and Owner) has requested a time extension for the existing contract zone to allow the temporary surface parking lot to continue until the end of 2020. The existing contract zone was in effect for three years and expired in September of 2018. The parking lot allows more time to complete the requirements and support necessary to finalize a development application submission for a mixed-use building on the subject property.

Surface parking lots are not permitted in the D - Downtown Zone; however, in this case, the parking lot is an interim use, which allows the proponent to support the eventual development of a mixed-use building intended for affordable housing. On this basis, Administration recommends approval.

BACKGROUND

An application has been received for a contract zone amendment to accommodate an extension of the time limit imposed on the approval of the temporary surface parking lot at 1840 Lorne Street.

City Council previously approved the use of the site as a temporary surface parking lot in September 2015 through the discretionary use process (CR15-92). The time limit imposed in the contract expired on September 25, 2018.

The Applicant and Owner purchased the adjacent site located to the north at the southwest corner of Lorne Street and 11th Avenue from the City of Regina (City) in 2014. Subsequent to that, the Applicant and Owner also acquired the subject property at 1840 Lorne Street from the Province of Saskatchewan with the intention of assembling both properties to facilitate a comprehensive redevelopment plan.

In July 2012, City Council adopted the new Regina Downtown Neighbourhood Plan and related amendments to *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). The new zoning regulations removed the provisions for surface parking lots as a permitted use in the Downtown Zone. As such, the Applicant and Owner is applying for a contract zone amendment to accommodate a temporary surface parking lot on a site-specific basis at this location. In 2013, a temporary surface parking lot was approved through the discretionary use process at 1755 Hamilton Street with a three-year term limit.

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

DISCUSSION

The Applicant and Owner proposes to amend the existing contract zone agreement to allow the temporary surface parking lot on the subject property located at 1840 Lorne Street until the end of 2020. The subject property is otherwise zoned D - Downtown Zone in which surface parking lots are not permitted. New parking standards under the D - Downtown Zone adopted in 2012 require parking to be screened by an animated storefront, accommodated underground or in structured parking above ground level with active use at street level.

The subject property and the property directly north are under the same ownership. It is the Applicant and Owner's intent to assemble both properties for redevelopment of a mixed-use project, which is aligned with policies adopted in the Regina Downtown Neighbourhood Plan to develop a complete downtown community.

Initially the temporary parking lot was approved with a time limit of three years at the request of the Applicant and Owner. At the time of approval, the Applicant and Owner expected the construction of this project to have been underway before the end of the contract zone term; however, due to unforeseen funding obstacles and the need to refine design, the development has not commenced. The Applicant and Owner is actively pursuing funding opportunities for affordable housing through other levels of government and expects these commitments to be secured. The temporary parking lot would help support the preparation of development plans, which would allow time for development approval process and construction to commence by the end of 2020.

The proposal is consistent with the purpose and intent of contract zoning with respect to enabling City Council to exercise flexibility in the accommodation of specific development proposals which may not otherwise conform to established site or development standards for the underlying zone and considering unique circumstances.

Surrounding land uses include commercial development in all directions. The site is directly west of the SaskTel data centre and in proximity to City Square Plaza, Victoria Park, Cornwall Centre and multiple downtown transit connections. This block of Lorne Street has no established character of active frontage.

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.

Effective October of 2019, Development Levies will be applied to all intensification development to cover a portion of the capital infrastructure projects required to support growth. As a commercial type land use the new development would be required to pay \$110 per square meter of gross floor area.

Environmental Implications

None associated with the property at this time; however, should the Applicant and Owner move forward with redeveloping the site for a mixed-use affordable housing building, they would be required to perform an environmental assessment before any redevelopment takes place.

Policy/Strategic Implications

The proposal is not consistent with the policies contained in Part B.4 of the OCP, being the Regina Downtown Neighbourhood Plan, with respect to surface parking lots in the Downtown.

Part 4: Built Form Framework

4.4.8 Parking: Parking should not be the dominant image of streets. An important goal of the Regina Downtown Neighbourhood Plan is to cultivate an image where parking, while present, goes relatively unnoticed in the streetscape. Generally, no new surface parking lots will be allowed in the Downtown that are not screened by storefront or active uses along the street. In the rare circumstances where they are accommodated (e.g. improvements to a site that currently includes a surface parking lot) exemplary parking standards must be met.

Policy 34: That the City of Regina will incorporate parking standards and restrictions in the Zoning Bylaw to ensure development decisions result in an active and animated public realm and limits the amount of visible parking from the street.

Animation of the public realm and streets is a strong focus of the Downtown Plan. As such, surface parking lots are not permitted in the downtown as a principle use. The City has adopted stringent parking standards that accommodate parking needs, but also animate the public realm through active commercial frontages with emphasis on screening parking from the public realm. The applicant's proposal uses landscaping for visual screening, but in the short term there will be no active frontage as would otherwise be required by the Downtown Plan.

Given the context of the larger redevelopment intentions, Administration views this development as a temporary exception that will help achieve the broader objectives of creating a high quality public realm and built form.

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

Section E: Realizing the Plan

Goal 8 - Contract Zones - Support beneficial development proposals that meet the intent of this Plan, but require special regulatory treatment to address unique characteristics.

14.42 Apply a Contract Zone designation, at Council's discretion, to development proposals that do not conform with existing zoning requirements (e.g. use of land, site, development or servicing standards, etc.), or that require special regulatory control to ensure compatibility with adjacent development, with the provision that the proposed development:

14.42.1 Conforms with the general intent of this Plan or any applicable concept plan.

14.42.2 Represents a unique and/or positive development opportunity.

14.42.3 Is compatible with existing adjacent development and, where applicable, contributes beneficially to the adjacent public realm.

The Applicant and Owner has demonstrated a larger vision for the site including high density affordable housing. The demolition of the existing buildings on site and proposed temporary Contract Zone time extension are essential first steps in realizing a broader redevelopment at this location and achieving strategic goals relating to intensification in the Downtown.

Other Implications

Should City Council not agree with the recommendations of this report, the use of the property as a temporary surface parking lot would no longer conform to the Zoning Bylaw and would be required to cease.

Accessibility Implications

There are two parking stalls for persons with disabilities included on the site plan.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	February 4, 2019
Will be published in the Leader Post on:	April 13, 2019 April 20, 2019
Public Open House Held	N/A

Administration conducted more extensive public consultation during the initial consideration of this application. Administration circulated the application to the Regina Downtown Business Improvement District (RDBID) for comment. RDBID provided the following comments with regards to the application:

“RDBID offers support for the extension for the temporary parking lot for a period of no more than one year. We support the Regina Downtown Neighbourhood Plan (RDNP) recommendation that no new surface parking be allowed, however, we also recognize the realities of current market conditions. However, if the applicant is able to confirm funding and a construction timeline by the end of 2019, RDBID is prepared to support a further extension of the contract zone to the end of 2020 as requested.

Private investment and residential development should be encouraged in Downtown Regina. It is our hope that the funding application for this project is successful and that the additional time afforded by this extension will lead to project completion”.

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

DELEGATED AUTHORITY

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

Respectfully submitted,



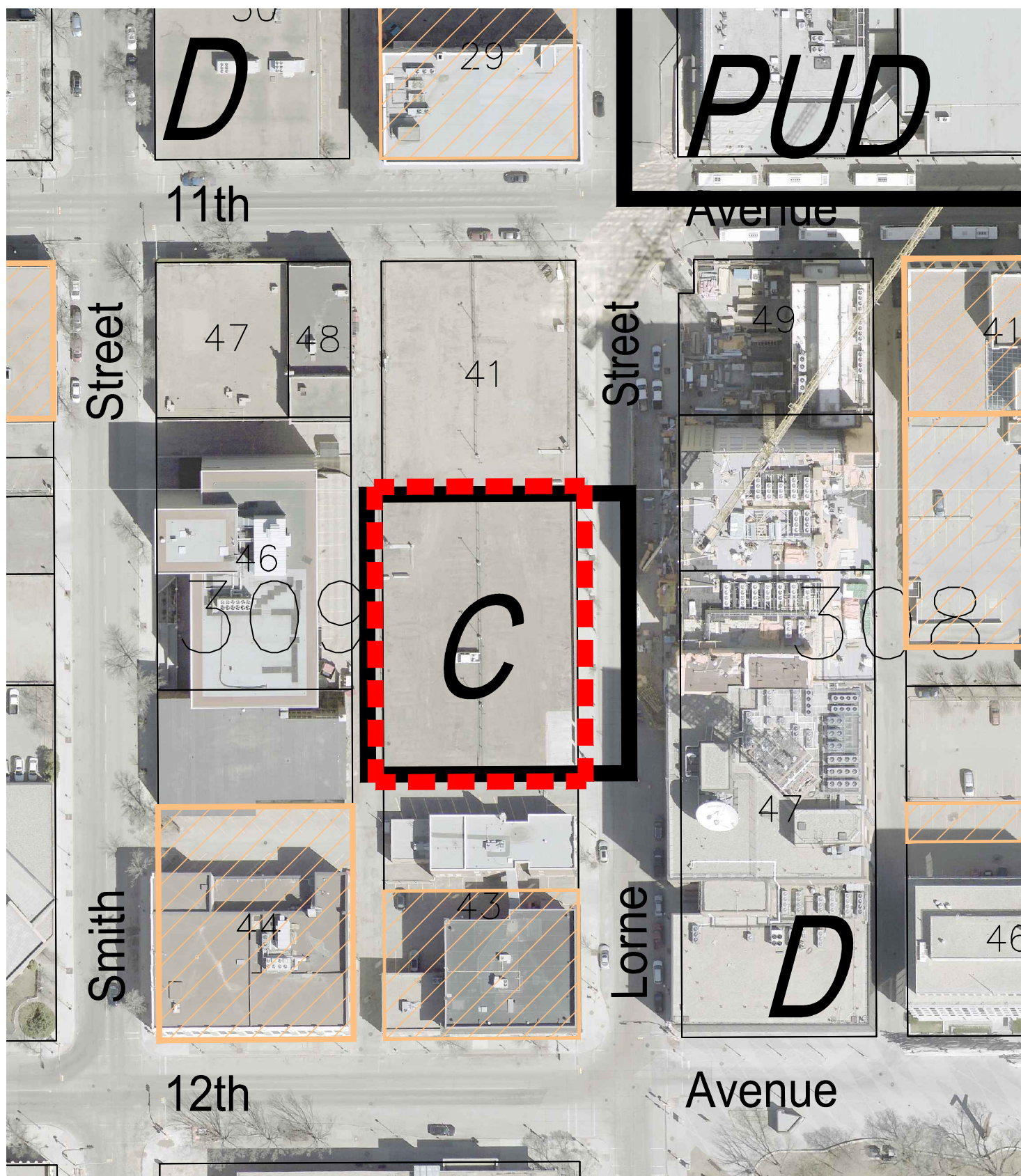
Fred Searle, Director
Planning & Development Services

Prepared by: Ben Mario, Senior City Planner
Brittney Beckie, City Planner I

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development



Subject Property

Date of Photography : 2018



Project 19-CZ-01

Civic Address/Subdivision

1840 Lorne Street / OLD 33
Lot 42, Block 309, Plan 00RA12095



Subject Property

Date of Photography: 2018

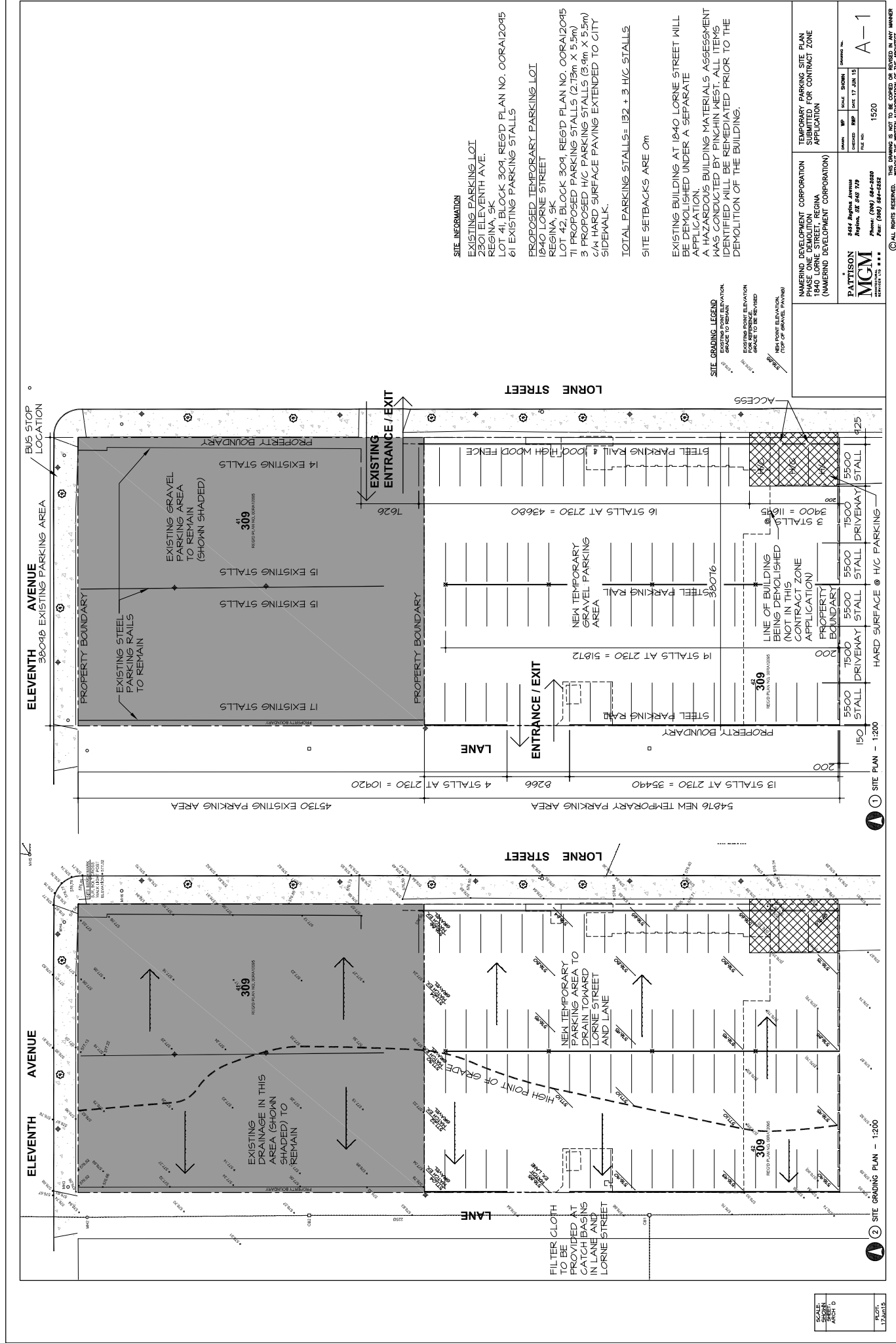


Project 19-CZ-01

Civic Address/Subdivision

1840 Lorne Street / OLD 33
Lot 42, Block 309, Plan 00RA12095

Appendix A-3



May 8, 2019

To: Members
Regina Planning Commission

Re: Contract Zoning Amendment Application (19-CZ-02) Proposed Paved Parking Lot 1124
E Dewdney Avenue

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* and rezone 1124 E Dewdney Avenue, being Lots 22 & 28, Block 5, Plan No. BE636 & 101149118 from R2 - Residential Semi-Detached Zone to C - Contract Zone be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* and the existing contract at 1138 E Dewdney Avenue, being Lots 23 to 25, Block 5, Plan No. BE636, be approved and the existing contract zone agreement between the City of Regina and the applicant/landowner be amended to include 1124 E Dewdney Avenue and the following conditions:
 - a. The development is conditional on a parcel tie of the subject lots being registered on the titles.
 - b. A development permit must be applied for and obtained prior to the commencement of any development.
 - c. None of the land or buildings comprising the Property shall be developed or used except in accordance with the Contract Agreement.
 - d. Landscape of the site must be upgraded to current standards, including but not limited to addition of a landscaped area in the front yard.
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 May 27, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

CONCLUSION

The applicant and landowner, Ironworkers Local 771, proposes to demolish an existing residence to enable the development of a paved parking lot which will be used by the members of the adjacent office building located at 1138 E Dewdney Avenue.

The applicant currently has a Contract Zone Agreement for the office building located at 1138 E Dewdney Avenue. This proposal is to amend the existing Contract Zone Agreement to include the adjacent proposed paved parking lot at 1124 E Dewdney Avenue, which is not a permitted use in the R2 – Residential Semi-Detached Zone.

Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP) housing policy contains direction to maintain and regenerate the existing housing stock and the *Comprehensive Housing Strategy* (CHS) also provides policy direction to encourage reinvestment in existing housing stock and increase in renovations to existing residential buildings in order to address poor conditions of existing housing stock. Although this proposal is not consistent with these policies contained in the OCP & CHS, it is recognized that the paved parking lot will not change the character of the neighbourhood, decrease the population of the neighbourhood, is not incompatible with the neighbouring lots and will help integrate the commercial use by alleviating parking in adjacent residential streets. On this basis, Administration recommends approval.

BACKGROUND

An application has been received for a Contract Zone amendment to accommodate the development of a ten stall paved parking lot adjacent to an existing office building.

City Council previously approved the use of office building for 1138 E Dewdney Avenue in April 2008 (CR08-48) through the Contract Zone process. The Regina Planning Commission also previously considered amending the contract to include a paved parking lot at 1124 E Dewdney Avenue in October 2013 (RPC13-74) but referred the report to Administration for further discussion between the developer and the Community Association. The application was later withdrawn.

The Dewdney East Community Association (DECA) had provided concerns about the previous proposal in 2013 but has now provided a letter of support for the current application.

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

DISCUSSION

The applicant and landowner, Ironworkers Local 771, proposes to amend the existing Contract Zone at 1138 E Dewdney to include the development of a proposed paved parking lot located at 1124 E Dewdney Avenue. The applicant plans to demolish the existing house for the development of the paved parking lot but would retain the existing accessory building for storage

for the adjacent office building. The proposed parking area includes ten parking stalls, is accessed from Dewdney Avenue and the rear lane, and will include required landscape upgrades.

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

	<u>Existing</u>	<u>Proposed</u>
Zoning	R2 – Residential Semi-Detached Zone	C - Contract Zone
Land Use	Detached Dwelling	Paved Parking Lot in conjunction with the adjacent office building
Number of Parking Stalls Required	1 stall	10 stalls

Surrounding land uses include detached dwellings to the north, south and west as well as the Iron Works Local 771 office building directly to the east.

A Contract Zone was approved by City Council on April 28, 2008, to enable the development of an office building that included instructional space and storage in an existing commercial building at 1138 E. Dewdney Avenue. Eight parking stalls are located on the site (six in the rear, two in the front). At the time the Contract Zone was approved additional parking was not contemplated.

Currently the facility hosts between ten and 70 patrons per day who may stay from one to six hours at a time. These patrons currently park on nearby residential streets as the majority of parking onsite is used by staff. The proposed additional parking area would relieve some congestion on neighbourhood streets.

A 1.8 metre high fence to buffer the proposed paved parking lot from the adjacent residential property to the west will be required. Landscaping will be installed at the front of the property to buffer to bring the site landscaping to current standards.

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 of the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 4 – Complete Neighbourhoods: Enable the development of complete neighborhoods.

- 7.5 Encourage appropriate mixed-use development within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

Goal 6 – Built Form and Urban Design: Build a beautiful Regina through quality design of its neighbourhoods, public spaces and buildings.

- 7.34 Support design excellence by ensuring that public and private spaces and buildings contribute to a sense of place and an enhanced public realm through high-quality design and strategic location.

The proposal is not consistent with the policies contained within Part A of the OCP with respect to:

Section D6: Housing

Goal 2 – Existing Housing Stock: Maintain and regenerate the existing housing stock.

The development is also not consistent with the strategies within CHS, which provides policy direction to encourage reinvestment in existing housing stock and increase in renovations to existing residential buildings in order to address poor conditions of existing housing stock.

Administration has concluded that although the proposed development is not consistent with all of the OCP policies and CHS policies, the OCP encourages the retention of existing local and neighbourhood commercial. In this case, by removing one residential lot and replacing with parking will help to retain the commercial use and relieve congestion on neighbourhood streets, which will help reduce conflict and better integrate the facility within the neighbourhood. As well, by the site being required to upgrade the landscape, this would support policy that the site will enhance the public realm and contribute to a sense of place and will have a suitable amount of parking to meet the demands of the commercial business.

Other Implications

None with respect to this report.

Accessibility Implications

The property of 1138 E Dewdney Avenue provides one parking stall for persons with disabilities which exceeds the minimum requirements by one stall for both the subject property and 1138 E Dewdney Avenue.

COMMUNICATIONS

Communication with the public is summarized below:

Letter sent to immediate property owners	February 12, 2019
Public notification signage posted on:	February 19, 2019
Will be published in the Leader Post on:	May 11, 2019 May 18, 2019
Number of Public Comments Sheets Received	5

There were four public comments received on this application. A more detailed accounting of the respondent's comments and Administration's response is provided in Appendix B.

A letter of support from the Dewdney East Community Association was provided with the initial application. They had the following comments:

"The DECA does not oppose the upcoming application from the Iron Workers to the city requesting rezoning of the property they own at 1124 Dewdney Avenue E from residential to commercial or mixed use."

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

DELEGATED AUTHORITY

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

Respectfully submitted,

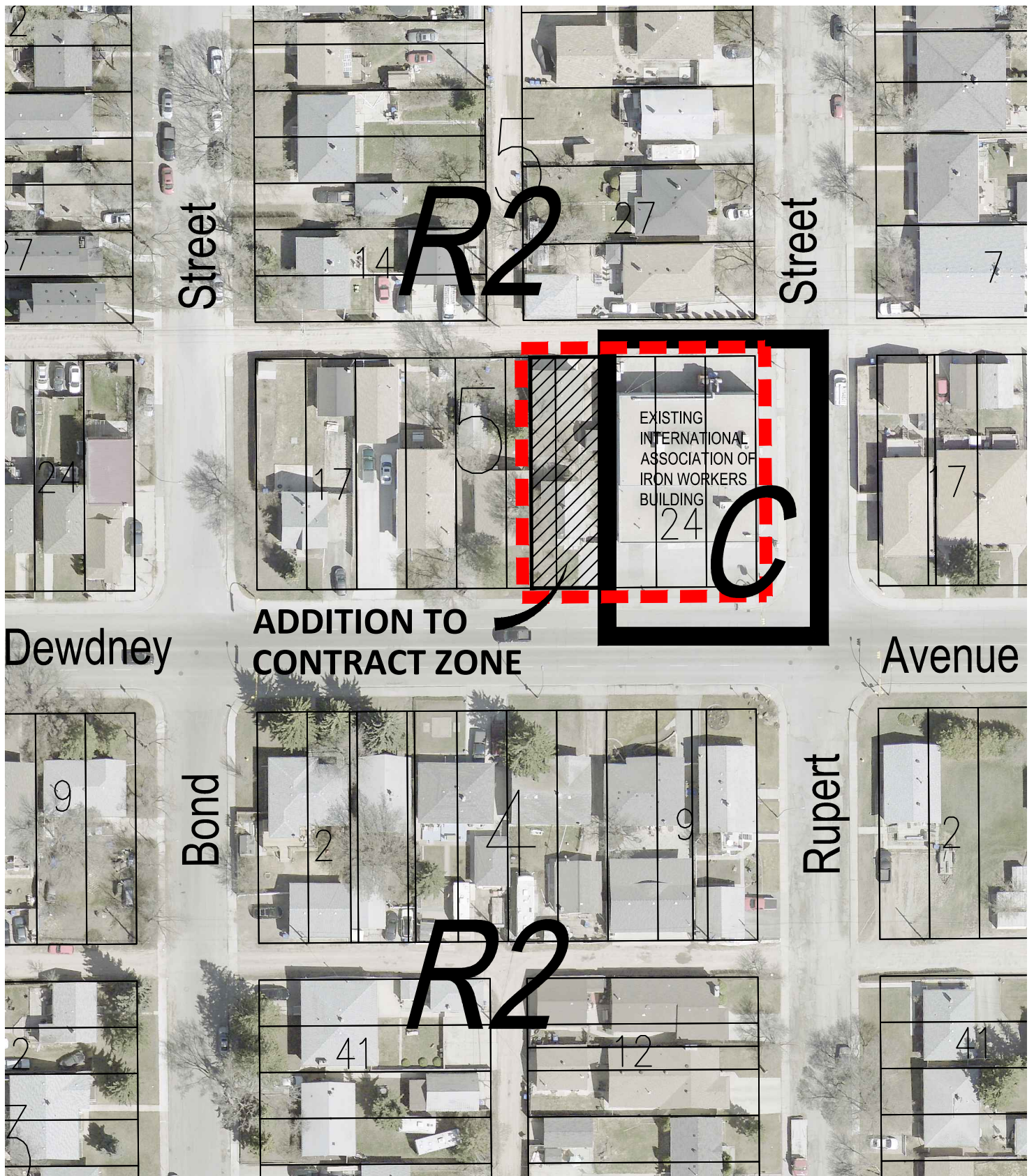


Fred Searle, Director
Planning & Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development



Date of Photography : 2018



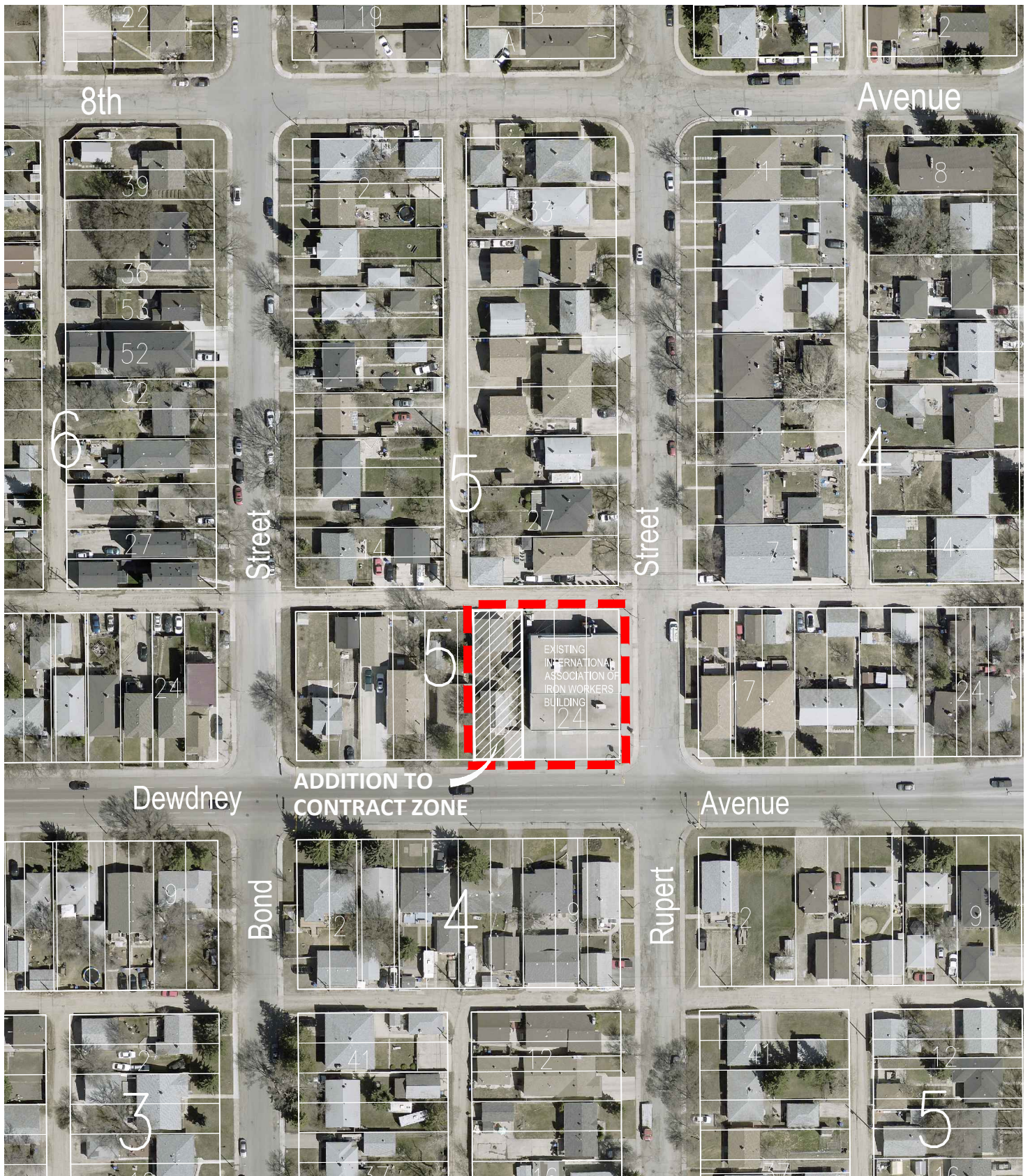
Subject Property



Project 19-CZ-02

Civic Address/Subdivision

1124 E Dewdney Avenue / Rothwell Place
 Lot 22, Block 5, Plan BE636 Ext 0 and
 Lot 28, Block 5, Plan 101149118, Ext 28



Date of Photography: 2018



 Subject Property

Project 19-CZ-02

Civic Address/Subdivision

1124 E Dewdney Avenue / Rothwell Place
 Lot 22, Block 5, Plan BE636 Ext 0 and
 Lot 28, Block 5, Plan 101149118, Ext 28



2 LOT PLAN-1:100

[illegible]

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. THE DRAWING AND NOT BE SCALE. DIMENSION SHALL BE GIVEN IN METRIC (MILLIMETERS). 2. CONSULTANT ONLY. 3. REPORT TO THE COMMENCEMENT OF EACH STAGE. 4. REPORT ALL ERRORS OR NOTED OMISSIONS TO THE CLIENT IMMEDIATELY. 5. DISCOVERY, AVOID FURTHER RESTRICTIONS TO THE CLIENT. 6. COMPLETION OF WORK, WITH THE AGREED DEADLINE. 	<p>CLIENT INFORMATION:</p> <p>[Input Client information with BDED]</p>
<p>PROJECT TITLE:</p> <p>PROPOSED SITE PLAN INTERNATIONAL ASSOCIATION OF IRON WORKERS 1138 E. DEWIDNEY AVENUE REGION, SK</p>	<p>DRAWING TITLE:</p> <p>SITE PLAN</p>

DIAGNOSTIC NO.	CREATED BY: XX	APPROVED
SCALE: 4/18/2008	DATE: 04/18/09	DATE:
FILE NO.	18-79	DRAWING NO.
		P-1

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Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	<ul style="list-style-type: none"> - Commercial Development will hurt home values - Noise from heavy equipment clearing snow at existing location, a bigger parking lot will make worse. - If Union Hall needs more space they should move to a location more suited to what they need.
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	4	<ul style="list-style-type: none"> - Sask Iron Workers are good neighbours. - Their business is always neat and well kept. - The Union is pleasant and good to us. - If they want to put a parking lot next to them, we give them our full support. - This is the perfect solution for this business and the on-street parking can be then used by the residents of the area.

1. Issue: Decrease in property values*Administration's Response:*

Development in established neighbourhoods often generates concerns about the impact on property values. The Administration acknowledges that residents have these concerns, but is not aware of any evidence that such development will necessarily have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance, but will be affected by the perceptions, experiences and resultant actions of individual households, over time.

2. Issue: Noise from Snow Clearing*Administration's Response:*

The existing building at 1138 E Dewdney Avenue has always been a commercial building. The underlying zone is NC - Neighbourhood Convenience. If a different commercial use were in the existing building, noise from snow clearing may still occur. In regard to the proposed parking lot at 1124 E Dewdney Avenue, the noise from snow clearing may be for a slightly longer period of time with the addition to a bigger parking lot.

May 8, 2019

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (19-Z-02) The Towns Phase 2, Stage 1

RECOMMENDATION

1. That the application to rezone land within the Towns Concept Plan, specifically Pt. SW 14-17-19-W2M as shown in Appendix A-3, be approved as follows:
 - a. Proposed Block 34, from UH - Urban Holding Zone to DCD-12 - Direct Control District 12 Suburban Narrow-Lot Residential Zone.
 - b. Proposed Block 37, from UH - Urban Holding Zone to DCD-11 - Direct Control District 11 Suburban Neo-Traditional Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the May 27, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

CONCLUSION

The applicant, Terra Developments Inc., representing the landowner, City of Regina, proposes to rezone land within Phase 2, Stage 1 of the Towns Concept Plan area. This is part of the second phase of development within the Towns neighbourhood.

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

BACKGROUND

The Towns Concept Plan (Appendix A-4) establishes a framework for directing land use, development and servicing for a new neighbourhood located in the Southeast Regina Neighbourhood Plan Area. The Towns Concept Plan was approved by City Council in April 2016 (CR16-36) and was last amended in April 2019 (CR19-33).

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

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

DISCUSSION

Zoning and Land Use Details

The applicant, Terra Developments Inc., representing the landowner, The City of Regina, proposes to rezone land within Phase 2, Stage 1 of the Towns neighbourhood. The proposed Zoning Bylaw amendment aligns with the approved Towns Concept Plan as DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone and DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone implements the intended low density residential development within this area of the Concept Plan (Appendix A-4).

Land Description	Current Zone	Proposed Zone
Lots 1-14, Block 34	UH – Urban Holding Zone	DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone
Lots 1-16, Block 37	UH – Urban Holding Zone	DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone

The properties north, south, east and west of the subject property are undeveloped. The intended surrounding land uses are low density residential to the north, south and west, medium density residential to the east and commercial to the south west.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighborhoods.

7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

7.1.5 A diversity of housing types to support residents from a wider range of economic levels, backgrounds and stages of life, including those with specific needs.

The rezoning of lands to accommodate the development of low density residential is consistent with the approved concept plan for the area and will advance the Complete Neighbourhoods policy.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Letter sent to immediate property owners	February 14, 2019
Public notification signage posted on:	February 21, 2019
Will be published in the Leader Post on:	May 11, 2019 May 18, 2019
Number of Public Comments Sheets Received	0

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

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

DELEGATED AUTHORITY

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

Respectfully submitted,

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

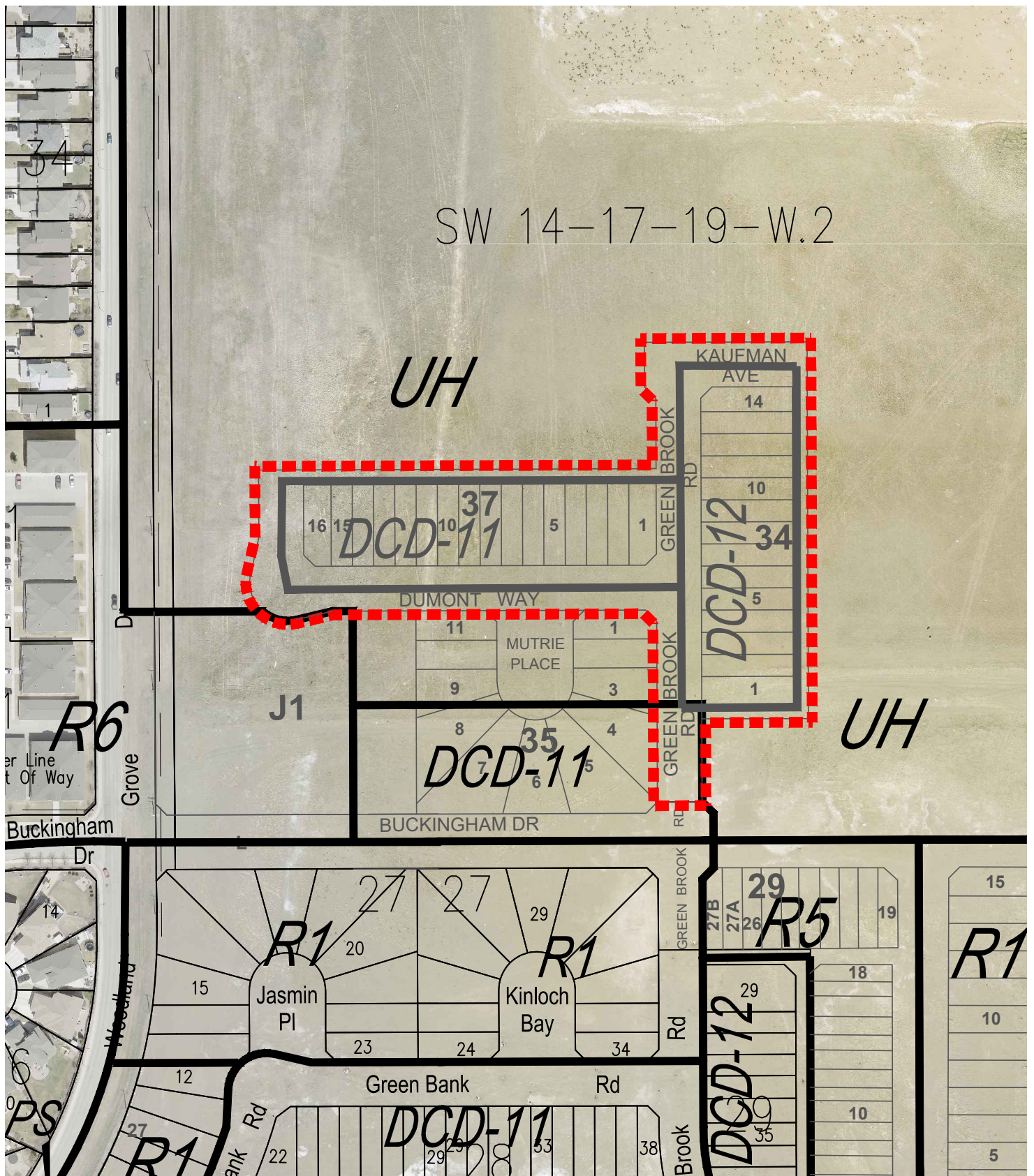
Fred Searle, Director
Planning & Development Services

Respectfully submitted,

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

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Pam Ewanishin



Date of Photography : 2018





Subject Property

Date of Photography: 2018



Project 19-Z-02
(19-SN-04)

Civic Address/Subdivision

3000 Woodland Grove Drive / The Towns (Phase 2-1)
SW 14-17-19-W2M, EXT 9



MIDWEST SURVEYS INC.
405 MAXWELL CRESCENT
REGINA, SK
S4N 5X9
TEL: 306-522-3601

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No.	DATE	REVISION / ISSUED	JOB No.	PAGE 1 OF 1
0	Dec 19, 2019	Rev. Issued	RC-0328-18	2
1	Jan 28, 2019	Address portion of Road	RC-0328-18	REVISION
2	Feb 12, 2019	Revised lots in Block 34 & zoning	RC-0328-18	

SURVEYED BY: N/A

CALC'D BY: SR

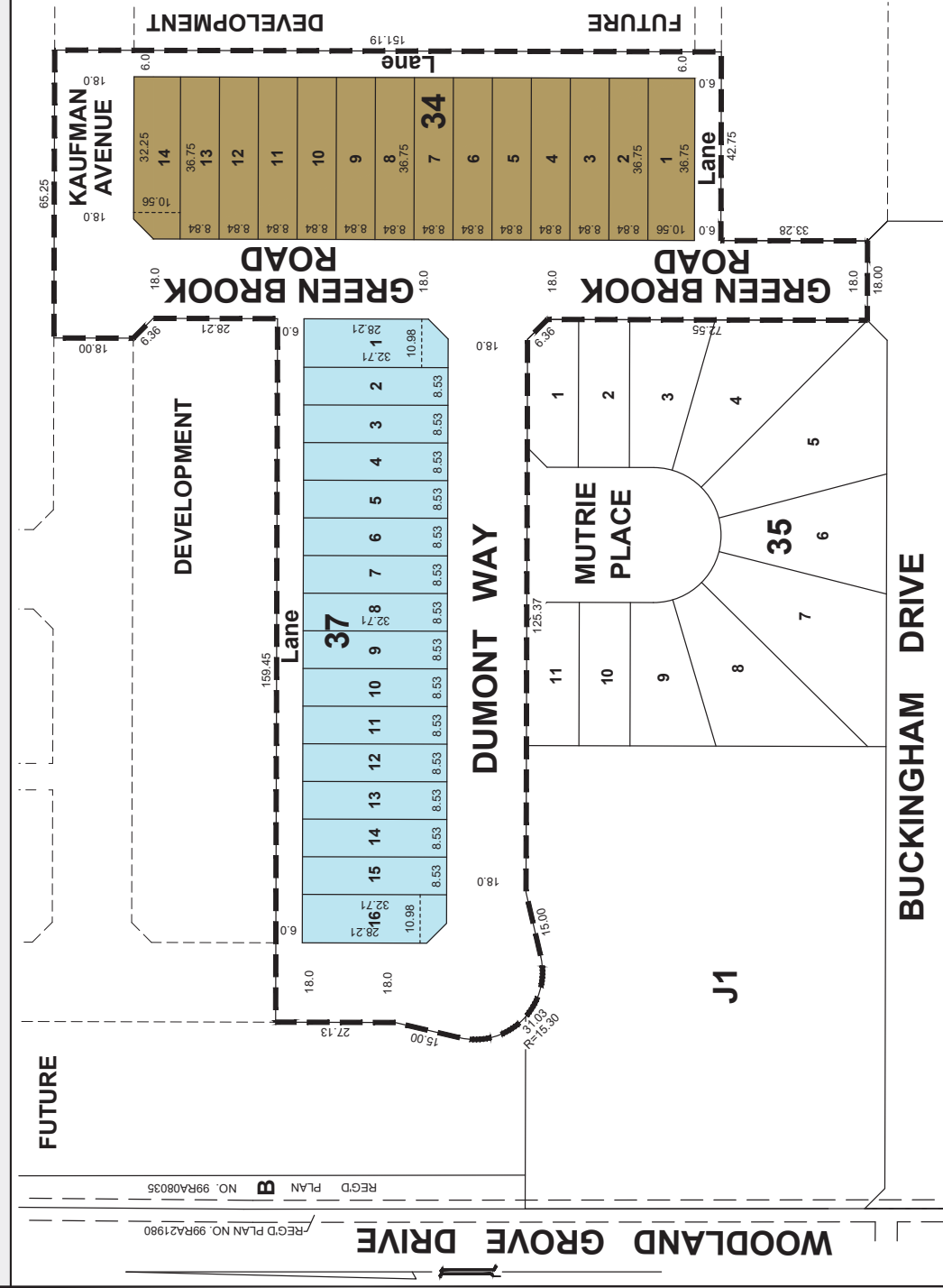
DRAWN BY: DJS

RC-0328-18-PPS

NOTES

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 5 METRES.

- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 1.91 ha (4.71 ac)
- TYPICAL CORNER CUTOFFS ARE 4.5 METRES.



PLAN SHOWING

THE TOWNS - PHASE 2 STAGE 1

PLAN OF

PROPOSED SUBDIVISION

OF PART OF

SW1/4 SEC 14,

TWP 17, RGE 19, W2 Mer

REGINA, SASKATCHEWAN

2019

SCALE = 1:1000

KEY PLAN



LEGEND

ZONING:

DIRECT CONTROL DISTRICT 11 (DCD11)

DIRECT CONTROL DISTRICT 12 (DCD12)

Appendix A-3

Towns Concept Plan

Land Use



The Towns Land Use Areas

Land Use	Hectares	Acres	%	Units/Ha	Units	People/Unit	Population	People/Ha	Elementary Population
Residential									
Low Density Single Family Detached Dwellings	42.1	104.0	33.0%	25	1053	3	3,158	75	632
Medium Density Multi Unit Dwellings	23.2	57.3	18.2%	50	1160	2.1	2,436	105	464
High Density Multi Unit Dwellings	3.7	9.1	2.9%	100	370	1.7	629	170	74
Flex Use	4.3	10.6	3.4%	70	301	1.7	512	0	60
Mixed Use or High Density Residential	2.3	5.7	1.8%	70	161	1.7	274	0	32
Total Residential	75.6	186.7	59.2%		3,045		7,008		1,262
Commercial	0.8	2.0	0.6%						
Municipal Reserve	9.1	22.5	7.1%						
Linear Detention	5.1	12.6	4.0%						
Municipal Walkway	0.1	0.2	0.0%						
Roadways	37.0	91.4	29.0%						
Total	127.7	315.4	100.0%		3,045		7,008	54.9	1,262
Linear Detention Extension	1.9	4.7							
Total Area & Linear Detention Extension	129.6	320.1							