

July 5, 2018

To: Members
Regina Planning Commission

Re: Discretionary Use Application (18-DU-08) Proposed Semi-Detached Dwelling Unit in
R6 - Residential Multiple Housing Zone 5602 Waterer Road

RECOMMENDATION

1. That the discretionary use application for a proposed Semi-Detached Dwelling Unit located at 5602 Waterer Road, being Lot 55, Block 72, Plan No. 102180800, Harbour Landing 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 de Lint + Edwards Architects and dated December 2017.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the July 30, 2018 meeting of City Council for approval.

CONCLUSION

The applicant (De Lint + Edwards Architects) proposes to develop a Semi-Detached Dwelling Unit consisting of two units and a total floor area of 377.49 square metres.

The subject property is currently zoned R6 - Residential Multiple Housing Zone located within the Harbour Landing Subdivision.

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

BACKGROUND

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

This parcel was initially approved as a contract zone (CR14-54) to allow for a Daycare Centre

and Temporary Assisted Living Facility in conjunction with Lot FF (5600 Waterer Road). Because that development did not commence within the required time period, the contract zone was discharged on November 24, 2017 and a new application for a revised development proposal is being considered.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on: nature of the proposal (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 applicant proposes to develop a Semi-Detached Dwelling Unit on the subject property.

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

Land Use Details	Existing	Proposed
Zoning	R6 – Residential Multiple Housing Zone	R6 – Residential Multiple Housing Zone
Land Use	Vacant	Semi-Detached Dwelling Unit
Number of Dwelling Units	Vacant	2
Building Area	Vacant	377.49 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	2 stalls (1 stall per unit)	6 stalls
Minimum Lot Area (m ²)	250 m ²	1011.85 m ²
Minimum Lot Frontage (m)	7.5 m	23.1 m
Maximum Building Height (m)	20 m	4.01 m
Maximum Floor Area Ratio	0.75	0.37
Maximum Coverage (%)	50%	37.3%

Surrounding land uses are semi-detached dwellings to the west and detached dwellings to the south. To the south-east is a multi-generational care facility known as Harbour Landing Village. There is a vacant parcel to the east which is also zoned R6 – Residential Multiple Housing Zone.

The proposal complies with the Harbour Landing Concept Plan, which identifies the subject property for high density residential development. The Harbour Landing Concept Plan is included for reference in Appendix A-3. The proposed development is consistent with the purpose and intent of the R6 – Residential Multiple Housing Zone with respect to the density. The R6 – Residential Multiple Housing Zone is intended to accommodate a variety of development options with a net density in excess of 50 dwelling units per hectare. The density targets will be achieved as further development occurs on the balance of the R6 - Residential Multiple Housing Zone sites.

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 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods.

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 wide range of economic levels, backgrounds and stages of life, including those with special needs.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	April 10, 2018
Letter sent to immediate property owners	April 18, 2018
Public Open House Held	N/A
Number of Public Comments Sheets Received	0

There were no public comment sheets received for the proposal.

The application was circulated to the nearby Albert Park Community Association (APCA). The Administration attempted contact with the APCA following circulation of the proposal but was not able to obtain comments 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 black ink, appearing to read "Louise Folk".

Louise Folk, Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk".

Diana Hawryluk, Executive Director
City Planning & Development