

July 5, 2018

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (18-Z-05) – UH - Urban Holding Zone to
DCD12 - Direct Control District and R5 - Residential Multiple Housing Zone Harbour
Landing, Phase 6 Stage 3B

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone land within Harbour Landing, as shown in Appendix A-4 be approved as follows:
 - a) Proposed Lots 14-27, Block 55 from UH - Urban Holding Zone to R5 - Medium Density Residential Zone.
 - b) Proposed Block 54, Lots 28-47 in Block 55, Lots 14-20 in Block 56, Lots 25-31 in Block 57 from UH - Urban Holding Zone to DCD 12 - Direct Control District Suburban Narrow-Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
3. That this report be forwarded to the July 30, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant (Dream Development) proposes to rezone lands within Phase 6, Stage 3B of the Harbour Landing neighbourhood as shown in Appendix A-3. The proposed rezoning would facilitate the creation of low and medium density residential lots in the Harbour Landing neighbourhood. The proposed rezoning is consistent with the approved Harbour Landing Concept Plan as shown in Appendix A-5.

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, Administration recommends approval.

BACKGROUND

The subject property has recently been annexed into the City of Regina from the Rural Municipality of Sherwood No. 159 and is currently zoned UH - Urban Holding Zone. The UH – Urban Holding zone is generally applied to recently annexed areas where lands are predominantly agricultural or related open space use, but where conversion to non-agricultural uses is expected in the near future. The annexation received Ministerial Approval on April 26, 2018, and came into effect on June 1, 2018 (Appendix A-6).

When the Harbour Landing Concept Plan (Appendix A-5) was approved in 2007, the subject lands were identified as developable lands, subject to rezoning and subdivision.

The related subdivision application is contingent on the approval of the Zoning Bylaw amendment by the City Council. The subdivision application is being considered concurrently in accordance with *Bylaw No. 2003-3, The Subdivision Amendment Bylaw, 2003*, by which subdivision approval authority has been delegated to Administration. A copy of the plan of proposed subdivision is attached for reference purposes only (Appendix A-4).

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

DISCUSSION

The City worked collaboratively with the Rural Municipality of Sherwood No. 159 on a boundary alteration that resulted in the annexation of two parcels of land located east and west of Campbell Street, immediately north of the intersection of Highway No. 1 and Campbell Street (Schedule A in Appendix A-6). The lands subject to this rezoning application are one of the two parcels annexed into the City and total approximately 3.94 hectares of land.

The annexed land had previously been withheld by the Ministry of Highways and Infrastructure (MHI) for a potential interchange during the 2013 Boundary Alteration. With the subject lands now released by MHI, the City annexed lands and are now able to consider development proposals.

The applicant proposes to rezone the subject lands. A summary of the proposed Zoning Bylaw amendments is provided below:

| Land Description | Intended Development | Current Zone | Proposed Zone |
|---|------------------------------------|---------------------|---|
| Lots 14-27, Block 55 | 14 medium density residential lots | UH- Urban Holding | R5 – Medium Density Residential Zone |
| Lots 28-47, Block 55 and Blocks 54, 56 and 57 | 66 low density residential lots | UH- Urban Holding | DCD 12- Direct Control District Suburban Narrow-Lot Residential |

The surrounding land uses include Highway No. 1 to the south, lands zoned UH - Urban Holding to the west of Campbell Street and lands zoned both Direct Control District - DCD 12 – Direct Control District Suburban Narrow Lot Residential and R5 - Residential Multiple Housing Zone to the north and east.

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 Environments

Goal 1 – Complete Neighbourhoods

Enable the development of complete neighbourhoods.

- 7.1.2 Integration and interconnectivity with all adjacent neighbourhoods, the city, and where appropriate, the region.
- 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.

The proposed development is appropriately connected to the existing neighbourhood as originally approved in the concept plan approval. The addition of low density and medium density development in the form of detached dwelling units and townhouses would provide continuity for the surrounding land uses.

Other Implications

Transit service currently operates on James Hill Road. The furthest lot from the current bus route is approximately 415 metres. Although the level of service is to have all residences within 400 metres of transit, this is still an acceptable distance for residences within the low-density development area with most properties falling within the level of service.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

| | |
|---|--------------------------------|
| Public notification signage posted on: | March 19, 2018 |
| Will be published in the Leader Post on: | July 14, 2018 July 21, 2018 |
| Number of Public Comments Sheets Received | 0 |

The application was circulated to the Albert Park Community Association (APCA). Administration attempted follow up 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 site is within the Joint Planning Area (JPA) with the Rural Municipality of Sherwood No. 159, as identified in the OCP. The Rural Municipality of Sherwood No. 159 responded that there are no concerns with the proposal.

No comments were received by Administration for this application.

DELEGATED AUTHORITY

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

Respectfully submitted,



Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development