

July 5, 2018

To: Members
Regina Planning Commission

Re: Amendments to Towns Concept Plan and related Zoning Amendments (17-Z-25)

RECOMMENDATION

1. That the proposed amendments to the Towns Concept Plan, attached as Appendix C and Appendix D to this report, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Towns Concept Plan area, including those portions of SW 14-17-19-W2 as shown in Appendix A-2, be approved as follows:
 - a. Proposed Lots 13-34, Block 27 currently zoned in part R6 - High Density Residential Zone, DCD11- Direct Control District Suburban Neo-Traditional Zone, and R1-Residential Detached Zone be rezoned to R1- Residential Detached Zone.
 - b. Proposed Lots 1-15, Block 30 be rezoned from 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 Zoning Bylaw amendments.
4. 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.

CONCLUSION

The applicant (Terra Developments Inc.) proposes to amend the Towns Concept Plan and to rezone lands within Stage 1F and 1GA of The Towns Concept Plan area. The intent of the proposed amendments is to accommodate adjustments to the land-use and servicing strategy by reconfiguring the distribution of residential densities and by eliminating a proposed storm water detention facility. The proposed amendments to the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) is to ensure that the appropriate zoning designations are applied, which will support subdivision and development that is in accordance with the Towns Concept Plan.

The proposed amendments to the Towns Concept Plan comply with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), including Part B.16 (Southeast Regina Neighbourhood Plan). The proposed amendments to the Zoning Bylaw also comply with the

proposed amendments to the Towns Concept Plan. Accordingly, Administration recommends approval.

BACKGROUND

The Towns Concept Plan establishes a framework for directing land-use, development and servicing for a proposed new neighbourhood located in the Southeast Regina Neighbourhood Plan area (Appendix A-1). The Towns Concept Plan was approved by City Council in April 2016 (CR16-36) and was amended in March 2017 (CR17-21). The application addressed through this report represents the second amendment to the Towns Concept Plan.

The applications are being considered pursuant to Zoning Bylaw, OCP and *The Planning and Development Act, 2007* (Act).

The related subdivision application is contingent on the approval of concept plan amendment and 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 the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only (Appendix E and Appendix F).

DISCUSSION

Concept Plan Amendment

The applicant proposes amendments to the Towns Concept Plan that include adjustments to the land-use strategy by replacing a block of high and medium density residential lots with low density residential lots and by adding a row of low density residential lots next to a neighbourhood park located in the southwest part of the concept plan area (Appendix B). In addition, the applicant proposes to adjust the aforementioned neighbourhood park by reducing the size (replacing park space with low density residential lots) and by eliminating a proposed storm water detention facility.

The Administration has reviewed technical information relating to storm water servicing implications and concludes that the storm water detention facility originally proposed to be located in the neighbourhood park is not required to maintain an adequate and appropriate level of service. A more recent and more detailed analysis of the proposed storm water systems indicates that the linear detention facility, which is the primary storm water facility for the Towns Concept Plan area and adjacent lands, has the capacity to manage all of the storm water runoff associated with the Towns Concept Plan area. This linear detention facility has been partially constructed and will eventually extend from Primrose Green Drive to a point north of Arens Road. The linear storm water detention facility is identified on the Concept Plan (Appendix C).

The Administration has also reviewed information relating to population/density implications and park functionality. Notwithstanding the proposed reduction in high and medium density

residential lots, data indicates that the OCP density target of 50 people per hectare (Policy 2.11.2) will still be met for the concept plan area. Further, the neighbourhood park, despite the proposed reduction in size, will still accommodate intended municipal programming (multi-use athletic field, etc.).

Zoning Bylaw Amendment

The applicant proposes zoning amendments to reflect the proposed amendments to the Towns Concept Plan, totalling an area of 1.56 hectares. A summary of the proposed amendments is provided below:

Land Description	Intended Development	Current Zone	Proposed Zone
Stage 1F Proposed Lots 13-34 in Block 27	22 detached lots	R6 – Residential Multiple Housing Zone, DCD 11-Direct Control District Suburban Neo-Traditional Zone, R1-Residential Detached Zone	R1- Detached Residential zone
Stage 1GA Proposed lots 1-15 in Block 30	15 detached lots	UH- Urban Holding	R1- Detached Residential zone

The proposed development is consistent with the purpose and intent of the R1 - Detached Residential Zone with respect to permitting detached dwelling units in suburban areas of the City with a maximum net density of less than 25 dwelling units per hectare.

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 C: Growth Plan

Goal 4- New Neighborhoods and Employment Areas: Ensure that new neighborhoods and employment areas maximise infrastructure investments and quality of life through a compact and integrated built form.

2.11 Require New Neighborhoods and New Mixed Neighborhoods as Map-1 Growth Plan, to:

2.11.2 Achieve a minimum gross population density of 50 persons per hectare (pph).

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.

Section D7: Parks, Recreation and Open Space

Goal 2- Ensure access to a variety of recreation programs and services in all neighbourhoods.

9.6. Develop and manage recreational facilities, programs and services such that they adhere to the following:

9.6.1 Multifunctional parks and open space will be strategically located to provide convenient access and designed to accommodate diverse and changing needs and interests.

Section E: Realizing the Plan

Goal 6- Relationship between Plans: Ensure alignment between the OCP and its cascading and related plans, practices, standards, and other guiding documents.

Secondary and Concept Plans

14.23 Require the preparation of secondary plans where the City, at its discretion, requires a comprehensive land-use, servicing and design solution for a particular area of the City (e.g. new or existing neighborhoods; employment areas).

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:	January 26, 2018
Will be published in the Leader Post on:	July 14, 2018 July 21, 2018
Letter sent to immediate property owners	N/A
Number of Public Comments Sheets Received	0

The application was circulated to the Arcola East Community Association (AECA). The Administration attempted contact with the AECA 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 comments on this proposal.

No public 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