

January 9, 2019

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (18-Z-12) Rosewood Park Phase 1, Stage 2

RECOMMENDATION

1. That the application to rezone lands within the Rosewood Park Concept Plan, specifically Pt. LS 1 and LS 2 in SE-09-18-20-W2M, as shown in Appendix A-3, be approved as follows:
 - a. Proposed Lots 43 to 84 in Block 101, as well as, proposed Blocks 130, 131, and Parcel D, from UH - Urban Holding Zone to R5 - Medium Density Residential Zone.
 - b. Proposed portion of Block 103 east of the lane and portion of Block 104 west of the lane from UH - Urban Holding Zone to R5 - Medium Density Residential Zone.
 - c. Proposed portion of Block 103 west of lane and portion of Block 104 east of lane from UH - Urban Holding Zone to R2 - Residential Semi-Detached Zone.
 - d. Proposed Block 102 from UH - Urban Holding Zone to R6 - Residential Multiple Housing.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the January 28, 2019 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, Troika Management Corporation, representing the landowners, Canadian Midwest District of the Christian and Missionary Alliance and 101259367 Saskatchewan Ltd., proposes to rezone lands within Phase 1, Stage 2 of Rosewood Park Concept Plan area. This is the second stage of residential development in the Rosewood Park 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 Rosewood Park Concept Plan (Appendix A-4) establishes a framework for directing land use, development and servicing for a proposed new neighbourhood located in the Coopertown Neighbourhood Plan Area. The Coopertown Neighbourhood Plan was approved by City Council on April 24, 2017 (CR17-37) and the Rosewood Park Concept Plan was approved by City Council on December 18, 2017 (CR17-132).

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

DISCUSSION

Zoning and Land Use Details

The applicant, Troika Management Corporation, representing the landowners, Canadian Midwest District of the Christian and Missionary Alliance and 101259367 Saskatchewan Ltd. proposes to rezone lands within Phase 1, Stage 2 of the Rosewood Park neighbourhood. The proposed Zoning Bylaw amendment aligns with the approved Rosewood Park Concept Plan as the R2 – Residential Semi-Detached Zone implements the intended low density residential development, R5 – Medium Density Residential Zone implements the intended medium density residential development and R6 – Residential Multiple Housing Zone implements the intended high density residential development within this area of the Concept Plan (Appendix A-4).

Land Description	Current Zone	Proposed Zone
Lots 43 – 84, Block 101 Block 103 East of Lane Block 104 West of Lane	UH – Urban Holding	R5 – Medium Density Residential Zone
Block 103 West of Lane Block 104 East of Lane	UH – Urban Holding	R2 – Residential Semi-Detached
Block 102	UH – Urban Holding	R6 – Residential Multiple Housing

The new joint-use Plainsview/St. Nicholas School is located directly south of Mapleford Boulevard. The properties north, east and west of the subject property are undeveloped. Mapleford Boulevard, Silverleaf Boulevard and the intersection of these roads are constructed and operational.

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

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable protection performance standards which are reviewed at building permit phase.

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.

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	October 17, 2018
Public notification signage posted on	October 23, 2018
Will be published in the Leader Post on	January 12, 2019 January 19, 2019
Number of Public Comments Sheets Received	0

The application was circulated to the Sherwood Estates / McCarthy Park Community Association and the West 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 black ink that reads "Rhonda Mailander". The signature is written in a cursive style with a large initial "R".

Rhonda Mailander, A/Director
Planning and Development Services

Respectfully submitted,

A handwritten signature in blue ink that reads "Diana Hawryluk". The signature is written in a cursive style with a large initial "D".

Diana Hawryluk, Executive Director
City Planning & Community Development