

January 9, 2019

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (18-Z-13) Eastbrook Phase 2

RECOMMENDATION

1. That the application to rezone proposed parcels D1 and D2 within the Towns Concept Plan, which are part of Parcel D, Plan No. 102289945 as shown on the attached plan of proposed subdivision in Appendix A-3, be approved as follows:
 - a. Proposed Parcel D1 from R5 - Residential Medium Density Zone and DSC - Designated Shopping Centre to DSC - Designated Shopping Centre Zone.
 - b. Proposed Parcel D2 from R5 - Residential Medium Density Zone and DSC - Designated Shopping Centre Zone to R6 - Residential Multiple Housing Zone.
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/landowner, Dream Asset Management Corporation, proposes to rezone land within the Towns Concept Plan (Eastbrook neighbourhood) to allow for the proposed subdivision of Parcel D as well as to change the proposed land use. This is part of the second phase of development within the Eastbrook 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 on April 25, 2016 (CR16-36) and was last amended on March 28, 2017 (CR17-21).

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/landowner, Dream Asset Management Corporation, proposes to rezone the land to accommodate the associated subdivision plan as well as to change the proposed land use. This is part of the second phase of development within the Eastbrook neighbourhood. The proposed Zoning Bylaw amendment aligns with the approved Towns Concept Plan as DSC – Designated Shopping Centre Zone and R6 – Residential Multiple Housing Zone implement the intended “flex use” development within this area of the Concept Plan (Appendix A-4).

| Land Description | Current Zone | Proposed Zone |
|-------------------------|--|-----------------------------------|
| Parcel D1 | DSC – Designated Shopping Centre & R5 – Residential Medium Density | DSC – Designated Shopping Centre |
| Parcel D2 | DSC – Designated Shopping Centre & R5 – Residential Medium Density | R6 – Residential Multiple Housing |

The proposal is to subdivide the current Parcel D into two parcels (Parcel D1 and D2) and divide the parcels by continuing the north-south lane to meet Arens Road (Appendix A-3). The current Parcel D has split zoning, being that the northern portion of the parcel is within the DSC - Designated Shopping Centre Zone and the southern portion of the parcel is within the R5 – Residential Medium Density Zone (Appendix A-1). The amendment proposed by the applicant accommodates high density residential development east of the proposed lane with access from George Street or Arens Road and accommodates commercial opportunities west of the proposed lane with access from Chuka Boulevard or Arens Road.

The properties north, south, east and west of the subject property are undeveloped. The intended surrounding land uses are medium density residential to the south, high density residential to the east, and designated shopping centre commercial to the 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 C: Growth Plan

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

2.11 Require new Neighborhoods and new Mixed-Use Neighborhoods, as identified on Map1 - 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.

Goal 4 – Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

7.16 Encourage local commercial within residential areas.

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 12, 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 Arcola East Community Association and East Zone Board. Following circulation, the 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,



Rhonda Mailander, A/Director
Planning and Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development