

April 10, 2019

To: Members  
Regina Planning Commission

Re: Discretionary Use Application (18-DU-20) Proposed Planned Group of Dwellings 3121  
Green Bank Road

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RECOMMENDATION

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3121 Green Bank Road, being Parcel H, Plan No. 102241707, in the Towns subdivision be approved and that a development permit be issued subject to the following conditions:
  - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by North Ridge Development Corporation and dated December 7, 2018.
  - 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 April 29, 2019 meeting of City Council for approval.

CONCLUSION

North Ridge Development Corporation (Applicant) on behalf of the current owner, City of Regina (City), proposes to develop a Planned Group of Dwellings that consists of 38 dwelling units in semi-detached and townhouse residential buildings. The subject property is within the R5 – Residential Medium Density, where a Planned Group of Dwellings is a discretionary use.

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

An application has been received for discretionary use approval to accommodate a Planned Group of Dwellings at 3121 Green Bank Road. The subject property had previously been approved for a Planned Group of Dwellings (CR 17-98 on September 25, 2017), which was not acted upon. This application represents a different proposal than the previously approved discretionary use application.

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

Pursuant to subsection 56(3) of the Act, City 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 is proposing to build 38 dwelling units in 12 separate residential buildings that consist of semi-detached and townhouse buildings on the subject property. Six of the buildings will be semi-detached dwellings and the other six buildings will be townhouse dwellings. The site configuration and building locations are identified in Appendix A-3.1. The subject property is currently vacant.

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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	R5 – Residential Medium Density	R5- Residential Medium Density
Land Use	Vacant	Planned Group of Dwellings
Number of Dwelling Units	nil	38
Building Area	n/a	4,750.96 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	38 stalls	76 stalls
Minimum Lot Area (m <sup>2</sup> )	4,560 m <sup>2</sup>	14,902 m <sup>2</sup>
Maximum Building Height (m)	11 m	7.488 m
Maximum Floor Area Ratio	0.85	0.31
Maximum Coverage (%)	50 %	32%

The proposed development contains 76 parking stalls located in double car garages attached to each unit, which represents two parking stalls per unit. The proposed number of parking stalls exceeds the minimum required parking stalls established in the Zoning Bylaw of one parking stall per dwelling unit.

The proposed development requires visual screening along the north property line, which will take the form of a 1.83 metre fence. The landscaping elements are identified conceptually on the landscape plan in Appendix A-3.1a. Interior landscaping and amenity space (five per cent) will also be included on the site as per Zoning Bylaw requirements. The detailed landscape plan will be approved during the building permit review.

The proposal complies with the Towns Concept Plan (Appendix A-4), which identifies the subject property for medium density residential development. The subject property is highlighted on the concept plan.

Surrounding land-uses include medium density planned group of dwellings to the south and low density detached dwellings to the north, east and west.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The subject area will receive 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.

The development will be taxed and assessed accordingly as development proceeds and will contribute to City tax revenues.

### 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.

#### Section D6: Housing

Goal 1 – Housing Supply and Affordability: Increase the housing supply and improve housing affordability.

- 8.1 Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.
- 8.8 Support residential intensification in existing and New Neighbourhoods to create complete neighbourhoods.

The proposal is consistent with the Towns Concept Plan and will help make a complete neighbourhood by providing a diversity of housing choice in close proximity to community services and amenities including schools as shown in Appendix A-2.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides two parking stall for persons with disabilities, which meets the minimum requirement.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	January 10, 2019
Letter sent to immediate property owners	January 10, 2019
Number of Public Comments Sheets Received	2

There were two public comments received on this application. A more detailed accounting of the respondent’s comments and Administration’s response is provided in Appendix B.

The application was circulated to the Arcola East Community Association. 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, owners 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,



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Planning & Development Services  
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Respectfully submitted,



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City Planning & Community Development