

September 11, 2019

To: Members
Regina Planning Commission

Re: Concept Plan Amendment & Zoning Bylaw Amendment Applications (19-CP-02)(19-Z-07) Harbour Landing Phase 9, 5601 - 5661 Mitchinson Way

RECOMMENDATION

1. That the application to amend the Harbour Landing Concept Plan as shown on Appendix A-3.2, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Harbour Landing Concept Plan area, as shown in Appendix A-3.3, be approved as follows:

Proposed Lots 33-40 in Block 67 from DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Zone.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendments to *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the September 30, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant and landowner, Dream Asset Management Corporation (Applicant), proposes to rezone lands within Phase 9, Block 67 of the Harbour Landing Concept Plan area. The proposed rezoning would allow for the consideration of medium density residential development on a portion of Block 67. Concurrently, the Applicant is applying to amend the Harbour Landing Concept Plan to accommodate this change.

The proposed amendments to the Harbour Landing Concept Plan and *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) are consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). The proposed development also complies with the development standards and regulations contained in the Zoning Bylaw relating to proposed new zoning. Accordingly, Administration recommends approval.

BACKGROUND

The Harbour Landing Concept Plan (Appendix A-3.1) establishes a framework for directing land use, development and servicing for a new neighbourhood located within the City of Regina. The Harbour Landing Concept Plan was approved by City Council in August 2007 (CR07-116) and was last amended in October 2015 (CR15-112).

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to Administration. A copy of the plan of proposed subdivision is attached for reference purposes only as Appendix A-3.3. This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007* (Act).

DISCUSSION

Concept Plan Amendment

The Applicant proposes to amend the Harbour Landing Concept Plan for 0.62 ha of land located on lots 17 to 32, Block 67, Plan No. 102153822. Currently, the subject property is intended for low density residential development and the Applicant proposes to allow for the consideration of medium density residential development. A copy of the current Harbour Landing Concept Plan is attached as Appendix A-3.1, and a copy of the proposed revised Harbour Landing Concept Plan is attached as Appendix A-3.2.

The City reviews each development proposal to ensure that it aligns with the concept plan and the capacity of adjacent roads. Each unit within the proposed development must contain minimum parking required as per the Zoning Bylaw (1 per Unit) within the property. The projected traffic patterns and volumes for the neighbourhood were evaluated during the review of the proposed amendments. After reviewing this proposal, it was determined that the existing road network has capacity to accommodate traffic generated by the proposed development, as well the street is wide enough to have parking on both sides of the street.

Further, the proposed amendment was considered from a land-use compatibility perspective. The surrounding land uses include medium and high density residential development to the north and low density residential to the south, east and west. Based on the land use area statistics submitted by the applicant (Appendix A-3.2) the overall population density of the Harbour Landing Concept Plan Area will have a nominal increase from 13,047 to 13,079 people. Further, the proposed medium density may be considered as an appropriate density transition from the medium and high density areas located to the north of the subject property.

Zoning Bylaw Amendment

The applicant proposes a zoning amendment to accommodate the development of fourplex buildings on larger lots (Appendix A-3.3). A summary of the proposed amendments is provided below:

Concept Plan Amendment and Rezoning Summary		
	<u>Existing</u>	<u>Proposed</u>
Land Use in Concept Plan	Low Density Residential	Medium Density Residential
Zoning Designation	DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone	R5 – Residential Medium Density Zone
Land Use	Vacant (Only detached dwellings with possible secondary suites could be developed on the site)	Fourplex
Number of Dwelling Units	16 lots and 16 units (with possible secondary suites)	8 lots and 32 units

The applicant intends to accommodate one fourplex building on each proposed lot. The proposed development is consistent with the purpose and intent of the R5 – Residential Medium Density Zone with respect to permitting fourplex development in suburban areas of the city with net density between 25 to 50 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.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

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 1- Long-Term Growth: Ensure that sufficient developable land is protected for future city growth.

- 2.2 Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan

Goal 2- Efficient Servicing: Maximize the efficient use of existing and new infrastructure.

- 2.4 Make use of residual capacity of infrastructure in existing urban areas.
- 2.5 Develop compact and contiguous neighbourhoods.

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

- 2.11 Require new neighbourhoods and new mixed-use neighbourhoods, as identified on 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 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 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:

Public notification signage posted on:	June 14, 2019
Will be published in the Leader Post on:	September 14, 2019 September 21, 2019
Letter sent to immediate property owners	June 10, 2019
Number of Public Comments Sheets Received	16

There were 16 public comments received on this application. A more detailed accounting of the respondent's comments and Administration's response is provided in Appendix B.

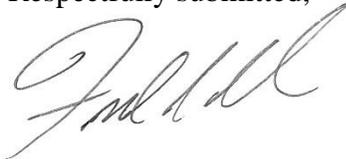
The application was circulated to the Albert Park Community Association who responded that they have no comments.

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 written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,



Fred Searle, Director
Planning & Development Services

Respectfully submitted,



Laurie Shalley, A/Executive Director
City Planning & Community Development