

September 11, 2019

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (19-Z-06) - The Towns, Phase 2, Stage 1G/A

RECOMMENDATION

1. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3, be approved as follows:

Proposed Lots 1 to 12 in Block 34 from UH- Urban Holding to R5-Medium Density Residential 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 September 30, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

CONCLUSION

The applicant, Terra Developments, on behalf of the landowners, City of Regina (City), proposes to rezone the lands within Phase 2, Stage 1G/A, Block 34 of Towns Concept Plan area. The proposed amendments would allow for the development of medium density residential on a portion of Block 34.

The proposed rezoning of the subject land is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), including Part B.16, which is the Southeast Regina Neighbourhood Plan (SENP). The proposed amendments also comply with The Towns Concept Plan and the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). Accordingly, Administration recommends approval.

BACKGROUND

The Towns Concept Plan (Appendix A-3) establishes a framework for directing land use, development and servicing for a new neighbourhood located in the Southeast Regina Neighbourhood Plan Area. The rezoning of this land complies with the Towns Concept Plan approved by City Council in April 2016 (CR16-36) and was last amended in April 2019 (CR19-33).

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

Development Act, 2007 (Act).

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.

DISCUSSION

Zoning Bylaw Amendment

The applicant, Terra Developments Inc., representing the landowners, the City of Regina, proposes to rezone the land within Phase 2 Stage 1G/A of the Towns neighbourhood. The proposed Zoning Bylaw amendment aligns with the approved Towns Concept Plan as R5 –Medium Density Residential Zone (Appendix A-3). A summary of the proposed amendments is provided below:

| Rezoning Summary | | |
|--------------------------|-----------------------------------|-----------------------------------|
| | <u>Existing</u> | <u>Proposed</u> |
| Land Use in Concept Plan | <u>Medium Density Residential</u> | <u>Medium Density Residential</u> |
| Zoning Designation | UH- Urban Holding | R5 - Residential Medium Density |
| No. of Lots | Vacant Land | 12 lots – (25-50 Units per Ha) |

The applicant intends to accommodate medium density residential 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 medium density residential development in suburban areas of the city with net density between 25 to 50 units per hectare. The properties north and east of the subject property are undeveloped, similarly properties to the west and south are intended for low and medium density residential.

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 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;

The proposal is also consistent with the policies contained in Part B.16 of the OCP, being the Southeast Regina Neighbourhood Plan (SENP), with respect to:

4.1.1 Communities & Neighbourhoods

- 4.1.1(b) The SENP community should provide the following: a broad range of housing choices, commercial uses, school facilities, open space and parks, accessible transit, and distinctive and attractive neighbourhoods.

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 26, 2019 |
| Will be published in the Leader Post on: | Sep 14, 2019 Sep 21, 2019 |
| Letter sent to immediate property owners | June 14, 2019 |
| Public Open House Held | N/A |
| Number of Public Comments Sheets Received | 0 |

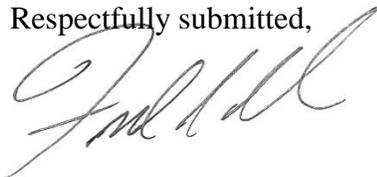
No comments were received on this application. The application was circulated to the Arcola East Community Association and East Zone Board. Following circulation, Administration attempted follow-up contact with the Community Association but did not receive a response prior to the deadline for submission 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,



Fred Searle, Director
Planning & Development Services

Respectfully submitted,



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