

December 19, 2016

To: His Worship the Mayor
And Members of City Council

Re: Discretionary Use Application (16-DU-21) Detached Dwelling Unit in R5 Zone - 4378
James Hill Road

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- NOVEMBER 30, 2016**

1. That the Discretionary Use application for a Detached Dwelling Unit located at 4378 James Hill Road, being Lot 18, Block 65, Plan No. 102153822, Harbour Landing subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.9 inclusive, prepared by Homes by Dream and dated July 7, 2016; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – NOVEMBER 30, 2016

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: Pam Dmytriw, Phil Evans, Adrienne Hagen Lyster, Simon Kostic, Ron Okumura, Daryl Posehn, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on November 30, 2016, considered the following report from the Administration:

RECOMMENDATION

1. That the Discretionary Use application for a Detached Dwelling Unit located at 4378 James Hill Road, being Lot 18, Block 65, Plan No. 102153822, Harbour Landing subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as

Appendix A-3.1 to A-3.9 inclusive, prepared by Homes by Dream and dated July 7, 2016; and

- 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 December 19, 2016 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a new Detached Dwelling Unit. The one unit dwelling will be 1201 square feet over two storeys.

The subject property is currently zoned R5 - Medium Density Residential and is located within Harbour Landing subdivision.

The proposal complies with the Harbour Landing Concept Plan which identified the subject property for Medium Density Residential development. The proposed development is also consistent with policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration is recommending approval.

BACKGROUND

An application has been received for Discretionary Use approval to accommodate a Detached Dwelling Unit located at 4378 James Hill Road. This application is being considered pursuant to the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), OCP and *The Planning and Development Act, 2007* (Act).

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on nature of the proposed development (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 subject property is a single lot at the end of a R5 - Medium Density Residential block face which is proposed to be developed with semi-detached dwellings. The subject property is an extra lot as there are an odd number of lots on this block face and the single lot cannot accommodate a semi-detached dwelling. A detached dwelling unit is a Discretionary Use in an R5 Zone. The applicant proposes to build a detached dwelling unit with a similar features as the proposed semi-detached units on the same block face. The site is proposed to provide two off-street parking spaces in the rear of the property.

The surrounding land uses are R5 - Medium Density Residential lots to the north, south and east. To the west and southeast are DCD - 12 - Suburban Narrow-Lot Residential-Zoned lots. These lots are currently in the process of being developed.

The proposed development is consistent with the purpose and intent of the R5 - Medium Density Residential with respect to providing for flexibility in building and site design in locations where medium-density residential development is desired.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional infrastructure 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.

Environmental Implications

Due to the proximity to the Regina International Airport, the Harbour Landing Concept Plan provides policy direction for airport constraints during plan implementation. The subject lands are outside of the area required for restrictions. Therefore, the Airport Noise Attenuation Overlay Zone and Obstacle Limitation Surface Overlay Zone were not applied to the subject property.

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance regulations that limit the depth of excavation (six metres) and not expose the aquifer. In addition, the proposal is required to comply with land use restrictions for those uses that may pose a risk of contaminating the aquifer. These factors are reviewed at time of a building permit application.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Citywide Plan of the OCP with respect to:

Guidelines for Complete Neighbourhoods

- 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.

Housing Supply and Affordability

- Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.

- Support residential intensification in existing and New Neighbourhoods to create complete neighbourhoods.

The proposal is consistent with the Harbour Landing Concept Plan

The approved Harbour Landing concept plan identifies the subject property for MD - Medium Density development. The subject property is identified on the attached Harbour Landing Concept Plan in Appendix A-3.5.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted:	August 3, 2016
Letter sent to immediate property owners:	August 3, 2016
Number of public comments sheets received	One in support

Administration received one public comment in support regarding the proposal. The respondent did not leave their contact information so no Appendix B is provided with this report.

The subject property is not located within the boundaries of a community association, however applications in Harbour Landing are circulated to the Albert Park Community Association for comment. 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 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 V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary