

March 27, 2017

To: His Worship the Mayor  
And Members of City Council

Re: Zoning Amendment Application (17-Z-01) Eastbrook Phase 2

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RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
– MARCH 1, 2017**

1. That the application to rezone Part of E ½, Sec 14, TWP 17, Rge 19, W2M as shown in the proposed zoning map (Appendix A-1) and described as follows be APPROVED, subject to City Council’s approval of the related amended Towns Concept Plan:
  - a. MR3 from DSC-Designated Shopping Center Zone to PS - Public Service Zone.
  - b. Block B from PS- Public Service Zone to MX-Mixed Residential Business Zone.
  - c. Block 30 from DSC-Designated Shopping Center to R5-Residential Medium Density.
  - d. Blocks 25, 26, and the portion of Block 23 fronting Buckingham Drive from R6-Residential Multiple Housing Zone to R5-Residential Medium Density Zone.
  - e. Portion of Block 23 not fronting Buckingham Drive, and Blocks 24, 27, 28 and 29 from R6-Residential Multiple Housing Zone to DCD12-Suburban Narrow Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

*REGINA PLANNING COMMISSION – MARCH 1, 2017*

Jason Carlston and Evan Hunchak, representing Dream, addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #3 does not require City Council approval.

Councillors: Mike O’Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: David Bale, Pam Dmytriw, Phil Evans, Adrienne Hagen Lyster, Simon Kostic, Andre Kroeger, Lauren Snook and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 1, 2017, considered the following report from the Administration:

### RECOMMENDATION

1. That the application to rezone Part of E ½, Sec 14, TWP 17, Rge 19, W2M as shown in the proposed zoning map (Appendix A-1) and described as follows be APPROVED, subject to City Council's approval of the related amended Towns Concept Plan:
  - a. MR3 from DSC-Designated Shopping Center Zone to PS – Public Service Zone.
  - b. Block B from PS- Public Service Zone to MX-Mixed Residential Business Zone.
  - c. Block 30 from DSC-Designated Shopping Center to R5-Residential Medium Density.
  - d. Blocks 25, 26, and the portion of Block 23 fronting Buckingham Drive from R6-Residential Multiple Housing Zone to R5-Residential Medium Density Zone.
  - e. Portion of Block 23 not fronting Buckingham Drive, and Blocks 24, 27, 28 and 29 from R6-Residential Multiple Housing Zone to DCD12-Suburban Narrow Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the March 27, 2017 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

### CONCLUSION

The applicant proposes to rezone the subject portion of land in support of the proposed amended Towns Concept Plan, which is being considered concurrently in a separate report. As with any amendment to a concept plan, impacts related to population density, land use configuration, servicing and policy are considered. This application for Zoning Bylaw amendment is necessary to ensure consistency with amended concept plan. The Administration's recommendations to rezone the subject lands are subject to City Council's approval of the related concept plan amendment.

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, the Administration recommends approval.

### BACKGROUND

An application to amend the Zoning Bylaw has been submitted concerning the Eastbrook Subdivision. The Eastbrook Subdivision is within the Towns Concept Plan, approved by City

Council on April 25, 2016 (CR16-36). Zoning amendments for Phases 1, 2, 3 and 4 of the Eastbrook neighbourhood were also approved by City Council on April 25, 2016.

The applicant has also submitted a concept plan amendment pertaining to Phase 2 of Eastbrook which is being considered concurrently with this application. The concept plan application is assessing the impacts of changes in land use at the neighbourhood plan level and the subject application for zoning amendment recommends land use zones that are consistent with recommended changes to the concept plan.

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

## DISCUSSION

### Zoning and Land Use Details

The applicant proposes to rezone a portion of the lands within the previously approved Eastbrook Phase 2 area. This zoning amendment is being reviewed concurrently with a related application to amend the Towns Concept Plan, which governs the Eastbrook Subdivision. The concept plan application is considering the related impacts of the change in designation of the land uses at a neighbourhood plan level. The subject zoning amendment application is recommending land use zones that are consistent with the broad land use classification recommended in the concurrent concept plan amendment application.

Proposed zoning is described in Table 1 as follows and shown in Appendix A-1.

| <b>Table 1 – Recommended Zoning Amendments: Eastbrook Phase 2</b>    |  |
|--|--|
| <b>Land Description</b>  | <b>Proposed Zoning</b>                 |
| Block 23 (Portion fronting Buckingham Drive), 25, 26, and 30         | R5 – Medium Density Residential Zone   |
| Block 23 (Portion not fronting Buckingham Drive), 24, 27, 28, and 29 | DCD –12 – Direct Control District      |
| Block B  | MX – Mixed Business Residential Zone   |
| Block A and C  | R6 – Residential Multiple Housing Zone |
| Block E and D  | DSC – Designated Shopping Center       |
| MR3, MU1, and MU2  | PS – Public Service Zone               |

For comparison purposes the previously approved subdivision with zoning designations is attached as Appendix A-3.4. For reference, the existing concept plan of the Towns and proposed changes is presented in the report as Appendix A-3.1 and 3.2 respectively. All of the proposed zones are consistent with the land use designations in the proposed concept plan. Further changes within Phase 4 are to be dealt through a separate amendment at a later date.

As indicated, analysis of the overall change to the neighbourhood was conducted in the review of the concept plan. As with any change to a concept plan, impacts related to population density, land use configuration, servicing and policy were considered. The Zoning Bylaw amendment is necessary to ensure consistency with amended concept plan. The Administration's recommendations to rezone the subject lands are subject to City Council's approval of the related concept plan amendment.

Surrounding land uses currently include vacant lands in all directions. Lands to the north of Arens Road are slated for longer term residential development whereas lands in other directions are slated for immediate development as per the Towns concept plan.

## 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: Policy Plan of the OCP with respect to:

#### Section D6: Housing

Goal 3 – Diversity of Housing Forms: Increase the diversity and innovation of housing forms and types to support the creating of complete neighbourhoods across Regina.

8.11 – Encourage developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all 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     | January 31, 2017                 |
| Will be published in the Leader Post on   | March 11, 2017<br>March 18, 2017 |
| Letter sent to immediate property owners  | N/A                              |
| Public Open House Held                    | N/A                              |
| Number of Public Comments Sheets Received | N/A                              |

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

REGINA PLANNING COMMISSION



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Elaine Gohlke, Secretary