

January 29, 2018

To: His Worship the Mayor
And Members of City Council

Re: Zoning Bylaw Amendment and Discretionary Use Application Re-Approval (17-Z-21/
17-DU-19) Proposed Townhouse - 1175 Pasqua Street

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– JANUARY 10, 2018**

1. That the application to rezone Lot 12, Block B, Plan No. 101201555 Ext 4, Old 33 located at 1175 Pasqua Street from I-Institutional to R4A-Residential Infill Housing be approved.
2. That the discretionary use application for a proposed Townhouse located at 1175 Pasqua Street, being Lot 7, Block B, Plan FD5230 Ext 0, and Lot 12, Block B, Plan No. 101201555 Ext 4, Old 33 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-3.5 inclusive, prepared by Carcoana and dated July 19, 2017.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – JANUARY 10, 2018

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), Bob Hawkins and Barbara Young; Commissioners: David Bale, Frank Bojkovsky, Patrick Dennie, Simon Kostic, Andre Kroeger, Adrienne Hagen Lyster, Robert Porter and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on January 10, 2018, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone Lot 12, Block B, Plan No. 101201555 Ext 4, Old 33 located at 1175 Pasqua Street from I-Institutional to R4A-Residential Infill Housing be approved.

2. That the discretionary use application for a proposed Townhouse located at 1175 Pasqua Street, being Lot 7, Block B, Plan FD5230 Ext 0, and Lot 12, Block B, Plan No. 101201555 Ext 4, Old 33 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-3.5 inclusive, prepared by Carcoana and dated July 19, 2017.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the January 29, 2018 meeting of City Council for approval.

CONCLUSION

The applicant is requesting re-approval of a discretionary use where the Development Permit has expired. The proposal is the same as previously proposed; therefore, no further technical analysis was required. The development is fully compliant with the standards in the R4A - Residential Infill Housing Zone under the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw).

Though the review of this application it was realized that part of the subject property was omitted from the original Zoning Bylaw amendment. Rezoning of part of the subject property to R4A-Residential Infill Housing is necessary before the Discretionary Use can be re-approved.

The proposal complies with the development standards and regulations contained in the 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

City Council approved the proposal on September 9, 2013. The original report (CR11-131) is attached as Appendix B for reference. The associated Development Permit expired on September 9, 2015. A building permit for the foundation was issued pursuant to the original discretionary use approval on October 9, 2014. A building permit for the remainder of the building was reviewed, but was never issued and eventually cancelled. The lot has since been sold to a new builder who wishes to continue the project as originally planned.

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

DISCUSSION

The applicant is seeking re-approval of a discretionary use approved by City Council in September 2013 (CR11-131). The issuance of a Development Permit requires development to commence on-site within two years. Since development of the site ceased and building permits

were not renewed, the Development Permit expired. Accordingly, the applicant requires re-approval by City Council before development may commence.

The proposed building is identical to the original approval, with the exception that 19 dwelling units are now being proposed, whereas 20 were originally approved. The proposal did not require further technical review. The original report, which includes the Administration's technical analysis, is attached in Appendix B for reference.

Upon review of the applicant's proposal, it was noticed that the original rezoning (Bylaw 2013-55) did not adequately reference Lot 12, which is part of the development site. The rezoning ensures accurate reference of Lot 12.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The original proposal was reviewed pursuant to the former *Official Community Plan, Development Plan Bylaw No. 7877*. The proposal is also consistent with the policies contained within Part A of the OCP with respect to:

Section C – Growth Plan

Goal 3 – Intensification

Enhance the city's urban form through intensification and redevelopment of existing built-up areas.

- 2.7 Direct future higher density intensification to the city centre, existing urban centres and corridors and adjacent intensification areas where an adequate level of service and appropriate intensity and land use can be provided.
- 2.8 Require intensification in built or approved neighbourhoods to be compatible with the existing built form and servicing capacity.

Section D6 – Housing

Goal 3 – Diversity of Housing Forms

Increase the diversity and innovation of housing forms and types to support the creation 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.

The proposal would provide for intensification and a different housing form within an existing neighbourhood and is compatible to the existing surrounding area.

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:	November 21, 2017
Will be published in <i>The Leader-Post</i> on	January 13 and 20, 2018
Letter sent to immediate property owners	November 17, 2017
Number of Public Comments Sheets Received	0

The application was circulated to the North Central Community Association for review and comment. No comments were received before this report was finalized.

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



Elaine Gohlke, Secretary