

April 4, 2018

To: Members
Regina Planning Commission

Re: Discretionary Use Application (18-DU-01) Planned Group of Dwellings (Townhouses) –
Westerra Subdivision 1701 Barley Street

RECOMMENDATION

1. That the discretionary use application for a proposed Planned Group of Dwellings - Townhouses located at Parcel F, Plan No. 102224393, in the Westerra subdivision as shown in Appendix A-1 be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 to A-3.9 inclusive, prepared by North Prairie Developments Ltd. and dated January 3, 2018.
 - 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 April 30, 2018 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a Planned Group of Dwellings consisting of 15 townhouse buildings with a total of 97 dwelling units. The subject property is currently zoned R6 - Residential Multiple Housing Zone located within the Westerra subdivision.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250 (Zoning Bylaw)* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP)*. Accordingly, the Administration recommends approval.

BACKGROUND

An application has been received for discretionary use approval to accommodate a Planned Group of Dwellings located at 1701 Barley Street. The proposal complies with the Westerra Concept Plan, included for reference as Appendix A-3.10, which identifies the subject property for high density residential development.

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

Pursuant to Subsection 56(3) of the Act, City Council may establish conditions for discretionary uses based on the 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 applicant proposes to develop a Planned Group of Dwellings with 97 dwelling units in 15 separate buildings on the subject property. The subject property is currently vacant and located within the R6 - Residential Multiple Housing Zone. Four of the buildings will contain 12 dwelling units, six of the buildings will contain four dwelling units and five of the buildings will contain five dwelling units. The site configuration and building locations are identified in Appendix A-3.1.

The land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	R6 - Residential Multiple Housing Zone	R6 - Residential Multiple Housing Zone
Land Use	Vacant	Planned Group of Dwellings - Townhouses
Number of Dwelling Units	Vacant	97
Building Area	Vacant	12,561.12 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	97 stalls (1 stall per unit)	153 stalls
Minimum Lot Area (m ²)	120 m ²	19,522.03 m ²
Minimum Lot Frontage (m)	4 m	167.5 m
Maximum Building Height (m)	20 m	7.55/9.922 m
Maximum Floor Area Ratio	0.85	0.61
Maximum Coverage (%)	50%	26.37%

As identified in the table above, the proposed development contains 153 parking stalls, which represents two parking stalls per unit for the exterior units and one parking stall per unit for the interior units, as well as six visitor parking stalls. The proposed number of parking stalls exceeds the required parking stalls established in the Zoning Bylaw.

The proposal requires screening and buffering, as well as street trees along the north and west property lines. These landscaping elements are identified conceptually on the landscape plan in Appendix A-3.1a. Interior landscaping and amenity space (five per cent) will also be included on the site as per Zoning Bylaw requirements and will be further refined during the building permit review.

The surrounding land uses are vacant land zoned UH - Urban Holding to the east and south, low density residential to the north and medium density residential to the west.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

The Westerra Neighbourhood Plan provides policy direction for lands affected by airport constraints. The subject property is within the Airport Noise Attenuation Overlay Zone (25 NEF - Noise Exposure Forecast) and within the Obstacle Limitation Surface Overlay Zone (Clear Zone). The proposed buildings on the subject property will be further reviewed during the building permit review to ensure all measures are met (such as soundproofing and height restrictions).

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. There are further land use restrictions for those uses that may pose a risk to the aquifer.

Policy/Strategic Implications

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

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 special needs.

Section D6: Housing

Goal 1 – Housing Supply and Affordability: Increase the housing supply and improve housing affordability.

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

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

The proposal will contribute positively to the objective of making Westerra a complete community by providing a diversity of housing choice in close proximity to community services and amenities.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides two parking stall for persons with disabilities, which meets the minimum requirement.

COMMUNICATIONS

Communications with the public is summarized as follows:

Public notification signage posted on	February 2, 2018
Letter sent to immediate property owners	January 30, 2018
Public Open House held	N/A
Number of public comments sheets received	0

The application was circulated to the Dieppe Place Community Association. The Administration attempted follow up contact with the community association but was not able to obtain comments 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,

A handwritten signature in black ink, appearing to read "Louise Folk".

Louise Folk, Director
Development Services

Prepared by: Christian Tinney

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk".

Diana Hawryluk, Executive Director
City Planning & Development