



Discretionary Use Application - 2820 Narcisse Drive - PL202200027

Date	June 7, 2022
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC22-18

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the Discretionary Use application for the proposed development of 106 units as seven "Building, Stacked" and nine "Building, Row" located at 2820 Narcisse Drive, being Parcel S, Plan 102136845 in the Hawkstone Subdivision, subject to compliance with the following development standards and conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.3, prepared by Robinson Residential Design Inc., dated March 9, and April 19, 2022.
 - b) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
2. Authorize the Development Officer to issue a notice of approval with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on June 15, 2022.

ISSUE

The applicant, Avana Developments Inc., originally submitted a proposal to develop a Planned Group (multiple buildings on one site) with 148 units on the subject property at 2820 Narcisse Drive

in the Hawkstone Neighbourhood (Appendix A-1 and A-2). However, after discussions, consultation and review, the number of units has been reduced and the proposal is now for 106 units. The site is zoned RL – Residential Low-Rise Zone where where a Planned Group is a discretionary use.

All properties in the City of Regina are zoned under *The Regina Zoning Bylaw, 2019* (Zoning Bylaw). In each zone, a land use can be permitted, prohibited, or discretionary. Discretionary use applications require a public and technical review. Due to the number of public comments, the Development Officer has determined this application should be considered by Regina Planning Commission and City Council.

This application is being considered under *The Planning and Development Act, 2007* (The Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), and the Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The 106-unit revised proposal has been assessed and is deemed to comply with all applicable policies, regulations and standards.

IMPACTS

Accessibility Impacts

The proposals meet the requirements for accessible parking stalls. The Zoning Bylaw requires two accessible stalls and three are provided.

Policy/Strategic Impacts

The original proposal of 148-units exceeds the density threshold outlined in the Hawkstone Concept Plan (Appendix A-4) for medium-density development. However, both proposals (148 and 106 units) support policies and priorities for diversity of housing options and are consistent with the neighbourhood character, defined by a mix of low, medium, and high-density residential buildings. The applicant has also indicated that the proposal for 106 units would result in less options for housing affordability as the units that were removed from the proposal would have been intended to accommodate this segment of the market.

OTHER OPTIONS

Alternative options to Administration's recommendation (106-unit development) are:

1. Approve the application as initially proposed by the applicant (148-units). This will require an amendment to the Hawkstone Concept Plan to change the land use designation of the site from medium density to high density. This would require further public advertising and could be reviewed by City Council at the June 29, 2022 meeting.
2. Refer the application back to Administration. City Council may instruct Administration to address specific concerns or make additional recommendations. Council may direct the report to be reconsidered by the Regina Planning Commission or returned directly to Council after further

review. Referring the report back to Administration will delay approval until requested information or changes are presented.

3. Deny the application. The development will not proceed. Council must consider an alternate motion to reject the application. The motion must include reasons for denial based on the evaluation criteria.

COMMUNICATIONS

The applicant and interested parties will receive a copy of the report. They will be informed of their right to appear before Council at the meeting considering this application. Public notice of City Council's consideration of this application will also be given per *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of City Council's decision.

DISCUSSION

Proposal

The applicant originally submitted a proposal to develop 148 residential units, including 16 "Building, Stacked" townhouses (original proposal) on the subject lands. The site plan for the 148-unit proposal is available in Appendix A-3.2. Through the review, Administration identified that the number of units exceeds the allowable density in the Hawkstone Concept Plan. The applicant resubmitted a proposal with 106 residential units which does comply with the Hawkstone Concept plan. The revised proposal is the same site plan but has removed 42 basement units. The revised proposal is available in Appendix A-3.3, which highlights buildings where basement units have been removed, and is the proposal that is being recommended by Administration.

The property is zoned RL – Residential Low-Rise, where a Planned Group is a discretionary use. In both proposals, each building is designed as a two-story structure, being 8.0 metres tall. The elevation plans for the proposed buildings are found in Appendix A-3.1. Minor revisions to the elevation and floor plans may be required for buildings where the basement suites have been removed but these minor changes would be approved Administratively.

The surrounding existing land uses include high-density residential to the west, medium and high density residential to the south, low-density residential to the southwest, and the Albert Street / Highway 11 right-of-way to the east. Additionally, there are future land uses of low-density residential to the northwest and medium-density residential to the north identified in the Hawkstone Concept Plan, but are not currently zoned for development.

Discretionary Use Analysis

In accordance with the Zoning Bylaw Regulation 1D.1.2 (2) (a) (ii) and (iii), rather than exercising delegated authority, the Development Officer determined that the subject application should be considered by City Council due to the potential for community impact(s) beyond its immediate boundaries and the considerable amount of public feedback opposed to the proposed development.

Under section 56 of The Act, any discretionary use decision must be consistent with the Zoning Bylaw. Section 1E.3.5 of the Zoning Bylaw specifies criteria for the evaluation of discretionary uses. Generally, Council's discretion shall be based on:

- Consistency of the proposed use with the OCP
- Consistency of the proposed use with other policy documents with emphasis on land use and intensity, and impact on public facilities and infrastructure and services
- Consistency of the proposed use with the Zoning Bylaw
- Potential adverse impacts or nuisances affecting nearby land, development, land use, property, neighbourhood character, the environment, traffic, public right-of-way, and other matters of health and safety

Furthermore, all discretionary use applications must consider any criteria particular to the discretionary land use (or building type) as specified in the Zoning Bylaw and be consistent with the Statements of Provincial Interest Regulations. Council may prescribe specific development standards or conditions of approval only if they are necessary to secure the objectives of the Zoning Bylaw with respect to the size, shape, and arrangement of buildings or site; accessibility and traffic patterns of people or vehicles; mitigation of noxious or offensive emissions (i.e., noise, dust, glare, odour); and treatments to landscape, parking, open spaces, lighting, signs, excluding material or architectural detail.

The original and revised proposals were evaluated using the additional criteria for discretionary uses in the Zoning Bylaw section 1E.3 in the sections below.

148-unit Proposal

The original application is not consistent with all criteria concerning land use and policy regulations as the density exceeds the maximum threshold allowable within the medium density designation of the Concept Plan (between 25 and 50 units per hectare). The density in the original proposal is 70 units/ha, which is the equivalent of 42 units more than the requirement.

106-unit Proposal

The revised application is consistent with all criteria. The key factors of the criteria considered by the Administration are:

- The proposed land use in the revised proposal is consistent with the Hawkstone Concept Plan. The concept plan identifies the site for medium-density residential (Appendix A-4). The density of the proposed development is 50 units per hectare.
- Site design and building orientation are compatible with surrounding land uses. The buildings are two storeys in height, which is comparable to nearby medium-density properties on Narcisse

Drive. Surrounding planned development is low density to the southwest, medium density to the north, and high density to the southeast and west. An additional 67 parking stalls are provided, easing potential parking congestion.

- There are no public health and safety, or public nuisance concerns with this application.

The land-use and zoning details of this proposal are summarized in the following tables:

Land Use Details	Existing	Original Proposal (148 units)	Revised Proposal (106 Units)
Zoning	RL – Residential Low-Rise	No change	No change
Land Use	Vacant Lot	Planned Group – “Building, Stacked”	Planned Group – “Building, Row” & “Building, Stacked”
Number of Dwellings	Vacant Lot	148	106
Zoning Analysis	Required	Original Proposal (148 units)	Revised Proposal (106 Units)
Min. Lot Area (sqm)	6,400 sqm	18,852 sqm	18,852 sqm
Min. Lot Frontage (m)	102.2 m	102.4 m	102.4 m
Min. Front Setback (m)	4.5 m	7.2 m	7.2 m
Min. Rear Setback (m)	5.0 m	5.0 m	5.0 m
Max. Lot Coverage (%)	50%	23.65 %	23.65 %
Max. FAR	3.0	0.47	0.47
Max. Height (m)	11.0 m	8.0 m	8.0 m
Parking Stalls	148 or 106 (3 or 2 accessible)	173 (3 accessible)	173 (3 accessible)
Total Landscape Area (%)	15%	33.8 %	33.8 %

Parking and landscaping as proposed conform with the Zoning Bylaw.

Community Engagement

As per *The Public Notice Bylaw, 2020*, public notice signage was posted on the site. Property owners within 75 metres of the site received written notice of the application. The Argyle Park Community Association was contacted but did not respond. There was a significant response from the public notice. The comments by the public were in response to the Applicant’s original proposal for 148 units. The revised proposal responded to the density concerns, and since the physical aspects of the development were not changing, the revisions were not recirculated. Comments from neighbouring properties are included in Appendix B.

DECISION HISTORY

On October 9, 2012, City Council approved the rezoning of the subject land from UH – Urban Holding Zone to R5 – Residential Medium Density Zone (CR12-147).


Respectfully Submitted,

Respectfully Submitted,



Autumn Lawson, Director, Planning & Development Services

5/16/2022



Deborah Bryden, Acting Executive Director

5/25/2022

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3.1 - Building Stacked Plans
Appendix A-3.2 - Site Plan 148
Appendix A-3.3 - Site Plan 106
Appendix A-4 - Hawkstone Concept Plan
PL202200027 Appendix B