

August 26, 2013

To: His Worship the Mayor  
and Members of City Council

Re: Application for Zoning Bylaw Amendment (13-Z-12) - Parcel D, Beacon Drive, Harbour  
Landing Phase 6-2A

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**RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 17, 2013**

1. That the application to rezone proposed lots Parcel D , SW ¼, Sec. 2, Twp. 17, Rge. 20, W2M within the Harbour Landing Phase 6-2A from UH - Urban Holding to R5- Residential Medium Density, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

*REGINA PLANNING COMMISSION – JULY 17, 2013*

The following addressed the Commission:

- Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office; and
- Rylan Graham, representing Stantec Consulting, was present to answer questions.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O’Donnell; Commissioners: David Edwards, Phil Evans, Dallard Legault, Daryl Posehn, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on July 17, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone proposed lots Parcel D , SW ¼, Sec. 2, Twp. 17, Rge. 20, W2M within the Harbour Landing Phase 6-2A from UH - Urban Holding to R5- Residential Medium Density, be APPROVED.
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 August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

## CONCLUSION

The applicant proposes to rezone Parcel D to R5 zoning:

- The subject property is located within Harbour Landing, Phase 6-2A.
- The proposal is consistent with the Harbour Landing Concept Plan which identifies the subject lands for medium density residential.
- The subject property is currently zoned UH- Urban Holding.
- The proposed use will be a mix of low and medium residential uses.

## BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property within Harbour Landing Phase 6-2A.

The proposed Phase 6-2A of the Harbour Landing Concept Plan was approved by City Council on September 17, 2012.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

## DISCUSSION

### Zoning and Land Use Details

Parcel D on Beacon Drive is proposed to be rezoned to R5- Residential Medium Density to accommodate future medium density residential development..

<b>Land Use Details</b>		
	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Zoning	UH- Urban Holding	R5-Residential Medium Density
Land Use	Vacant	Medium density residential
Number of Dwelling Units	n/a	Will be determined in a future development application for this site.
Building Area	n/a	n/a

Surrounding land uses include undeveloped lands designated for future residential development. Directly to the south is Highway No. 1, the Trans-Canada Highway and ROW.

A noise attenuation and traffic modeling study was submitted to Dundee Development Corporation by Stantec Consulting LTD dated February 24, 2005. The study addressed in particular truck traffic in certain locations in Harbour Landing, including the site of parcel D adjacent to Highway No. 1 west of Lewvan Drive, along the southern fringe of Harbour Landing. Traffic modeling considered the impact on noise attenuation with several proposed heights of berms and sound barriers.

## 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.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

The Transit Department has raised a concern that the development is likely to generate demand for service in the area although it does not have the resources to allow for the extension of services at this time. The timing of the extension of transit service would be contingent upon available budget, demand for service, rate of land development in the area, and the ability to link the service to that which is provided in adjacent areas.

### 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 *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- Section 4.3 a) – That the potential extent of urban development be defined by the potential growth areas on Map. 2.3 and 4.1.
- Section 7.1 Housing objectives
  - Section a) – To accommodate the demand for a variety of housing types throughout the city.
  - Section h) – To ensure that residential development and redevelopment is compatible with adjacent residential and non residential development.

This proposal will increase the amount of housing diversity choices and be compatible with the Harbour Landing Concept Plan for Phase 6-1.

The proposal is also consistent with the policies contained in Part B of the OCP with respect to:

- Section 5.3(c) Residential Density and Types– Residential Development within medium density areas shall be between 25 and 50 dwelling units per hectare. The development should maintain frontage on the abutting collector or arterial roadway to avoid the need for double frontage and walled streetscapes, and may consist of planned groups of dwelling units and ground oriented multi family buildings with driveway crossings spaced appropriately for the type of road which access is derived.

This policy will allow for medium density development within the prescribed plot of land as designated on the Harbour Landing Proposed Concept Plan designated as Medium Residential.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not signposted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Will be published in the Leader Post on:	August 2, 2013 August 9, 2013
Letter sent to immediate property owners	n/a
Public Open House Held	n/a
Number of Public Comments Sheets Received	n/a

The applicant and other interested parties will receive 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*

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Elaine Gohlke, Secretary