

August 26, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (13-DU-12) Proposed Planned Group of Townhouse
Dwellings - 5301 Beacon Drive

RECOMMENDATION OF THE REGINA PLANNING COMMISSION - JULY 17, 2013

That the discretionary use application for a proposed planned group of dwellings located in the R5 zone located at 5301 Beacon Way, 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-3.3 inclusive, prepared by Robinson Residential dated April 1, 2013; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
- c) 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

Blaine Yatabe, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 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 discretionary use application for a proposed planned group of dwellings located in the R5 zone located at 5301 Beacon Way, 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-3.3 inclusive, prepared by Robinson Residential dated April 1, 2013; and

- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
- c) 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

2. That this report be forwarded to the August 26, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- 12 building Planned Group of 51 Townhouse Dwelling Units for Condominium ownership.
- 76 parking stalls provided on site. Two of these stalls will be barrier free.
- The subject property is zoned R5 (Medium Density Residential Zone).
- The subject property is located within the Harbour Landing, Phase 6-1.

Compliant with the Zoning Bylaw, the Official Community Plan (OCP) and the Harbour Landing Concept Plan.

BACKGROUND

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

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed (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

Land Use Details		
	<u>Existing</u>	<u>Proposed</u>
Zoning	R5	
Land Use	Vacant land	Townhouse buildings/ planned group of dwellings
Number of Dwelling Units	n/a	51
Building Area	n/a	4054.46 m ²

Zoning Analysis		
	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	51 stalls (One space per dwelling unit)	76 stalls
Minimum Lot Area (m ²)	6,120 m ²	12,729 m ²
Minimum Lot Frontage (m)	4 m	6.09 m
Maximum Building Height (m)	11 m	8.01 m
Gross Floor Area	n/a	4023.06 m ²
Maximum Floor Area Ratio	0.85	0.31
Maximum Coverage (%)	50%	31.6%

Surrounding land uses include future single family dwellings to the east, the Trans Canada Highway to the south, proposed residential development to the west and future park and recreation space to the north.

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.

Environmental Implications

A noise attenuation study had been prepared and submitted to Dundee Development Corporation for this area of the Trans Canada Highway dated February 24, 2005. The study addressed truck traffic noise in certain locations in Harbour Landing, including the site of parcel D adjacent to Highway One west of Lewvan Drive along the southern edge of Harbour Landing. Traffic modeling considered the impact on noise attenuation of several heights of berms and sound barriers. Noise attenuation issues are addressed in the servicing agreement.

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:

- 3.3 c) – To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 7.1 d) – To promote the development of sustainable suburban neighbourhoods.
- 7.1 g) – To encourage higher density housing and mixed use development along or adjacent to major arterial streets.
- 7.11 a) – That the City should encourage developers of new residential subdivisions to locate higher density development in a manner which will reduce high servicing costs, preserve prime agricultural land and support both transit and neighbourhood school populations.
- 7.14 c) – That the City shall ensure that higher density residential development is compatible with adjacent land uses and will not be affected by noise from industrial uses or major truck transportation routes.

The proposed development responds to the current market demand for higher density residential development and contributes to the diversity and mix of housing options in this community. The proposed development will contribute positively in supporting other community amenities and services in the area.

The proposal is also consistent with the policies contained in Part B (Southwest Sector Plan), of the OCP with respect to:

- Objective 3.4) – Facilitate Housing Choice
 - A) To facilitate the development and integration of a range of housing types and prices
- Policy 5.2 c) – 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 group of dwelling units and ground oriented multi family buildings with driveway crossings spaced appropriately for the type of road from which access is derived.

The density of this development is 40.06 units per ha, which is consistent with the Harbour Landing Concept Plan which designates this location for Medium Density Residential.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides two parking stall for persons with disabilities which meets the minimum requirements for accessible parking stalls.

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.
Letter sent to immediate property owners	See above.
Number of Public Comments Sheets Received	n/a

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

Elaine Gohlke, Secretary