

October 15, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (13-DU-20) Proposed - Planned Townhouse Dwelling
Units, 3800 Arcola Avenue

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- OCTOBER 2, 2013**

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3800 Arcola Avenue, being Block 3, Plan No. 102102983 located in the Creeks 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-3.4 inclusive, prepared by North Ridge Development Corporation and dated June 6, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

REGINA PLANNING COMMISSION – OCTOBER 2, 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;
- Pat May, representing North Ridge Developments.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Councillors: Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Dallard LeGault, Ron Okumura, Daryl Posehn, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on October 2, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed Planned Group of Dwellings located at 3800 Arcola Avenue, being Block 3, Plan No. 102102983 located in the Creeks 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-3.4 inclusive, prepared by North Ridge Development Corporation and dated June 6, 2013; and
- 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 October 15, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- A Planned Group of 61 two storey townhouses
- 106 parking stalls are provided
- The subject property is currently zoned R5- Residential Medium Density.
- The proposal is consistent with the Creeks Concept Plan
- Compliant with standards and regulations contained in *Regina Zoning Bylaw No. 9250* and the policies contained in the Official Community 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 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

Land Use Details		
	Existing	Proposed
Zoning	R5	R5
Land Use	Vacant	Planned Group of Townhouse Dwellings
Number of Dwelling Units	None	61

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	61 stalls	106 stalls
Minimum Lot Area (m ²)	7320 m ²	19,427 m ²
Maximum Building Height (m)	11 m	9 m
Maximum Floor Area Ratio	.85	.41
Maximum Coverage (%)	50%	29%

Surrounding land uses include low density residential development to the south of Sandhill Crescent, medium residential development to the south east, and utility public service uses to the west of the property.

The proposed development is consistent with the purpose and intent of the R5 Zone with respect to:

- Providing flexibility in building design where medium residential development is considered.
- Meets requirements for medium density development for units per hectare.
- Provides minimum allotted space for communal area.

This proposal is consistent with the Creeks Concept Plan which identifies this location for medium density development ranging between 25-50 units per hectare. The proposed development has a density of 32 units per hectare.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

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 indicated that the development is likely to generate demand for transit service in the area although resources and budget have not been allocated to allow for extension of transit services to this area at this time. Extension of transit service is dependent upon population growth of the area, further development of the internal collector road network, and ultimately the provision of resources through the annual budget process.

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 7.1(c)– Housing Objectives-
 - A) To accommodate the demand for a variety of housing types throughout the city
 - H) To ensure that residential development is compatible with adjacent residential and non-residential development in the City.
- Section 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.

These policies will encourage more housing types for homebuyers wanting expanded choices. The proposal requires screening and buffering along the northeast property line, which is adjacent to Arcola Avenue. The vegetative buffering will take the form of a minimum of one row of deciduous and coniferous plantings. Sound attenuation was addressed at the time of concept plan approval and is achieved through a mix of fencing, berms, and landscaping as noted above.

The proposal is also consistent with the policies contained in Part D Southeast Sector Plan, of the OCP with respect to:

- Section 3.4 Facilitate Housing Choice
 - (a)- To facilitate the development and integration of a range of housing types;
 - (c)- To locate higher density and mixed land uses along major roads;
 - To ensure compatibility between residential development and adjacent land uses
- This will be part of phase G of the Southeast Sector Development Strategy in the 235,000 + growth stage.

These policies will allow for a choice of housing type for prospective homebuyers. This proposed development is within the growth parameters of Community “G” in the Southeast Sector Plan for population and growth stages.

Other Implications

None with respect to this report.

Accessibility Implications

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

COMMUNICATIONS

Public notification signage posted on:	August 20, 2013
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The Administration was contacted department one resident of Wascana View who requested information on the proposal.

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