

March 24, 2014

To: His Worship the Mayor
and Members of City Council

Re: Application for Concept Plan Amendment (13-CP-08)
Portion of Hawkstone Concept Plan

RECOMMENDATION OF REGINA PLANNING COMMISSION – FEBRUARY 12, 2014

1. That the application to amend the Hawkstone Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
2. That the extension of Argyle Street, from the limits of Argyle Park Subdivision to Rochdale Boulevard, be included in the first phase of subdivision.

REGINA PLANNING COMMISSION – FEBRUARY 12, 2014

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is in the City Clerk's Office; and
- Wayne Freeman, representing Hawkstone South.

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

The Regina Planning Commission, at its meeting held on February 12, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend the Hawkstone Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
2. That the extension of Argyle Street, from the limits of Argyle Park Subdivision to Rochdale Boulevard, be included in the first phase of subdivision.
3. That this report be forwarded to the March 24, 2014 City Council meeting to allow sufficient time for advertising of the required public notice for the proposed concept plan amendments.

CONCLUSION

The applicant proposes to amend a portion of the Hawkstone Concept Plan to accommodate a minor increase in the amount of commercial development, add a mixed use development, and an institutional use. The proposed change would decrease the projected residential population by about 400 people. There were no issues identified by residents of surrounding property owners in the review process.

The recommended amendments to the concept plan will also result in an improved road network which is focused on a grid that provides many access options for pedestrians and vehicular traffic.

The proposed concept plan amendment is consistent with policies contained within the Official Community Plan (OCP) and is compatible with existing development and uses contained in the Hawkstone Concept Plan area.

BACKGROUND

An application has been received to amend the Hawkstone Concept Plan to accommodate the next phase of development in the concept plan area. The Hawkstone Concept Plan was originally approved by City Council on November 8, 2010, and most recently amended on October 9, 2012. The proposed amendments are being considered pursuant to *Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan, or OCP) and *The Planning and Development Act, 2007*.

DISCUSSION

The applicant proposes to amend a 31 hectare portion of the Hawkstone Concept Plan.

The following table compares the current concept plan use areas with the changes in use resulting from the proposed amendments.

Concept Plan Summary			
Land Use	Current Concept Plan	Proposed Concept Plan	Amount Difference
Open Space	1.6 ha	1.2 ha	-0.4 ha
Pipeline Corridor	4.1 ha	4.1 ha	n/c
Commercial	14.2 ha	15.5 ha	+1.3 ha
Mixed Use (com + high density)	0 ha	2.6 ha	+2.6 ha
Residential (High Density)	6.8 ha	1.1 ha	-5.7 ha
Institutional	0	1.0 ha	+1.0 ha
Population	1000	601	-399
School population	230	138	-92

The concept plan amendments are summarized as follows:

- The amount of commercial development would increase. The applicant has expressed an interest in developing large format commercial, flex commercial (i.e. commercial space that can accommodate office, retail, and warehousing type business depending on the

market demand), a hotel, an expansion of automobile sales, and purpose built office building(s);

- The proposed institutional land use is intended to accommodate a medical-related land use;
- The mixed-use area (high density and commercial) would consist of street-oriented high density residential and small-scale commercial along Argyle Street; and
- The augmented street network would add character to the development and a more grid like and smaller scale block pattern. This will facilitate enhanced pedestrian movement and more access options for vehicular traffic.

Specific detailed plans for these land use areas will be the subject of future development application that will be considered on an individual basis.

Transit Implications

Transit service is not currently provided to this portion of the concept plan area. However, the future transit route is identified on the concept plan to designate the appropriate route for transit service when it is provided to this portion of Hawkstone. Transit service is planned to be focused on Rochdale Boulevard when extended to this area.

Connection to Surrounding Neighbourhoods

The portions of Hawkstone to the direct east are owned by a separate land owner and have been rezoned, subdivided and are currently under development. The intended street or open space connections within the subject property would remain, although altered slightly. The lands to the north are all owned by the City, which is preparing to amend the plan for its lands. The revised plan will address the realignment of Argyle Street and the amended land use plan for those lands directly abutting subject property to the south.

The proposed road network includes smaller block configurations which promote more connection and access options into this portion of the concept plan from the lands to the north and east.

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.

Environmental Implications

The subject property is located within the Moderate Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards.

Policy/Strategic Implications

The proposal is consistent with the policies contained in Part C – Northwest Sector Plan, of the *Official Community Plan* (OCP) with respect to:

- Section 3.2 Residential Densities
 - Providing a mix of housing types and densities to suite different lifestyles and income levels and reduce urban sprawl.
 - Establishing a residential density pattern in new neighbourhoods that is highest near the arterial and collector roadways at the neighbourhood periphery, near transit routes, and near commercial centres.
- Section 4.0 – Commercial Development
 - Maintaining the Mainstreet corridor (Rochdale Boulevard) as a key commercial corridor.
 - Supporting the development of a large format centre, and improving the commercial service in the northwest sector without negatively impacting downtown retail.
 - Providing opportunity for local commercial services for residents in new neighbourhoods.

The Northwest Sector Plan identifies the future population to be 3,100 people for the Hawkstone Neighbourhood unit. Despite decreasing the amount of residential lands, Hawkstone will still surpass initial population estimates with an increase to residential densities overall from what was initially projected for population in 2010. The current project population for Hawkstone is 4535.

The amended plan would also provide greater opportunity for local commercial development and services, diversity in housing choice, options to suit different lifestyles and needs, and add to the character of the Hawkstone community. Mixed use communities are a defining feature of the new Official Community Plan.

Other Implications

Design Regina, the City's new OCP was approved by City Council on December 16, 2013. However, as of the finalization of this report, *Design Regina* was not formally approved as a statutory document. Regardless, the proposed amendments were evaluated in accordance with the plan as follows:

The proposed plan does not conflict with the eight community priorities and directly relates to two of the priorities:

- 1) Develop complete neighbourhoods and
- 2) Support the availability of diverse housing options.

It achieves this by expanding the potential for local commercial services and amenities to develop and adding a different housing type to the neighbourhood.

The proposed plan also conforms to the Growth Plan, which conceptually identifies Argyle Street and Rochdale Boulevard as an urban corridor and express transit, with surrounding areas

for development intensification. Overall, the plan contributes positively to the goals and objectives of the new OCP to develop complete neighbourhoods.

Design Regina encourages and requires new neighbourhoods to include opportunities for daily lifestyle needs, shopping, recreation, specialty open space, a centrally located neighbourhood hub, safe and accessible streets and paths, distinctive character and sense of place among other features of a complete neighbourhood.

Design Regina further supports the development of urban centres and corridors as locations for pedestrian and transit-oriented mixed-use and as hubs for community interaction and identity.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A communications strategy has been developed to address the community issues.

Public notification signage posted on:	N/A
Will be published in the Leader Post on:	March 8 and March 15 2014
Letter sent to immediate property owners	November 29, 2013
Public Open House Held	N/A
Number of Public Comments Sheets Received	0

DELEGATED AUTHORITY

City Council's approval of concept plan amendments is required pursuant to Part IV of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary