

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (12-Z-11)
10 Detached Residential Lots – Parliament Avenue and Queen Street Extensions

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* be APPROVED as follows:
 - a) That Proposed Lots 19-24, in Block 24; and Lots 22-24, in Block T as shown in Appendix A-1 be rezoned from PS-Public Service to R1-Residential Detached.
2. That this report be forwarded to the September 17, 2012 meeting of City Council to allow time for public advertising.

CONCLUSION

The City's Real Estate Branch proposes to rezone lands adjacent to the Parliament Avenue and Queen Street extensions for single detached residential development. The proposal is consistent with the Zoning Bylaw and the Lakeview/Albert Park Secondary Plan, which designates these lands for development of single-detached residential and is supported by general policies in the Official Community Plan with respect to infill development.

BACKGROUND

The City of Regina's Real Estate Branch has submitted an application for rezoning of a portion of the lands adjacent to the extensions of Parliament Avenue and Queen Street. The subject properties are within the Albert Park Community Association and Parliament Place Subdivision.

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

A related application for subdivision approval is being considered by the Administration pursuant to *The Subdivision Bylaw No 2003-3*, which delegates approving authority to the Administration.

DISCUSSION

The Applicant's Proposal

The applicant proposes to develop seven detached lots along an extension of Parliament Avenue and three detached lots along an extension of Queen Street. Only these 10 lots are being developed as adjacent lands are affected to a greater extent by aircraft noise. City policies recognize that residential development is not appropriate for certain areas where aircraft noise is more intense.

The lots would be rezoned as R1-Residential Detached, which is consistent with the zoning of lots in the surrounding residential area.

Analysis

Site Context

The surrounding land uses are detached residential to the south and east of both affected areas; the area north of the future lots fronting Parliament Avenue is an open space (Regina Rugby Park and Hudson Park); and the area to the west of the future lots fronting Queen Street is identified as future open space in the secondary plan.

Parliament Avenue and Queen Streets are under construction as of finalization of this report. Parliament Avenue is an arterial road that will be a key transportation link between new neighbourhoods in the southwest and Albert Street. Direct transit service will be provided to the Golden Mile Shopping Centre en route to downtown. The street will have one travelling lane in each direction and a parking lane on each side. It is expected to carry approximately 9,500 vehicles per day (VPD) at full build out with two driving lanes and two parking lanes. Queen Street is a collector road that services the Albert Park area and will carry much less volume than Parliament Avenue (3,500-4,000 VPD) and may provide for transit service in the future.

Regina Zoning Bylaw No. 9250

The subject property is currently zoned as PS-Public Service, which does not allow for detached residential development. The applicant intends to rezone the new lots to R1-Residential Detached, which is consistent with surrounding zoning. The intent of the zone is “to permit the development of detached dwelling units in suburban areas of the city. It is intended to be the principal zone for single detached development in the city. Density and intensity standards for this zone are designed to ensure that the Residential Detached Zone shall serve as a designation which preserves and protects the suburban residential community character of its area, with a maximum net density of less than 25 dwelling units per hectare.”

The proposal conforms to the purpose and intent of the R1 Zone and all lots conform to the minimum standards (i.e. lot sizes, minimum lot frontage).

Official Community Plan

This rezoning represents implementation of a portion of the Lakeview/Albert Park Secondary Plan, which forms part of the City’s Official Community Plan. The secondary plan is attached for reference purposes as Appendix B. The plan was created in response to the need for a coordinated approach to development of lands that are largely constrained by airport noise.

The location of residential lands (identified as “b” on the Land Use Concept) within the plan area is largely informed by the 30 NEF (Noise Exposure Forecast) contour line for 2024. The NEF contour line is a projection of aircraft noise in the year 2024. The secondary plan prohibits residential land use where aircraft noise is within the 30 NEF contour, the precise location of which is shown on the attached subject property map. A portion of proposed Lot 24 is within the 30 NEF contour; however, the minimum rear yard setback of 5 m would prohibit development of a dwelling within the contour.

The proposed rezoning is also consistent with the Official Community Plan, Part A – Policy Plan with respect to promoting infill development opportunities to achieve a compact urban form.

RECOMMENDATION IMPLICATIONS

Financial Implications

The municipal infrastructure required for subdivision and development in the concept plan areas will be funded by servicing agreement fees as appropriate. The local servicing will be addressed through standard servicing agreements and funded by the developer, in this case the City's Real Estate Branch. The costs of water, sewer and storm drainage services are fully recovered through utility charges.

The lots will be appraised and sold at market value. Funds from the sale will go towards the City's Real Estate reserve.

Environmental Implications

The proposed development represents planned growth and utilization of vacant land that is surrounded by urban development. Development of the subject property would reduce the need for peripheral expansion of the urban footprint and thus contribute to the overall objective of the Development Plan (OCP) to encourage a compact urban form. There are no natural physical features or particular environmental sensitivities that may inform appropriate development of the subject property.

Strategic Implications

The proposal is consistent with the City's Strategic Priority of managing growth and community development by optimizing infrastructure capacity. This achieves the outcomes of maintaining a compact urban form, optimizing infrastructure capacity, and will help to populate the extensions of Parliament Avenue and Queen Street that will create a safer environment for people. This aligns and enables the city to become Canada's most vibrant, sustainable, and thriving city.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Administration informed the public through the following measures:

- Posting of both subject properties with signage informing of the development proposal;
- Sending notice in the mail directly to property owners and residents in the vicinity;
- Circulation of the proposal to the South Zone Board and Albert Park Community Association for review and comment.

The South Zone Board indicated that it had no objections to the proposal. The Zone Board indicated that with the city's recent growth it is essential that new lots be made available and that open space not be compromised and that the proposal seems to respect both of these concerns. The Community Association also indicated that it had no concerns with the proposal.

The Administration received several calls from prospective purchasers throughout the review of the proposal. One area resident provided written comment, indicating that they would like the proposal more if one or two features were different. The person appreciated that open space in Rawlinson Park was being maintained for community use. However, they thought that Area b in the Secondary Plan should be categorized as Area e) Vacant Land, and possibly be used as a community garden.

In response, the Administration notes that the proposal is consistent with the Lakeview/Albert Park Secondary Plan and represents implementation of the approved plan. There is opportunity within the plan to allow for a community garden without leaving the subject property as vacant land.

The Zoning Bylaw amendment will be advertised in *The Leader-Post* prior to City Council's consideration in accordance with *The Planning and Development Act, 2007*.

DELEGATED AUTHORITY

City Council's approval is required pursuant to Section V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Diana Hawryluk, Director
Planning

Respectfully submitted,



for

Jason Carlston, Deputy City Manager
Community Planning and Development