

April 17, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment, Concept Plan Amendment and
Official Community Plan Amendment (12-Z-32/12-CP-11)
The Greens on Gardiner Concept Plan, Phase 4 Development

RECOMMENDATION

1. That *Part D – Southeast Sector Plan of Development Plan Bylaw No. 7877*, section 5.5 f) be repealed and substituted with the following:

f) A multi-seasonal zone level athletic park shall be developed in the Southeast Sector and be co-located with a future high school in consultation with the school boards.

2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-2.1, be APPROVED.
3. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH-Urban Holding to the following specified zone designations for the lands contained within The Greens on Gardiner Phase 4 subdivisions as shown on Appendices A-3.1 and A-3.2, be APPROVED:

- i. To R1-Residential Detached:

- Lots 1-20 in Block 31
- All of Block 32
- Lots 23-39 in Block 16
- Lots 1-17 in Block 30
- Lots 41-53 in Block 17
- Lots 22-42 in Block 18

- ii. To DCD 12 – Direct Control District 12-Suburban Narrow Lot Residential:

- Lots 18-37 in Block 30
- Lots 23-38 in Block 29
- Lots 21-35 in Block 27
- Lots 1-18 in Block 25

- iii. To R2-Residential Semi-Detached:

- Lots 1-22 in Block 29
- Lots 1-20 in Block 27
- Lots 30-51 in Block 28
- Lots 28-47 in Block 26

- iv. R5-Residential Medium Density:

- Lots 1-29 in Block 28
- Lots 1-27 in Block 26
- Lots 19-41 in Block 25

4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. That this report be forwarded to the May 21, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws and concept plan amendment.
6. 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 amend The Greens on Gardiner concept plan to accommodate the following:

- Increase in land devoted to mixed use development
- Increased high density residential in general, mostly concentrated along Chuka Boulevard
- Removal of the high school locations and the zone level park
- Adjusted location of an elementary school and neighbourhood park
- Other minor changes
- The concept plan amendments would allow for an additional 1600 population and an estimated 75,000 ft² of commercial space within its boundaries

This application also considers rezoning of phase 4 of the Greens on Gardiner, which includes development of approximately 18.6ha of land area and 350 dwelling units. The rezoning is consistent with the proposed concept plan and Official Community Plan.

BACKGROUND

A Zoning Bylaw amendment application and concept plan amendment application has been submitted concerning the Greens on Gardiner. An amendment to the Southeast Sector Plan is also being considered at this stage.

The concept plan was most recently amended by City Council on June 25, 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

Concept Plan Amendment

The applicant is proposing extensive amendments to the Greens on Gardiner concept plan. Since the plan was initially approved in January, 2008, various assumptions of the market and development potential have changed and the applicant wishes to amend the plan in response. Major changes to the plan include the following:

- Removal of the two school sites intended to accommodate a public and separate high school. This arrangement is preferred by the school boards which now intend to locate those functions in a future neighbourhood to the north, which is more centrally located between The Greens on Gardiner and a future neighbourhood to the north. The City is a land owner of the future neighbourhood to the north.
- Removal of the zone level park in between the two high school sites in the south eastern quadrant of the plan. This function will also be relocated to the future neighbourhood to the north and would be adjacent to the future relocated high school sites.
- Adjusted location of the proposed elementary school site and adjacent neighbourhood park. The park is now to the south of the elementary school site.
- Addition of a 1.76 ha park in the southeast quadrant of the plan, which is sized for a multi-purpose athletic field.
- Addition of four mixed use sites totalling 8.93 ha, adjacent to Chuka Boulevard. These areas are intended to accommodate a mixture of high density residential and commercial space. The Administration is currently drafting direct control district zoning, which will coordinate the development of the mixed use area and ensure compatibility within its context. It is estimated that all of the mixed use development will contain approximately 100,000ft² of commercial space.
- There are two additional high density sites totalling 6.5ha proposed along Chuka Boulevard.
- Decrease in the amount of medium density residential from 16.29 ha to 10.24ha.
- There would be an increase of about 1629 population from previous estimates to total 8109.

In essence, the revised plan accommodates higher densities and wider local commercial opportunities. The majority of this added density will be focussed along Chuka Boulevard, which is a minor arterial street that will link four new neighbourhoods as identified in the Southeast Sector Plan. The residential density and local services will compliment transit service on Chuka Boulevard, which is a logical street for this function to develop.

The applicant provided an update to the traffic impact assessment that was submitted in support of the original concept plan. The updated assessment shows that the increased residential density and commercial uses will generate additional traffic, but that increase is not expected to have a major impact on the surrounding road network.

Zoning and Land Use Details

Phase 4 rezoning includes two stages of subdivision. The stage 1 is 4.3ha in area and stage two is 14.28 ha. In total 353 new lots would be developed. Building forms would range from conventional single detached to narrow lot single detached, semi-detached, and townhouse development.

Zoning amendments are more particularly referred to below:

Phase 1		
Land Description	Description of Development	Proposed Zone
Lots 1-20 in Block 31; All of Block 32	55 conventional detached lots	R1-Residential detached
Phase 2		
Lots 23-39 in Block 16; Lots 1-17 in Block 30; Lots 41-53 in Block 17; and Lots 22-42 in Block 18	68 conventional detached lots	R1-Residential Detached
Lots 18-37 in Block 30; Lots 23-38 in Block 29; Lots 21-35 in Block 27; Lots 1-18 in Block 25	69 detached lots with narrow frontage	DCD 12- Direct Control District 12- Suburban Narrow Lot Residential
Lots 1-22 in Block 29; Lots 1-20 in Block 27; Lots 30-51 in Block 28; Lots 28-47 in Block 26	83 Semi-detached lots. Those with lane access would require vehicular access from the lane.	R2-Residential Semi-detached
Lots 1-29 in Block 28; Lots 1-27 in Block 26; and Lots 19-41 in Block 25	78 individual lots that would accommodate townhouse or semi-detached development. Lots fronting Chuka Drive would be accessed from a lay-by.	R5- Residential Medium Density

The proposed zoning as described above is consistent with the (proposed) concept plan.

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

Chuka Creek is a natural drainage course and is now identified as Environment Reserve area in the concept plan, whereas previously it would have been partially used as a zone level park. As such it would be retained largely as naturalized area and passive open space.

Policy/Strategic Implications

The proposal is consistent with the principles for planning contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.2 a) To promote a sustainable community and encourage development that contributes to maintenance or improvements to the quality of urban life.
- 3.2 b) To ensure that development occurs in a cost efficient, environmentally responsible and socially equitable manner.

The proposed zoning bylaw amendment and concept plan amendment increases the diversity of housing type to suite a broader range of lifestyles, personal incomes, and housing needs depending on ones stage in life. The increased density and addition of commercial land uses will provide residents of the Greens on Gardiner a destination to walk and conveniently access daily needs rather than drive a further distance.

Although an amendment is recommended to Part D – Southeast Sector Plan of the OCP, the proposal remains consistent with the policy objectives contained in the plan with respect to:

- 3.2. Enhancing the Quality of Life for residents and visitors by creating communities which respond to human needs and aspirations.
- 3.3 Promoting development forms which are sustainable and contribute to the maintenance and improvement of the urban environment over the long term, irrespective of the rate of growth.
- 3.4 Facilitating housing choice.

The plan is also consistent with the community concept in the Southeast Sector Plan, with respect to providing a pedestrian oriented mixed use area in communities, which would include local commercial services, community uses, recreational uses.

The required amendment to the plan relates to Section 5.5 Parks and Open Space that specifies that “a multi-seasonal zone level athletic park shall be developed near Chuka Creek in Community 1 and be integrated with the mixed use community hub.”

This section of the Sector Plan will require amendment to allow for the relocation of the zone level park to the north of the Greens on Gardiner. Preliminary concepts of the new community to the north have co-located the zone park with the high schools. The park will act as a focal point of sorts for the neighbourhood and benefit from use by the high schools.

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 sign posted, 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 sign posting 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:	May 11 and May 18, 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 Parts IV and V of *The Planning and Development Act, 2007*.

Respectfully submitted,



For: Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Ben Mario

Appendix A-1	Subject Property Map
Appendix A-2	Concept Plan
Appendix A-3.1	Site Plan
Appendix A-3.2	Elevation Plan
Appendix A-3.3	Floor Plan
Appendix A-3.4	Rendering