



REGINA PLANNING COMMISSION

**Wednesday, July 31, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

Public Agenda Regina Planning Commission Wednesday, July 31, 2013

Approval of Public Agenda

Administration Reports

RPC13-47 Application for Zoning Bylaw Amendment 13-Z-11 - 1899, 1901, and 1903 Pasqua Street, Text Amendments to Accommodate Future Stadium at Evraz Place

Recommendation

1. That the application to rezone Parcel T, Plan No. 102, 121311 Pasqua Street located at 1899, 1901 and 1903 Pasqua Street from RR-Rail Road to PS-Public Service, be APPROVED.
2. That the following amendments to the Zoning Bylaw be APPROVED:
 - a. That "Stadium" be added as a land use classification and permitted in the PS-Public Service Zone in Table 5.4, including footnotes, as follows:

		AIR	FW	I	PS	PUD	RR	UH	WC
Stadium (Professional Sports Clubs and Promoters) ¹³	7941				p ¹⁴				

13 Refer to the regulations in subpart 9D.2

14 Stadiums are permitted only on Block H, Plan No. 14513 and Parcel T, Plan No. 102121311.

- b. That Appendix B be added to the Zoning Bylaw after subpart 9D.1
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-48 Application for Zoning Bylaw Amendment 13-Z-03 and Discretionary Use Approval (13-DU-05) - Proposed Planned group of Townhouse Dwellings 263 Lewvan Drive

Recommendation

1. That the application to rezone Lots 12 to 29 and Lot 41 Block 25 Plan No. AX 2262 located at 263 Lewvan Drive from I-Institutional Zone to R5-Medium Density Residential, be APPROVED.



Office of the City Clerk

2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings prepared by North Ridge Development Corporation and contained in Appendices A-3.1 to A-3.5 to this report.
 - (b) The proposed development shall otherwise comply with all applicable standards and regulations under Regina Zoning Bylaw No. 9250.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC13-49 Application for Discretionary Use (13-DU-13) Proposed Planned Group of Dwellings (Apartments), Narcisse Drive - Hawkstone

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on Narcisse Drive, being a portion of Parcel Y in Hawkstone Phase 3 Stage 1B 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 and A-3.2 inclusive, prepared by McGinn Engineering Ltd. and dated April 5, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. 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.
3. That this report be forwarded to the August 26, 2013 meeting of City Council.

RPC13-50 Application for Concept Plan and Zoning Bylaw Amendments (13-Z-10, 13-CP-04) Riverbend Subdivision, 1902 Heseltine Road

Recommendation

1. That the application to amend the Riverbend Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.



Office of the City Clerk

2. That the application to rezone Part of Parcel A, Plan No. 101550406, SW 1/4 22-17-19 W2M (Proposed Parcel M) located at 1902 Heseltine Road as shown on the attached plan of proposed subdivision (See Attachment A-3.3), from UH-Urban Holding to R6 - Residential Multiple Housing, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. 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.

Adjournment

July 31, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-11) - 1899, 1901, and 1903 Pasqua Street, Text Amendments to Accommodate Future Stadium at Evraz Place

RECOMMENDATION

1. That the application to rezone Parcel T, Plan No. 102, 121311 Pasqua Street located at 1899, 1901 and 1903 Pasqua Street from RR-Rail Road to PS-Public Service, be APPROVED.
2. That the following amendments to the Zoning Bylaw be APPROVED:
 - a. That “Stadium” be added as a land use classification and permitted in the PS-Public Service Zone in Table 5.4, including footnotes, as follows:

		AIR	FW	I	PS	PUD	RR	UH	WC
Stadium (Professional Sports Clubs and Promoters) ¹³	7941				P ¹⁴				

13 Refer to the regulations in subpart 9D.2

14 Stadiums are permitted only on Block H, Plan No. 14513 and Parcel T, Plan No. 102121311.

- b. That Appendix B be added to the Zoning Bylaw after subpart 9D.1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The purpose, intent and analysis of the proposed rezoning is summarized as follows:

- The subject property forms part of Evraz Place.
- The subject property is currently zoned RR-Rail Road Zone and is proposed to be rezoned to PS-Public Service with the intent that it will be consolidated with the larger Evraz Place site.
- The additional land area is necessary to physically accommodate the stadium and to permit a stadium use.
- Guidelines also form part of the text amendment, which will be an additional tool for the design review committee.
- The content of the guidelines largely centres around creating a positive sense of place, and proper interface between the building and the public realm.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property at 1899, 1901, and 1903 Pasqua Street. Text amendments to the bylaw would also impact the larger Evraz Place site, being 1700 Elphinstone Street.

Lands have been subdivided from the CPR mainline for the purposes of consolidation and forming part of the property that will accommodate the future stadium at Evraz Place. The text amendments in this report are proposed in response to City Council's resolution on January 28, 2013 (CR13-5), "That City Council direct Administration to draft development standards for a stadium as a permitted Exhibition Operation in the Public Service Zone in support of locating the facility at Evraz Place."

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*.

DISCUSSION

Zoning and Land Use Details

The subject property is being rezoned from RR-Rail Road Zone to PS-Public Service Zone.

The purpose of the rezoning is to allow for consolidation of the portion of lands which previously formed part of the CPR mainline into the Evraz Place site to physically accommodate the future stadium on the site. The subject property was surplus to the needs of CPR.

Surrounding land uses include the CPR mainline to the south, Evraz Place to the north and west, and Elphinstone Street to the east.

In addition, text amendments to the bylaw are being proposed to accommodate the stadium development and to provide additional tools to evaluate the three forthcoming design concepts.

Text Amendments to Bylaw

As the Evraz Place property is zoned PS-Public Service, any development would be required to conform to the provisions of that zone. Currently the PS Zone technically does not accommodate sports stadiums (despite Mosaic Stadium being zoned PS) and some of the development standards that would apply to property in a PS Zone would not necessarily suit the future stadium development.

Design guidelines for the development of the stadium are also included in the proposed Zoning Bylaw amendment. The guidelines are intended to be flexible and open to interpretation, rather than mandatory and rigid like a development standard. This approach will allow evaluation of how the building performs and interfaces with its surroundings while providing flexibility for individual expression.

The Administration has considered the chosen location for the stadium and is recommending a set of regulatory requirements and guidelines. The following provides some general commentary and explanation of some of the standards and guidelines:

- Development Standards are generally permissive. Height is unlimited; setbacks with the exception of the front yard are minimal, there is no maximum density etc. The Administration sees no reason to limit the height of the building given its current surroundings. No sensitive uses such as residential would be affected by the development. Setbacks to the south would be required through provision of easements and emergency access routes.
- A 10m setback to Elphinstone Street will be required to provide for high pedestrian numbers and to provide for some relief from the massive building along the street. A maximum setback of 20m is recommended as to ensure a strong street presence on Elphinstone Street.
- Use regulations allow for development of limited commercial within the stadium. This may encourage use of space during non-event days, activation of public space, and provide amenity for the existing and future neighbourhoods.
- The guidelines largely seek to encourage a sense of place through various scales of design, from its contribution to the skyline, architectural theme, and street level furnishings.
- The most attention is given to the Elphinstone Street Interface. The area adjacent to Elphinstone Street will be a highly used public space and will emerge as the hub of an emerging sports precinct in the city. Various guidelines consider landscaping, location of gathering spaces, commercial interface, and parking management.
- Confederation Park will remain intact. However, guidelines reinforce the City's desire to encourage use of the park on a regular basis through access and development of complimentary uses.

RECOMMENDATION IMPLICATIONS

Financial Implications

None related to the scope of this report.

Environmental Implications

A Phase 1 Environmental Assessment was conducted on the land purchased from CP and it concluded minimal risk for contamination except for a portion of the site adjacent to Elphinstone Street. A Phase 2 Environmental Assessment on that portion of the site further concluded no environmental issues.

Policy/Strategic Implications

The Zoning Bylaw amendments are necessary to accommodate the stadium on the location as endorsed by City Council. The design guidelines associated with the Zoning Bylaw will be used as a tool during review of submissions to encourage an appropriate interface with its surroundings at the community and city-wide level.

Other Implications

None with respect to this report.

Accessibility Implications

None with this report. The stadium will be required to conform to all applicable standards associated with accessibility. The PSOS provides mandatory requirements and guidance specific to this development.

COMMUNICATIONS

Public notification signage posted on:	June 4, 2013
Will be published in the Leader Post on:	August 10, 2013 August 17, 2013
Letter sent to immediate property owners	Not Applicable
Public Open House Held	Not Applicable
Number of Public Comments Sheets Received	Not Applicable

DELEGATED AUTHORITY

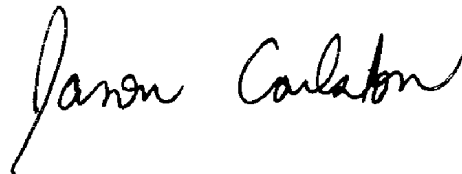
City Council's approval of Zoning Bylaw amendments is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

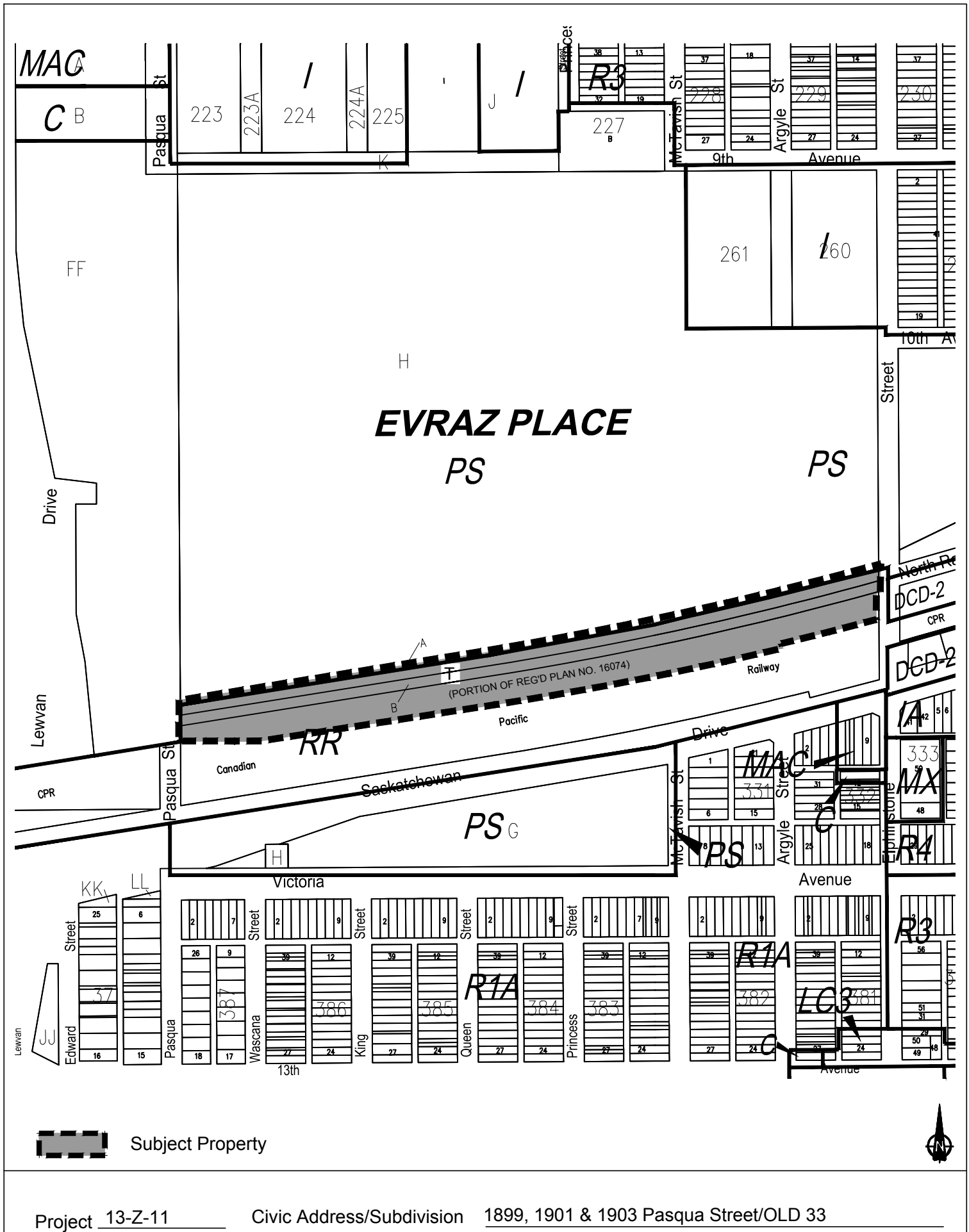


Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development





Subject Property



Project 13-Z-11

Civic Address/Subdivision 1899, 1901 & 1903 Pasqua Street/OLD 33

APPENDIX B

PROPOSED REGULATIONS AND GUIDELINES FOR STADIUM DEVELOPMENT

9D.2 STADIUMS

1.1 LOCATION REQUIREMENTS

Notwithstanding other relevant sections of this bylaw, the following standards and guidelines are to be applied to development of a stadium of more than 30,000 seats located on land legally described as Parcel H, Plan No. 14513 and Parcel T, Plan No. 102121311.

1.2 DEVELOPMENT REGULATIONS

- (1) Notwithstanding Development Regulations in Chapter 5 of this Bylaw, the following standards shall apply:
 - (a) Maximum height – unlimited
 - (b) Maximum site coverage – 100%
 - (c) Minimum Setback from Elphinstone Street (Front)– 10 m
 - (d) Maximum Setback from Elphinstone Street (Front) – 20 m
 - (e) Rear Yard Setback – nil
 - (f) Maximum Floor Area Ratio - unlimited

1.3 USE REGULATIONS

- (1) Notwithstanding applicable Use Regulations in Chapter 5, within the building envelope of a stadium, the following uses will be permitted:
 - Retail
 - Restaurant and Licensed Restaurant
 - Office, General (less than 1000m²)
 - Personal Service Facilities
 - Recreational Service Facilities
 - Financial Institution

1.4 SIGN REGULATIONS

Notwithstanding Chapter 16, wall signs on the stadium building are unrestricted in size and quantity.

1.5 PARKING AND LOADING REGULATIONS

- (1) Notwithstanding provisions in Chapter 14 the following standards pertaining to parking associated with the stadium shall apply.

- (a) Loading areas shall be prohibited within 20 m of Elphinstone Street or on the west side of the building adjacent to Confederation Park; and
- (b) One bicycle parking space per 300 stadium seats shall be provided on site and located in convenient proximity and distributed evenly amongst main gateway entrances.

1.6 DESIGN GUIDELINES

(1) Urban Identity

- (a) The intent of this section is to encourage design attributes that celebrate the locale of the stadium and stand as a proud landmark in the city, province, and community.
- (b) Guidelines
 - (i) The building should reference local character, culture, history or natural features through its external elements, and/or architectural detail, and landscape design of surroundings.
 - (ii) Consider incorporating historical architectural references to the former World's Grain Exhibition and Confederation Building, which prominently occupied the site from 1931 and 1927, respectively.
 - (iv) Where possible, the stadium should seize opportunities for viewing of prominent landscapes that define the city and surrounding area such as the downtown skyline, legislature dome, surrounding agriculture fields, dramatic skies, tree canopy, and industry to the north of the city.
 - (v) The shape and massing of the stadium should consider the contribution to the City's skyline from important gateways including the airport, highway approaches, and prominent corridors and places.

(2) Elphinstone Street Interface

- (a) The intent of this section is to encourage the stadium to engage Elphinstone Street, allowing for high usage during event days, creating amenity for the community for non-event days, and which is adaptable over time.

- (b) This section will apply generally to the area between the east face of the building and Elphinstone Street
- (c) Guidelines
 - (i) The area should be primarily hard-surfaced to accommodate heavy pedestrian numbers during events, but can also function as a passive amenity space for the community on non-event days.
 - (ii) The location of intended gathering areas should consider environmental conditions such as wind and sunlight penetration, and include weather protection to encourage use throughout the year.
 - (ii) A strong sense of place should be created through choice of furnishings, trees and other plantings, public seating, pedestrian scale lighting and opportunity for development of public art and other tributes to Saskatchewan sports culture.
 - (iii) Plaza space design should follow guidelines as established in the City's Open Space Management Strategy.
 - (iv) While the building massing will naturally be larger in comparison to other buildings in the vicinity, it should reference a human scale rather than dominate the public space.
 - (v) The main level of the building should provide opportunity for development of commercial uses, should demand exist.
 - (vi) Any commercial spaces should have a direct relationship to the public realm with ample transparent window glazing, and direct access to the street.
 - (vii) Parking should only be accommodated within the interface area for the purpose of supporting street-oriented commercial activity. However, its placement should not impede the function of this area primarily as a quality public amenity space. Parking should be integrated with landscape surfacing treatment, should not dominate the space, and should be easily converted to plaza space during events.

- (viii) Main building gateways should be directly accessed from the street.
- (iix) The southeast corner and northwest corners of the development area are gateways to an emerging sports precinct for the city, and should signify a sense of arrival through design of plaza spaces, art, and landscaping. Parking should not be accommodated in gateway areas.

(3) Confederation Park Interface

- (a) The intent of this section is to encourage a complimentary relationship between the stadium and Confederation Park.
- (b) This section applies to areas including Confederation Park, the building face and all area in between.
- (c) Guidelines
 - (i) The building should conserve and enhance the historical and visual integrity of Confederation Park.
 - (ii) The character of the built form along the perimeter of the park should safeguard its visual integrity and sense of place, particularly with respect to the scale of development.
 - (iii) The terminal vista along axial view corridors should be reinforced by focal points and/or key access points to the surrounding built form.
 - (ii) Use of the park should be encouraged by locating main entrances and complimentary commercial uses adjacent to the park, while maintaining its ecological health.

(4) General Guidelines

- (a) This section is applied generally to the entire development site associated with the stadium.
- (b) Design and implement Crime Prevention Through Environmental Design (CPTED) in the design of all surrounding spaces.
- (c) Continuous tree canopy should be extended throughout the site, and should concentrate on demarking gateways, the access way to Evraz Place, pedestrian routes, and complimenting plaza areas.

July 31, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-03) and Discretionary Use Approval
(13-DU-05) - Proposed Planned group of Townhouse Dwellings
263 Lewvan Drive

RECOMMENDATION

1. That the application to rezone Lots 12 to 29 and Lot 41 Block 25 Plan No. AX 2262 located at 263 Lewvan Drive from I-Institutional Zone to R5-Medium Density Residential, be APPROVED.
2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings prepared by North Ridge Development Corporation and contained in Appendices A-3.1 to A-3.5 to this report.
 - (b) The proposed development shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

Summary of applicant proposal:

- The subject property is located within Regent Park
- Rezone the subject property from I-Institutional Zone to R5-Residential Medium Density Zone
- Planned Group of 18 townhouse dwellings, contained in five two storey buildings.
- Compliant with Zoning and the Official Community Plan (OCP).

BACKGROUND

A Zoning Bylaw amendment application and discretionary use approval application have been submitted concerning the property at 263 Lewvan Drive. Both applications pertain to a proposal to develop a planned group of 18 townhouse dwelling units on the property.

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*.

DISCUSSION

Zoning and Land Use Details

The subject property was originally the site of Pasqua Elementary School, and more recently was occupied by the City's Pasqua Recreation Centre. In 2012, City Council authorized the sale of the property to Habitat for Humanity. The building that was on the site has been demolished.

The applicant proposes to redevelop the property by constructing a planned group of two-storey townhouse dwellings, consisting of five buildings with between three and five units each and containing a total of 18 dwelling units. The units will have three bedrooms and floor areas of either 105.5 m² (1135 ft²) or 115.6 m² (1245 ft²).

Land Use Details		
	Existing	Proposed
Zoning	I	R5
Land Use	Vacant (former Pasqua Recreation Centre)	Townhouses
Number of Dwelling Units	n/a	18
Building Area	n/a	959.01 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	18 One space per townhouse unit	38 2 per unit, 2 visitor
Minimum Lot Area (m ²)	2,160.00 m ²	4,148.66 m ²
Minimum Lot Frontage (m)	n/a for planned group	60.54 m
Maximum Height (m)	11 m	8.5 m
Gross Floor Area	n/a	1918.02 m ²
Floor Area Ratio	0.85	0.48
Site Coverage (%)	50%	23%

Surrounding land uses include the Regina Qu'Appelle Health Region's North Office, to the immediate north; Lewvan Drive to the immediate west, low-density residential development further to the west, and to the east and south; and The Gathering Place community centre and medium-density housing to the southeast.

Vehicle access to the site will be provided via 3rd Avenue North. There will be separate pedestrian connections to the public sidewalks along both 3rd Avenue North and Wascana Street.

The front facades of all buildings face the internal parking area. However the developer has designed the buildings so the front and rear elevations are similar.

A fence, 1.22 metre (4 feet) in height, will be constructed along the east property line adjacent to Wascana Street. The fence will provide separation of the backyards of the townhouses from the street but will be low enough to enable interaction with the adjacent neighbours.

The applicant intends to apply for condominium plan approval to enable the sale of individual units. The more westerly nine units will be assigned to Habitat for Humanity for disposition in conjunction with its *Building Homes, Building Hope* project. The nine units along Wascana Street will be assigned to the project partner, North Ridge Development Corporation, for sale on the market.

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

- Providing for flexibility in building and site design in locations where residential development or redevelopment is desired at medium density. The density of this development is 43.37 units per hectare.
- Implementing the OCP objective to encourage medium to high density housing along or adjacent to major arterial streets. Sherwood Drive is approximately one half block to the north and Lewvan Drive is directly to the west.

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.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposed development responds to the objective of the City's Official Community Plan to achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods. Infill housing developments are also supported by energy conservation policies, by helping to maintain a compact urban form, to utilize existing infrastructure to its full potential instead of adding more infrastructure to new areas, and to support re-investment and renewal in mature neighbourhoods.

As well, the proposal is consistent with the following housing-related policies:

- That the City shall encourage infill development to minimize the need for annexing additional land on the periphery of the city, thereby promoting a more compact urban form.
- That higher density development should be encouraged along or near to public transit routes. The development is approximately 122metres from Sherwood Drive which is a bus route. The maximum walk distance guideline is 400 metres.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development does not provide any accessible parking stalls. The requirement in the Zoning Bylaw is 2% of required stalls which would be less than half of a stall.

COMMUNICATIONS

Public notification signage posted on:	May 27, 2013
Will be published in the Leader Post on:	August 10, 2013 August 17, 2013
Letter sent to immediate property owners	May 24, 2013
Public Open House Held	June 6, 2013 4 people attended. 3 signed the sign-in sheet
Number of Public Comments Sheets Received	2

Two comments were received as a result of the circulation to property owners. Both residents felt that there was too much new development in an older neighbourhood which could have an effect on the aging infrastructure. The City's Infrastructure Planning Branch did not identify any issues with respect to infrastructure during the Administration's review of the proposal. Traffic and parking were also issues however, the development is relatively small (18 units) and two parking stalls per unit are being provided which should reduce any negative impacts.

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 Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

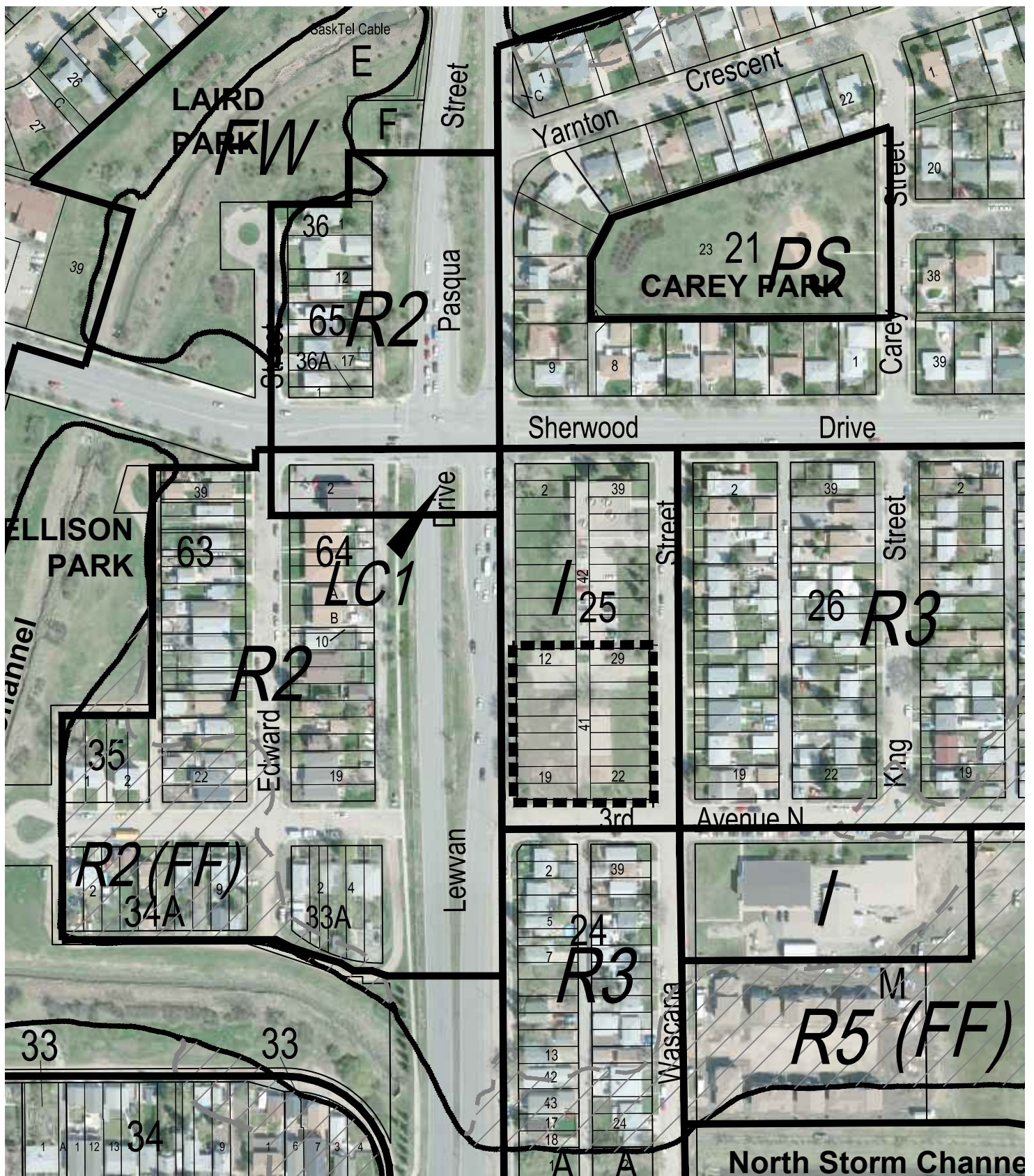


Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development



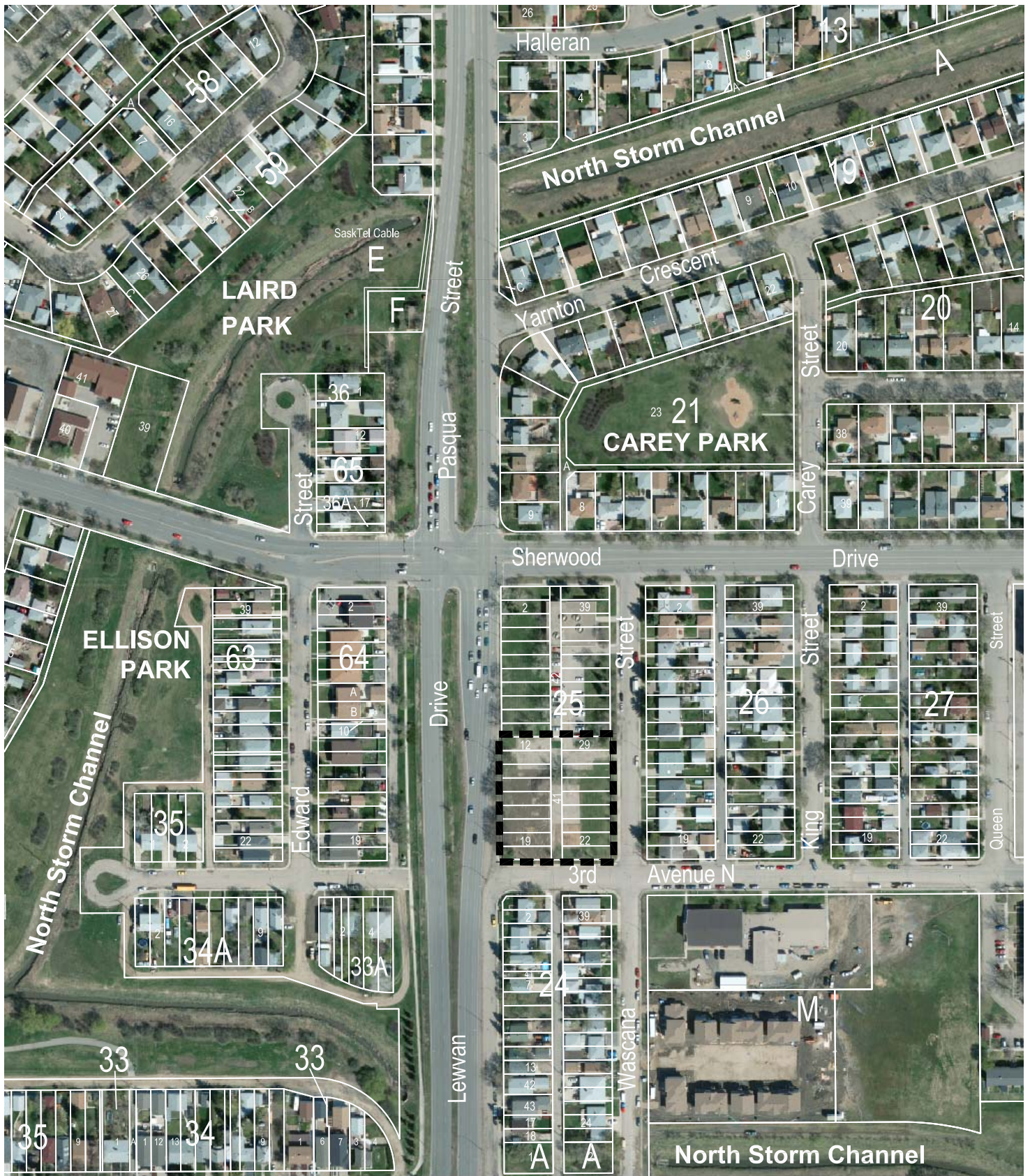
Subject Property



Project 13-Z-03
13-DU-05

Civic Address/Subdivision

263 Lewvan Drive/Premier Place
Lots 12 to 29 and Lot 41, Block 25, Plann No. AX2262.



Subject Property

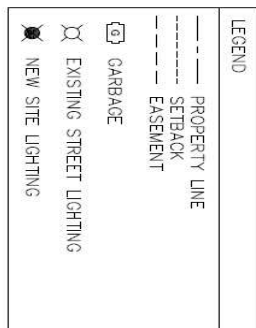
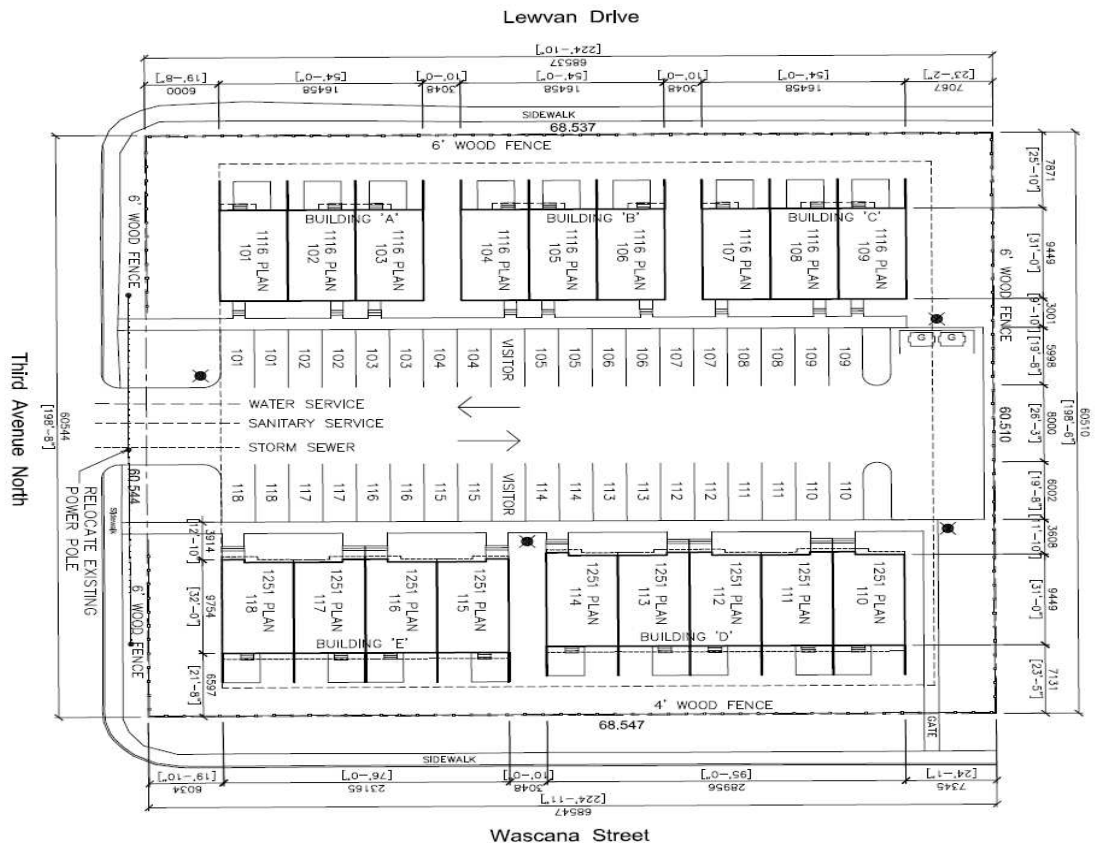
Date of Photography: 2012



Project 13-Z-03
13-DU-05

Civic Address/Subdivision

263 Lewvan Drive/Premier Place
Lots 12 to 29 and Lot 41, Block 25, Plann No. AX2262.



263 LEWVAN DR
3-Plex Front & Rear Elevations
Revised: July 11, 2013



Planning Department

263 LEWVAN DR

5-Plex Front & Rear Elevations

Revised: July 11, 2013



Planning Department

Project 13-Z-03 13-DU-05 Civic Address/Subdivision 263 Lewvan Drive

July 31, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-13) Proposed Planned Group of Dwellings
(Apartments), Narcisse Drive - Hawkstone

RECOMMENDATION

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located on Narcisse Drive, being a portion of Parcel Y in Hawkstone Phase 3 Stage 1B 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 and A-3.2 inclusive, prepared by McGinn Engineering Ltd. and dated April 5, 2013; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. 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.
3. That this report be forwarded to the August 26, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- four three-storey apartment buildings containing 48 two and three bedroom rental units
- The subject property is currently zoned R6 - Residential Multiple Family
- The subject property is located within Hawkstone

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in Regina Development Plan Bylaw No. 7877 (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 (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	R6	R6
Land Use	vacant	Apartments
Number of Dwelling Units	n/a	48
Building Area	n/a	1849.2 m ²

Zoning Analysis		
	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	72 stalls 1.5 stalls per unit	73 stalls
Minimum Lot Area (m ²)	500 m ²	7505.48 m ²
Minimum Lot Frontage (m)	15 m	106.43 m
Maximum Building Height (m)	20 m	10 m
Gross Floor Area	n/a	5547.60 m ²
Maximum Floor Area Ratio	3.0	0.74
Maximum Coverage (%)	50%	24%

Surrounding land uses include agricultural land to the north, land zoned for medium density residential development to the east, and land subdivided and zoned for semi-detached residential development to the south and west.

The east, south and west sides of the development, interfacing with the street, are landscaped. The development is located on the south portion of Parcel Y. The applicant owns the entire parcel and will develop the north portion at a later date. With respect to the northern edge of the site, there is a shared laneway between this development and the future development to the north. Garbage receptacles will be screened on three sides by fencing.

The proposed development is consistent with the purpose and intent of the R6 - Residential Multiple Family Zone which supports a variety of residential development options with a net density in excess of 50 dwelling units per hectare. The density of this development is 64 units per hectare.

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.

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

The subject property is located over the Moderate Sensitivity Aquifer Protection Overlay Zone. The development is required to comply with the applicable performance standards which are:

- Excavations shall not exceed 4.5 metres in depth. Where the overburden is less than 3 metres, the excavations shall not expose the aquifer or reduce the overburden substantially.

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– 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.
- 7.12 a) – That the City should encourage/require developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood.
- 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 accommodates a demographic that chooses not to purchase a dwelling. The development is located in an area of Hawkstone that is located outside of the 1000 metre buffer separation from the Evraz steel plant.

This proposal is also consistent with the policies contained in Part C – Northwest Sector Plan of the OCP with respect to staged and sequential growth and the provision of a mix of housing types and densities to suit different lifestyles and income levels in the northwest part of the City. This development proposes a planned high density residential rental complex comprised of four three storey apartment buildings.

Other Implications

None with respect to this report.

Accessibility Implications

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

The Uniform Building and Accessibility Standards Act requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. Two barrier-free units are provided on the main floor of Building A.

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.
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DELEGATED AUTHORITY

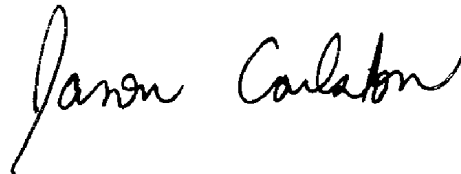
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

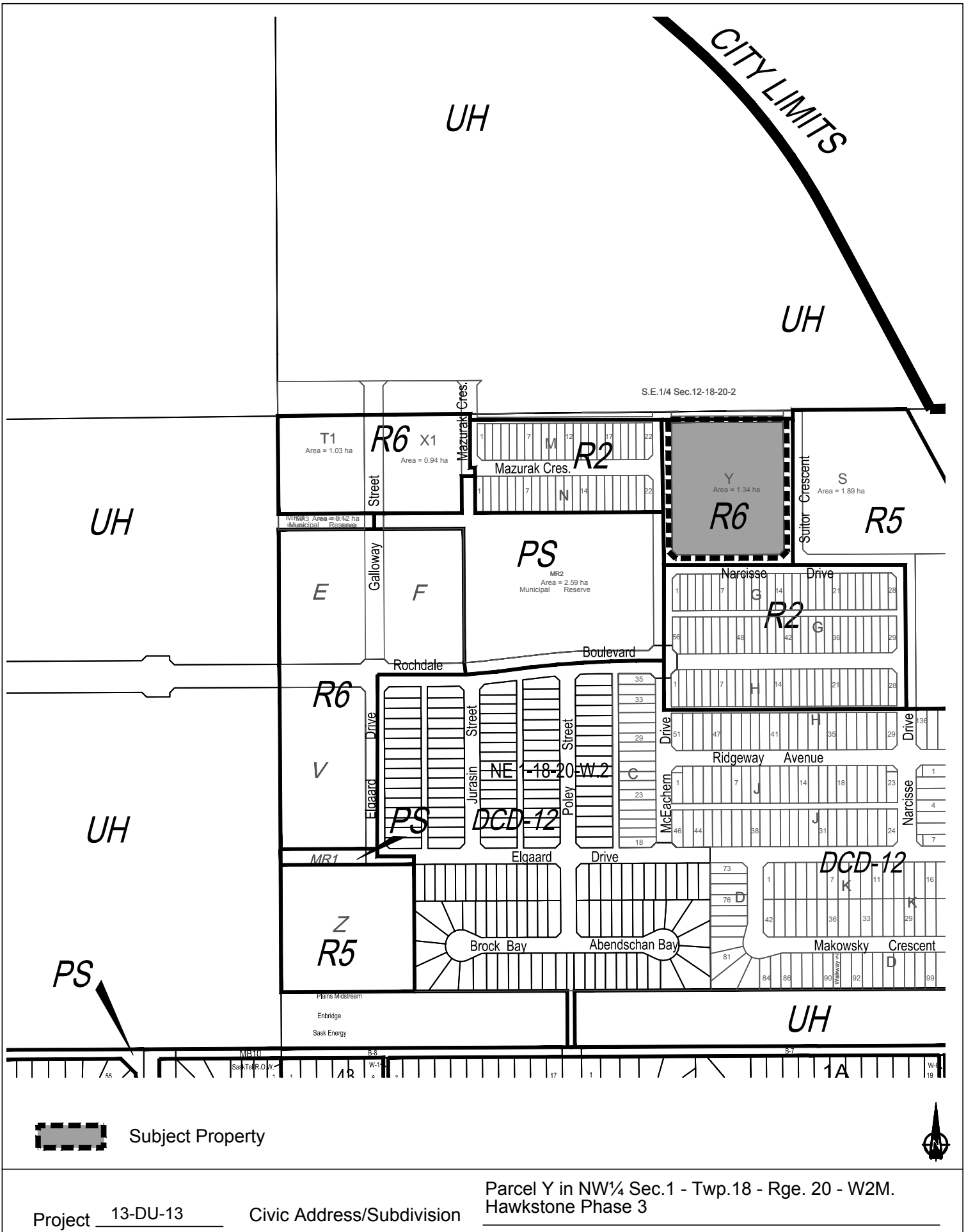


Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development





Subject Property

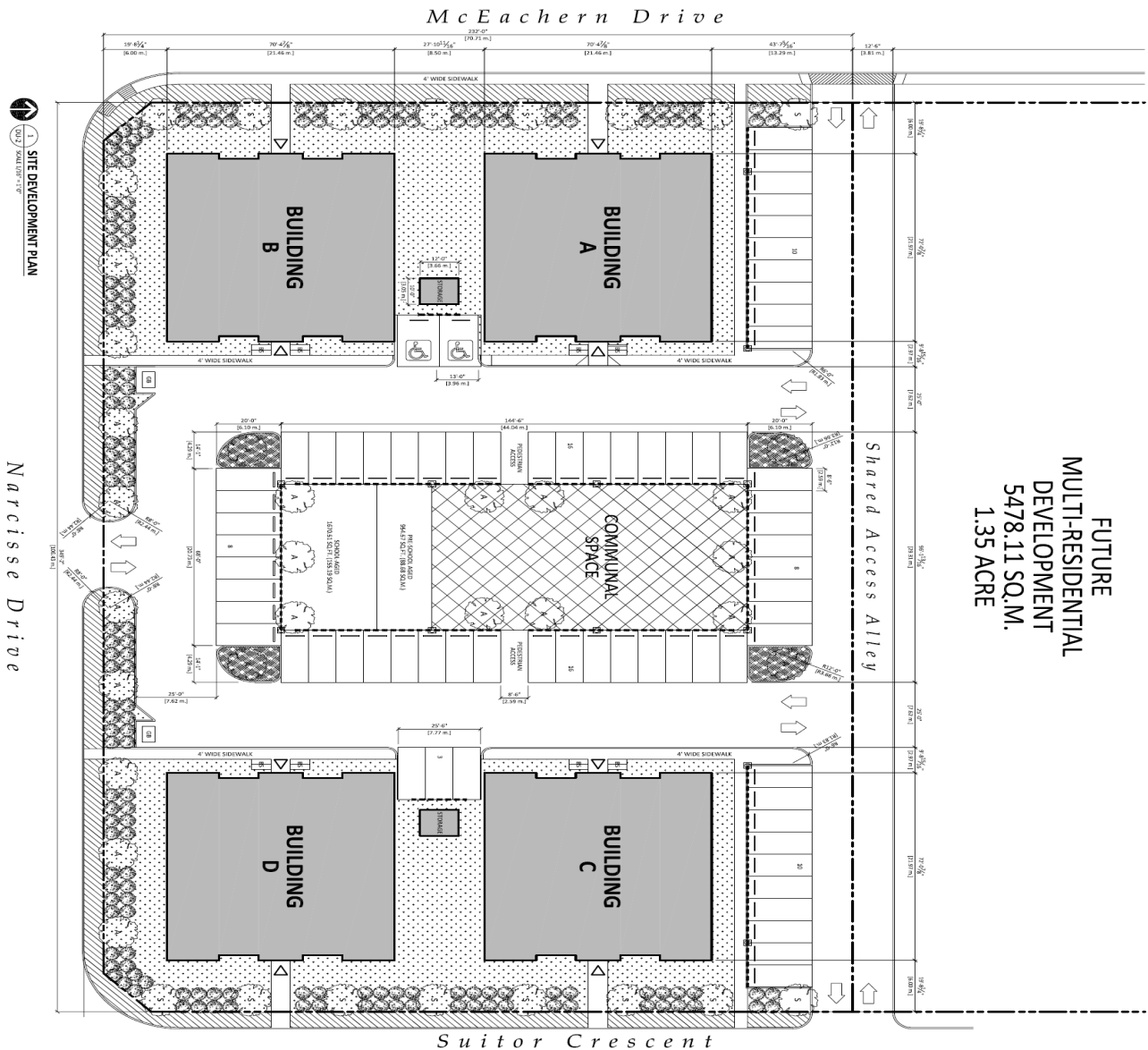
Date of Photography : 2012



Project 13-DU-13

Civic Address/Subdivision
















Parcel Y in NW¼ Sec.1 - Twp.18 - Rge. 20 - W2M.
Hawkstone Phase 3



FUTURE MULTI-RESIDENTIAL

5478.11 SQ.M.
1.35 ACRE

[illegible]

SIR Legend	
	FIELD DATA ELEMENTS
	THEFT DIRECTION
	DOGS CONTAMINATED, SHEDS NO SPOTS
	DOGS CONTAMINATED, SHEDS NO SPOTS AND SHEDS ARE SHOWN
	THEFT DIRECTION, SHEDS NO SPOTS
	THEFT DIRECTION, SHEDS NO SPOTS
	GRASS DATA
	PINENUT VOUCHER
	COMBUSTIBLE DATA
	CITY MAILING
	BREXIT STATE
	CAR, 4-25 HRL
	CRIMINAL RECORDING
	GRASS AND WEEDS (HACK ON YARD)
	GRASS AND WEEDS (HACK ON YARD)

HAWKSTONE APARTMENTS

HAWKSTONE APARTMENTS

157

13608 Chen, Chao-Yang et al.

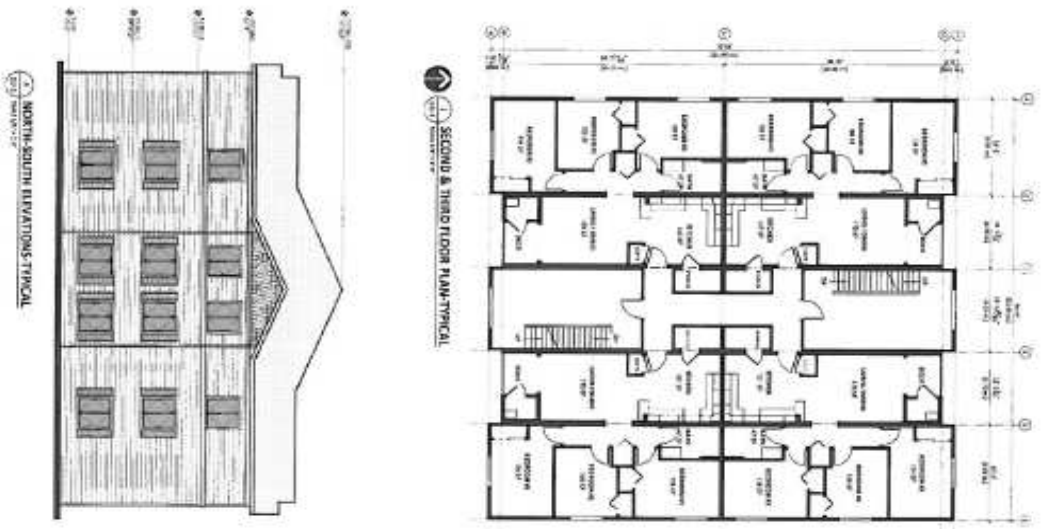
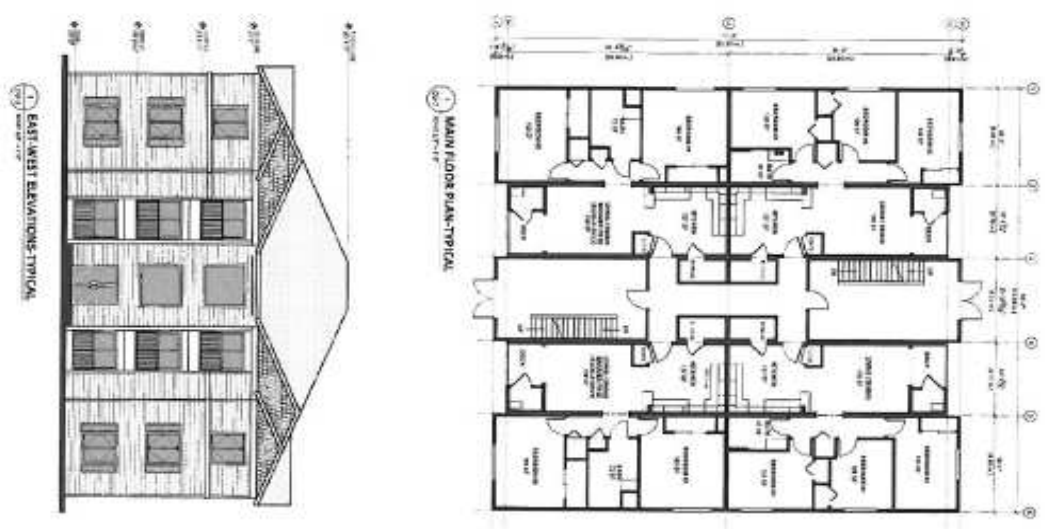
303611 Updated per new floor plan/13.04.09

SITE DEVELOPMENT PLAN

DU-1

Revision No: **R1** Date: **2013.04.05**
Issued For: **DISCRETIONARY**
USE

Date Printed: 2013.05.17



Architectural Title Block

HAWKSTONE APARTMENTS

DU-2

FLOOR PLANS & ELEVATIONS

PROJECT: 13-DU-13

DATE: 01/11/2013

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

SCALE: 1/8" = 1'-0"

NOTES:

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. FINISHES ARE TO BE DETERMINED BY THE OWNER.
- 3. SEE SEPARATE SHEETS FOR DETAILS.

Planning Department

July 31, 2013

To: Members,
Regina Planning Commission

Re: Application for Concept Plan and Zoning Bylaw Amendments (13-Z-10, 13-CP-04)
Riverbend Subdivision, 1902 Heseltine Road

RECOMMENDATION

1. That the application to amend the Riverbend Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
2. That the application to rezone Part of Parcel A, Plan No. 101550406, SW 1/4 22-17-19 W2M (Proposed Parcel M) located at 1902 Heseltine Road as shown on the attached plan of proposed subdivision (See Attachment A-3.3), from UH-Urban Holding to R6 - Residential Multiple Housing, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
5. 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 concept plan as follows:

- Change use designation from Low-Density Residential to High-Density Residential
- Lands are currently zoned UH-Urban Holding

The applicant proposes to rezone:

- To accommodate High-Density Residential through R6- Residential Multiple Housing zoning

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 Riverbend Concept Plan area. The proposed change will not result in a significant change to the projected population or density of units.

BACKGROUND

A Zoning Bylaw and Concept Plan amendment application has been submitted concerning the property at 1902 Heseltine Road.

The Riverbend Concept Plan was amended by City Council on October 3, 2011.

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

An application has been received to amend the Riverbend Concept Plan, in order to accommodate continued development within the subdivision. The Riverbend Concept Plan was originally approved by City Council on June 3, 1991, and most recently amended on October 3, 2011.

The applicant proposes to change a .24 ha portion of the area designated for low-density residential to high-density residential. The proposed change is relatively minor in scope and will result in relatively minor adjustments in the total projected population and number of dwelling units in Riverbend as noted in the table below.

The low density designated area adjacent to the municipal reserve parcel (labelled as “MR4”) was originally intended to be developed as a condominium site with access by private road. This road was intended to loop through the high density area and connect back to Heseltine Road. This design would have posed challenges with regard to shared services between parcels. Due to the unique site features of the lands north of Heseltine Road, this issue was resolved through the creation of a dedicated public cul-de-sac (Riverbend Bay) flanked by low-density residential lots on the east side of the street. Given where the bulb of the street terminates, some potential lots would have been very deep, which was an inefficient use of land. As such, the applicant is proposing to consolidate these lands intended for Low Density with the High Density lands to the west.

	Existing Concept Plan	Proposed Concept Plan
Land Use Designation	Low Density 0.24 ha (area of subject property)	High Density 0.24 ha (area of subject property)
No. of Dwelling Units	416	422
Population	871	884
School Population	223	224
Zoning Designation	UH-Urban Holding	R6-Residential Multiple Housing

Zoning and Land Use Details

The applicant proposes to create one lot for the development of low-rise apartment buildings. The R6 Zone will allow for the development of a variety of housing types, with most multi-family housing forms such as low-rise apartment buildings, townhouses and fourplexes being permitted.

Land Description	Description of Development	Current Zone	Proposed Zone
Parcel A, Plan No.101550406 and Part of SW 1/4 22-17-19 W2M	High-Density Residential	UH-Urban Holding	R6 - Residential Multiple Housing

Surrounding land uses include a stormwater retention pond to the north, with future plans for low-density residential to the east and high-density residential to the south and west.

The proposed development is consistent with the purpose and intent of the R6 zone with respect to regulating the location and standards for apartment buildings, townhouses and fourplex dwellings.

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.

The Transit Department notes that high density development will attract the need for public transportation. Transit strives to have a maximum walking distance of 400 metres to transit service in residential areas. The proposed development will be over 500 metres to the closest transit stops located on Quance Street and Arens Road. As this area develops, Transit will consider rerouting one of the routes down Heseltine to lessen the walk distance if there is demand. There is no timeline for this service to be implemented.

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.a.– To accommodate the demand for a variety of housing types throughout the city.

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

- Section 3.4.a. - To facilitate the development and integration of a range of housing types

- Section 3.4.d. - To ensure compatibility between residential development and adjacent land uses

The proposed amendments will allow for the provision of additional high-density housing options in the Southeast Sector that will support neighbouring commercial activities and future transit opportunities.

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 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.
Will be published in the Leader Post on:	August 10, 2013 August 17, 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

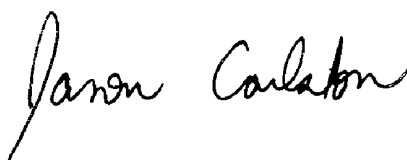
City Council's approval is required, pursuant to Part IV and V of *The Planning and Development Act, 2007*.

Respectfully submitted,

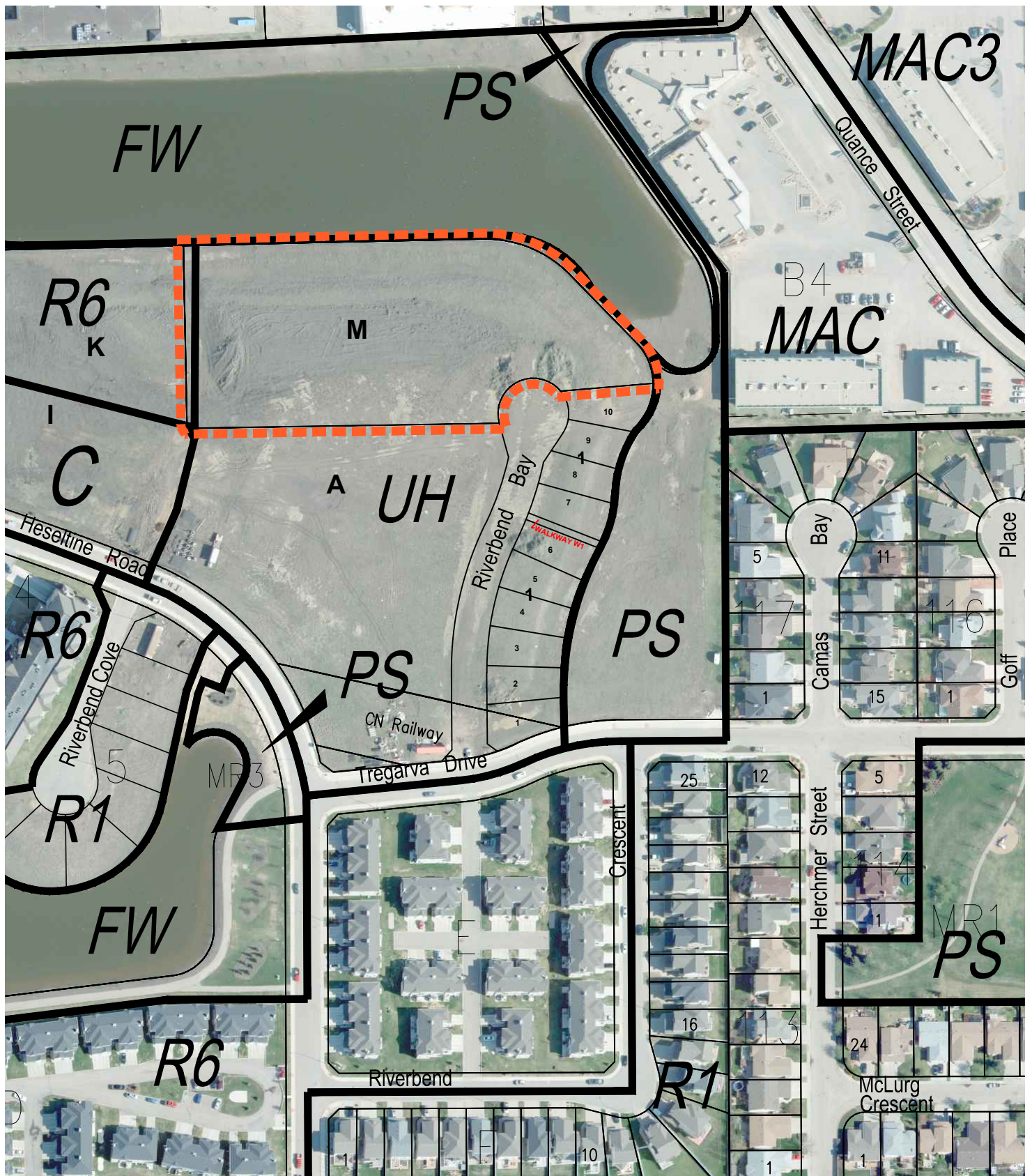


Diana Hawryluk, Director
Planning
Prepared by: Lauren Miller

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development



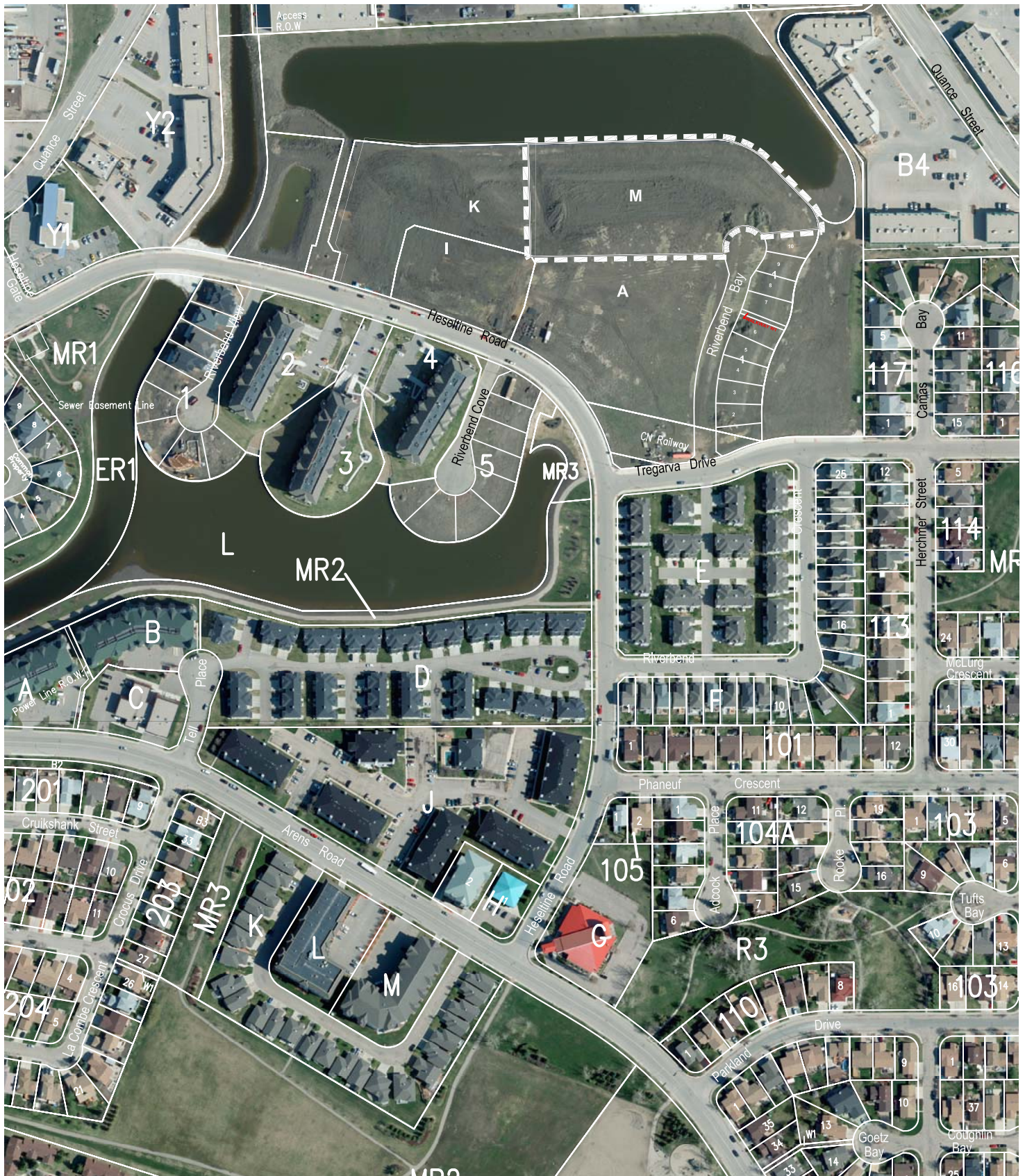
Subject Property



Project 13-CP-04
13-Z-10
13-SN-16

Civic Address/Subdivision

1902 Heseltine Road



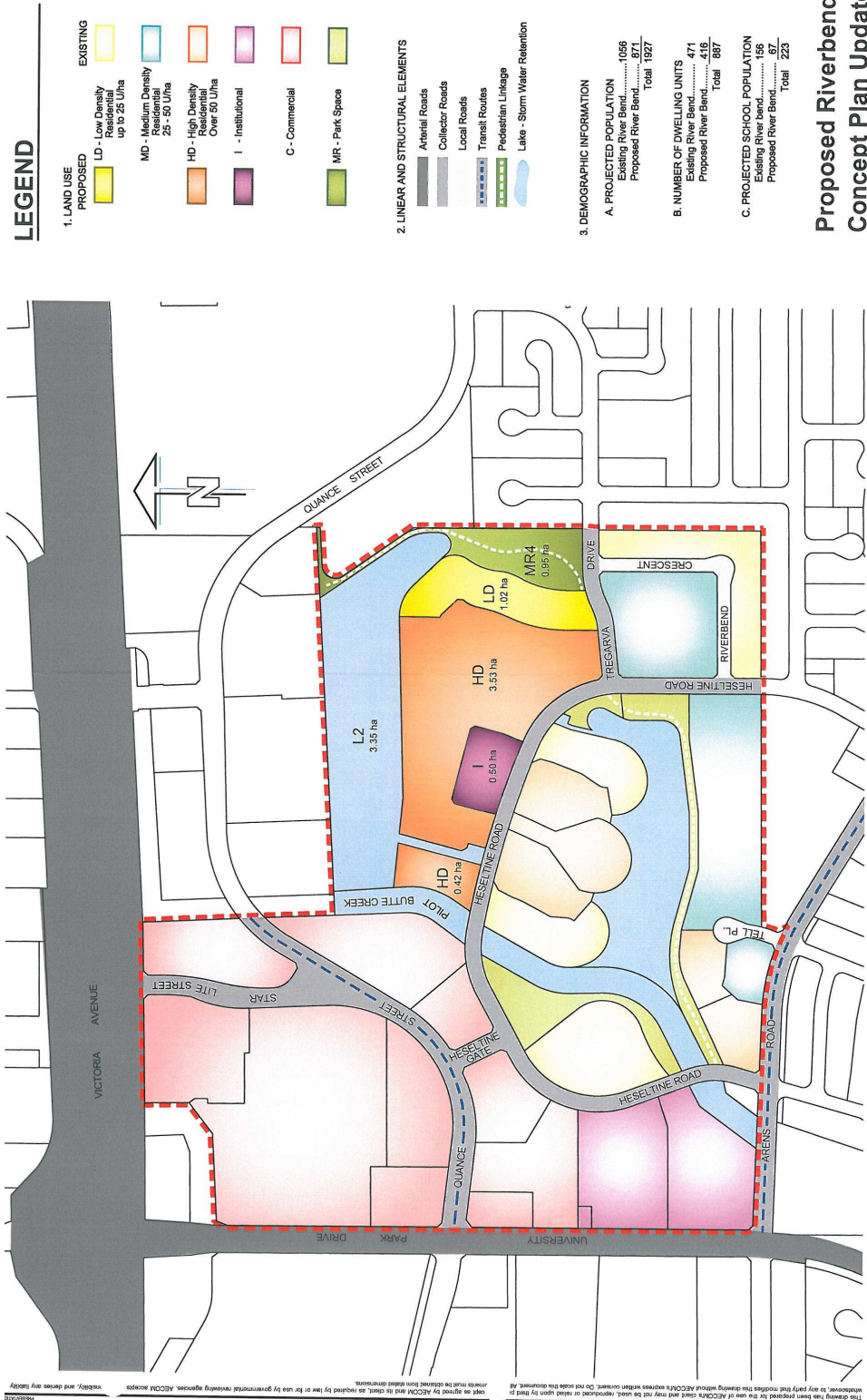
Subject Property

Date of Photography: 2012



Project 13-CP-04
13-Z-10
13-SN-16

Civic Address/Subdivision 1902 Heseltine Road

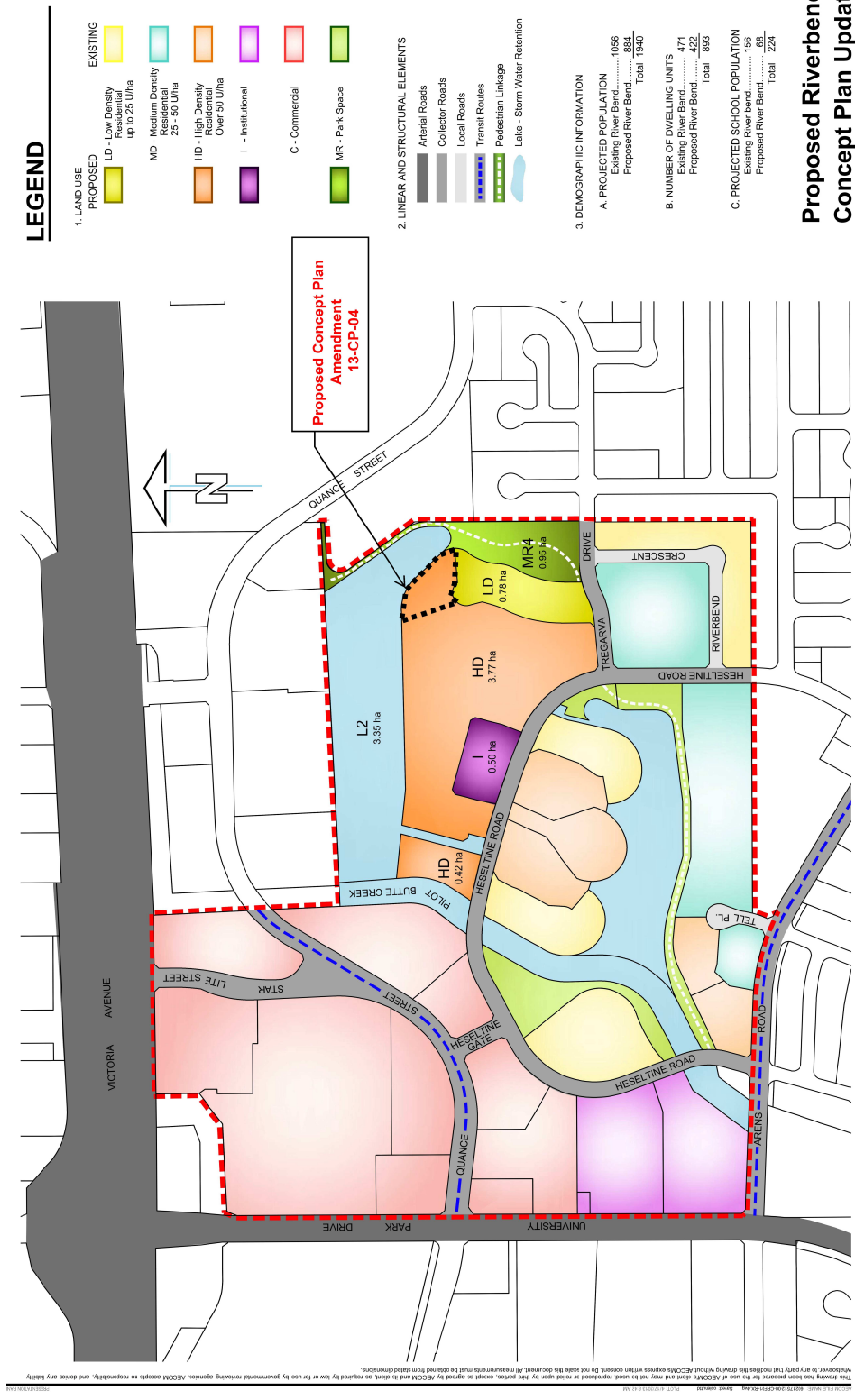


**Proposed Riverbend
Concept Plan Update**

Date: 2011 / 06 / 23
Scale: 1 to 4000



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**Proposed Riverbend
Concept Plan Update**

Date: 2013 / 04 / 16
Scale: 1 to 4000

KEY PLAN