

PL202000044 - Discretionary Use Application - Building, Planned Group - Rosewood Park

Date	June 3, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-18

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Planned Group located in Rosewood Park Phase 1 Stage 3, being Parcel E, in the Rosewood Park Subdivision.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.5 inclusive, prepared by Big Block Construction dated January 16, 2020.
 - b. Road access is revised to City of Regina Construction Standards.
 - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
 - d. Direct the Development Officer to not issue a development permit until a Servicing Agreement has been executed and the subdivision is registered through Information Services Corporation.
3. Approve these recommendations at its June 24, 2020 meeting.

ISSUE

The applicant (National Affordable Housing Corporation) on behalf of the property owner (101259367 Saskatchewan Limited) proposes to develop a residential Building, Planned Group in an existing RH – Residential High-Rise Zone. A Building, Planned Group is a discretionary use in the RH - Residential High-Rise Zone. The residential development is located in the Rosewood Park neighbourhood and within Phase 1, Stage 3 if development in the area.

The proposal has been assessed and is deemed to comply with *The Regina Zoning Bylaw, 2019* (Zoning Bylaw); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP); the Coopertown Neighbourhood Plan and the Rosewood Park Concept Plan.

IMPACTS

Financial Impacts

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.

Accessibility Impacts

The proposed site requires one accessible parking stall and 2 are provided.

Policy/Strategic Impact

The proposed development supports the following OCP goals/ policies:

- Section D5, Goal 1, Policy 7.1 & 7.15:
 - 7.1: Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following
 - 7.15: A diversity of housing types to support residents from a wider range of economic levels, backgrounds and stages of life, including those with specific needs.
- Section D6, Goal 1, Policy 8.1: Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.

The housing proposed in this development will be in a form that does not currently exist within the neighbourhood. The applicant has advised that its intention is for the development to consist of affordable housing and will support a segment of the population currently not served by the neighbourhood.

OTHER OPTIONS

Alternative options would be to:

1. Approve the application subject to specific amendments to the plan.
2. Refer the proposal back to Administration. If City Council has specific concerns with the proposal it may refer it back to Administration for further review. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been made.
3. Deny the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. The applicant will receive written notification of City Council's decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

The applicant proposes to develop a 48-unit residential Building, Planned Group development within an existing RH – Residential High-Rise Zone. The underlying RH - Residential High-Rise Zone for the subject property was approved by City Council on April 29, 2020 (CR20-19). The proposed development will include the following features:

- Four buildings totalling 4,212 square metres and containing 48 residential units as Building, Stacked;
- Ninety-two parking space; and
- Landscaping improvements.

This application is deemed to be in compliance with all applicable policies, Zoning Bylaw regulations (e.g. height, setbacks, landscaping, site coverage), as well as procedures regarding communications and engagement. Respecting parking, specifically: only 48 parking spaces are required; therefore, the application exceeds Zoning Bylaw requirements by providing 92 spaces. It also significantly exceeds the Zoning Bylaw requirement for landscaping area. The development only requires 15% of the lot to be landscaped, but this proposal has 25% of the lot landscaped.

Further, the location is deemed suitable for the proposed land-use. The Rosewood Park Concept Plan identifies this area as a Flex Space for mixed residential, institutional, or commercial uses. The proposed development is adjacent to a site approved for a day care; a school; other institutional use(s); a collector roadway with future transit potential. The development is intended to accommodate affordable/attainable dwelling units, which supports City's OCP objectives relating to housing diversity and affordable/attainable

housing.

In accordance with the public notice requirements of *The Planning and Development Act, 2007*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. Administration did not receive any comments from the community regarding the proposed development. The Twin Lakes Community Association was contacted but did not respond.

DECISION HISTORY

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

Respectfully Submitted,



Fred Searle, Director, Planning & Development Services

5/22/2020

Respectfully Submitted,



Diana Hawryluk, Executive Director, City Planning & Community Dev.

5/28/2020

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

- Appendix A-1
- Appendix A-2
- Appendix A-3.1
- Appendix A-3.2
- Appendix A-3.3
- Appendix A-3.4
- Appendix A-3.5