

PL202000065 - Zoning Bylaw Amendment Application - 1700 - 1788 and 1701 - 1789 West Market Street

Date	June 3, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-20

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the properties located at 1700 - 1788 and 1701 - 1789 West Market Street, legally described as Lots 1-23A, Block 1, Plan No. 102246038 and Lots 1-23A, Block 2, Plan No. 102246038, in the Westerra Subdivision, from RL – Residential Low-Rise Zone to RU – Residential Urban Zone.
2. Approve the application to amend the Westerra Concept Plan, as depicted on the attached Appendix A-3.1; A-3.2, and adopt the Westerra Concept Plan, as amended, by resolution.
3. Approve these recommendations at its June 24, 2020 meeting, following the required public notice.

ISSUE

Westerra Development Corp. (the Applicant and Property Owner) proposes to rezone the properties located on 1700 block of West Market Street (Subject Property), within the Westerra subdivision, from RL – Residential Low-Rise Zone to RU – Residential Urban Zone, under *Regina Zoning Bylaw No. 2019-19* (Zoning Bylaw). An amendment to the Westerra Concept Plan is also required to accommodate the proposed Zoning Bylaw amendment.

This proposal has been reviewed under the applicable provisions of the Zoning Bylaw, *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP); the Westerra Neighbourhood Plan and the Westerra Concept Plan.

IMPACTS

Financial Impacts

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 proposed development, in accordance with City of Regina (City) standards and applicable legal requirements.

Policy/Strategic Impact

The proposed development supports the following OCP goals/policies:

OCP – Part A

- Section D5, Goal 1, Policy 7.1 & 7.1.5:
 - 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.

This housing type exists in limited quantities within the neighbourhood. The proximity of this block to higher density areas promotes a mixed density approach to the neighbourhood.

- Section D6, Goal 3, Policy 8.12: Allow for flexibility and adaptability in the design and function of housing and consider enabling regulation to increase innovation within the housing stock to accommodate the changing needs of households.

This development is proposed in response to a changing housing market; therefore, the rezoning and subsequent development will help support flexibility and adaptability, as it relates to the provision of housing.

Should the rezoning and development occur, Administration notes that other OCP objectives relating to minimum density thresholds and complete neighbourhoods will still be maintained (OCP – Section C, Policy 2.11).

OCP – Part B

The Subject Property is located within the Plan Area of the Westerra Neighbourhood Plan (OCP – Part B.14) and is designated as a “Residential Area”, which is a general category allowing for a variety of residential types. As the proposed amendments support the transition from one type of residential to another, there is no conflict with the Westerra Neighbourhood Plan and the objective of achieving a complete community for Westerra will

be maintained.

OTHER OPTIONS

Alternative options would be to:

1. Approve the application with 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

Westerra Development Corp. proposes to rezone the 46 lots located at 1700 - 1788 and 1701 - 1789 West Market Street from RL – Residential Low-Rise Zone to RU – Residential Urban Zone. The proposed development will include one-unit developments as Building, Detached with rear vehicular access.

An amendment to the Westerra Concept Plan is required to accommodate the Zoning Bylaw. The subject properties were intended to be development as “Live Work Residential” (a use that allows a residence and commercial operation on ground floor). The applicant has indicated that there is currently no market support for the live-work product and as such, they would like to, instead, pursue typical housing products falling within the low or medium density land use categories. These subject properties are proposed to be classified as “Low or Medium Density Residential” as reflected on the Westerra Phase I Concept Plan in Appendix A-3.1

The proposed developments are considered minor with the change from Live-Work Residential to Low-Medium Residential is deemed to have no implications from a servicing perspective or land use compatibility. The application is also in compliance with all applicable regulations of the Zoning Bylaw (e.g. height, setbacks, landscaping, site coverage) and procedures regarding communications and engagement.

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 Dieppe-Westerra Community Association was contacted but did not respond. Comments from neighbouring property owners are captured in Appendix B.

DECISION HISTORY

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

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

Respectfully Submitted,



5/22/2020

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

PL202000065 Appendix B