

Concept Plan and Zoning Amendment - The Towns, Stage 1H, Blk 32 & 33 - PL202100013 and PL202100014

Date	May 5, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-35

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified in Appendix A-4 as from Medium Density to Low Density, Single Family Dwelling.
2. Approve the associated application to rezone Block 32 and 33 within the Towns Concept Plan, Stage 1H, as shown in Appendix A-1 from RL – Residential Low Rise Zone to RU – Residential Urban Zone.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations and the required public notice.
4. Approve these recommendations at its meeting on May 12, 2021, following the required public notice.

ISSUE

Terra Developments Incorporated (the Applicant), acting on behalf of the current owners, City of Regina, proposes to amend the Towns Concept Plan by redesignating Blocks 32 and 33 in Stage 1H from Medium Density Residential to Low Density Residential to accommodate single-family dwellings. The proposed amendment will allow the subject property, being Stage 1H (Blocks 32 and 33), to be rezoned from RL – Residential Low-

Rise Zone to RU – Residential Urban Zone as shown in Appendix A-1.

A property owner/developer can submit applications to amend the concept plan and the zoning designation of their property. The process requires review by the Regina Planning Commission (RPC) and adoption of the amended concept plan and zoning bylaw by resolution of City Council. These applications include a public and technical review process in advance of consideration by RPC and Council.

These applications are being considered pursuant to the *Planning and Development Act, 2007 (Act)*; *Design Regina: The Official Community Plan Bylaw 2013-48 (OCP)* and the *Regina Zoning Bylaw, 2019-19 (Zoning Bylaw)*. The proposal has been assessed and is deemed to comply with the Act, OCP and the Zoning Bylaw.

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 new, or changes to existing, infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City standards and applicable legal requirements.

Environmental Impact

City Council set a community goal for the City of Regina of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

Policy/Strategic Impact

The proposed development supports the following OCP goals/policies:

- Section D5, Goal 6 – Built Form and Urban Design: Build a beautiful Regina through quality design of its neighbourhoods, public spaces and buildings.
 - Policy 7.34: *Support design excellence by ensuring that public and private spaces and buildings contribute to a sense of place and an enhanced public realm through high-quality design and strategic location.*
 - Policy 7.36: *Consider the inclusion of the following elements where a secondary plan or concept plan is required in support of a proposed development*
 - Policy 7.36.2: *Strategies for providing a high-quality built environment and public realm, including but not limited to consistent built-form edge, appropriate transitioning of density, and active street frontage*
- Section D6 Housing, Goal 3 – Diversity of Housing Forms: Increase the diversity and innovation of housing forms and types to support the creation of complete neighbourhoods across Regina

- Section D11 Social Development, Goal 3 – Community Security: Ensure that Regina is a safe community where everyone feels secure in their homes and neighbourhoods
 - Policy 13.12: *Promote health and safety by embracing the principles of Crime Prevention through Environmental Design (CPTED).*

- Appendix A Guidelines for Complete Neighbourhoods
 - Policy 7.1.8: *A distinctive character, identity and sense of place*
Guidelines:
 - *Avoid walls that segregate and visually block neighbourhoods from adjacent streets and neighbourhoods.*
 - Policy 7.1.9: *Buildings which are designed and located to enhance the public realm, and which contribute to a better neighbourhood experience.*
Guidelines:
 - *Avoid direct frontage onto arterial streets, except where they function as well-designed, landscaped, multi-modal streets*
 - *Create active streetscapes through ground floor uses and by limiting at grade parking and blank facades to provide a sense of activity, safety and surveillance, and “eyes on the street.”*
 - Policy 7.1.10: Convenient access to areas of employment
 - *Ensure that street and block patterns allow for a changing and adaptable urban environment.*

The subject properties will continue facing the proposed park on Buckingham Drive. Future single-family dwellings on the lots will provide parking from the rear. This will increase continuity in sidewalk infrastructure in proximity to the park for a more active, safe and pedestrian-friendly experience. This is also consistent and aligned with CPTED (Crime Prevention Through Environmental Design) principles to have “eyes on the street” and good natural surveillance of public spaces such as the park.

The proposed concept plan and zoning amendment will see a one per cent reduction in density within the Town Concept Plan area; however, the neighbourhood continues to provide a diverse range of amenities and housing types for current and future residents of the city. Administration recommends approval, as the proposed amendment to the concept plan complies with the OCP, including the diverse range of housing types and the minimum density of 50 people per hectare.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer the application back to Administration to address or make additional recommendations and direct that the report be reconsidered by Regina

Planning Commission or brought directly back to Council following such further review. Referral of the report back to Administration will delay approval of the development until the requested information has been gathered or changes to the proposal have been made.

3. Deny the application. Amendment to the concept plan and rezoning of the subject land will not proceed on the subject property if City Council rejects 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. Public notice of Council's consideration of the amended concept plan, as well as the public hearing required when the proposed bylaw is considered, will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of the City Council's decision.

DISCUSSION

Proposed

The subject lands are currently designated as Medium Density Residential in the Towns Concept Plan. The applicant is proposing an amendment to the Towns Concept Plan to allow for Low Density Residential, and to rezone to RU – Residential Urban Zone to accommodate single family dwellings.

Consideration

The proposed amendment to the Towns Concept Plan will change the land-use designation for the subject area from Medium Density Residential, which is intended for multi-unit buildings of more than two units (Appendix A-3), to Low Density Residential, which is intended to accommodate single family residential development (Appendix A-4).

This portion of land was recently rezoned (CR21-14) to RL – Residential Low Density. However, it was identified by the applicant that the housing type planned for the subject property is to be single-family housing and upon review, it was determined that the RL zone does not permit single unit housing. In order to align the zone with the proposed housing form, the Applicant has proposed to complete the current concept plan and zoning amendment.

An associated subdivision of the subject property was approved under the current RL – Residential Low-Rise Zone and will also comply with the required development standards for single-family dwellings in the RU – Residential Urban Zone. The subject lands currently consists of 36 lots planned for the future development of single-family dwellings where vehicle access to the lots will be maintained from the rear alley only.

Surrounding land uses consist of low to medium density residential development to the west along Green Brook Road, a future open space along Buckingham Drive to the south and high-density residential to the east. Lands to the north of the subject consist of high-density residential and vacant lands zoned as UH – Urban Holding Zone.

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, 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. Arcola East Community Association (AECA) was included in the circulation of the application. Following circulation, Administration attempted follow-up contact with the AECA; however, we did not receive a response prior to the deadline for submission of this report.

DECISION HISTORY

1. On April 25, 2016, City Council approved The Towns Concept Plan (CR16-36).
2. On February 10, 2021, City Council approved a zoning amendment which included the subject property being rezoned from UH – Urban Holding to RL – Residential Low Rise. (CR21-14)
3. On March 10, 2021, City Council approved an amendment to The Towns Concept Plan (CR21-37), by changing the part Flex Use and High Density Residential area to Low and Medium Density Residential Area.

Respectfully Submitted,



Fred Searles, Director, Planning & Development Services

Respectfully Submitted,



4/23/2021

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

4/29/2021

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ATTACHMENTS

- Appendix A-1 (Subject Property Map)
- Appendix A-2 (Aerial Photograph)
- Appendix A-3 (Existing Concept Plan)
- Appendix A-4 (Proposed Concept Plan)