



Zoning Bylaw Amendment - The Towns, Phase 2 Stage 1 (PL202000256)

Date	July 7, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-46

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of land located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 1, as shown in Appendix A-1, from UH – Urban Holding Zone to RL - Residential Low-Rise Zone, subject to approval of the the Towns Concept Plan Amendment (PL202000238).
2. Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RU – Residential Urban Zone, within the Block 2 and Block 6, subject to approval of the the Towns Concept Plan Amendment (Project No. PL202000238).
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 the required public notice.
4. Approve these recommendations at its meeting on July 14, 2021.

ISSUE

The applicant, Terra Developments Inc., acting on behalf of the current owners, City of Regina, proposes to rezone parts of SW 14-17-19-2 Ext 12 (The Towns Phase 2, Stage 1) from UH – Urban Holding Zone to RL – Residential Low-Rise Zone as shown in Appendix A-1. Rezoning to a suitable

zone is necessary for planned development to proceed.

A property owner/developer can submit applications to amend the zoning designation of their property. The process requires review by the Regina Planning Commission (RPC) and approval of the amendment by 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 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 implements a phase of development of the (proposed amended) Towns Concept plan, which overall 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
 - 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 proposed rezoning is subject to approval of the amendment to the Towns Concept Plan and aligns with associated land uses in the proposed amendment to the Towns Concept Plan (Application PL202000238) under consideration at this Council.

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. 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 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

Proposal

The subject area is currently zoned as UH - Urban Holding Zone within the Zoning Bylaw and is within the Towns Concept Plan area. The applicant proposes to rezone the subject area from UH – Urban Holding Zone to RL - Residential Low-Rise Zone to accommodate duplex, semi-detached and townhouse type dwellings.

Consideration

The applicant proposes an amendment to the Zoning Bylaw to accommodate medium-density residential development, which includes lots intended for duplex, semi-detached and townhouse type residential. Further to this, the applicant proposes to apply the LA - Lane Access Overlay Zone to part of Block 32 and 33.

This area is currently vacant and zoned UH - Urban Holding Zone; rezoning is necessary to accommodate the development. The proposed rezoning is illustrated in Appendix A-1.

An associated subdivision application of the property to create 91 residential lots is under review by the Administration and is subject to approval of this application.

Approval of this application will also be subject to Council's favourable consideration of the related proposed amendment to The Towns Concept Plan (PL202000238), which is being considered as a separate application.

The surrounding uses are medium-density residential and Buckingham Drive to the south, proposed low and medium-density residential to the west, Kaufman Avenue to the north and high-density residential development to the east.

Lane Access Overlay Analysis

The LA - Lane Access Overlay Zone is intended to allow flexibility regarding front and lane access to residential lots on a block face. The applicant intends to develop this area for dwellings with front

attached garage. Without the implementation of the LA – Lane Access Overlay Zone, these lots would be required to have vehicle access via the rear lane only where dwellings with front attached garages would not be possible. The LA – Lane Access Overlay Zone, is proposed along portions of Mutrie Crescent where semi-detached and triplex building are planned. The approximate frontages range from 6.0 to 8.5 meters per lot. The new streets will be 11 meters wide, which is wide enough to accommodate two driving lanes and two parking lanes. The LA – Lane Access Zone would extend approximately 167 meters along the Mutrie Crescent.

As per the information provided by the applicant, a total of 22 lots will be affected by the LA – Lane Access Overlay Zone. With the implementation of the LA – Lane Access Overlay Zone at this location, approximately 25 on street parking spots will be removed (within the area highlighted on Figure 1). However, approximately 31 on street parking stalls would still be available within the vicinity of this development (Kaufman Avenue, Mutrie Gate and remaining of Mutrie Crescent).

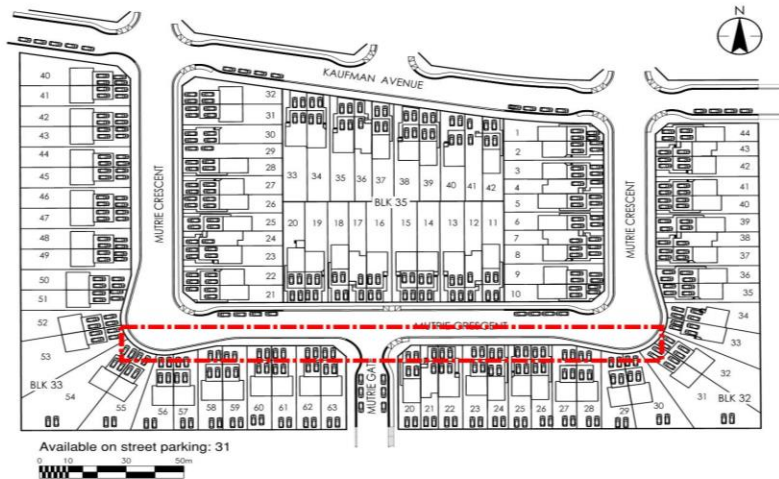


Figure 1

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 April 29, 2019, City Council approved an amendment to The Towns Concept Plan by changing part of the High-Density Residential area to Commercial and Low-Density Residential Area (CR19-33).
3. On March 10, 2021, City Council approved an amendment to The Towns Concept Plan by changing part of the Flex Use and High-Density Residential area to Low and Medium Density Residential Area (CR21-37).
4. On May 12, 2021, City Council approved an amendment to The Towns Concept Plan by changing the designation of a portion of the area south of the subject property from Medium Density (CR21-83)

Respectfully Submitted,

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Autumn Lawson, Director, Planning & Development Services



6/24/2021

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

6/30/2021

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ATTACHMENTS

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