

June 6, 2018

To: Members
Regina Planning Commission

Re: Concept Plan Amendment Application (18-CP-01) Hawkstone Concept Plan Zoning
Bylaw Amendment Application (18-Z-04) – 2723 Narcisse Drive

RECOMMENDATION

1. That the application to amend the Hawkstone Concept Plan, as shown in Appendix A-3, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone lands within the Hawkstone Concept Plan, depicted in Appendix A-1, be approved as follows:
 - a) That Parcel R1, Plan 102257030 be rezoned from R5 - Medium Density Residential Zone to R6 - Residential Multiple Housing Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the June 25, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes an amendment to the Hawkstone Concept Plan to accommodate an increase in density designation for the subject property located at 2723 Narcisse Drive from medium density to high density residential. An associated *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) amendment is to rezone the subject lands from R5 – Residential Medium Density to R6 – Residential Multiple Housing to accommodate a future low-rise apartment development.

The proposal complies with the development standards and regulations contained in the Zoning Bylaw and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

Applications have been received for a minor amendment to the Hawkstone Concept Plan and an amendment to the Zoning Bylaw related to the subject property located at 2723 Narcisse Drive.

This application is being considered pursuant to Zoning Bylaw, OCP and *The Planning and Development Act, 2007* (Act).

DISCUSSION

Concept Plan Amendment

The Hawkstone Concept Plan provides for medium density residential at the subject property located at 2723 Narcisse Drive. The applicant proposes to amend the Concept Plan to change the designation from medium to high-density residential. The existing Hawkstone Concept Plan is attached to this report in Appendix A-3 and the proposed Hawkstone Concept Plan is attached to this report in Appendix A-4.

It is projected that the proposal will result in a net increase of approximately 15 dwelling units on the lands, which represents a corresponding population increase of 15 persons. The proposed amendment is minor in scope and will not impact City services or result in incompatible development.

Zoning Bylaw Amendment

The applicant proposes to amend the Zoning Bylaw by rezoning the subject property from R5 – Medium Density Residential Zone to R6 – Residential Multiple Housing Zone which corresponds with the proposed amendment to the Concept Plan. The purpose of the amendment is to accommodate future low-rise apartment development (less than 13 metres) at the site.

The surrounding land uses to the west include a mix of low and medium density residential development and to the east of the site is Albert Street (Highway No. 6 and 11). The lands to the south recently received approval for the development medium density townhouses by the same applicant by City Council on April 24, 2017 (CR17-60).

Subsequent development on the site will be reviewed for compliance with the R6 – Residential Multiple Housing Zone with respect to land use and development standards.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject properties will receive 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

The subject property is located within the Moderate Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance regulations that limit the depth of excavation (4.5 metres) and not expose the aquifer. Compliance with this standard will be addressed through the building permit review process.

Policy/Strategic Implications

The proposal is consistent with the policies contained within the Part A of the OCP with respect to:

Section D5: Land Use and Built Environments

Goal 1 – Complete Neighbourhoods

Enable the development of complete neighbourhoods.

- 7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.

Other Implications

The area will be well served by transit as there is transit service located on McEachern Drive and Narcisse Drive. This is a distance of approximately 230 metres to the proposed development which is within the standard of having residences within 400 metres of transit services for 90 per cent of the population.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on:	March 12, 2018
Letter sent to immediate property owners	March 8, 2018
Will be published in the <i>Leader-Post</i>	June 9, 2018 June 16, 2018
Number of Public Comments Sheets Received	2

Administration received two public comment sheets. A more detailed account of the respondents' concerns and Administration's response is provided in Appendix B.

The application was circulated to the Argyle Park Community Association (APCA). Following circulation, Administration attempted follow-up contact with the APCA but did not receive a response prior to the deadline for submission of this report.

DELEGATED AUTHORITY

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Louise Folk", with a stylized flourish at the end.

Louise Folk, Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk", with a stylized flourish at the end.

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Christian Tinney