

June 25, 2018

To: His Worship the Mayor
And Members of City Council

Re: Regina Planning Commission: Discretionary Use Application (18-DU-07) Detached
Dwellings in R5 - Residential Medium Density Zone Eastbrook Subdivision 5100 Block
Buckingham Drive

RECOMMENDATION

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JUNE 6, 2018

That the Discretionary Use Application for Detached Dwellings on the following properties:

- a) Proposed Lots 109, 110, 111, 114, 115, 118, 119, 122, 123, 126, 127, Block 1, Plan 102275041, Eastbrook Subdivision.
- b) Proposed Lots 45, 46, 49, 50, 53, 54, 57, 58, 61, 62, 63, Block 23, Plan 102251382, Eastbrook Subdivision.

be approved, and that a Development Permit be issued subject to the following conditions:

- a) Development of each Detached Dwelling will be required to conform to all standards of the R5 - Residential Medium Density Zone.
- b) The development shall be subject to approval of the subdivision application being approved separately through the subdivision approval process.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – JUNE 6, 2018

Jenna Hutton, representing Dream Development, addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #2 does not require City Council approval.

Councillors: Bob Hawkins and Mike O'Donnell (Chairperson); Commissioners: David Bale, Frank Bojkovsky, Simon Kostic, Andre Kroeger, Adrienne Hagen Lyster, Robert Porter and

Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on June 6, 2018, considered the following report from the Administration:

RECOMMENDATION

1. That the Discretionary Use Application for Detached Dwellings on the following properties:

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be approved and that a Development Permit be issued subject to the following conditions:

- a) Development of each Detached Dwelling will be required to conform to all standards of the R5 - Residential Medium Density Zone.
- b) The development shall be subject to approval of the subdivision application being approved separately through the subdivision approval process.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

2. That this report be forwarded to the June 25, 2018 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop 22 detached dwellings on hatched and highlighted lots as shown in the attached plan (Appendix A-1). The subject property is currently zoned R5 - Medium Density Residential Zone, in which a Single Detached Dwelling is discretionary. At present, the applicant is seeking approval for the land use. Detailed building plans would be submitted and reviewed during the building permit stage.

The proposal complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, Administration recommends approval.

BACKGROUND

This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and*

Development Act, 2007 (Act).

The subject properties are located in Eastbrook Phase 1 and Phase 2, in The Towns Concept Plan area. Previous applications and approvals related to Blocks 1 and 23 are as follows:

- Zoning for the portion of land on the south side of Buckingham Drive (i.e. Block 1) was approved by City Council on April 25, 2016, through the Towns Concept Plan and Zoning Bylaw Amendments (CR16-36) and the subdivision was approved on December 19, 2016.
- Zoning for the portion of land north to Buckingham Dr. (i.e. Block 23) was approved by City Council on March 28, 2017 (CR 17-35) and subsequent subdivision approved on February 15, 2018.

This application includes revisions to previously subdivided lot lines. The related subdivision application is being considered concurrently in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Administration. A copy of the Plan of proposed subdivision is attached to this report in Appendix A-3.1 for reference purposes only.

Pursuant to subsection 56(3) of the Act, City Council may establish conditions for discretionary uses based on: nature of the proposal (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to develop 22 detached dwellings on the subject properties (identified on Appendix A-1 and A-2 of this report). The subject properties are zoned R5 - Medium Density Residential Zone in which a Detached Dwelling is a discretionary use. The balance of the subject properties on these two block faces would be developed as Semi-Detached Dwellings resulting in a mixed pattern of development of Detached Dwellings and Semi-Detached Dwellings along each block face. Semi-Detached Dwellings are permitted in the R5 – Medium Density Residential zone.

Development of detached dwellings on the subject properties will be required to comply with the development standards under the Zoning Bylaw for the development of detached dwellings in the R5 – Medium Density Residential zone.

The proposal is consistent with the Eastbrook Concept Plan which identifies this location for medium density residential development as shown in Appendix A-4. Medium Density is defined under the OCP as development with a net density ranging between 25-50 units per hectare. The net density of the subject blocks will be approximately 27 units per hectare.

As this area develops further, the surrounding land uses will include future low density residential to the north and south; and, low and medium density residential development to the

west. The subject blocks will be bordered to the east by municipal utility parcels, which are intended to accommodate storm drainage flows.

RECOMMENDATION IMPLICATIONS

Financial Implications

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.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods

Enable the development of complete neighbourhoods

7.1 Require that new neighbourhood, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

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

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

| | |
|---|---------------|
| Public notification signage posted on | March 7, 2018 |
| Letter sent to immediate property owners | N/A |
| Public Open House Held | N/A |
| Number of Public Comments Sheets Received | 0 |

There were no public comments received on this application.

The application was not circulated to property owners as all affected areas within 75 meters of the subject property are owned by the applicant.

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

The application was circulated to the R.M. of Sherwood as this subject property is within the Joint Planning area. The R.M. of Sherwood had no concerns with the proposal.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary