

3700 Green Diamond Road - Discretionary Use - PL202000226

Date	March 3, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-22

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Building, Stacked” located at 3700 Green Diamond Road, being Parcel H, Plan No. 102253889 in the Greens on Gardiner neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 & A-3.2, prepared by Abele Architecture, dated November 18, 2020; and
 - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

ISSUE

The applicant, Broadstreet Properties, proposes to develop a 123-unit residential “Building, Stacked” (proposed development) in association with the owner, Greens on Gardiner Development Corporation. The subject property is a vacant undeveloped site within the

Greens on Gardiner Neighbourhood, located at 3700 Green Diamond Road. The subject property is zoned RL – Residential Low-Rise Zone in which a “Building, Stacked” with a height exceeding 11.0 metres is a discretionary use. The proposed development is 15.57 metres tall.

All properties in the city of Regina are assigned a zoning designation under the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw). Within each zoning designation, land-use can be permitted, not permitted or discretionary. Discretionary use applications require a public and technical review; consideration and recommendation by the Regina Planning Commission and consideration and approval by City Council in order to proceed.

This application is being considered pursuant to *The Planning and Development Act, 2007* (The Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and is deemed to comply with all applicable policies, regulations and standards.

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

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 of Regina (City) standards and applicable legal requirements.

Accessibility Impacts

The proposed development requires three accessible parking stalls, which is what is proposed.

Policy/Strategic Impact

The proposed development does not conflict with any OCP policies and is consistent with the following OCP goals/ policies:

- Section D5, Goal 1, Policy 7.1.5: *Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:*
 - *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.*
- Section D6, Goal 3, Policy 8.11: *Encourage developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and*

abilities in all neighbourhoods.

The subject property is identified as forming part of a “Built or Approved Neighbourhood”, as per OCP – Part A, Map 1; therefore, development must comply with all policy associated with this designation, including Section D5, Goal 1, which requires compliance with “Complete Neighbourhood” goals. The proposed development enhances compliance with the “Complete Neighbourhood” goals of the OCP by providing greater housing diversity.

The development will contribute to housing diversity in the Greens on Gardiner Neighbourhood and will increase opportunities to accommodate a broader diversity of people with differing needs and incomes.

The proposed development is also in compliance within the Greens on Gardiner Concept Plan as discussed further in the discussion section of this report.

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 for further review and direct that the application be brought back to Regina Planning Commission or directly to City Council for reconsideration following such 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. Development of “Building, Stacked” land use 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 Regina Planning Commission Council meeting when the application will be considered. The Applicant will receive written notification of City Council’s decision in accordance with The Act.

DISCUSSION

Proposal

The applicant proposed to develop one “Building, Stacked (apartment building)” containing 123 residential units. The development proposes 154 parking stalls and is five storeys in height (15.57 metres). Green Diamond Road, which flanks the east side, will serve as the primary access.

The surrounding land uses include high density residential to the northwest and south, planned high density residential to the west, low density residential to the north, and park space to the east. The “Acre 21” commercial development is located approximately 100 metres south of the proposed development and the École Wascana Plains School and École St. Elizabeth School are located approximately 350 metres to the north.

Land-Use

The subject property is zoned RL – Residential Low-Rise Zone in which a “Building, Stacked” is a discretionary use if the building height exceeds 11.0 metres. The proposed development conforms with the intent and development standards and requirements of the RL – Residential Low-Rise Zone; however, as the proposed development is 15.57 metres in height (five storeys), requires consideration through the discretionary use process.

The portion of the building in excess of 11.0 metres is the consideration for Discretionary Use. While other items, such as density and parking, are relevant to the discussion, the only portion that is within the Discretionary decision of City Council is the building height as a “Building, Staked”, with a height of 11.0 metres or less would be a permitted land use in the RL – Residential Low-Rise Zone.

The subject property is deemed suitable for high-density residential due to immediate proximity to a major corridor with transit service and relatively close proximity to schools, parks and a commercial hub. Further, no adverse impacts have been identified besides minimal shadowing concerns on the properties on the north side of Green Apple Drive.

The land-use and zoning details of this proposal are summarized in the following tables:

Land Use Details	Existing	Proposed
Zoning	RL – Residential Low-Rise Zone	RL – Residential Low-Rise Zone
Land Use	Vacant	Building, Stacked
Building Area	Nil	12,602m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls	123	154
Number of Long-Term Bicycle Parking Stalls	7	10
Number of Short-Term Bicycle Parking Stalls	0	16
Min. Lot Area (m ²)	400 m ²	11,365m ²
Min. Lot Frontage (m)	14.6m	91.3m
Max. Building Height (m)	11.0m permitted 20.0m discretionary	15.57m
Max. Floor Area Ratio	3.0	2.2
Max. Coverage (%)	60%	24.5%
Communal Space	5%	5.0%
Min. Landscape Area (%)	15%	19.2%

The proposed development requires 123 parking stalls (one parking stall per unit) and the applicant has provided 154 parking stalls. There is potential for limited on-street parking on Green Diamond Road and Green Apple Drive. The proposal meets the requirements of the Zoning Bylaw for the provisions of bicycle parking. The proposal contains 16 bike parking stalls which are located in an enclosed structure on the subject property. Further, there is transit service along Chuka Boulevard directly in front of this development.

The proposal provides some amenities on site for the residents of the development including an 800 square foot community garden, 600 square foot dog run, covered outside seating/patio space and a playground.

Concept Plan

The proposed development is in compliance with the approved Greens on Gardiner Concept Plan (Appendix A-3.3), which identifies the subject property as suitable for either medium-density or high-density development.

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. The Arcola East Community Association was contacted but did not respond. Comments from neighbouring properties are captured in Appendix B.

DECISION HISTORY

On July 28, 2014 City Council rezoned this property from UH – Urban Holding Zone to R5 – Medium Density Residential Zone (CR16-35). The subject property was subsequently rezoned to RL – Residential Low-Rise Zone as part of the new Zoning Bylaw adoption.

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

Respectfully Submitted,



Fred Scarlop, Director, Planning & Development Services

Respectfully Submitted,



2/22/2021

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

2/23/2021

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ATTACHMENTS

Appendix A-1
Appendix A-2

Appendix A-3.1
Appendix A-3.2
Appendix A-3.3
PL202000226 Appendix B