



Discretionary Use Application - Part of 3000 Woodland Grove Drive - PL202100123

Date	October 6, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-57

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Building, Planned Group” and “Planned Group” located at the intersection of Buckingham Drive and Green Brooks Road, being part of SW 14-17-19-2 Ext in the Towns Subdivision, 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 and A-3.5, prepared by KRN Residential Design, dated June 21, 2021.
 - b) The development permit to be issued upon the servicing agreement being executed and associated subdivision application being approved.
 - c) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
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 meeting on October 13, 2021, following the required public notice.

ISSUE

The Applicant, KRN Residential Design Ltd., proposes to develop a group of townhouses and apartments on the subject property. The proposed building form is defined as “Building, Planned Group” and the land use is described as a “Planned Group”, both of which are a discretionary use in the RH -Residential High-Rise Zone. The proposal includes a total of 10 buildings with 52 two and three bedroom dwelling units.

All properties in the city of Regina are assigned a zoning designation under *The Regina Zoning Bylaw, 2019* (Zoning Bylaw). Within each zoning designation, land-use can be permitted, prohibited 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 to proceed. As a note, this application was submitted prior to September 1, 2021, when *Bylaw No. 2021-44*, delegating authority of discretionary use decisions to the Development Officer, took effect.

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 other aspects of site design.

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 of Regina (City) standards and applicable legal requirements.

Accessibility Impacts

The development requires one accessible parking stall. The proposal provides 10 accessible stalls, which meets the minimum requirement.

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.

The higher density residential land use will, by nature, result in increased automobile traffic in the local vicinity. However, these impacts will be mitigated as the site is within walking distance of urban amenities, such as parks, schools, local commercial services, and transit service.

Policy/Strategic Impact

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

- 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
 - 13.12: Promote health and safety by embracing the principles of Crime Prevention through Environmental Design (CPTED).
- Appendix A: Guidelines for Complete Neighbourhoods, Policy 7.1.10: Convenient access to areas of employment: Ensure that street and block patterns allow for a changing and adaptable urban environment.

The proposed development aligns with associated land uses in the Towns Concept Plan.

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. Subject development will not proceed on the subject property if City Council rejects the application. If Council defeats or does not move a recommendation to approve (with or without conditions), Council must consider an alternate motion to reject the application. The motion must include the reasons for the denial based on the evaluation criteria.

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 City Council's consideration of this application will also be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of City Council's decision.

DISCUSSION

Proposal

The applicant proposes a group of townhouses and apartments on the subject property, which is within the Towns Neighbourhood. The property is zoned RH - Residential High-Rise Zone, in which the building type and land use area discretionary uses. The proposal includes a total of ten buildings with 52 two and three bedroom dwelling units.

Discretionary Use Analysis

Pursuant to section 56 of The Act, a discretionary use decision to approve, reject, or approve subject to development standards or conditions must be in accordance with, and supported by the Zoning Bylaw. Section 1E.3.5 of the Zoning Bylaw specifies criteria by which all discretionary uses must be evaluated. Generally, in exercising its discretion, council's decision with respect to discretionary use applications must be evaluated based on:

- consistency of the proposed use with the OCP;
- consistency of the proposed use with other policy documents with emphasis on land use and intensity, and impact on public facilities and infrastructure and services;
- consistency of the proposed use with the Zoning Bylaw; and
- potential adverse impacts or nuisances affecting nearby land, development, land use, property, neighbourhood character, the environment, traffic, public right-of-way, and other matters of health and safety.

Furthermore, all discretionary use applications must consider any criteria particular to the discretionary land use (or building type) as specified in the Zoning Bylaw and be consistent with the Statements of Provincial Interest Regulations. Council may prescribe specific development standards or conditions of approval only if they are necessary to secure the objectives of the Zoning Bylaw with respect to the size, shape, and arrangement of buildings or site; accessibility and traffic patterns of people or vehicles; mitigation of noxious or offensive emissions (i.e., noise, dust, glare, odour); and treatments to landscape, parking, open spaces, lighting, signs, excluding material or architectural detail.

The application was considered for suitability based on the additional prescribed evaluation criteria for discretionary uses as set out in the Zoning Bylaw section 1E.3. The application is consistent with

all criteria, particularly with respect to land use and policy regulations. With respect to the criteria the Administration notes key factors in the evaluation.

- The proposed land use is consistent with the Towns concept plan, which identifies the site for high density residential, as the development is a mixture of row and stacked dwelling unit types.
- The design of the site and orientation of buildings is compatible with surrounding planned land uses.
- The development type is complementary and supportive of neighbourhood commercial, located immediately to the west of the subject property.
- Vehicular site access meets requirements by allowing for two one-way access points; and
- There are no particular factors affecting public nuisance, or matters of health and safety to be addressed by this application.

Zoning and Land Use

The Zoning Bylaw classifies the use as “Planned Group” and the building form as “Building, Planned Group”. The property is zoned RH – Residential High-Rise Zone, in which “Planned Group” and “Building, Planned Group” are both discretionary.

Land Use Details	Existing	Proposed
Zoning	RH – Residential High-Rise Zone	No change
Land Use	Vacant Lot	“Planned Group” and “Building, Planned Group”
Number of Dwelling	Vacant Lot	52
Zoning Analysis		
	Required	Proposed
Min. Lot Area (m ²)	4,000	7,900
Lot Frontage (min)	7.5	81.5
Front Setback (min)	4.5	4.5
Rear Yard Setback (min)	5	6
Side Yard Setback (min)	0.45	2.0
Maximum Lot Coverage (max)	50% (3,950 m ²)	32% (2,531 m ²)
Maximum FAR (max)	3	0.69
Maximum Height (max)	20	10.45
Number of Parking Stalls	52	62
Total Landscape Area	15%	33% (2,620 m ²)

Other aspects of the proposed development, including parking and landscaping, conforms with the Zoning Bylaw. The surrounding land uses are future low density residential land to the north, commercial development to the west and low and medium density residential development to the east and south. The subject development complies with the Towns Concept Plan (Appendix A-4) as the area is categorized as high-density residential land.

Administration is currently processing a subdivision application for this lot and issuance of Development Permit is subject to the execution of the servicing agreement and the subsequent approval of the subdivision application of the Towns Phase 2, Stage 2 lands.

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. No comments were received. Arcola East Community Association (AECA) was included in the circulation of the application. Following circulation, Administration attempted follow-up contact with the AECA; however, Administration did not receive a response prior to the deadline for submission of this report.

DECISION HISTORY

1. On April 29, 2019, City Council approved the rezoning of the subject land from DCD 11 - Direct Control District and UH - Urban Holding Zone to R1 - Residential Detached Zone (CR19-33).
2. On July 14, 2021, City Council approved the rezoning of the subject land from R1 - Residential Detached Zone to RH - Residential High-Rise Zone (CR21-107).

Respectfully Submitted,

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Autumn Lawson, Director, Planning & Development Services



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

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ATTACHMENTS

- Appendix A-1 (Subject Property Map)
- Appendix A-2 (Aerial Map)
- Appendix A-3.1 (Proposed Site Plan)
- Appendix A-3.2 (Proposed Landscape Plan)
- Appendix A-3.3 (3D Views)
- Appendix A-3.4 (Proposed Buildings A, E and F)
- Appendix A-3.5 (Proposed Building B)
- Appendix A-3.6 (Proposed Buildings C, D and G)

Appendix A-3.7 (Proposed Buildings H and I)
Appendix A-3.8 (Proposed Building J)
Appendix A-4 (The Towns Concept Plan)