



## **Proposed Concept Plan and Zoning Bylaw Amendment - 8701 Dewdney Avenue - PL202100226 and PL202100227**

<b>Date</b>	June 7, 2022
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC22-17

### **RECOMMENDATION**

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Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Westerra Phase 1 Concept Plan (Land-Use Plan and Circulation Plan) by redesignating part of the Large Format Retail land use to low and medium-density residential land use and adopt the amended Concept Plan as set out in Appendix A-4.1 and A-4.2.
2. Approve the application to rezone portions of lands from the Westerra Phase 1, as shown in Appendix A-1; being part of Blk/Par A-Plan 102224393 Ext 1, located within the Westerra Concept Plan from MLM - Mixed Large Market Zone to:
  - a. RU – Residential Urban Zone;
  - b. RL - Residential Low-Rise Zone
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 the City Council following approval of these recommendations and the required public notice.
4. Approve these recommendations at its meeting on June 15, 2022, following the required public notice.

## ISSUE

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The Applicant, Westerra Development Corp., proposes to amend the *Westerra Phase 1 Concept Plan* (Concept Plan) by reconfiguring 6.55 hectares of Large Format Retail land-use to Medium and Low-Density Residential land-use, as shown in Appendix A-3.1 and A-3.2 (Subject Property). The Applicant also proposes to amend the *Zoning Bylaw 2019* (Zoning Bylaw) by rezoning the Subject Property from MLM - Mixed Large Market Zone to RU - Residential Urban Zone and RL - Residential Low-Rise Zone, as shown in Appendix A-1.

A property owner/developer can submit applications to amend a Concept Plan and the Zoning Bylaw. These processes require review by the Regina Planning Commission (RPC) and approval by the 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); the *Westerra Neighbourhood Plan* (OCP – Part B.14) and the Zoning Bylaw. The proposal has been assessed and is deemed to be in compliance.

## IMPACTS

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### Policy/Strategic Impact

The proposed development is supported by the OCP's policies, including those specific to:

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- The efficient use of City services. (Section C - Goal 2)
- Complete neighbourhoods and minimum population targets. (Section C – Goal 4)
- Increasing housing supply and housing diversity. (Section D6 – Goals 1 and 3)
- There are no Financial, Environmental, or Accessibility Impacts associated with this report.

## OTHER OPTIONS

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Alternative options would be:

1. Approve the application with specific amendments to the proposed Concept Plan and Zoning Bylaw amendment.
2. Refer the application back to Administration for revisions or additional information or consultation and direct that the report be reconsidered by the RPC or brought directly to Council following such further review. Referral of the report back to the 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. The proposed Concept Plan and the Zoning Bylaw Amendment will not proceed.

## COMMUNICATIONS

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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 proposed concept plan amendment and of the public hearing, required when Council considers the proposed will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of City Council's decision.

## DISCUSSION

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### Overview

The Subject Property is located within the Westerra Neighbourhood and is bound by future commercial development land to the north, Horizons Way to the east, Pinkie Road to the west, and future residential development to the south.

The Subject Property is within the policy area covered by the Westerra Neighbourhood Plan, which was approved, along with the Westerra Phase I Concept Plan, in January 2015. The Westerra Neighbourhood is a master planned development located in the west part of the city, adjacent to Dewdney Avenue, and is intended to evolve into a mixed-use neighbourhood with residential, commercial and light industrial development.

The Westerra Phase I area is identified as a Phase I area, as per the City's Phasing Plan (OCP – Map 1b), while the balance of the proposed neighbourhood is Phase 2. As of January 2022, the Westerra Phase I area is, approximately, 55 per cent subdivided.

### Proposal

#### Concept Plan Amendment

The proposed amendment to the Concept Plan is intended to reconfigure the street/block pattern and redesignate 6.5 hectares of land intended for Large Format Retail land-use to Low and Medium-Density Residential land-use, as shown in Appendix A-3.1 and A-3.2.

City Administration supports the proposed Concept Plan revisions. The increase in projected population and the overall land-use pattern is acceptable based on assessing the impact on the surrounding development and serviceability of the plan area. Furthermore, the changes will still ensure that the remnant commercial areas will remain in the Phase 1 Concept Plan to meet the future commercial need of the neighbourhood. The timing of commercial development within the plan area will depend on the development of the surrounding residential areas, supporting the need for neighbourhood commercial.

### Zoning Bylaw Amendment

The proposed amendments to the Zoning Bylaw include rezoning the Subject Property from the MLM – Mixed Large Market Zone to RU – Residential Urban Zone and RL – Residential Low-Rise Zone, as shown in Appendix A-1. The Zoning Bylaw amendment intends to apply the necessary zoning designations to the Subject Property that will accommodate subdivision and development that is in accordance with the Westerra Phase 1 Concept Plan as amended through this application.

### **Assessment**

#### OCP

The proposed amendments support OCP objectives related to housing supply and diversity and the efficient use of City services. Further, the redesignation of lands from commercial to residential does not impair the objectives relating to “complete neighbourhood”, as the developer is intending to retain commercial lands, including neighbourhood-oriented commercial.

The amendments will increase the projected population of the approved Westerra Phase 1 Concept Plan area by approximately 435 people, increasing the population density from 50.33 to 51.90 persons per hectare, which is still above the OCP's minimum requirement of 50 people per hectare (Section C - 2.11.2).

#### Servicing

The proposed amendments were assessed from a serviceability perspective, including the potential traffic impacts. No concerns were identified through this review.

### **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. A summary of public feedback is included in Appendix B of this report.

## **DECISION HISTORY**

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1. On January 12, 2015, City Council approved The Westerra Concept Plan (CR15-2).
2. On March 26, 2018, City Council approved amendments to The Westerra

Neighbourhood plan and the Westerra Concept Plan by accommodating revisions to the street/block pattern and land use affecting part of the Phase 1 area (CR18-15).

Respectfully Submitted,

Respectfully Submitted,

  
Autumn Lawson, Director, Planning & Development Services

5/16/2022

  
Deborah Bryden, Acting Executive Director

5/24/2022

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#### **ATTACHMENTS**

Appendix A-1 (Subject Property Map)  
Appendix A-2 (Aerial Map)  
Appendix A-3.1 (Existing Land use Plan)  
Appendix A-3.2 (Existing Circulation Plan)  
Appendix A-4.1 (Proposed Land Use Plan)  
Appendix A-4.2 (Proposed Circulation Plan)  
Appendix B (Public Comment Summary)