

## 5400 Parliament Avenue - Discretionary Use - PL202000151

<b>Date</b>	December 9, 2020
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC20-36

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Building, Planned Group” located at 5400 Parliament Avenue, being Block B, Plan No. 102151796 Ext 3 in the Harbour Landing neighbourhood.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
  - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 & 3.2, prepared by Robinson Residential, dated August 21, 2020; and
  - b. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
3. Approve these recommendations at its January 27, 2020 meeting.

### ISSUE

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Porchlight Developments (Applicant and Owner) proposes to develop a 48-unit residential Planned Group consisting of six Building, Row with eight units in each building, generally consistent with the site plan set out in Appendix 3-1 (proposed development). The subject property is a vacant undeveloped site within the Harbour Landing neighbourhood at 5400 Parliament Avenue. The subject property is zoned RH – Residential High-Rise Zone in

which a planned group of residential building is a discretionary use.

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 uses require a public and technical process and review by Regina Planning Commission 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 complies 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**

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### **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 one accessible parking stall. Considering all parking stalls are located within individual residential unit, all provided parking can function as an accessible stall.

### **Policy/Strategic Impact**

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

- Section D6, Goal 1, Policy 8.1: *Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.*

The applicant is seeking approval under the Housing Incentives Policy from the City of Regina. As such, there will be affordable housing units within the development, pending administrative approval.

- Section D5, Goal 1, Policy 7.1 & 7.15: *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.*

The development will contribute to housing diversity in Harbour Landing (e.g. single-detached; duplex). The proposal contributes to the diversity of choice on market and affordable housing options in the neighbourhood.

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

## **OTHER OPTIONS**

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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. 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, Planned Group" land use will not proceed on the subject property if City Council rejects the application.

## **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. The Applicant will receive written notification of City Council's decision in accordance with The Act.

## **DISCUSSION**

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### **Proposal**

The proposed development is comprised of six buildings (Building, Row), each containing eight units, for a total of 48 units, as well as 48 parking stalls. The proposed development is intended to be operated as a condominium corporation and will include private internal streets and outdoor communal areas.

The site is 6,324 square metres of land located within in the Harbour Landing neighbourhood. Access will be provided via James Hill Road. The property also fronts Parliament Avenue and 25th Avenue. The surrounding land uses include residential to the east, west and south, that is existing or under construction and to the north is undeveloped land that is currently the subject of a concept plan application that is under review and will be brought forward for consideration at a future date.

## **Considerations**

### **Policy**

The subject property is identified as 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 subject property forms part of the Harbour Landing Neighbourhood, which, as a whole, is deemed to be in compliance with OCP – Part A.

### **Land-Use**

The subject property is zoned RH – Residential High-Rise Zone with a HT - Height Overlay Zone under the Zoning Bylaw. Within the RH – Residential High-Rise Zone, a Building, Planned Group is a Discretionary Use. The Building, Row is a permitted building type within the Building, Planned Group land use classification. Based on the Administration’s evaluation of the criteria, the development is suitable at the proposed location and no adverse impacts have been identified.

The proposed development conforms with the development standards and requirements of the RH – Residential High-Rise Zone. The proposal is consistent with the purpose and intent of the RH – Residential High-Rise Zone providing higher residential options in developed and developing areas, especially along corridors, transit nodes and key prominent intersections and opportunities for a mixture of multi-unit building types and is compatible with the high-density designation of the Harbour Landing Concept Plan (Appendix A-3.3). Although the building type may be considered small scale, from a high-density perspective, it forms part of a larger grouping of multi-unit buildings that achieve, collectively, a high-density status.

The proposed development meets all requirements of the HT - Height Overlay Zone. Overlay zones are applied in situations where additional consideration is required in addition to the development requirements of the underlying zone. In this case, the overlay zone considers any potential impacts of building height on the runway approached to the Regina International Airport. The application was circulated to the Regina International Airport who did not raise any concerns within the proposed development.

The land use and zoning related details of this proposal are summarized in the following table:

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	RH – Residential High-Rise Zone	RH – Residential High-Rise Zone
Land Use	Vacant	Building, Planned Group
Building Area	Nil	2185 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls	48	48
Min. Lot Area (m <sup>2</sup> )	2400 m <sup>2</sup>	6324 m <sup>2</sup>
Min. Lot Frontage (m)	7.5 m	57.0 m
Max. Building Height (m)	11 m	8.47 m
Max. Floor Area Ratio	0.85	0.65
Max. Coverage (%)	50%	32.5%
Communal Space	5%	5.0%
Min. Landscape Area (%)	15%	19.2%

The proposed development requires 48 parking stalls (one parking stall per unit) and the applicant has provided 48 parking stalls. There is potential for limited on-street parking on James Hill Road. Further, there is transit service along Parliament Avenue directly in front of this 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 Harbour Landing Community Association was contacted but did not respond. Comments from neighbouring properties are captured in Appendix B.

### **DECISION HISTORY**

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On July 28, 2014 City Council rezoned this property from UH – Urban Holding Zone to R6 – Residential Multiple Housing Zone (CR14-85).

On October 27, 2016 City Administration approved a development permit for an apartment on this site. The development never proceeded, and that development permit has since expired.

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

Respectfully Submitted,

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services



11/26/2020

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

12/3/2020

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### **ATTACHMENTS**

Appendix A-1

Appendix A-2  
Appendix A-3.1  
Appendix A-3.2  
Appendix A-3.3  
PL202000151 Appendix B