

Zoning Bylaw Amendment (PL202000194) The Towns, Stage 1H

Date	February 3, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-5

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the Zoning Bylaw Amendment Application to rezone a portion of lands within the Towns Concept Plan, specifically a portion of SW ¼ SEC 14, TP 17, RG 19 shown in Appendix A-3 as follows:
 - a. Proposed Block 31 from UH – Urban Holding Zone to RU – Residential Urban Zone.
 - b. Proposed Block 32 and Block 33 from UH – Urban Holding Zone to RL – Residential Low-Rise Zone.
 - c. Proposed Block MR4 from UH - Urban Holding Zone to PS – Public Service Zone.
2. Instruct the City Solicitor to prepare the bylaw(s) required to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by City Council.
3. Approve these recommendations at its meeting on February 10, 2021.

ISSUE

Terra Developments Incorporated (the applicant), acting on behalf of the current owner, City of Regina, proposes to rezone lands within Stage 1H of the Towns Concept Plan area and Phase 1 of the Southeast Regina Neighbourhood Plan to accommodate future residential and recreational development

A property owner can submit applications to change the zoning designation of their property. This requires an amendment to the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw) and requires review by the Regina Planning Commission (RPC) and approval of the amendment by City Council. These applications include a public and technical review process in advance of consideration by RPC and Council.

This application is being considered pursuant to the *Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw No 2013-48* (OCP) and Zoning Bylaw. The proposal has been assessed and is deemed to be in compliance with the Act, the OCP, the Zoning Bylaw, the Towns Concept Plan and the Southeast Regina Neighbourhood Plan.

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 standards and applicable legal requirements.

Environmental Impact

The OCP requires infrastructure to be planned for long-term sustainability and to follow best practices for design, construction and operation at the time of development.

Policy/Strategic Impact

The proposed development supports the following OCP goals/policies:

- Section D5, Goal 1: Enable the development of complete neighbourhoods
 - Policy 7.1: Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
 - Policy 7.1.5: 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.
 - Policy 7.1.6: Specialized open space, such as squares, civic centres, and parks, which are optimally located and designed.
- Section D7, Goal 2: Ensure access to a variety of recreation programs and services in all neighbourhoods
 - Policy 9.6.5 Parks and open space will be designed for year-round use, whenever possible.

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 it back to Administration to consider further recommendations and direct that the report be reconsidered by Planning Commission or brought back directly to Council following such 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 the land will not proceed on the subject property if Council rejects to 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 City Council meeting when the application will be considered. Public notice of the public hearing required to be conducted by City Council upon consideration of the proposed bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

DISCUSSION

Proposal

The applicant is proceeding with the next phase of development in The Towns Concept Plan Area (Phase 1, Stage H). The applicant proposes to rezone a portion of land in SW ¼, SEC 14, TP 17, RG 19, as illustrated in Appendix A-2, to the following:

BLK	Existing Zone	Proposed Zone
31	UH – Urban Holding	RU – Residential Urban
32	UH – Urban Holding	RL – Residential Low Rise
33	UH – Urban Holding	RL – Residential Low Rise
MR4	UH – Urban Holding	PS – Public Service

The zoning amendment will support the development of a range of residential housing consisting of up to two or three units along Buckingham Drive and Copeland Road. The MR4 shall allow for the development of a public park space that will feature an outdoor ice rink.

The Towns Concept Plan (Appendix A-4) sets a framework for directing land use, development and servicing for lands located within the Southeast Regina Neighbourhood Plan. The proposal aligns with the approved Towns Concept Plan as the proposed land uses allow for the future development of low to medium density residential as well as open space.

The subject property is located to the north of Keller Avenue. The continuation of Buckingham Drive to the north of the property and Copeland Avenue to the east of the property is also included as part of this plan. The surrounding uses consist of low to medium

density residential development to the west along Greens Brook Road, medium density residential to the south along Keller Avenue and low density residential to the east along Trombley Street and Copeland Avenue. Lands to the north of the subject area consist of vacant lands zoned UH – Urban Holding Zone as well as high-density residential and mixed-use in the northwest corner. Appendix A-1 provides an aerial view of the site.

The related subdivision application is being considered concurrently in accordance with *Bylaw No. 2003*, by which subdivision approval authority has been delegated to Administration. Appendix A-3 shows the plan of the proposed subdivision.

Community Engagement

In accordance with public notice requirement of *the Public Notice 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 and Administration did not receive any comments. The Arcola East Community Association was contacted but did not respond.

DECISION HISTORY

The Towns Concept Plan was first approved by City Council on April 26, 2016 (CR16-36) and last amended on July 29, 2019 (CR19-65). The Southeast Regina Neighbourhood Plan was approved by City Council on January 29, 2018 (CR18-3).

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

Respectfully Submitted,



Fred Searles, Director, Planning & Development Services

Respectfully Submitted,



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

1/25/2021

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ATTACHMENTS

- Appendix A-1
- Appendix A-2
- Appendix A-3
- Appendix A-4