

July 31, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment (13-Z-03) and Discretionary Use Approval
(13-DU-05) - Proposed Planned group of Townhouse Dwellings
263 Lewvan Drive

RECOMMENDATION

1. That the application to rezone Lots 12 to 29 and Lot 41 Block 25 Plan No. AX 2262 located at 263 Lewvan Drive from I-Institutional Zone to R5-Medium Density Residential, be APPROVED.
2. That the application for discretionary use approval to accommodate the development of a planned group of townhouse dwelling units on the subject property be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - (a) The proposed development shall be consistent with the site plan, landscape plan and elevation drawings prepared by North Ridge Development Corporation and contained in Appendices A-3.1 to A-3.5 to this report.
 - (b) The proposed development shall otherwise comply with all applicable standards and regulations under *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the August 26, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

Summary of applicant proposal:

- The subject property is located within Regent Park
- Rezone the subject property from I-Institutional Zone to R5-Residential Medium Density Zone
- Planned Group of 18 townhouse dwellings, contained in five two storey buildings.
- Compliant with Zoning and the Official Community Plan (OCP).

BACKGROUND

A Zoning Bylaw amendment application and discretionary use approval application have been submitted concerning the property at 263 Lewvan Drive. Both applications pertain to a proposal to develop a planned group of 18 townhouse dwelling units on the property.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

DISCUSSION

Zoning and Land Use Details

The subject property was originally the site of Pasqua Elementary School, and more recently was occupied by the City's Pasqua Recreation Centre. In 2012, City Council authorized the sale of the property to Habitat for Humanity. The building that was on the site has been demolished.

The applicant proposes to redevelop the property by constructing a planned group of two-storey townhouse dwellings, consisting of five buildings with between three and five units each and containing a total of 18 dwelling units. The units will have three bedrooms and floor areas of either 105.5 m² (1135 ft²) or 115.6 m² (1245 ft²).

Land Use Details		
	Existing	Proposed
Zoning	I	R5
Land Use	Vacant (former Pasqua Recreation Centre)	Townhouses
Number of Dwelling Units	n/a	18
Building Area	n/a	959.01 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	18 One space per townhouse unit	38 2 per unit, 2 visitor
Minimum Lot Area (m ²)	2,160.00 m ²	4,148.66 m ²
Minimum Lot Frontage (m)	n/a for planned group	60.54 m
Maximum Height (m)	11 m	8.5 m
Gross Floor Area	n/a	1918.02 m ²
Floor Area Ratio	0.85	0.48
Site Coverage (%)	50%	23%

Surrounding land uses include the Regina Qu'Appelle Health Region's North Office, to the immediate north; Lewvan Drive to the immediate west, low-density residential development further to the west, and to the east and south; and The Gathering Place community centre and medium-density housing to the southeast.

Vehicle access to the site will be provided via 3rd Avenue North. There will be separate pedestrian connections to the public sidewalks along both 3rd Avenue North and Wascana Street.

The front facades of all buildings face the internal parking area. However the developer has designed the buildings so the front and rear elevations are similar.

A fence, 1.22 metre (4 feet) in height, will be constructed along the east property line adjacent to Wascana Street. The fence will provide separation of the backyards of the townhouses from the street but will be low enough to enable interaction with the adjacent neighbours.

The applicant intends to apply for condominium plan approval to enable the sale of individual units. The more westerly nine units will be assigned to Habitat for Humanity for disposition in conjunction with its *Building Homes, Building Hope* project. The nine units along Wascana Street will be assigned to the project partner, North Ridge Development Corporation, for sale on the market.

The proposed development is consistent with the purpose and intent of the R5-Medium Density Residential Zone with respect to:

- Providing for flexibility in building and site design in locations where residential development or redevelopment is desired at medium density. The density of this development is 43.37 units per hectare.
- Implementing the OCP objective to encourage medium to high density housing along or adjacent to major arterial streets. Sherwood Drive is approximately one half block to the north and Lewvan Drive is directly to the west.

RECOMMENDATION IMPLICATIONS

Financial Implications

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 additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposed development responds to the objective of the City's Official Community Plan to achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods. Infill housing developments are also supported by energy conservation policies, by helping to maintain a compact urban form, to utilize existing infrastructure to its full potential instead of adding more infrastructure to new areas, and to support re-investment and renewal in mature neighbourhoods.

As well, the proposal is consistent with the following housing-related policies:

- That the City shall encourage infill development to minimize the need for annexing additional land on the periphery of the city, thereby promoting a more compact urban form.
- That higher density development should be encouraged along or near to public transit routes. The development is approximately 122metres from Sherwood Drive which is a bus route. The maximum walk distance guideline is 400 metres.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development does not provide any accessible parking stalls. The requirement in the Zoning Bylaw is 2% of required stalls which would be less than half of a stall.

COMMUNICATIONS

Public notification signage posted on:	May 27, 2013
Will be published in the Leader Post on:	August 10, 2013 August 17, 2013
Letter sent to immediate property owners	May 24, 2013
Public Open House Held	June 6, 2013 4 people attended. 3 signed the sign-in sheet
Number of Public Comments Sheets Received	2

Two comments were received as a result of the circulation to property owners. Both residents felt that there was too much new development in an older neighbourhood which could have an effect on the aging infrastructure. The City's Infrastructure Planning Branch did not identify any issues with respect to infrastructure during the Administration's review of the proposal. Traffic and parking were also issues however, the development is relatively small (18 units) and two parking stalls per unit are being provided which should reduce any negative impacts.

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

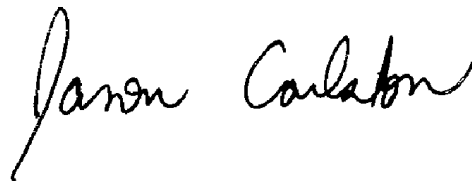
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development