

May 25, 2015

To: His Worship the Mayor
and Members of City Council

Re: Zoning Bylaw and Concept Plan Amendment (15-Z-03/15-CP-01)
1201 N. Pasqua Street - Capital Crossing - Hawkstone Subdivision

RECOMMENDATION OF THE REGINA PLANNING COMMISSION - MAY 6, 2015

1. That the application to amend the Hawkstone Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
2. That the following lands in Capital Crossing of the Hawkstone Concept Plan Area, which is part of 1201 N. Pasqua Street, be rezoned from UH – Urban Holding, as shown on the attached plan of proposed subdivision (Appendix A-3.3):
 - a. Rezone from UH to MAC – Major Arterial Commercial:
 - i. Blocks 1, 5, and 6
 - b. Rezone from UH to MS – Mainstreet Commercial:
 - i. Blocks 2-4, and 7
 - c. Rezone from UH to R6 – Residential Multiple Housing:
 - i. Block 8
 - d. Rezone from UH to PS – Public Service
 - i. MR1, MR3, and MU1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

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Brent Moore, representing Capital Crossing, addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #4 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: Pam Dmytriw, Phil Evans, Adrienne Hagen Lyster, Daryl Posehn, Phil Selenski, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on May 6, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend the Hawkstone Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.

2. That the following lands in Capital Crossing of the Hawkstone Concept Plan Area, which is part of 1201 N. Pasqua Street, be rezoned from UH – Urban Holding, as shown on the attached plan of proposed subdivision (Appendix A-3.3):
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 - c. Rezone from UH to R6 – Residential Multiple Housing:
 - i. Block 8
 - d. Rezone from UH to PS – Public Service
 - i. MR1, MR3, and MU1
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the May 25, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes minor amendments to a portion of the Hawkstone Concept Plan (to be known as Capital Crossing). The change will replace an institutional use with a commercial use and introduce a stormwater utility parcel. The entire concept plan area will also be rezoned from UH – Urban Holding to accommodate the intended development.

The proposed concept plan amendment is consistent with policies contained within *Design Regina: The Official Community Plan* (OCP) and is compatible with existing development and uses contained in the Hawkstone Concept Plan area.

BACKGROUND

A Concept Plan and Zoning Bylaw Amendment application has been received to amend the Capital Crossing Plan within the boundaries of the Hawkstone Concept Plan. This is required to accommodate the next phase of development in the concept plan area. The Hawkstone Concept Plan was originally approved by City Council on November 8, 2010, and most recently amended on March 24, 2014.

The proposed amendments are being considered pursuant to *Design Regina: The Official Community Plan Bylaw No. 2013-48* and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Location

Amendments are proposed to the Capital Crossing portion of the Hawkstone Concept Plan. Capital Crossing is located immediately to the east of commercial development on the east side

of the intersection of Pasqua Street and Rochdale Boulevard which includes Wal Mart, Sobeys, and the Capital Auto Mall. It is located south of Big Bear Boulevard and extends to the east to the future extension of Argyle Street. The location of the Capital Crossing area within the context of the broader Hawkstone Concept Plan area is included in Appendix A-2.

Concept Plan Amendments

The proposed concept plan amendments are summarized as follows:

- Block 7 (0.83 ha) is currently designated as “Institutional” use intended to accommodate a medical-related land use. The applicant proposes to redesignate this block as Commercial in the concept plan. The applicant also proposes to rezone this block to MS – Mainstreet, which is a commercial zone. The applicant has indicated that they still intend to seek a medical-related use for this block, which the MS – Mainstreet Zone will allow. However, in the event that this development does not proceed, the MS – Mainstreet Zone will allow flexibility to consider alternate commercial and residential uses for the block that are compatible with other land uses planned for the area.
- A block of utility land (0.6 ha) for the purpose of stormwater detention will be added directly to the north of Block 4, which is currently designated as Mixed Use in the concept plan. This utility parcel was originally proposed as part of the previous concept plan amendment, but was removed prior to approval. Subsequent engineering work determined that the utility parcel is necessary to service the land in the concept plan area.

Zoning Bylaw Amendments

The applicant proposes to rezone lands within the Capital Crossing area as follows:

Capital Crossing – Zoning Amendment Summary			
Land Description	Description of Development	Current Zone	Proposed Zone
Blocks 1, 5, and 6	Commercial uses	UH – Urban Holding	MAC – Major Arterial Commercial
Blocks 2-4, and 7	Commercial uses, Mixed-use	UH – Urban Holding	MS – Mainstreet Commercial
Block 8	High density residential	UH – Urban Holding	R6 – Multi-unit Residential
MR1 and MR3	Open Space Parks	UH – Urban Holding	PS – Public Service
MU1	Utility	UH – Urban Holding	PS – Public Service

Detailed plans for these land use areas will be the subject of future development applications that will be considered on an individual site by site basis.

The Administration has reviewed the MS – Mainstreet Zone to ensure it would properly regulate development in the mixed use context. The zone allows for such development to occur and to ensure a quality urban environment.

The surrounding land uses include:

- Commercial development along Rochdale Boulevard to the west;
- Hawkstone residential development to the east;
- Argyle Park/Engelwood neighbourhoods to the south; and
- Vacant lands within Hawkstone Concept Plan to the north.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer.

The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets. Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Future Operating costs are unknown at this time.

Environmental Implications

The subject property is located within the Moderate Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards.

Commercial developments in this location will require that underground storage tanks (for gas stations, for example) to be installed with leak mitigation and monitoring devices; above ground tanks will require secondary containment; pile depths will be limited to 4.5 metres; and drilled holes must be properly sealed. With respect to residential developments, pile depths will generally be limited to 4.5 metres, and private sewage facilities will be limited only to holding tanks.

The applicant is working with the City to ensure that the road crossing over the pipeline utilities at the south end of Capital Crossing is constructed to the satisfaction of the pipeline companies.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Citywide Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Complete Neighbourhoods

- Providing opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation;
- Providing a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;
- Providing specialised open space, such as squares, civic centres and parks, which are optimally located and designed;
- Providing streets, pedestrian paths and bike paths that contribute to a network of fully-connected, safe and accessible routes to all destinations; and
- Providing convenient access to areas of employment.

Urban Centres and Corridors

- Development of lands within identified urban centres and urban corridors to incorporate: an appropriate mix of higher density residential and commercial development; mixed-use, transit-oriented development; and community amenities and open space; and
- Ensuring land use, scale and density of development within an urban centre or urban corridor is compatible with servicing capacity and provides appropriate transition to surrounding areas.

Employment Areas

- Providing local commercial within residential areas; and
- Large-format retail to be located on urban corridors or within identified urban centres and design to allow for change and intensification over time and to be accessible and integrated with surrounding neighbourhoods.

The Capital Crossing development provides commercial amenities and employment opportunities within walking distance for residents of Hawkstone and Argyle Park. It also offers mixed-use development, bringing residential and commercial uses together to create a complete community. In addition, the proposed mixed-use and high density residential developments add diverse housing types to the area. Parks and open space are also provided for local residents and visitors to the area.

Regina Transit is planning to provide bus service on Argyle Street North between Sangster Boulevard and Rochdale Boulevard. This will allow bus service to be located closer to Capital Crossing and provide an alternative for residents in Argyle Park. The service is projected to be in operation as Argyle Street opens, which could be late 2015.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on	February 9, 2015
Will be published in the Leader Post on	May 16, 2015 May 23, 2015
Letter sent to immediate property owners	January 30, 2015
Public Open House Held	N/A
Number of Public Comments Sheets Received	3

The proposal was circulated to the Argyle Park Community Association. Following circulation the Administration attempted follow up contact with the community association but did not receive a response prior to the deadline for submission of this report.

A more detailed accounting of the respondents' concerns and the Administration's response is provided in Appendix B.

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 IV and V of The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary