

To: Members,
Regina Planning Commission

Re: Discretionary Use Application (12-DU-6) Proposed Planned Group of Dwellings in R6
Zone, 4801 Trinity Lane, Harbour Landing

RECOMMENDATION

1. That the discretionary use application for a proposed planned group of dwellings located at 4801 Trinity Lane, being Lot 3 in Block S, Plan No. 102050974, be APPROVED, subject to the following conditions:
 - a. The development shall be consistent with the attached site plan, elevations, and floor plans dated June 5, 2012 and labelled Reimer Custom Designed Homes;
 - b. The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
2. That this report be forwarded to the September 17, 2012 meeting of City Council.

CONCLUSION

The applicant proposes to develop a planned group of townhouses on the subject property, which will include two townhouse buildings with a total of 13 condominium units. The density of the development conforms to the approved Harbour Landing concept plan, which identifies the property for high density residential development.

The proposal meets the regulations and requirements of *Regina Zoning Bylaw No. 9250*. The proposal is also consistent with the policies contained within *Regina Development Plan Bylaw No. 7877 (Official Community Plan)* with respect to encouraging a variety of housing options on a city wide basis. The proposal is a complementary addition to the mix of residential uses in the Harbour Landing subdivision.

BACKGROUND

An application for discretionary use has been submitted for approval. The subject property is located within the Harbour Landing subdivision.

The application is being considered pursuant to *Regina Zoning Bylaw No. 9520*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

DISCUSSION

The applicant proposes to develop a planned group of dwellings comprised of two townhouse buildings on the subject property. The building at the north end of the site accommodates nine condominium units and the building at the south end of the site accommodates four condominium units for a total of 13 units.

The proposal provides 19 parking stalls, which exceeds the minimum parking requirement by six stalls. Each unit has three bedrooms with basements. The subject property is currently zoned R6 – Residential Multiple Housing zone, in which a planned group of dwellings is a discretionary use.

Surrounding land uses are townhouses to the immediate south and a future apartment building to the immediate west, which share access with the subject property. Apartment buildings are located to the east, the future park (Tutor Park) will be located further to the west, an environmental reserve to the south and undeveloped lands intended for commercial development to the north.

Site Design

The applicant has designed the townhouses to have windows and entrances facing both Harbour Landing Drive and the interior parking lot. This helps to maximize natural surveillance onto neighbourhood streets (Tutor Way and Harbour Landing Drive) as well as onto community amenity spaces resulting in a safer residential area and a sense of ownership. The units also directly face an on-street greenway (along Harbour Landing Drive), which also helps create a safer pedestrian friendly environment along a key corridor in Harbour Landing.

Regina Development Plan (Official Community Plan)

The proposal responds to the following policies in the Housing Objectives section in Part A – Policy Plan of the *Regina Development Plan Bylaw No. 7877* (Official Community Plan):

- **That the City should achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods**

Thirteen three-bedroom condominium units comprise the proposed townhouses. These units will add to the housing choices available in the Harbour Landing subdivision to suit residents with different lifestyles and income levels.

- **That the City should encourage higher density housing along or adjacent to major arterial streets**

The proposed townhouses are along Harbour Landing Drive, which is a collector roadway. Transit service is currently provided adjacent to this property on Harbour Landing Drive in both directions. The greenway along Harbour Landing Drive also encourages increased pedestrian, bicycle and transit use.

The proposal is also consistent with the policies concerning staged and sequential growth contained in Part B – Southwest Sector Plan of the OCP and the overall growth management policies contained in Part A – Policy Plan of the OCP.

The Harbour Landing concept plan identifies the subject property for development of high density dwellings, or greater than 50 units per hectare. The density of the proposed development exclusively on proposed Lot 3 would be 48 units/ hectare. However, assuming that other phases (Phase 1 and 2) are executed as planned, the density of the entire Parcel S would be approximately 60 units/ha and would therefore be consistent with the approved concept plan.

As such, the Administration is considering this proposal in the context of the entire three phases for the purpose of consistency with the overall density requirements of the concept plan.

RECOMMENDATION IMPLICATIONS

Financial Implications

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. The costs of water, sewer and storm drainage services are fully recovered through the utility charges.

The applicant is not proposing to develop the townhouse as rental units. As such, the proposal does not qualify for tax abatement under the City of Regina's Housing Incentive Program.

Environmental Implications

The proposed high density residential development contributes to the overall objective of the Development Plan (OCP) to encourage a compact urban form. There are no natural physical features or particular environmental sensitivities that may inform appropriate development of the subject property.

Strategic Implications

The proposed development provides high density dwellings, which contributes to a compact urban form and sufficient supply of land for future growth. Proximity to arterial streets with transit service and greenway will also encourage increased pedestrian, bicycle and public transit use. This aligns with and enables the City's vision of managing growth and community development to become Canada's most vibrant and sustainable community, where people live in harmony and thrive in opportunity.

Accessibility Implications

The applicant is required to provide a minimum of one accessible parking stall for residents/visitors on the site, which has been achieved.

COMMUNICATIONS

Public Notice

The Administration notified the public through the following measures:

- Posting of notification signage on the subject property on July 23, 2012;
- Public notification of the proposal was sent to 27 property owners and occupants in the vicinity of the subject property; and
- Circulation of the proposal to the Albert Park Community Association and the South Zone Board. No comments were received from the Community Association or Zone board prior to the finalization of this report.

In response to the public notification, two comments were received. Both were in support of the development. Respondents feel that the proposed planned group of dwellings would be a welcome addition to the area with attractive elevations and would also enhance the streetscape of the neighbourhood.

Other Agencies

The applicant's proposal was circulated to the Public and Separate School Boards for review and comment. Both school boards indicated that they did not have any concerns with the proposal.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Section 56 of the *Planning and Development Act*, 2007.

Respectfully submitted,



Diana Hawryluk, Director
Planning Department

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development