Discretionary Use – 1701 Barley Street (PL202200104)

<table>
<thead>
<tr>
<th>Date</th>
<th>August 26, 2022</th>
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<tbody>
<tr>
<td>To</td>
<td>Deborah Bryden, Development Officer</td>
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<tr>
<td>From</td>
<td>Planning and Development Services</td>
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<td>Item #</td>
<td>PL202200104</td>
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**BACKGROUND**
Section 1D.1.2(2) of the Zoning Bylaw specifies that all applications for discretionary use are delegated to the Development Officer, except those which meet specified criteria. Since the proposed application does not meet the specified criteria, the application is delegated to the Development Officer.

**APPLICATION**
The Applicant, Avana Development inc., proposes to develop 16 stacked townhome buildings with a proposed height of 8.23 meters and a total of 158 residential units at 1701 Barley Street (Subject property). The subject property, 1.95 hectares in size, is currently vacant and zoned RH-Residential High-Rise Zone, in which building type, “Building, Planned Group” is discretionary. Furthermore, the application complies, or will comply, with NEF- Noise Exposure Forecast Overlay; HT-A-Airport Overlay; and the AP-Aquifer Protection Overlay zones.

**REVIEW CRITERIA**
The application is reviewed as per the criteria established in Section 1E3.5 of Zoning Bylaw, 2019, as follows:

**a) Consistency with the vision, goals, and policies of the Official Community Plan**

The proposed development will increase the diversity and innovation of housing forms and types to support the creation of complete neighbourhoods. It also supports the need to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods. Adding population to Westerra will help to fulfill the intended neighbourhood concept, including development of planned commercial services.

**b) Consistency with the objectives and policies of any applicable special study or policy document for the site, area, or neighbourhood with emphasis on:**

i. **land use**

The Westerra Concept Plan (Appendix A-4) identifies the subject property for high density residential. As a development consisting of row buildings with stacked units, the development is consistent with the concept plan.

ii. **intensity of development; and**

The proposed development complies and is consistent with Design Regina: *Official Community plan - 2013-48* definition of “Density (high)” and the RH-Residential High-rise zone regulations.
iii. impact on public facilities, infrastructure, or services;

The application was reviewed for utility servicing, traffic, and transit compliance. Upon review of the fire flow requirement for the site, Regina Fire and Protective Services will create a dedicated Fire Response Plan specific for the proposed development. Furthermore, required fire flow will be satisfied once future watermain connections are made.

c) consistency with regulations of the Zoning Bylaw; and

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

<table>
<thead>
<tr>
<th>Land Use Details</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>RH-Residential High Rise NEF – Noise Exposure Forecast Overlay Zone HT – A- Airport Height Overlay Zone AP-Aquifer Protection Overlay zones</td>
<td>No Change</td>
</tr>
<tr>
<td>Land Use</td>
<td>Vacant</td>
<td>“Building, Planned Group”</td>
</tr>
<tr>
<td>Number of Dwellings</td>
<td>Vacant</td>
<td>158</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Analysis</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Parking Stalls</td>
<td>158</td>
<td>165</td>
</tr>
<tr>
<td>Minimum Lot Frontage (m)</td>
<td>29.2</td>
<td>167.45</td>
</tr>
<tr>
<td>Minimum Lot Area (m²)</td>
<td>3,200</td>
<td>19514.40</td>
</tr>
<tr>
<td>Maximum Site Coverage (%)</td>
<td>50 %</td>
<td>24.8%</td>
</tr>
<tr>
<td>Maximum Building Height (m)</td>
<td>20</td>
<td>8.23</td>
</tr>
<tr>
<td>Minimum Landscape Area (%)</td>
<td>15%</td>
<td>39.46%</td>
</tr>
<tr>
<td>Communal Amenity Area (%)</td>
<td>5%</td>
<td>9%</td>
</tr>
</tbody>
</table>

(d) potential adverse impacts or nuisances affecting:

i. nearby land, development, land uses, or properties;

The future Courteney Street surrounds the subject property to the east, Canola Avenue and low-density residential to the north, Barley Street and medium density residential to the west and development land to the south (future residential). The proposed development aligns with the intent of the RH-Residential High-Rise Zone and has no impact beyond what was envisioned during the rezoning of this property.
ii. **neighbourhood character;**

The proposed development is identified as a High-Density Residential Area in the Westerra Phase 1 Concept Plan. The proposed development aligns with the concept plan.

iii. **the environment;**

No impacts were identified through the review.

iv. **traffic;**

The streets to the south, north (Canola Ave.) and a portion of Barley Street is not yet constructed, thus limiting the amount of on-street parking available within the vicinity of the development, in the interim. The proposed development fulfills the minimum parking requirement under the current zoning bylaw. Furthermore, more on-street parking will be available when the roads are built as the Westerra subdivision expands further south.

v. **a public right-of-way; and**

Eventually streets will surround the subject property on all sides, but at this time only Barley Street, to the west, is constructed. Internal private sidewalks have been identified on the site plan to allow future residents to access their units. The applicant may apply to change this configuration once the road is built.

vi. **any other matter(s) affecting public health and safety**

No impacts were identified through the review.

**PUBLIC NOTICE**

The public has been notified about the application as required by *The Public Notice Policy Bylaw* by way of:

(a) signposting on the subject property  
(b) written notice sent to assessed property owners within 75m; and  
(c) website posting on regina.ca and posting on the City Hall Public Notice Board.

Following public notice, four comments have been submitted, which have been summarized below:

<table>
<thead>
<tr>
<th>Response</th>
<th>Number of Responses</th>
<th>Issues Identified</th>
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| **Completely opposed**    | 3                   | - Okay, if it was single private houses being built but 158 Units, that means a lot of people moving in and out consistently  
                        |                      | - Increase crime due to rental units  
                        |                      | - There is only one way into Westerra, which is a concern with more traffic and people and more |
The public response did raise concerns, however many of the comments received are not specific to the proposal and therefore this application is delegated to the Development Officer.

The following responses are provided to the concerns that have been raised:

- The subject property is zoned for high-density residential development and supported by the Westerra Phase-1 Concept Plan. Low-density development is not possible on this site.
- The application meets the minimum parking requirement of one stall per dwelling. The developer is confident that the parking will meet their needs.
- Rental tenure is not regulated as a land use and is outside the scope of this application.
- The subject property has been zoned, subdivided, and ready for development since 2015. The existing access to the Westerra Neighbourhood was approved with the anticipated traffic volume from the currently phased development, including the subject property. The planned connection to Pinkie Road and future Courtney Street is outside the scope of this application and will be reviewed when a subdivision application is submitted.
- Administration cannot comment on the timing of future development applications as they

| Accept if many features were different | 2 | - Preference to see the development of detached homes than multifamily development.  
- No rental unit  
- Increase traffic on the local road – relocate the entrance to Courteney street.  
- Safety concerns due to the introduction of rental development |
| Accept if one or two features were different | 1 | - There is limited parking for the number of units.  
- Not near enough parking stalls for this type of dwelling  
- This development may considerably negatively impact on residents currently located on Barley Cress, Canola Ave., and Lentil Ave in terms of parking  
- Ask that the road south of the development be opened to allow construction vehicles to travel in and out of the neighbourhood with the least disruption to the current residents. |
| I support this proposal | 1 | - This will help to fill out the Westerra neighbourhood and boost surrounding property values. |
| Other | 2 | - I am concerned regarding the developments in place for stacked townhouses in Westerra. Prior to this being approved, another connecting road in and out of Westerra is ADAMANT!  
- There is currently only one entrance into Westerra from Dewdney Ave.  
- There needs to be an access point from Courtney Rd. on the west side to enter the subdivision |
are the responsibility of the developer and subject to market forces. Supporting additional residential development will lead to fulfilment of the neighbourhood concept, including the planned commercial land uses.

- The proposed development was reviewed for compliance with the traffic circulation requirement, and no issues were identified during the review.

SUMMARY

- The application complies with the Zoning Bylaw, including the discretionary use criteria.
- There is no conflict with the Design Regina: Official Community plan Bylaw 2013-48 (OCP) and the Westerra Neighbourhood Plan.
- The public comments were assessed for potential impacts on the neighbourhood. Concerns raised by the public are addressed in the report, and there is no need to require modifications to the application.
- The proposed development is in a residential area and will contribute to making Westerra Neighbourhood a complete community.

RECOMMENDATION

The application for a proposed discretionary use for a “Planned Group” and “Building, Planned group,” located at 1701 Barley Street being Block F Plan 102224393 in the Westerra Neighbourhood, is APPROVED, subject to the following standards and conditions:

1. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 – 3.3, dated June 23, 2022, prepared by Robinson Residential Design Inc.

2. Future development permit application must comply with the Regina Zoning Bylaw 2019.

Respectfully Submitted,

Manager, City Planning  Director, Planning & Development Services
DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

☒ APPROVED
☐ DENIED

[Signature]

August 24, 2022

Deborah Bryden, Executive Director,
City Planning and Community Development
(Development Officer)

Report prepared by: Binod Poudyal, City Planner II

Attachments:
Appendix A-1 (Subject Property Map)
Appendix A-2 (Aerial Map)
Appendix A-3.1 (Site Plan)
Appendix A-3.2 (Landscape Plan)
Appendix A-3.3 (Building Plans)
Appendix A-4 (Westerra Concept Plan)