Discretionary Use – 2901 Chuka Boulevard

<table>
<thead>
<tr>
<th>Date</th>
<th>August 12, 2022,</th>
</tr>
</thead>
<tbody>
<tr>
<td>To</td>
<td>Autumn Dawson, Development Officer</td>
</tr>
<tr>
<td>From</td>
<td>Planning and Development Services</td>
</tr>
<tr>
<td>Item #</td>
<td>PL202200109</td>
</tr>
</tbody>
</table>

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 Developments Inc, proposes to develop a group of townhouse buildings with 62 units at 2901 Chuka Boulevard. The subject property is 0.83 hectare in size and is zoned as RH- Residential High-Rise Zone, in which the building type, “Building, Planned Group” is discretionary. The proposed development is within the Southeast Regina Neighbourhood Plan (SENP) and the Towns Concept Plan.

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

As a townhouse development, which also contains self-contained dwelling units inside the basement, the proposed development is suitable for a wide range of inhabitants. This helps to accommodate people with different housing needs and life stages within the neighbourhood.

The subject property is part of a neighbourhood hub as defined in the Southeast Neighbourhood Plan. Neighbourhood hubs are intended to contain multi-unit residential and mixed-use development. As the proposed development is multi-unit and medium density, it is compatible with this part of the OCP and will complement the planned commercial use to the west of the subject property.

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;
   (ii) intensity of development; and
(iii) impact on public facilities, infrastructure, or services

The subject property is in an area identified as *flex-use* within The Towns Concept Plan. Flex use areas allow for development of mixed-use areas permitting residential, office, retail, and compatible light industrial uses. The proposed development is medium density residential.

The development application was reviewed from an infrastructure and servicing perspective and no issues were identified. Municipal services such as transit will be added in the future to service future neighbourhood needs, although transit services are currently over 950 metres away.

(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</td>
<td>RH</td>
</tr>
<tr>
<td>Land Use</td>
<td>Vacant land</td>
<td>Building- Planned Group Dwelling</td>
</tr>
<tr>
<td>Building Area</td>
<td>N/A</td>
<td>1882.4m²</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>62</td>
<td>64</td>
</tr>
<tr>
<td>Minimum Lot Frontage (m)</td>
<td>43.8</td>
<td>96.4</td>
</tr>
<tr>
<td>Minimum Lot Area (m²)</td>
<td>2400</td>
<td>8305</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>60%</td>
<td>22.6%</td>
</tr>
<tr>
<td>Maximum Building Height (m)</td>
<td>20</td>
<td>8.5</td>
</tr>
<tr>
<td>Minimum Landscape Area (%)</td>
<td>15% of total site area</td>
<td>25.8</td>
</tr>
</tbody>
</table>

The proposed development also includes 493 square meters of communal amenity areas, which exceeds the requirements in the Zoning Bylaw.

(d) **potential adverse impacts or nuisances affecting:**

(i) **nearby land, development, land uses, or properties;**

The surrounding uses are undeveloped agricultural land (residential Phase 3 area) to the north and low-medium density residential to the east, south, and west. Most of the surrounding land is undeveloped now. The proposed development will have no impact beyond what is intended for this property. The RH zone potentially accommodates more intense residential development than what is being proposed.
(ii) **neighbourhood character;**

The subject property is identified as Flex Use in the Towns Concept plan and is zoned RH-Residential High-rise Zone, which is intended for apartments and stacked townhomes. The proposed development is consistent with the Towns Concept Plan and the intended character of the neighbourhood.

(iii) **the environment;**

No impacts were identified through the review.

(iv) **traffic;**

No impacts were identified through the review.

(v) **a public right-of-way; and**

No impacts were identified through the review. On-street parking will be available on all three surrounding streets. Chuka Boulevard has on street parking set between a bike lane and the curb.

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

No impacts were identified through the review.

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**PUBLIC NOTICE**

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

(a) written notice sent to property owners within 75m;
(b) website posting on regina.ca; and
(c) a sign being posted on the Subject Property.

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

<table>
<thead>
<tr>
<th>Response</th>
<th>Number of Responses</th>
<th>Issues Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completely opposed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accept if many features were different</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accept if one or two features were different</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Page 3 of 11
DISCRETIONARY USE APPLICATION
I support this proposal

<table>
<thead>
<tr>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A great addition to community,</td>
</tr>
<tr>
<td>• I like that it’s only two stories tall,</td>
</tr>
<tr>
<td>• Will fit better than an apartment building</td>
</tr>
</tbody>
</table>

Since the public response did not raise a significant degree of concern, this application is delegated to the Development Officer.

**SUMMARY**

- The application complies with all criteria for discretionary use approval in the Zoning Bylaw.
- There is no conflict with the OCP Part A
- The proposed development is deemed suitable for the subject property from a land-use perspective.
- The development is consistent with the Towns Concept Plan and Southeast Neighbourhood Plan.

**RECOMMENDATION**

The application for a proposed discretionary use for a “Planned Group”, (Building Stacked) located at 2901 Chuka Boulevard being Blk/Par D Plan No 102289945 Extension 0 in the Arcola East 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 B-1, B-2 and B-3, dated August 8, 2022, prepared by Robinson Residential Design Inc.
2. Future Development Permit applications must comply with the *Regina Zoning Bylaw 2019*.
3. Authorize the Development Officer to issue a Development Permit, subject to the above noted conditions.

Respectfully Submitted,

[signature]

Manager, City Planning

Report prepared by: David Ferrone, Planner I, City Planning Branch

Attachments:
Appendix A-1 - Subject Property Map
Appendix A-2 - Aerial Photograph
Appendix B-1 - Site Plan
Appendix B-2 - Landscape Plan
Appendix B-3 - Elevation Drawings
Appendix B-4 The Towns Concept Plan Map

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

☒ APPROVED
☐ DENIED

August 12, 2022

Autumn Dawson, A/Executive Director,
City Planning and Community Development
(Development Officer) Dated