

Discretionary Use – 2980 Chuka Boulevard (PL202300276)

Date	April 24, 2023
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202200276

BACKGROUND

Section 1D.1.2(2) of *The Regina Zoning Bylaw 2019-19* (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

1080 Architecture, Planning + Interiors (The Applicant) proposes to develop two six storey, mixed use buildings at 2980 Chuka Boulevard (Subject Property) within the Towns Concept Plan area. The application has been reviewed through the discretionary use review process due to the height exceeding 11 metres, which is discretionary in the Mixed Large Market (MLM) Zone for “Building Stacked” developments. The proposed development includes an “Institution, Day Care” with 100 individuals under care on the ground floor of the building on the west side of the property and commercial retail units on the ground floor of the other building (east side of the property) fronting Chuka Boulevard with residential units on floors 2-6 of each building (140 units total).

REVIEW CRITERIA

The application was reviewed as per the criteria established in Section 1E3.5 of the Zoning Bylaw, as follows:

(a) consistency with the vision, goals and policies of the Official Community Plan

The application is consistent with policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) including those encouraging mixed-use, higher-density residential and diverse housing forms in neighbourhoods (e.g., policy 7.5). The development also aligns with OCP Part B.16 – Southeast Regina Neighbourhood Plan which identifies the site as a ‘neighbourhood hub’ with mixed-use, medium to higher-density residential and transit- oriented development.

(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 proposed development aligns with the intended land use of OCP Part B.16 Southeast Regina Neighbourhood Plan. The subject property is located within and aligns with the

approved Towns Concept Plan that identifies the site as 'Mixed Use or High-Density Residential.'

(ii) intensity of development; and

The proposed intensity of development is appropriate for the site being located along a main transit route, adjacent to a park within an identified neighbourhood hub as per the Southeast Regina Neighbourhood Plan.

(iii) impact on public facilities, infrastructure, or services;

No serviceability issues are anticipated from this development.

(c) consistency with regulations of the Zoning Bylaw; and

The proposed development meets all applicable zoning regulations including those of the MLM Zone such as parking, setbacks, landscaping, etc. Administration worked with the applicant through the review on changes to meet the Zoning Bylaw in the final drawings provided in Appendix B-1. Active wall provisions are applicable to the building on the east side of the property on the building face along Chuka Boulevard and abutting the park to the south that allow for a reduced setback for active walls. Active wall refers to "exterior walls of a building, at street level, that animates the public realm through the incorporation of glazing, fenestration, and regular entrances" (Zoning Bylaw Chapter 2).

(d) potential adverse impacts or nuisances affecting:

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

No adverse impacts are anticipated for nearby properties. A sun shadow analysis was required as part of the submission, which shows the following impacts:.

- During summer solstice at 9:00 a.m. the backyards of four abutting residential properties to the west on Trombley Street will be shaded (minimal impacts at other times of day);
- During spring/fall equinox at 9:00 a.m. six properties to the west on Trombley Street are shaded while other times of day just the two properties immediately to the north across the lane are partially shaded; and
- During winter solstice at 9:00 a.m. about a dozen properties to the west are shaded while at noon several properties to the north are shaded and at 3 pm several to the north and northeast are shaded.

The sun shadow analysis does not reveal significant impacts based on Administration's experience.

This form of development with relatively higher density and height is very compatible with the planned urban park to the south and with the primary transit route along Chuka Boulevard.

(ii) neighbourhood character;

No negative implications are expected from a neighbourhood character perspective. The proposal meets the intent of the vision for the site put forward in both the neighbourhood

plan and concept plan.

(iii) the environment;

No environmental impacts are anticipated.

(iv) traffic;

No traffic impacts are anticipated from the proposed development.

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

No impacts were identified through the review. The required parking, including drop-off stalls for the daycare, are all provided onsite. There is also available street parking on Chuka Boulevard and Trombley Street. The site is well serviced by other forms of transportation including a primary transit route and bike infrastructure along Chuka Boulevard.

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

No impacts were identified through the review. The office land use will be required to conform to all building codes, which will be confirmed through the permitting process.

PUBLIC NOTICE

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

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

Response	Number of Responses	Issues/ Comments Identified
<i>Completely opposed</i>	3	<ul style="list-style-type: none">• Worried project will change the character of the community• Opposes commercial near residential• Insufficient parking for residential• Scale of the development
<i>Accept if many features were different</i>	2	<ul style="list-style-type: none">• Height (e.g. 4 storeys or less instead of proposed 6)• Concerned there will not be enough parking
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	15	<ul style="list-style-type: none">• Mixed-use and commercial integrates well with the adjacent urban park.• Regina needs more development forms like this with commercial uses on the ground floor and residential units above.• Density / height works well along Chuka with good transit service.

		<ul style="list-style-type: none"> • Underground parking improves the design. • Support for day care.
TOTAL	20	

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

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

1. Community character with respect to height and scale of the development

- The proposed development is consistent with the approved Towns Concept Plan, which identifies the site as “mixed-use or high density residential.”
- It is also consistent with the Southeast Regina Neighbourhood Plan that supports this site as a neighbourhood hub which consists of high density residential and commercial / mixed-use.
- The site is well suited to higher density residential and mixed-use particularly being located along a transit corridor and adjacent to a park.
- There is no perceivable negative impact of the height of this development. Required setbacks in the Zoning Bylaw have been followed and a sun shadow analysis was provided, which does not show significant impact to neighbouring properties.

2. Insufficient Parking

- The development meets parking requirements in the Zoning Bylaw
- The majority of required parking spaces (140/162) are provided in underground parking which results in a better urban form than the alternative (i.e. surface parking).

SUMMARY

The Subject Property complies with all criteria for discretionary use approval in the Zoning Bylaw and is in alignment with applicable policy and regulations.

Public feedback was minimal, and the concerns raised are either outside the scope of the discretionary use review criteria and do not warrant changes to the application, therefore, administration is recommending approval of this discretionary use application.

RECOMMENDATION

The application for a proposed discretionary use for a mixed-use “Building, Stacked” development exceeding 11 metres land use located at 2980 Chuka Boulevard being Plan 102289945 Ext 1, Block E in the Towns Neighbourhood is APPROVED, subject to the following standards and conditions:

1. The development shall be generally consistent with the plans attached to this report as Appendix B-1.

2. Authorize the Development Officer to issue a notice of approval with respect to the application.

Respectfully Submitted,



Manager, City Planning



Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

- APPROVED
 DENIED



April 24, 2023

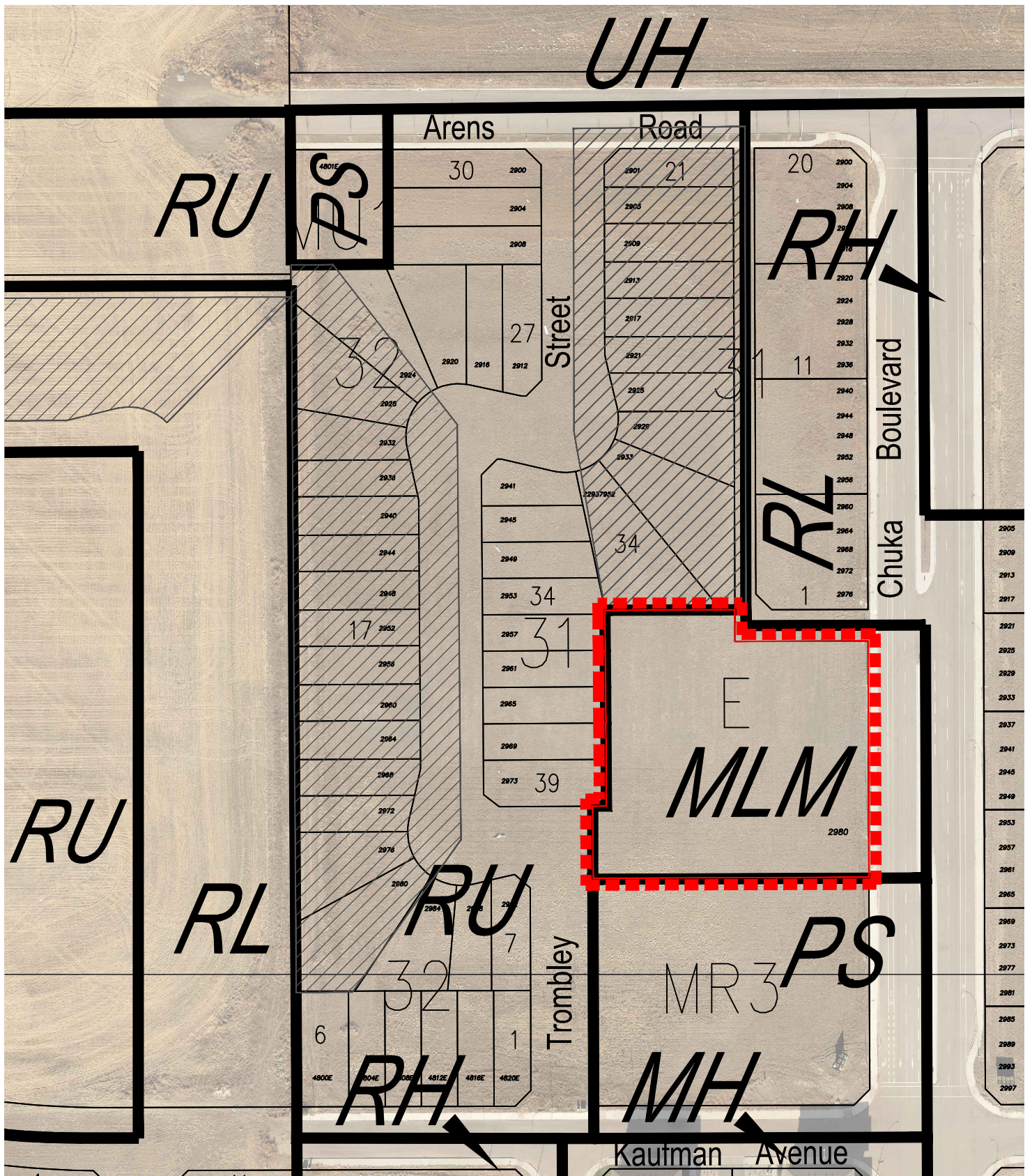
Deborah Bryden, Executive Director,
City Planning and Community Development
(Development Officer)

Dated

Report prepared by: Michael Cotcher, Senior City Planner

Attachments:

- Appendix A-1 - Aerial Photograph
- Appendix A-2 - Aerial Photograph
- Appendix B-1 - Site Plans



Date of Photography : 2020

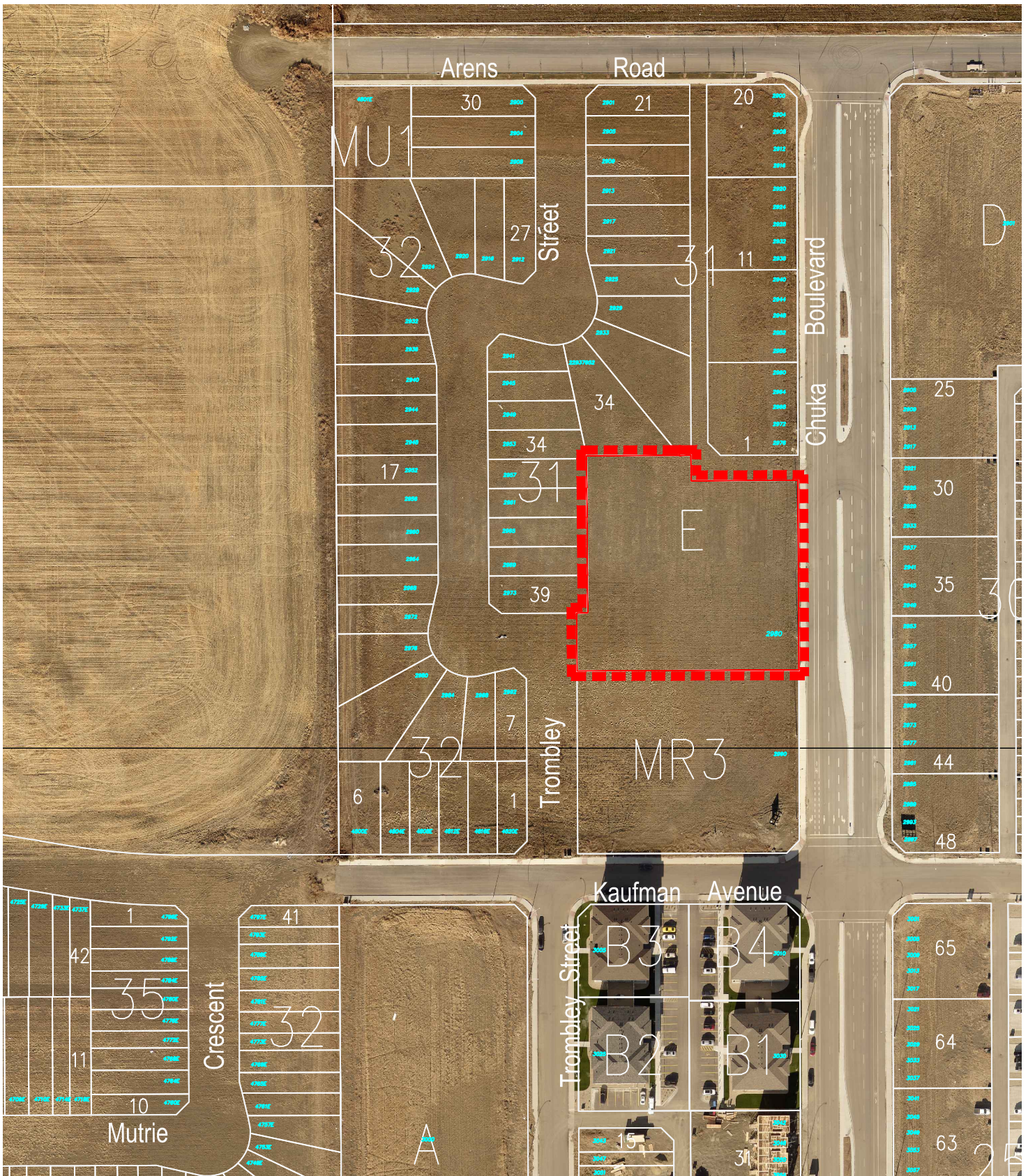


Subject Property



Lane Access Overlay





Subject Property

Date of Photography: 2020





**2950 CHUKA BLVD
DISCRETIONARY USE APPLICATION DRAWINGS**

LIST OF DRAWINGS

- A000 - PERSPECTIVES
- A100 - SITE PLAN
- L100 - LANDSCAPE PLAN
- A102 - FLOOR PLANS
- A103 - FLOOR PLANS
- A104 - FLOOR PLANS
- A105 - FLOOR PLANS
- A106 - FLOOR PLANS
- A107 - FLOOR PLANS
- A108 - ELEVATIONS
- A109 - ELEVATIONS
- A110 - SOLAR STUDY
- A111 - SOLAR STUDY



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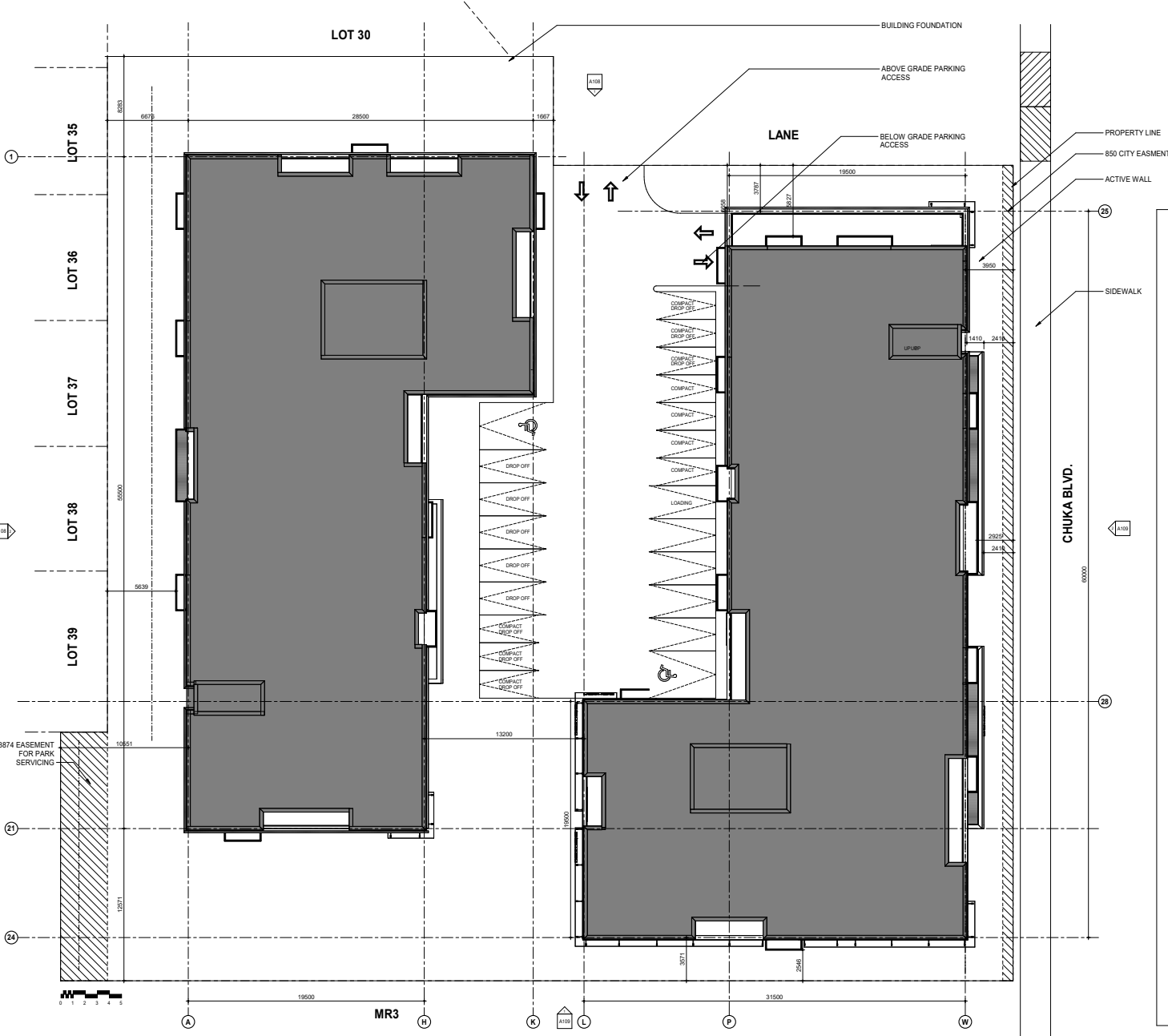
ISSUES & REVISIONS	NO.	DATE	DESCRIPTION	APPROVED BY (REVISION 1)

PROJECT TITLE
**LOT 1
2950 CHUKA BLVD**

DRAWING TITLE
PERSPECTIVES

DRAWN	JJ
CHECKED	
DATE	02/22/23
PROJECT No.	22086
DRAWING No.	

A000



ZONING ANALYSIS

Site: 2350 Chuka Blvd (Lot E)
 Lot size: 5456.7m²

Zone:

- "MLM" – Mixed Large Market Zone

Building Type: Building, Stacked

Land Use: Total Floor Area: 15,553m²
 Gross Floor Area: 14,862m²

- Dwelling, Unit: 12,548m²
 140 Units
 23 - 1 Bedroom
 70 - 2 Bedroom
 47 - 3 Bedroom
- Dwelling amenity space = 678m² (623m² Rooftop Patio), 5%
- Institution, Day Care: 1012m²
 100 Individuals under care.
- Retail Trade, Shop/Food & Beverage Restaurant/Office, Professional: 969m²
 6 Units

Development Criteria:

- Lot Area: 5456.7m²
- Lot Frontage: 67.4m
- Front Yard Setback: 2.5 meters required (Active Wall 13 metres or higher in height), 2.9m provided.
- Rear and Side Yard Setback: 3.6m-8.3m provided.
- Lot coverage: 50% = 2,705.8m²
- Floor Area Ratio: 15,628m/5456.7m = 2.8
- Building Height: 20 metres

Parking

- Total Stalls: 162
- 140 stalls below grade, 22 stalls above grade.
- 48 - 4.9m x 2.29m Compact Stalls = 30%
- 110 - 5.5m x 2.73m Stalls
- 4 - 5.5m x 3.9m Accessible Stalls = 2%

- Accessible stalls: 4 required, 4 provided.
- Loading Stalls: 1 required, 1 provided.

Dwelling Stalls: 140 stalls

Day Care Stalls:
 1 stall required for landuse
 11 drop off stalls

Other Landuse:
 9 Retail stalls
 1 Loading stall

- Bicycle parking: 8 long term stalls required, 20 interior long term vertical rack stalls, 4 exterior short term stalls provided.

Landscaping

- Landscaped area: 545.7m² required, 1032 m² provided.
- Trees: 14 required, 45 provided.
- Shrubs 28 required, >80 provided.

PRELIMINARY
 NOT FOR CONSTRUCTION

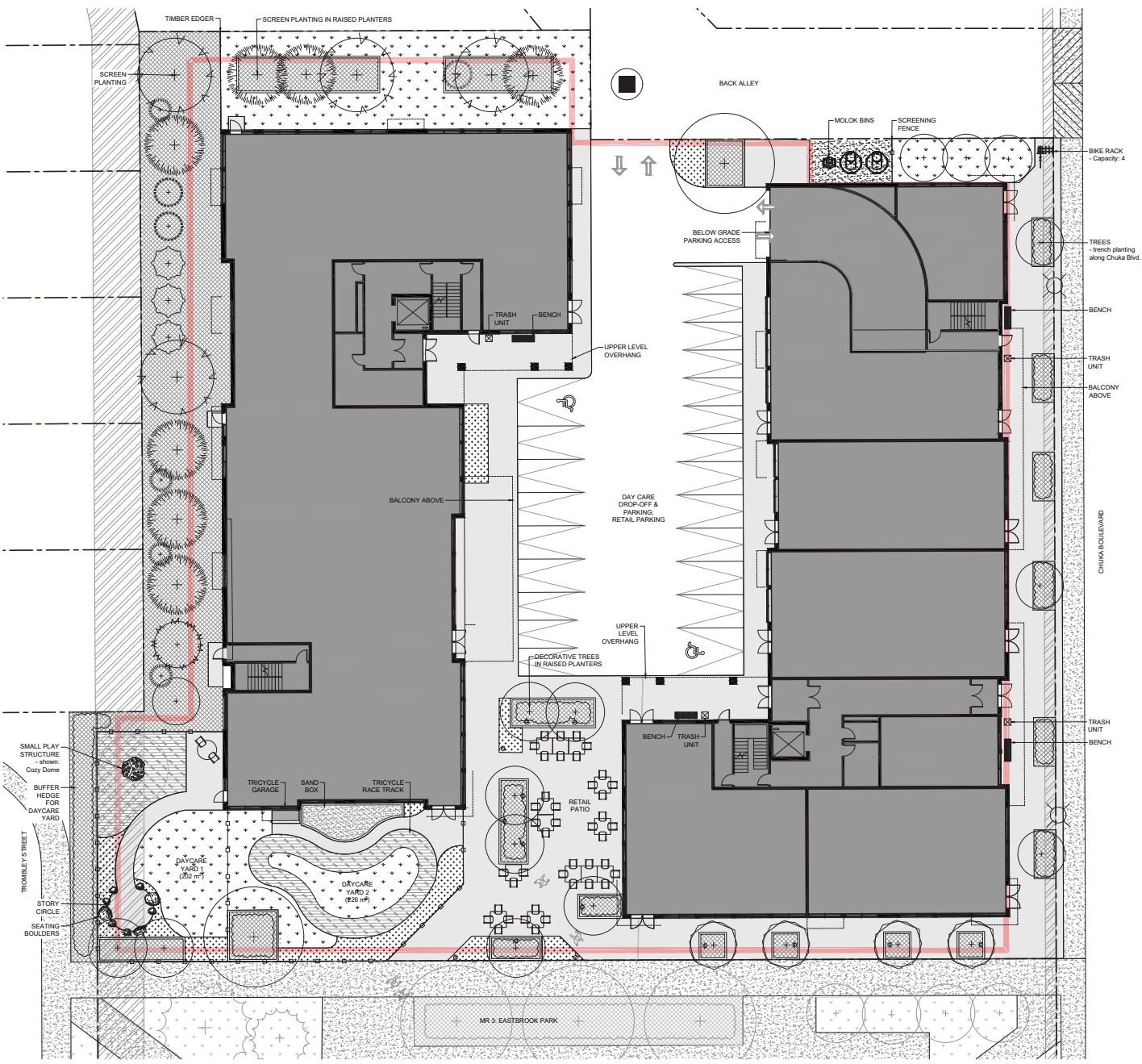
ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT TITLE
**LOT E
 2350 CHUKA BLVD**

DRAWING TITLE
SITE PLAN

DRAWN: JJ
 CHECKED: EC
 DATE: 03/22/23
 PROJECT NO.: 22096
 DRAWING NO.:



- LEGEND**
- PROPERTY LINE
 - FENCE
 - BUILDING FOUNDATION
 - ⊕ EXISTING TREE
 - ⊕ PROPOSED TREE
 - EXISTING TURF
 - PROPOSED IRRIGATED TURF
 - PROPOSED ORNAMENTAL GRASSES
 - EXISTING SHRUB BED
 - PROPOSED SHRUB BED c/w mulch
 - CRUSHER DUST
 - EXISTING SIDEWALK
 - CONCRETE
 - PLAY SURFACING
 - EASEMENT
 - PROPOSED PLANTER BOX
 - GARDEN SPOTLIGHT
 - PATIO FURNITURE (NIC)
 - ⊕ EXISTING LIGHT STANDARD
 - ⊕ EXISTING CATCH BASIN

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CROSBY HANNA & ASSOCIATES
Landscape Architecture
COMPLEXITY. PLANNING

John 200
3390 Cumberland Ave
Regina, SK S4B 9T6
www.crosbyhanna.ca
TEL: 306 794-3055

- Site plan taken from 2008 PARCEL E. REGINA - HC 0004-20 - CLIENT - LTRM - 02221-dwg provided by 1080 Architecture. Plot floor planing taken from 2008 Lot E, Level 100, 04-11-23-dwg provided by 1080 Architecture. Basement/Foundation footprint taken from 2008 Lot E, Level 0, 04-11-23-dwg provided by 1080 Architecture. Street lights, existing sidewalk off Chukwa Blvd and easements drawn based on 110003931_C-S-C-4.pdf provided by Starline. Existing tree locations and existing sidewalk shown in MR 3 drawn based on EASTBROOK PARK PLAN set provided by 1080 Architecture.
- Current drawing is REVISION 1.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

**LOT E DEVELOPMENT
EASTBROOK, REGINA, SK**

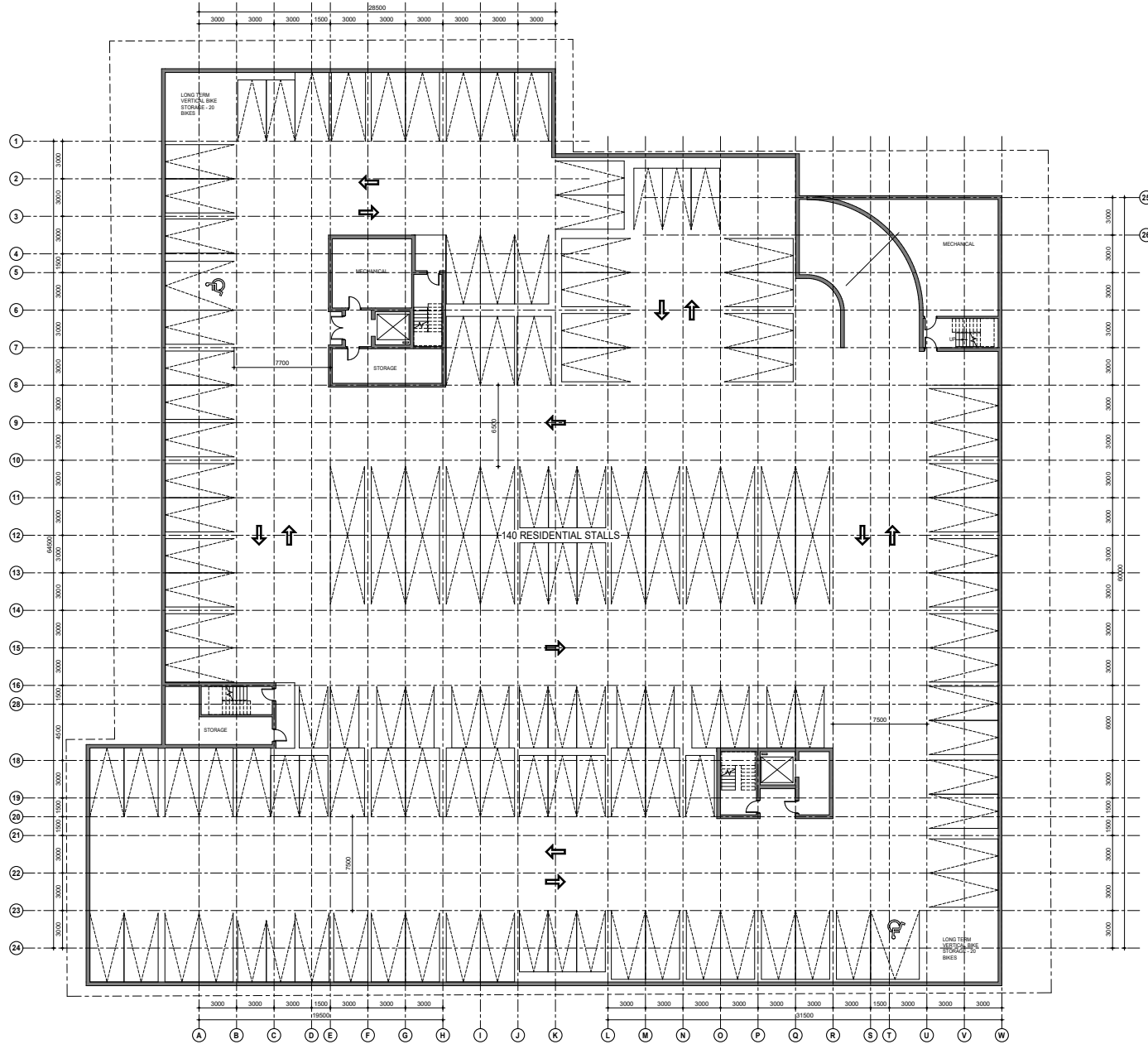
LANDSCAPE PLAN

DRAWN	KM
CHECKED	LS
DATE	04/12/23
PROJECT No.	22364
DRAWING No.	

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FOR DISCUSSION PURPOSES ONLY

1 LANDSCAPE PLAN
1:150

1 LEVEL 0



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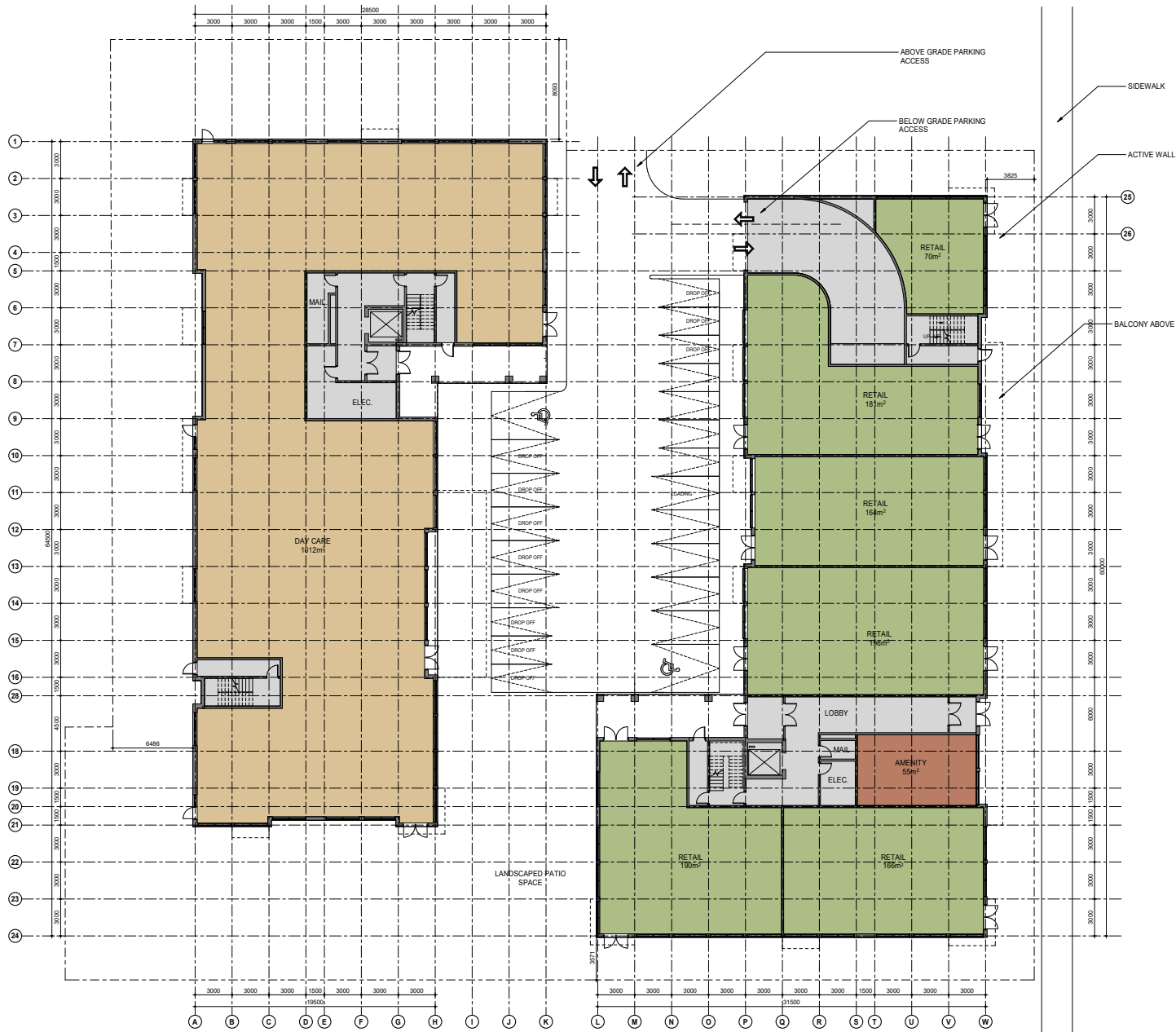
ISSUES & REVISIONS
 NO. DATE DESCRIPTION

PROJECT TITLE
 LOT #1
 2950 CHUKA BLVD

DRAWING TITLE
 FLOOR PLANS

DRAWN JJ
 CHECKED LC
 DATE 02/22/23
 PROJECT No. 22086
 DRAWING No.

A102



1 LEVEL 100

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PROJECT TITLE
**LOT 1E
2950 CHUKA BLVD**

DRAWING TITLE
FLOOR PLANS

DRAWN	JJ
CHECKED	LC
DATE	02/23/2013
PROJECT No.	22086
DRAWING No.	

A103



1 LEVELS 200-300
1:150



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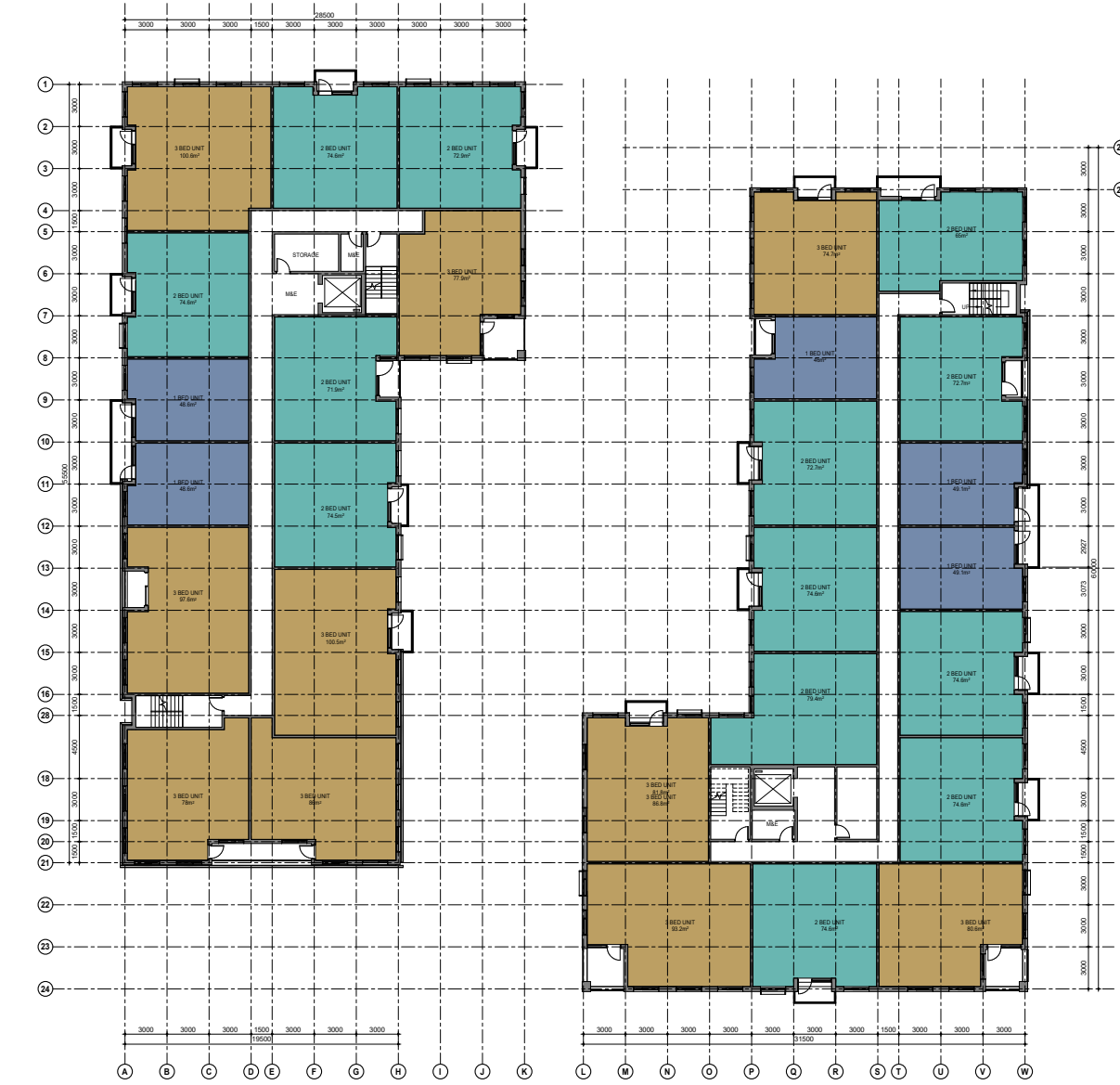
ISSUES & REVISIONS	REVISION DESCRIPTION	DATE

PROJECT TITLE
**LOT 1E
2850 CHUKA BLVD**

DRAWING TITLE
FLOOR PLANS

DRAWN	JJ
CHECKED	LC
DATE	02/22/23
PROJECT No.	22066
DRAWING No.	

A104



1 LEVELS 400-600



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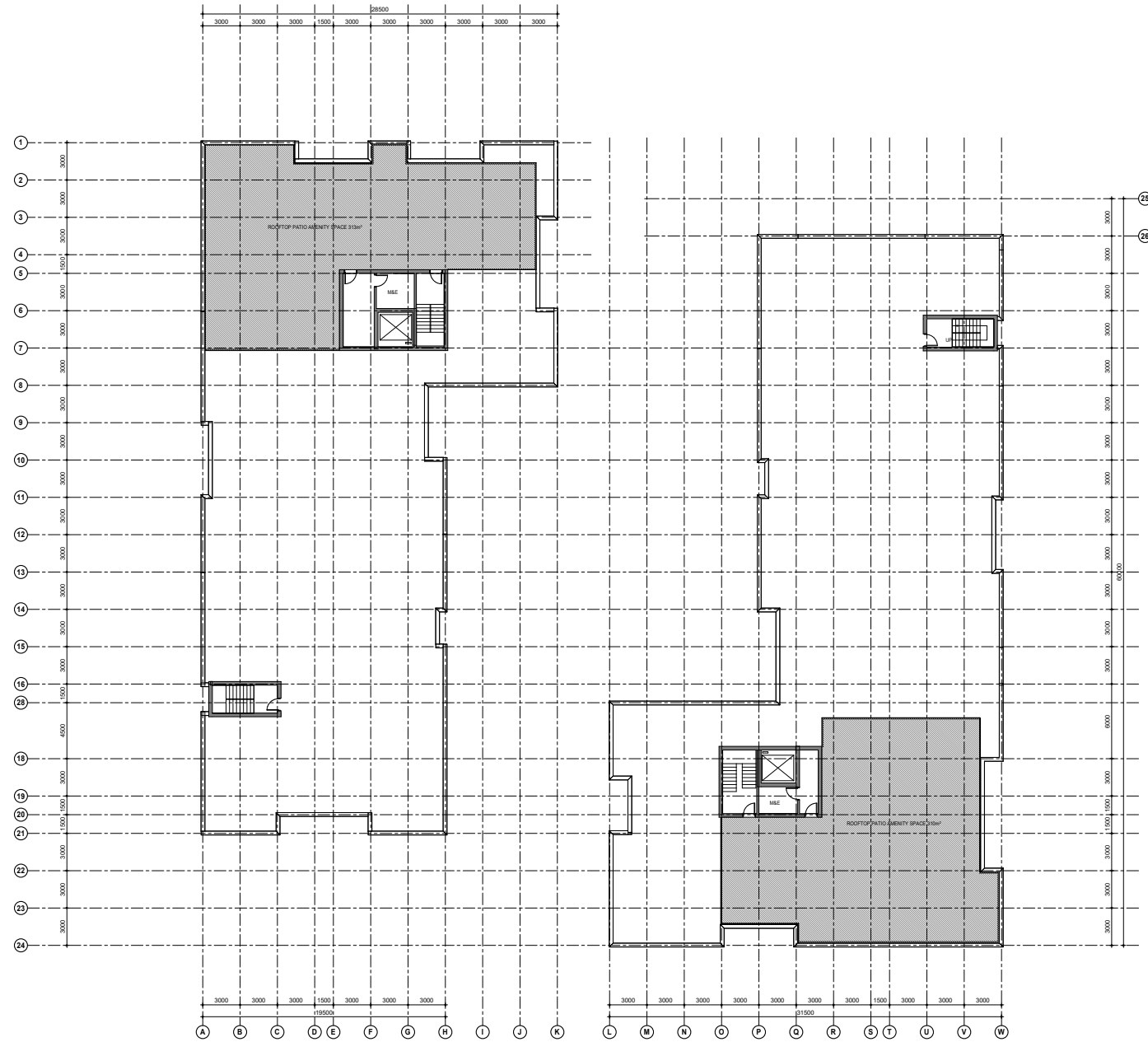
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NO. DATE DESCRIPTION

PROJECT TITLE
LOT 1E
2850 CHUKA BLVD

DRAWING TITLE
FLOOR PLANS

DRAWN	JJ
CHECKED	LC
DATE	02/22/23
PROJECT NO.	22086
DRAWING NO.	

A105



1 ROOF PLAN
1:150



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ISSUES & REVISIONS
NO. DATE DESCRIPTION

PROJECT TITLE
**LOT 1E
2850 CHUKA BLVD**

DRAWING TITLE
FLOOR PLANS

DRAWN	JJ
CHECKED	LC
DATE	02/22/23
PROJECT No.	22086

DRAWING No. **A107**



1 NORTH ELEVATION
1:150



2 WEST ELEVATION
1:150

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NOT FOR CONSTRUCTION

ISSUES & REVISIONS	
NO.	DESCRIPTION

PROJECT TITLE
LOT 1
2950 CHUKA BLVD

DRAWING TITLE
ELEVATIONS

DRAWN	JJ
CHECKED	LC
DATE	03/22/23
PROJECT No.	22066

DRAWING No. **A108**



1 SOUTH ELEVATION
1:150



2 EAST ELEVATION
1:150

PRELIMINARY
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ISSUES & REVISIONS	NO.	DATE	DESCRIPTION

PROJECT TITLE
LOT E

2950 CHUKA BLVD

DRAWING TITLE
ELEVATIONS

DRAWN	JJ
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DATE	03/22/23
PROJECT NO.	22066
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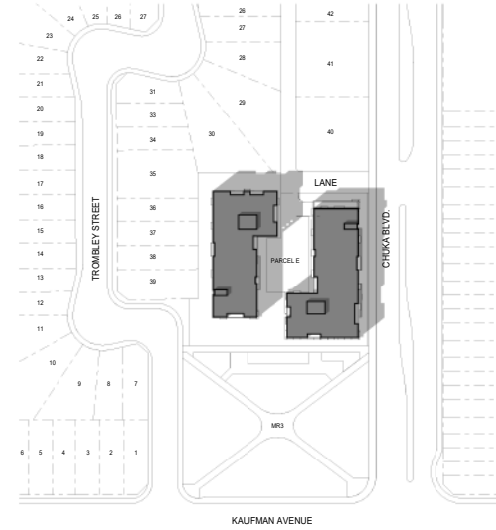
A109



1 SUMMER SOLSTICE 9AM
1:1000



2 SUMMER SOLSTICE 12PM
1:1000



3 SUMMER SOLSTICE 3PM
1:1000



4 SPRING/FALL EQUINOX 9AM
1:1000



5 SPRING/FALL EQUINOX 12PM
1:1000



6 SPRING/FALL EQUINOX 3PM
1:1000

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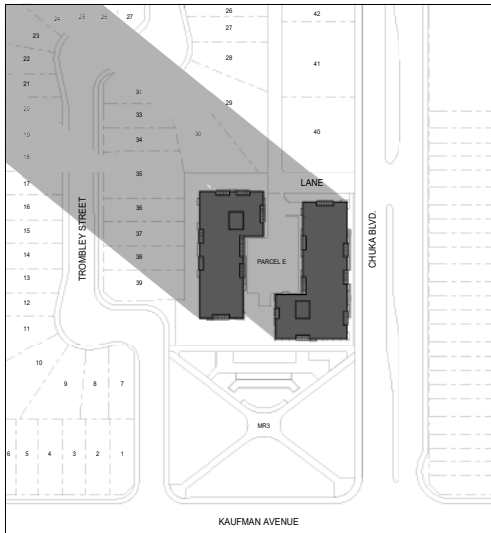
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DATE DESCRIPTION
PROJECT TITLE
LOT E
2850 CHUKA BLVD

DRAWING TITLE
SOLAR STUDY

DRAWN JJ
CHECKED LC
DATE 02/22/23
PROJECT No. 23066
DRAWING No.

A110



1 WINTER SOLSTICE 9AM
1:500



2 WINTER SOLSTICE 12PM
1:500



3 WINTER SOLSTICE 3PM
1:500

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE
**LOT E
2850 CHUKA BLVD**

DRAWING TITLE
SOLAR STUDY

DRAWN	JJ
CHECKED	EC
DATE	02/22/23
PROJECT No.	22066
DRAWING No.	

A111