

Discretionary Use – 2151 Anaquod Road (PL202200277)

Date	May 19, 2023
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202200277

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

Avana Developments (the Applicant) proposes to develop 220 dwelling units within 21 separate buildings (proposed development) at 2151 Anaquod Road (Subject Property). As the buildings will be developed on one lot and consist of stacked units (one above and one below) it is considered “Building, Planned Group” and “Building, Stacked”, respectively. The Subject Property is zoned MLM - Mixed Large Market (MLM) Zone, which requires that Building, Planned Group be reviewed through the discretionary use procedure.

The Subject Property is located within the “Aurora Urban Centre”, which is an evolving mixed-use development that is partially built-out, to date. The surrounding land uses are vacant land to the south; large-format retail (Costco) to the west; the Regina Bypass to the east, and vacant land as well as a major arterial road (Victoria Avenue) to the north.

REVIEW CRITERIA

The application has been reviewed in accordance with the requirements and criteria of Chapter 1, Section 1E.3 of *Zoning Bylaw, 2019*, which is summarized as follows:

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

The Subject Property is located within a designated Urban Centre. The proposed development supports the objectives of the OCP, in relation to Urban Centres, as it will contribute to a mixed-use environment that includes residential in addition to various commercial land-uses (Section D5, Goal 3). Specifically, the addition of residences will allow opportunities for walk-to-work/ shopping experiences and will enhance the public realm and public services, such as transit.

The Urban Centre designation allows residential to proceed irrespective of the Phasing Plan, with the proviso that “... a mixed-use environment will be developed, which reflects a high-quality urban design that is pedestrian oriented.” (Section E, Policy 14.20B). Through a motion of Council (CR22-109 – October 12, 2022), it was decided that the proposed development would contribute to the Urban Centre objectives and that residential could

proceed in the near-term based on this understanding.

(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 southeast part of the city, including the Subject Property, is subject to the policies of the Southeast Regina Neighbourhood Plan (SENP), which forms part of the OCP (Part B.16). The SENP identifies the Subject Property as forming part of a designated commercial area; however, reinforcing the Urban Centre objectives, this designation also supports medium and high-density residential development (Policy 4.3(c)).

The SENP requires that part of the Subject Property be transferred to the City and form part of the Regina Bypass (future Victoria Avenue – Bypass interchange) – this transaction will occur as part of the subdivision process to create the Subject Property; therefore, this SENP policy (Policy 2.3.1(a)) has been fulfilled.

(ii) intensity of development

The proposed development (land-use, units, population) is deemed compatible with the Aurora Urban Centre concept and existing and future adjacent development, which will include a variety of commercial land-uses and may include additional residential. As described above, the type and intensity of development is also supported by the OCP.

(iii) impact on public facilities, infrastructure or services

The Aurora Urban Centre is a master-planned development that will be fully serviced, including transit service and a roadway network comprised of streets designed as collector-classification. The proposed development has been reviewed from the perspective of the provision of City services – no issues have been identified at this stage; however, the City Administration will review the application in further detail as part of the Development Permit review.

Fire and Protected Services reviewed the proposed development - no issues relating to service response time was indicated.

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

The proposed development complies with the MLM – Mixed Large Market Zone of the Zoning Bylaw, which currently applies:

Land Use Details	Existing	Proposed
Zoning	MLM	MLM
Land Use	Undeveloped	“Building, Stacked” and “Building, Planned Group”
# of Units	N/A	220

Zoning Analysis	Required	Proposed
Number of Parking Stalls	220	292 (1.32 stalls/ unit)
Minimum Lot Frontage (m)	22.5m	181.83m
Minimum Lot Area (m ²)	1500m ²	28936m ²

Maximum Site Coverage	65%	21.8%
Maximum Building Height	15m	7.83m
Minimum Landscape Area	2894m2 (10%)	8296m2 (28%)

As noted, the proposed development will include parking and landscaping that exceeds the minimum requirement established by the Zoning Bylaw.

The application conforms with the following criteria specific to the discretionary land-use/ building type in the Zoning Bylaw:

(d) potential adverse impacts or nuisances affecting:

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

The Subject Property is in proximity to an existing large-format retail development (Costco), which includes a gas bar (fueling station), and is located adjacent to undeveloped parcels that may, in the future, be developed as commercial land-use. Due to this commercial proximity, there is potential that future residents of the proposed development may be impacted from light, noise and odor emanating from the adjacent commercial activity and associated vehicular movement. This potential issue will be mitigated by perimeter landscaping and screening requirements of future commercial developments.

(ii) neighbourhood character

The Aurora Urban Centre is an evolving mixed-use district that will include a variety of land-use and buildings of differing types, size and scales; therefore, there is no established, or planned, unified, discernible neighbourhood character that applies.

(iii) the environment

The Aurora Urban Centre is an evolving mixed-use district that will, eventually, transition to a fully urbanized environment. The historic land-use is/ was agricultural (crop) production and no vestiges of natural elements remain. Further, the Subject Property is not located within an area of the city that is categorized as having aquifer sensitivity.

(iv) traffic

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

The Subject Property has direct access to a collector roadway system; Chuka Boulevard and Victoria Avenue, which are classified as arterial roadways and express transit service. Further, the street networks of the Aurora Urban Centre include sidewalks on both sides. The Subject Property abuts the Regina Bypass to the east, which is under the jurisdiction of the Saskatchewan Ministry of Highways. All developments within 90 metres of the Bypass require a Roadside Permit. Residential developments require a 9-metre setback from the Bypass, which the proposed development meets.

A restrictive access agreement abutting the Bypass will also be registered on title through the Servicing Agreement process.

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

The Subject Property is immediately adjacent to the Regina Bypass and a future interchange on-ramp associated with this roadway. In recognition of potential noise and safety issues with this proximity, as described in the SENP and a draft noise study that was

prepared in support of the East Victoria Concept Plan. Subsequently, the draft noise study was reviewed by a qualified professional and confirmed that the posted speeds of the adjacent bypass are not sufficient to require formal noise mitigation. Administration has reviewed and accepts this conclusion.

Safety will be further enhanced with a requirement, as required through a servicing agreement, that a restrictive access agreement be established, which results in a legal mechanism registered against the land title that prohibits access to the Regina Bypass.

The Saskatchewan Health Authority reviewed the proposed development and has raised concerns relating to noise and air quality associated with the Bypass, as well as the current absence of neighbourhood parks. Regarding this latter issue, the lands immediately south of the Subject Property will be required to include park space when developed in the future; therefore, the absence of municipal park space, in proximity, is an interim issue. The proposed development does include two private, on-site amenity areas.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw* – 11 comments have been submitted, which are summarized as follows:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	10	<ul style="list-style-type: none">• Not compatible with adjacent commercial and Bypass• Availability of parks and schools in insufficient• Traffic
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	0	
<i>Other</i>	1	Awareness raised regarding potential incompatibility issues associated with proximity to adjacent large-format retail (Costco)

OTHER COMMENTS and SITE HISTORY

SaskEnergy submitted comments regarding the protection of a SaskEnergy utility easement. This matter is addressed through the proposed site plan and plan of subdivision, which identifies and protects this easement.

SUMMARY

- The proposed development conforms with the applicable OCP policies and the regulations and standards of the Zoning Bylaw.
- The conditions imposed on the development, through this report, will mitigate issues relating to Regina Bypass proximity.
- Public and stakeholder communication has been carried out following standard due diligence and conformity with City bylaw requirements.

RECOMMENDATION

The application for a proposed residential “Building, Planned Group”, located at 2151 Anaquod Road, being Part of SE1/4, SEC23-TWP17-RGE19, West of 2nd Meridian, in the Aurora Subdivision, is APPROVED, subject to the following standards and conditions:

1. The development shall be generally consistent with the plans attached to this report as Appendices A-3.1a; A-3.1b; A-3.2a; A-3.2b; A-3.2c.
2. A solid wall or fence shall be constructed along the boundary of the Subject Property abutting the Regina Bypass.
3. As a prerequisite for the issuance of a development permit, the Subject Property shall be subdivided in accordance with Appendix B of this report.
4. The proposed development shall conform to any setback requirements prescribed by the Government of Saskatchewan.
5. Authorize the Development Officer to issue a notice of approval with respect to this application.

Respectfully Submitted,



Manager, City Planning



Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

☒ APPROVED

☐ DENIED



May 19, 2023

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

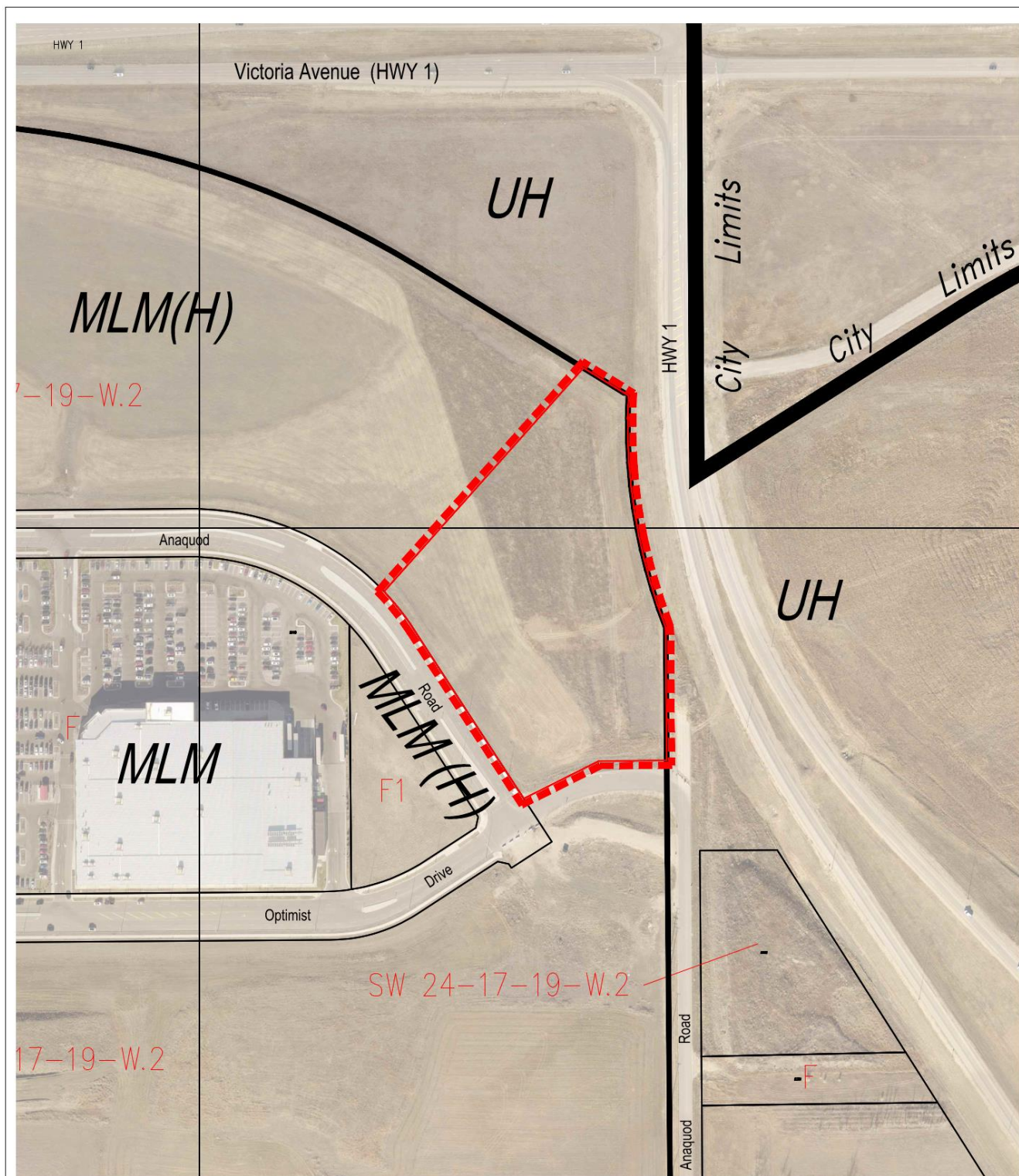
Dated

Report prepared by: Jeremy Fenton, Senior City Planner

Attachments:


Appendix A-1	Aerial Photograph
Appendix A-2	Aerial Photograph
Appendix A-3.1a	Site Plan
Appendix A-3.1b	Landscaping Plan
Appendix A-3.2a	Building Plan
Appendix A-3.2b	Building Plan
Appendix A-3.2c	Building Plan
Appendix B	Proposed Plan of Subdivision

Appendix A-1



Date of Photography : 2020



 Subject Property

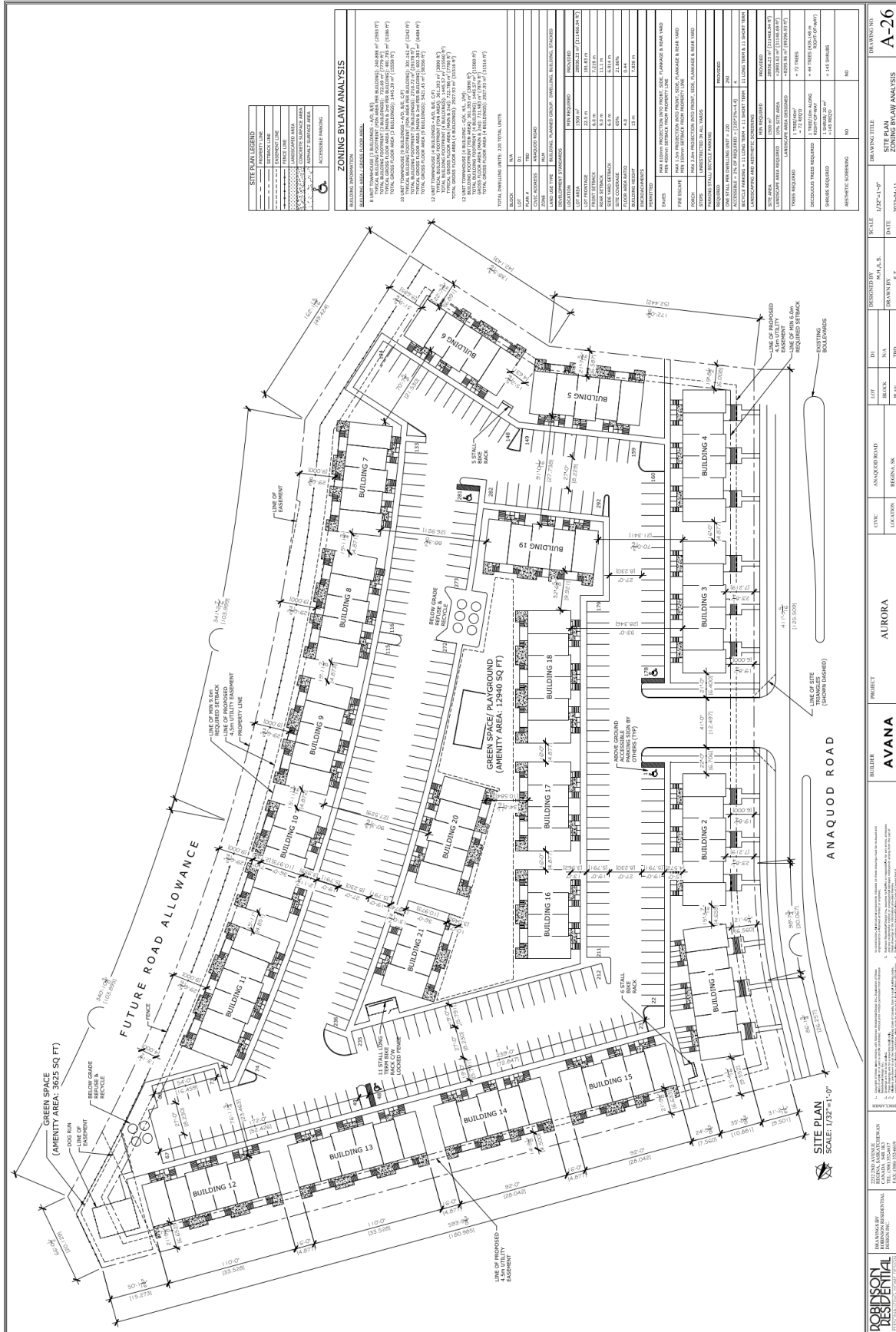
Project PL202200277

Civic Address/Subdivision

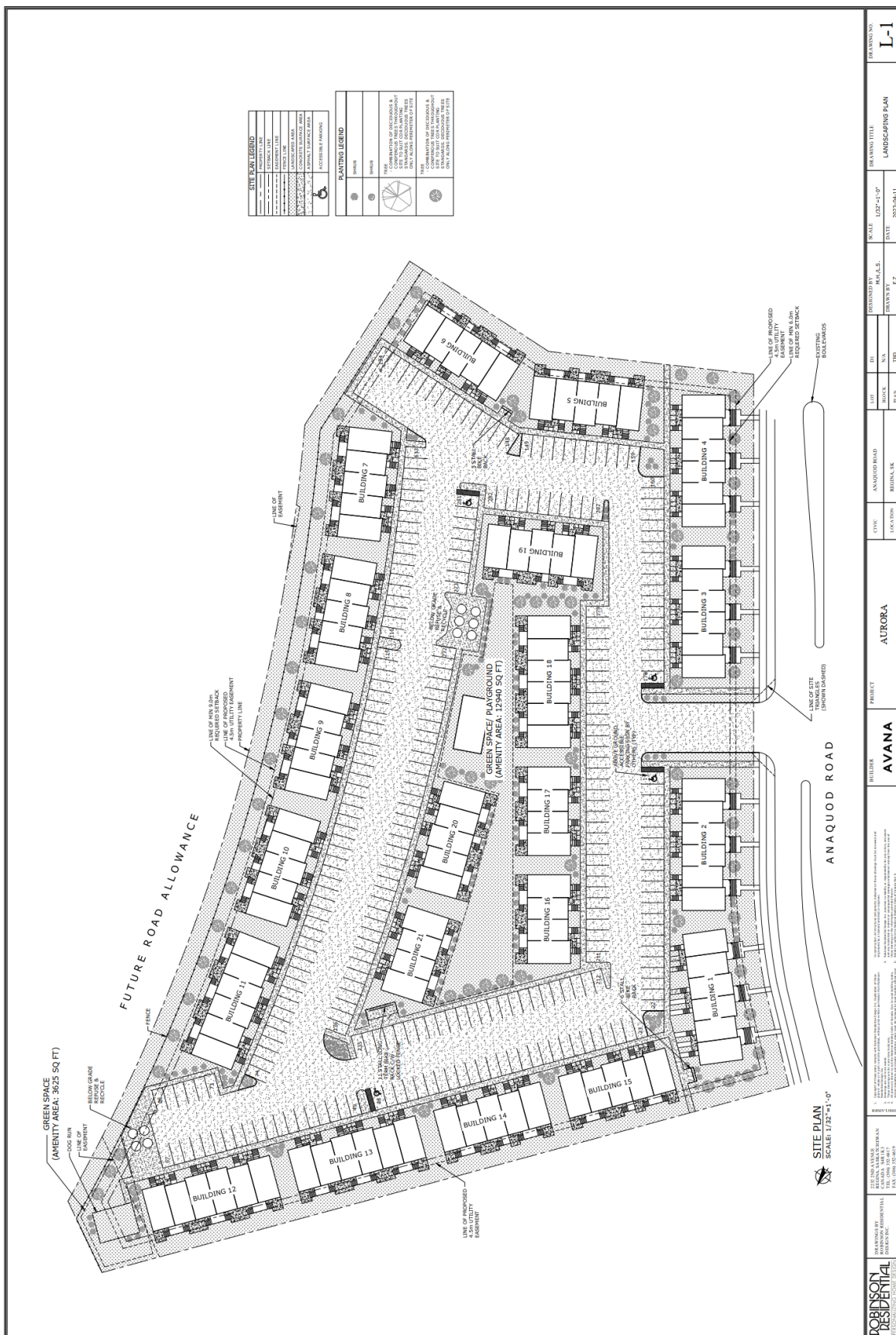
Plan Showing Proposed Subdivision
of Part of S.E.1/4 Sec.23 Twp.17 Rge.19 W2M

Appendix A-2





Appendix A-3.1b



Appendix A-3.2a







Appendix B

