

Discretionary Use – 1151 N Argyle Street (PL202300096)

Date	August 14, 2023
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202300096

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

National Affordable Housing Corporation (the Applicant) proposes to develop 60 dwelling units within six separate buildings (proposed development) at 1151 N Argyle Street (subject property). As the building 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 RH – Residential High-Rise Zone, requiring “Building, Planned Group” to be reviewed through the discretionary use procedure.

The Subject Property is within the Hawkstone Neighbourhood. The surrounding land uses are commercial development to the north, residential to the east, park space to the south, and existing and future commercial development to the west.

REVIEW CRITERIA

The application is reviewed as per the criteria established in Section 1E3.5 of 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 higher density residential along Urban Corridors and transit nodes (Section D5, Goal 3); as well, diverse housing forms in neighbourhoods (Section D6, Goal 3). The addition of residences will allow opportunities for walk-to-work/ shopping experiences and will enhance public realm and public services, such as transit.

(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 as per the Hawkstone Concept Plan, which identifies this site for high-density residential.

(ii) intensity of development

The density of the proposed development is 70 dwelling units per 1.0 hectare – this may be regarded as close to the low-end of the “high-density” spectrum (defined in Hawkstone Concept Plan, Appendix A-3, as 50 dwelling units per hectare and greater).

The proposed development, from an “intensity” perspective, is deemed suitable for the location due to adjacency to major commercial development and an arterial roadway. Further, the low-profile structural massing is not expected to generate off-site impacts such as shadowing.

(iii) impact on public facilities, infrastructure or services

No serviceability issues are anticipated from this development.

(c) consistency with regulations of the Zoning Bylaw

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

Land Use Details	Existing	Proposed
Zoning	RH – Residential High-Rise Zone	RH – Residential High-Rise Zone
Land Use	Vacant	“Building, Stacked” and “Building, Planned Group”

Zoning Analysis	Required	Proposed
Number of Parking Stalls	60	85 (1.4 stalls/unit) (63 stalls and 22 garage bays)
Minimum Lot Frontage (m)	29.2m	89.75m
Minimum Lot Area (m ²)	2400m ²	8480m ²
Maximum Site Coverage	60%	32%
Maximum Building Height (m)	20m	10.2m
Minimum Landscape Area (m ²)	1272m ² (15%)	2127m ² (25%)

There are no other 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 immediately south of an existing Sherwood Co-operative Association Limited (Co-op) gas bar, convenience store and wash tunnel (carwash). Due to this location, there is potential for the future residents of the proposed development to be impacted by the noise of the carwash. Co-op noted that operations typically cease at 10 pm. There is an existing fence along the property line which may mitigate the issue.

(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 the concept plan, which

identifies the site for high density residential.

(iii) the environment

The Subject Property is located over a “Moderate Sensitivity” aquifer. At the building permit stage, the applicant will be responsible for submitting a geotechnical report that supports pile depths and provides measures to protect the underlying aquifer.

(iv) traffic

No traffic impacts are anticipated from the proposed development. The site is adjacent to an arterial roadway and is also well-serviced by other forms of transportation, including a transit route within 200m along both Rochdale and Argyle Street.

(v) a public right-of-way

No impacts are identified through the review. The required parking is entirely provided onsite.

(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) sign posting on the subject property
- (b) written notice sent to assessed property owners within 75m; and
- (c) website posting on regina.ca.

Following public notice, 39 comments have been submitted, which have been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	33	<ul style="list-style-type: none">- Lack of Access into Hawkstone- Oversaturation of rental/ condominiums- Use for green space.- Traffic congestion- Impact on property value- Issues with density- Social issues
<i>Accept if many features were different</i>	3	<ul style="list-style-type: none">- Modular homes low-quality product- Other locations should be prioritized.- More emphasis on traffic infrastructure
<i>Accept if one or two features were different</i>		

<i>I support this proposal</i>	3	<ul style="list-style-type: none"> - Add value to the community - Support businesses in the area - Aligns with zoning
TOTAL	39*	

*There were four comments received after the commenting period ended.

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

1. Lack of access into Hawkstone and related traffic issues

- Rochdale Boulevard is the only access into the residential area of Hawkstone. However, the subject property will be accessed from Argyle Street, and the development will have no impact on existing traffic conditions within the residential area.

2. Issue: Oversaturation of the market and socio-economic concerns of tenants

- The City does not regulate the tenancy of residential buildings.
- Discretionary use applications are not evaluated on existing market conditions.
- The City aspires to create diverse neighbourhoods by following the design principles of Complete Neighbourhoods as articulated in the OCP.
- Although outside the scope of the discretionary use approval, the Applicant has indicated that this project is being planned for market rate accommodation and is not subsidized.

3. Issue: Impact on property value

- Administration acknowledges that residents have these concerns but is unaware of any evidence that such development will negatively impact surrounding property values.

4. Issue: Density

- This parcel has been intended for high density at >50 units/ hectare since 2010.
- The current RH – Residential High-Rise Zone zoning is intended to be applied in developing and developed areas, especially urban corridors, transit nodes, and prominent intersections.
- The subject property is located along an Urban Corridor identified on the OCP Growth Plan.

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.

While there were a significant number of concerns resulting from the public notice, the concerns raised are 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 townhouse development, “Building, Planned Group” located at 1151 N Argyle Street being Block 8 Plan 102254891 in the Hawkstone 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-4 and B-1, dated May 24, 2023, prepared by Big Block Construction.
2. Authorize the Development Officer to issue a development permit 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



August 14, 2023

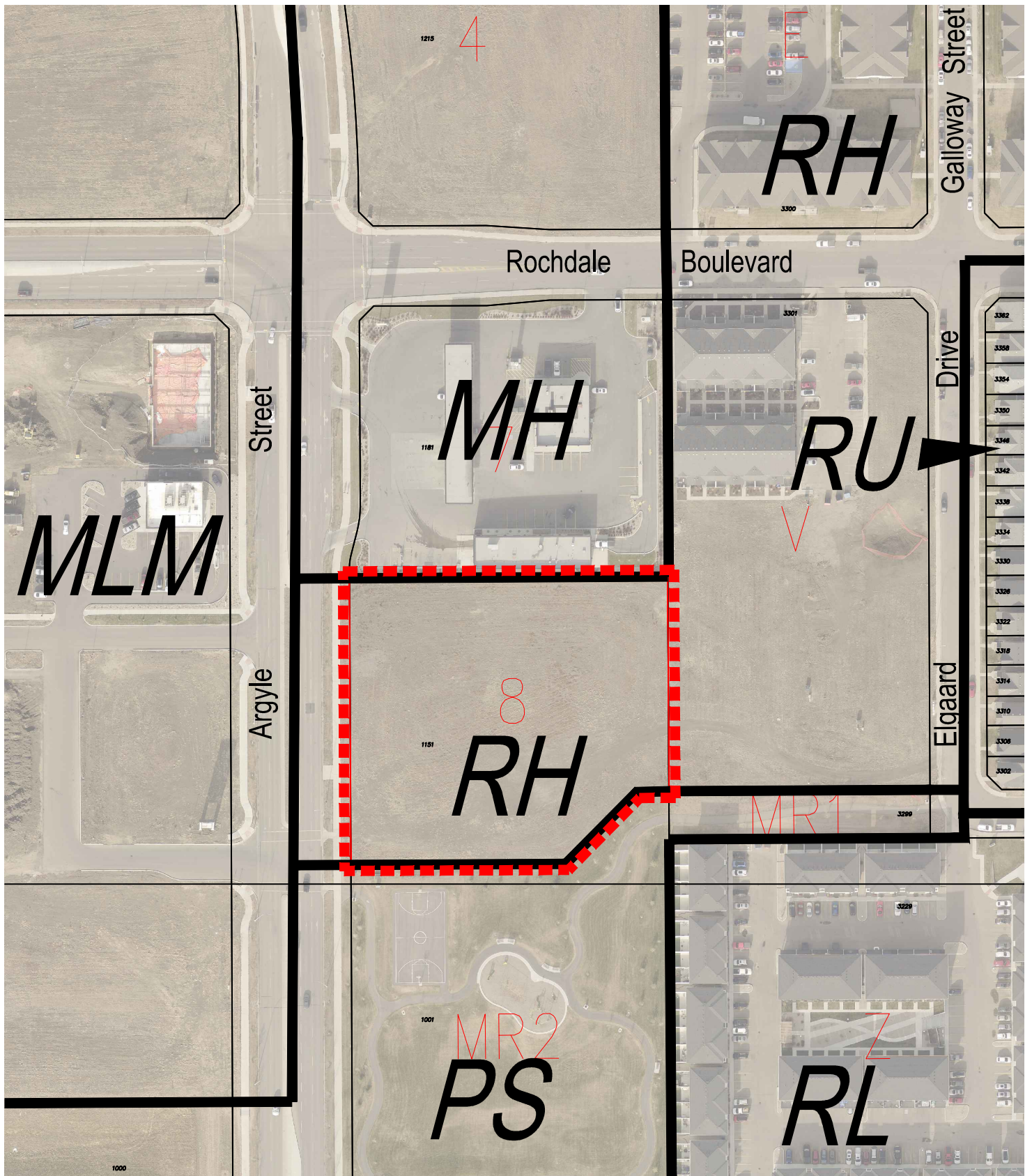
Deborah Bryden, Executive Director,
City Planning and Community Development
(Development Officer)

Dated

Report prepared by: Zoey Drimmie, City Planner I

Attachments:

- Appendix A-1 – Aerial Photograph
- Appendix A-2- Aerial Photograph
- Appendix A-3 – Hawkstone Concept Plan
- Appendix A-4 – Site Plan
- Appendix B-1 – Application Plans



Date of Photography : 2020



Subject Property





Date of Photography: 2020



Subject Property

Project PL202300096

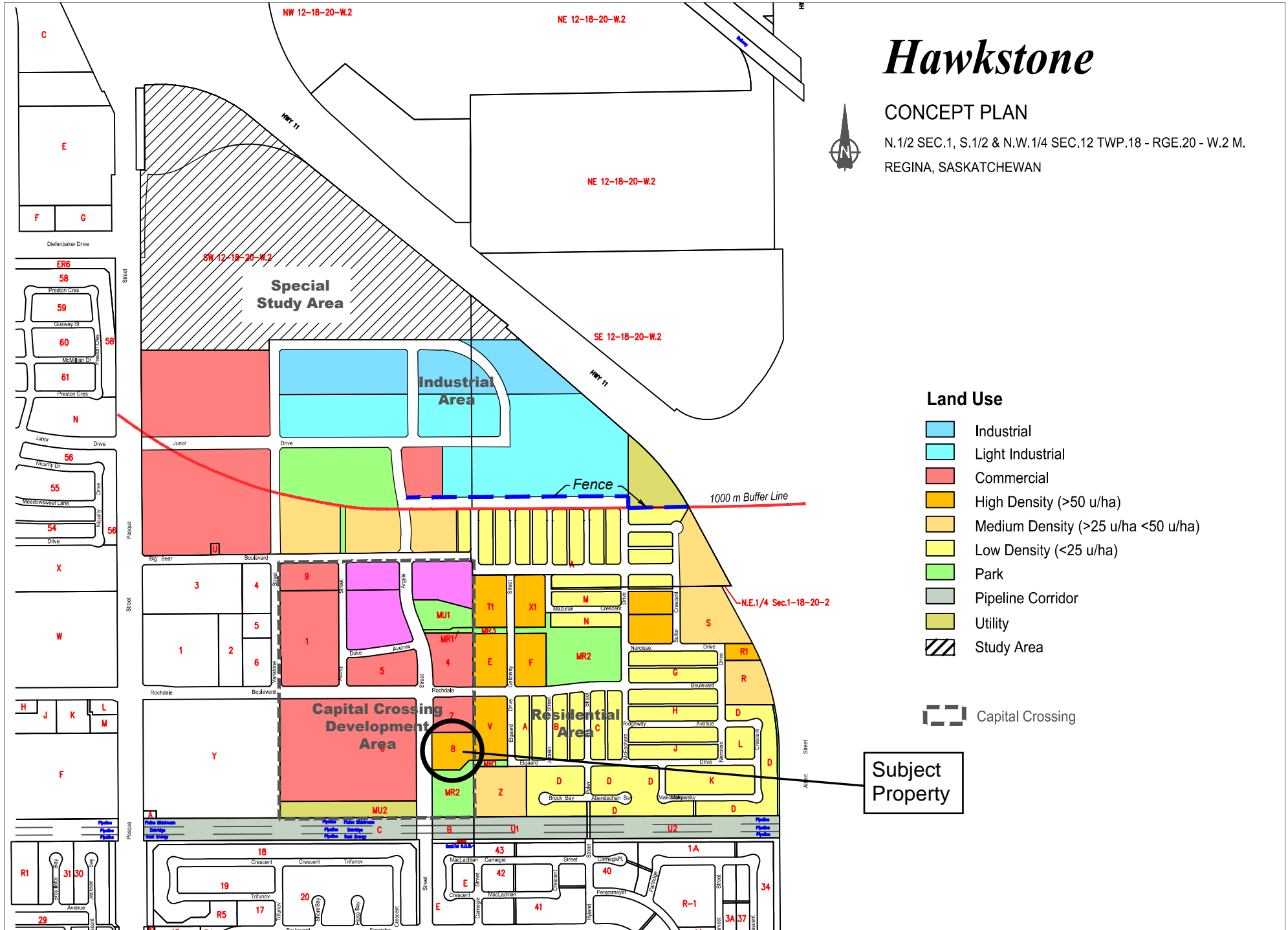
Civic Address/Subdivision

1151 N Argyle Street

Hawkstone

CONCEPT PLAN

N.1/2 SEC.1, S.1/2 & N.W.1/4 SEC.12 TWP.18 - RGE.20 - W.2 M.
REGINA, SASKATCHEWAN



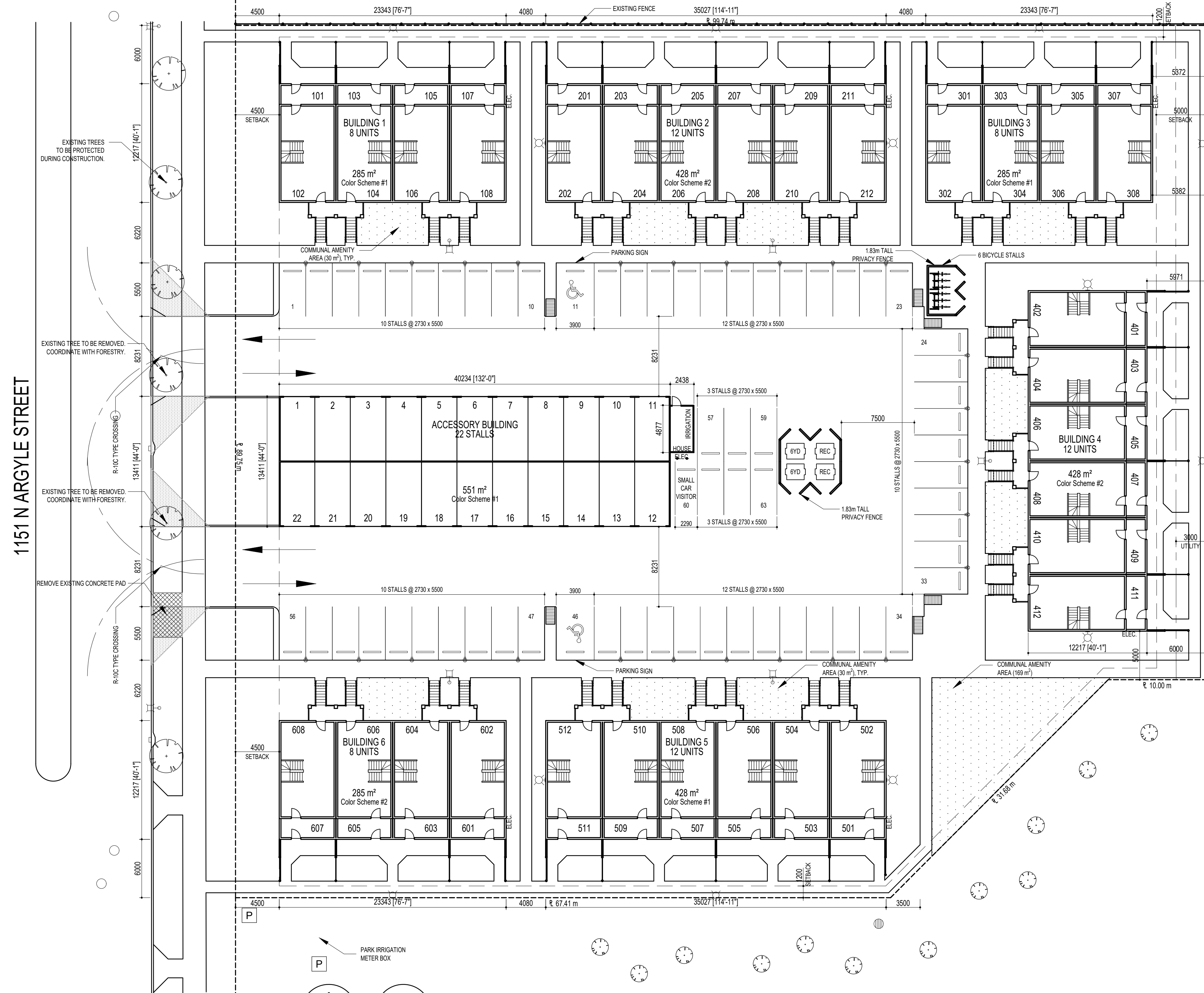
Land Use

- Industrial
- Light Industrial
- Commercial
- High Density (>50 u/ha)
- Medium Density (>25 u/ha <50 u/ha)
- Low Density (<25 u/ha)
- Park
- Pipeline Corridor
- Utility
- Study Area

Capital Crossing

Subject Property

Appendix A-4



CORNERSTONE VILLAS 1151 N ARGYLE STREET

BLOCK/PARCEL 8
PLAN #102254891

PART 3D - RH ZONE: RESIDENTIAL HIGH-RISE ZONE

TABLE 3D.T1: BUILDING, PLANNED GROUP

TABLE 3D.T3	REQUIRED	PROVIDED
MIN. SITE AREA	2400 m ²	8480 m ²
FRONT YARD SETBACK	4.5 m	4.5 m
SIDE YARD SETBACK	1.2 m	1.2 m
REAR YARD SETBACK	5 m	5.0 m
MAX. BUILDING HEIGHT	20 m	10.2 m
MAX. LOT COVERAGE	60%	32%
FLOOR AREA		5671 m ²
MAX. FLOOR AREA RATIO	3.0	0.67

LANDSCAPE AREA (15%)	1272 m ²	2127 m ²
COMMUNAL AMENITY AREA (5%)	424 m ²	439 m ²

3D.6 PARKING	REQUIRED	PROVIDED
1.0 PARKING STALLS / UNIT	60	63+22

BICYCLE PARKING
 LONG TERM (UNITS): 1 PER 20 UNITS (60 UNITS) = 3
 LONG TERM (STALLS): 0.5 PER 10 PARKING STALLS (60 STALLS) = 3

TOTAL UNITS: 60
SITE AREA = 8480 m² = 2.10 acres
DENSITY = 28.57 units/acre

CONSULTANTS:

Catterall and Wright
 Civil Consultant
 1231 8th Street East
 Saskatoon, SK
 1-306-343-7280

D-Code Engineering
 Architectural Consultant
 24 Sunrise Drive N
 Skyview Estates, SK

Grandeur Housing Ltd.
 Modular Manufacturer
 401 Pembina Ave E
 Winkler, MB
 1-204-325-9558

ISL Engineering & Land Services Ltd.
 Structural Consultant
 619 Main St
 Saskatoon, SK
 1-306-954-1881

No.	Description	Date
A	Site Plan Concept	21.04.23

CORNERSTONE VILLAS

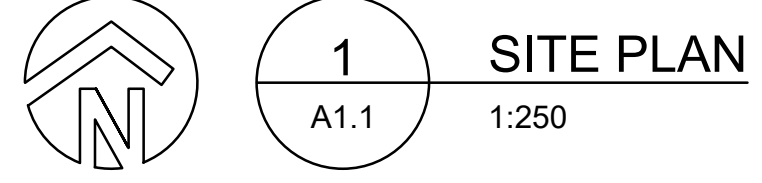
1151 N Argyle Street

SITE PLAN

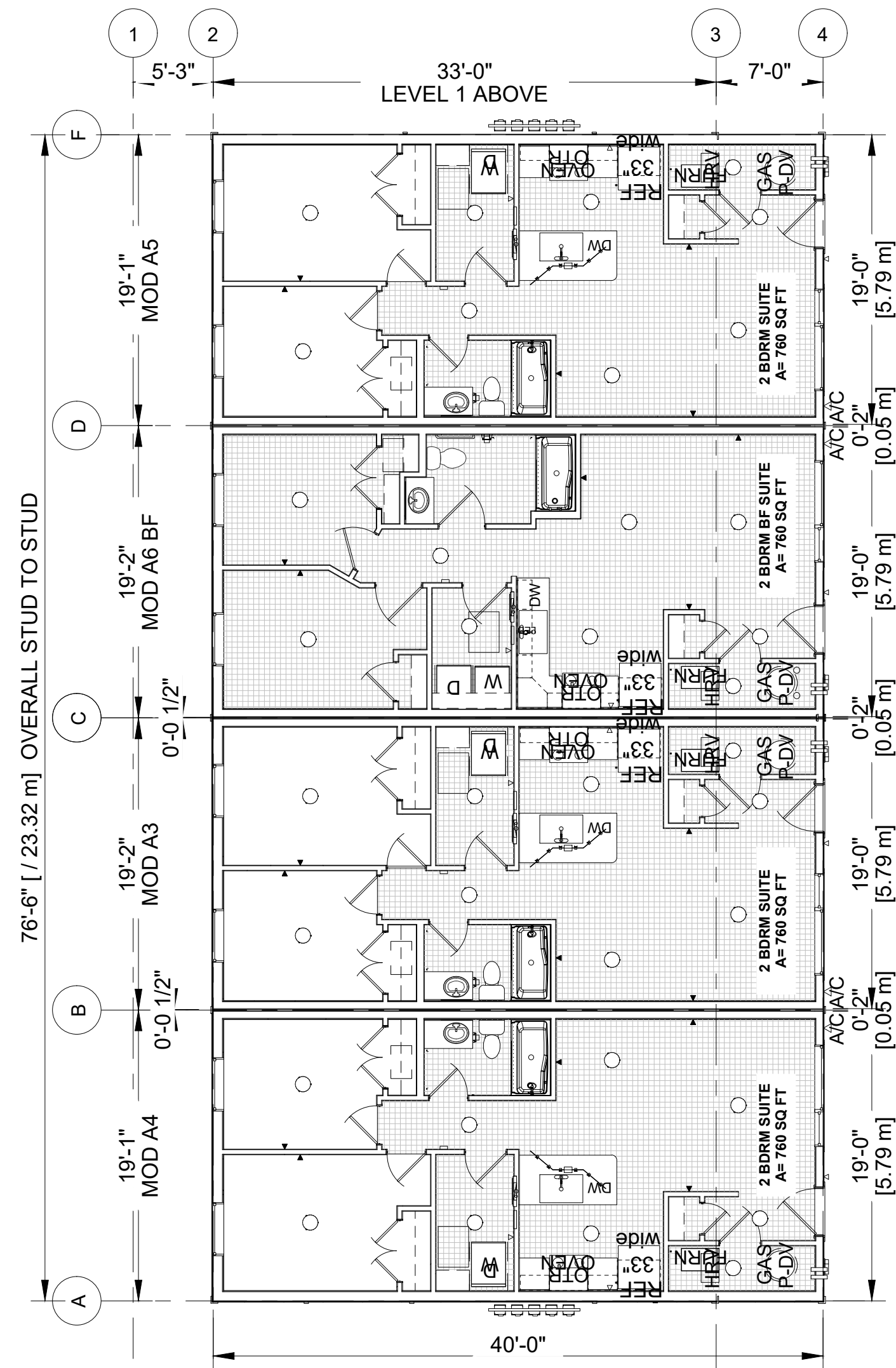
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Drawn By:	GMD
Checked By:	BEM

A1.1 RA

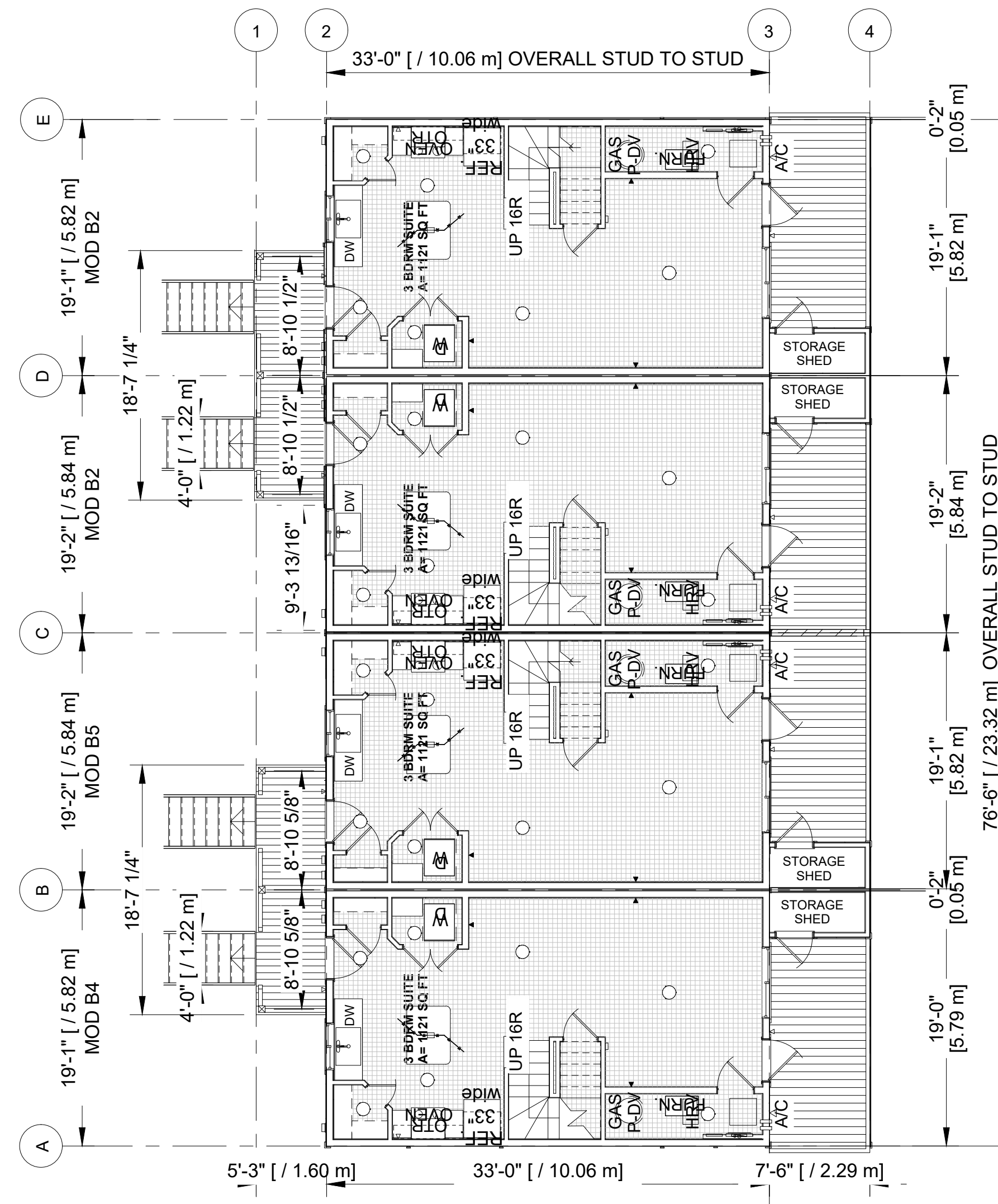
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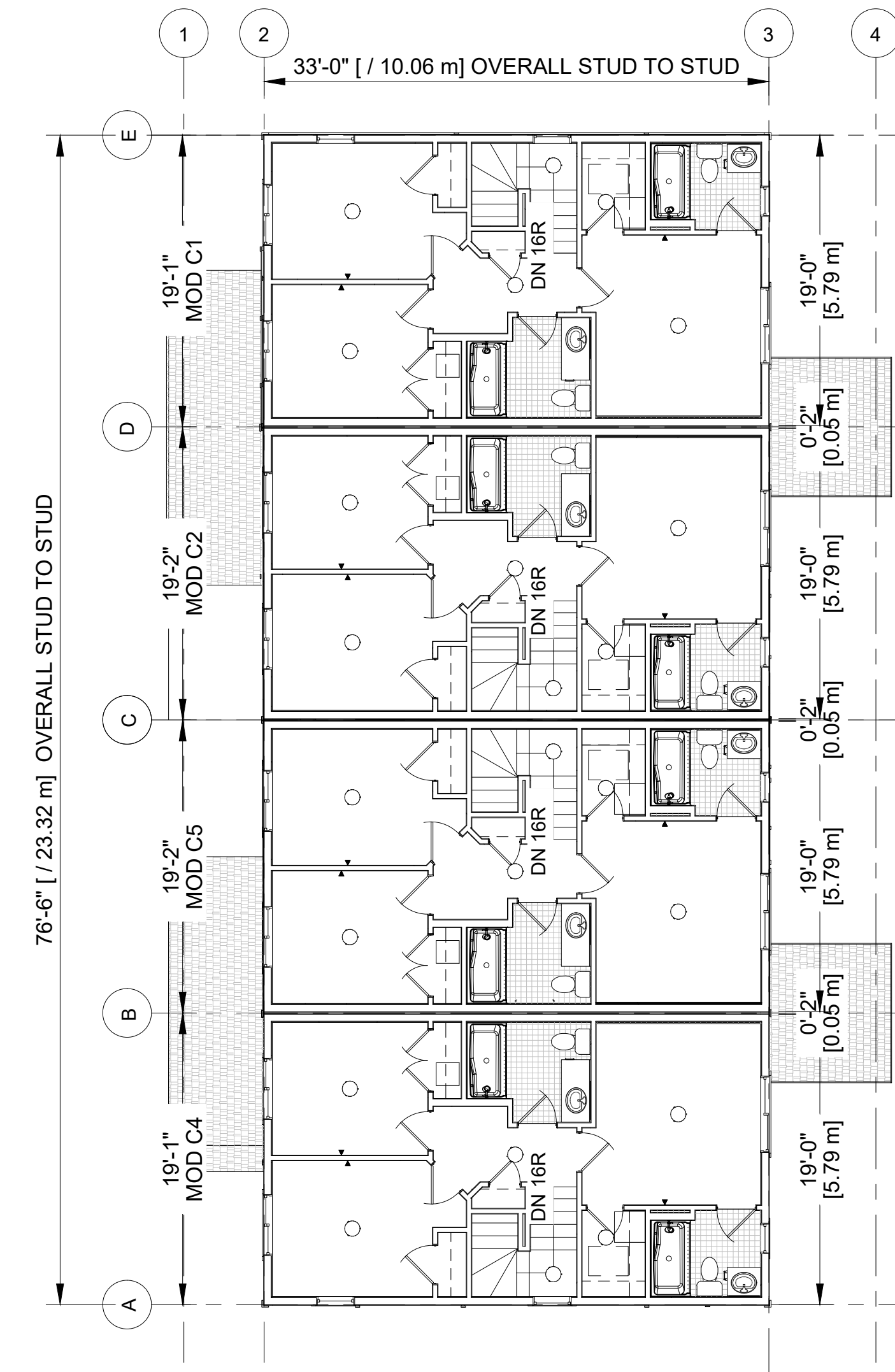
WAPITI PARK



① WALK OUT LEVEL
8" = 1'0"



② TOP OF FLOOR LVL 1
8" = 1'0"



③ TOP OF FLOOR LVL 2
8" = 1'0"

CONSULTANTS:

Catterall and Wright
Civil Consultant
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Architectural Consultant
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ISL Engineering & Land Services Ltd.
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Saskatoon, SK
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No.	Description	Date
A	FLOOR PLAN CONCEPT	23.05.24

CORNERSTONE
VILLAS

1151 N Argyle Street

FLOOR PLAN -
8 Plex

Project Number:	CSV
Date:	2023.05.24
Drawn By:	KE
Checked By:	BEM

A1.2 RA

Scale: As shown

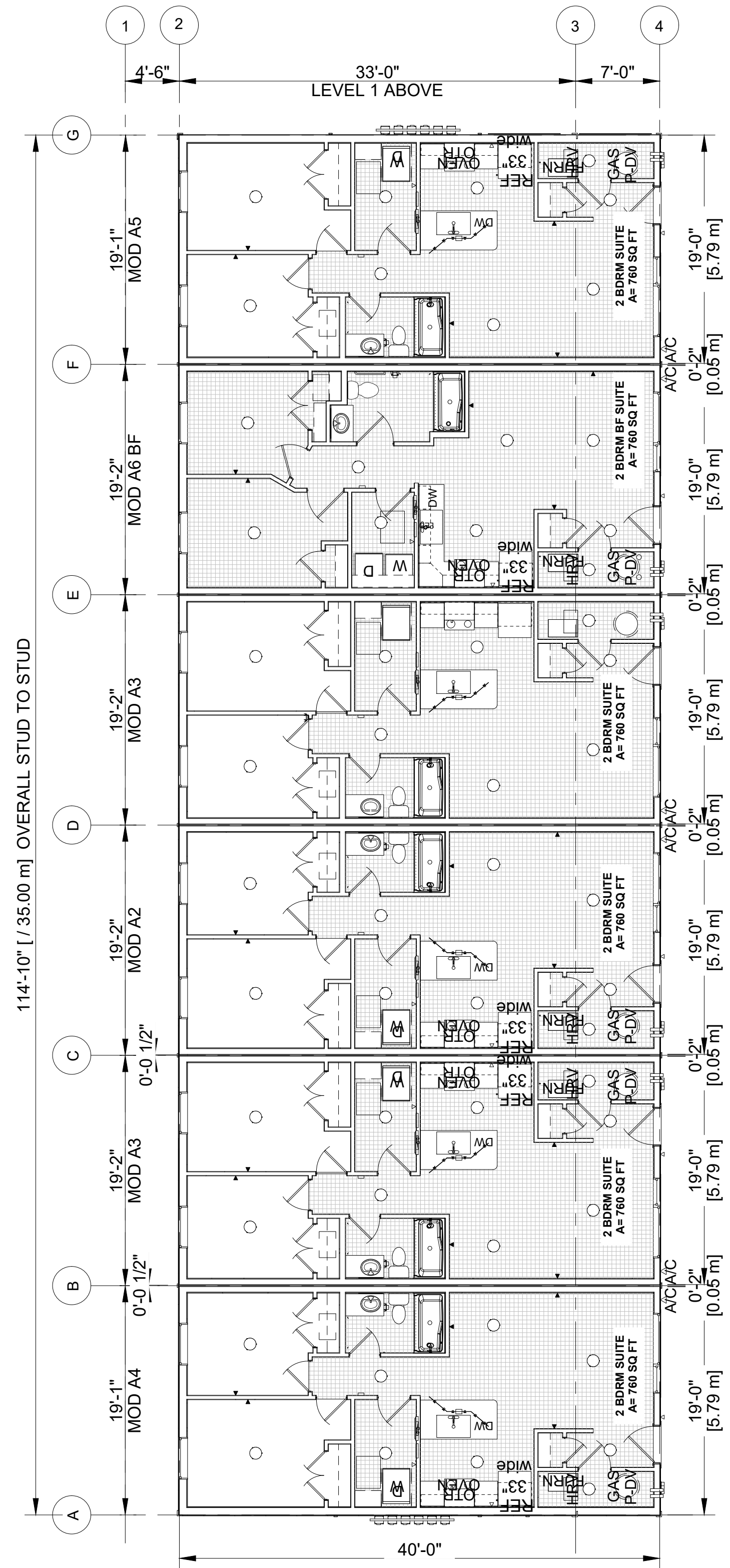
CONSULTANTS:

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Saskatoon, SK
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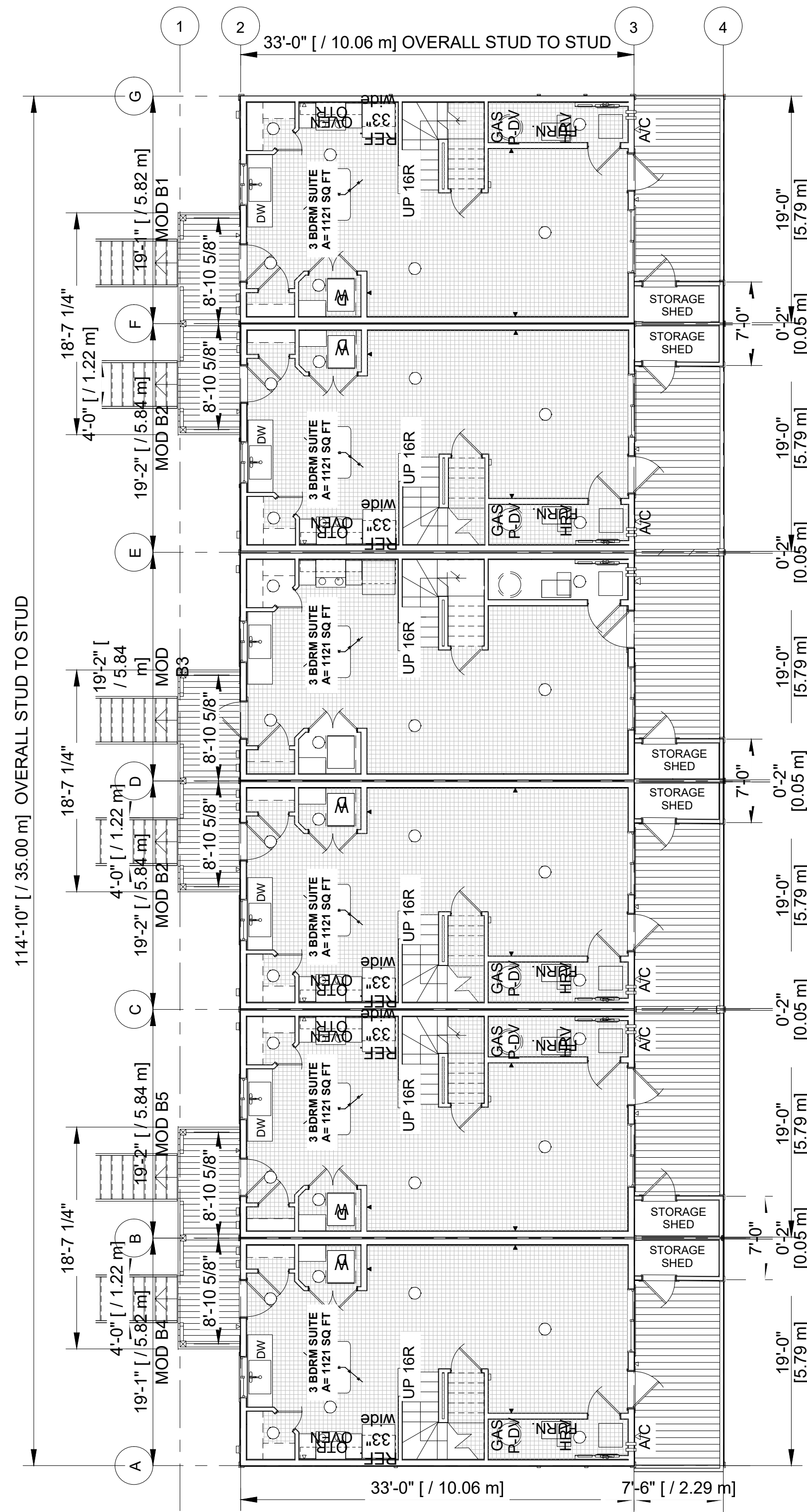
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Grandeur Housing Ltd.
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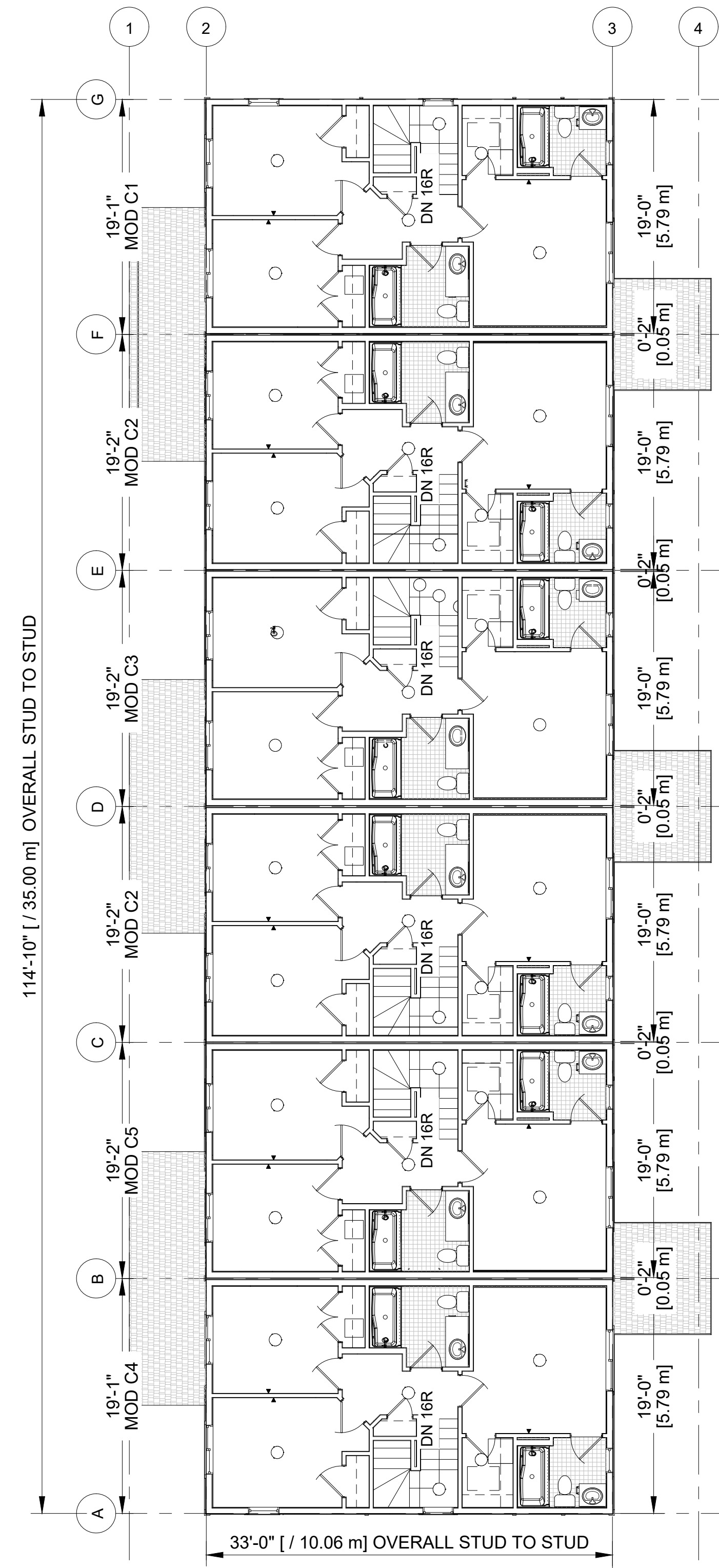
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① WALK OUT LEVEL
1/8" = 1'0"



② TOP OF FLOOR LVL 1
1/8" = 1'0"



③ TOP OF FLOOR LVL 2
1/8" = 1'0"

No.	Description	Date
A	PLAN CONCEPT	23.05.24

CORNERSTONE
VILLAS

1151 N Argyle Street

FLOOR PLAN
- 12 Plex

Project Number:	CSV
Date:	2023.05.24
Drawn By:	KE
Checked By:	BEM

A1.3 RA

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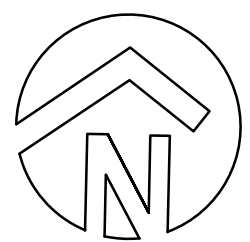
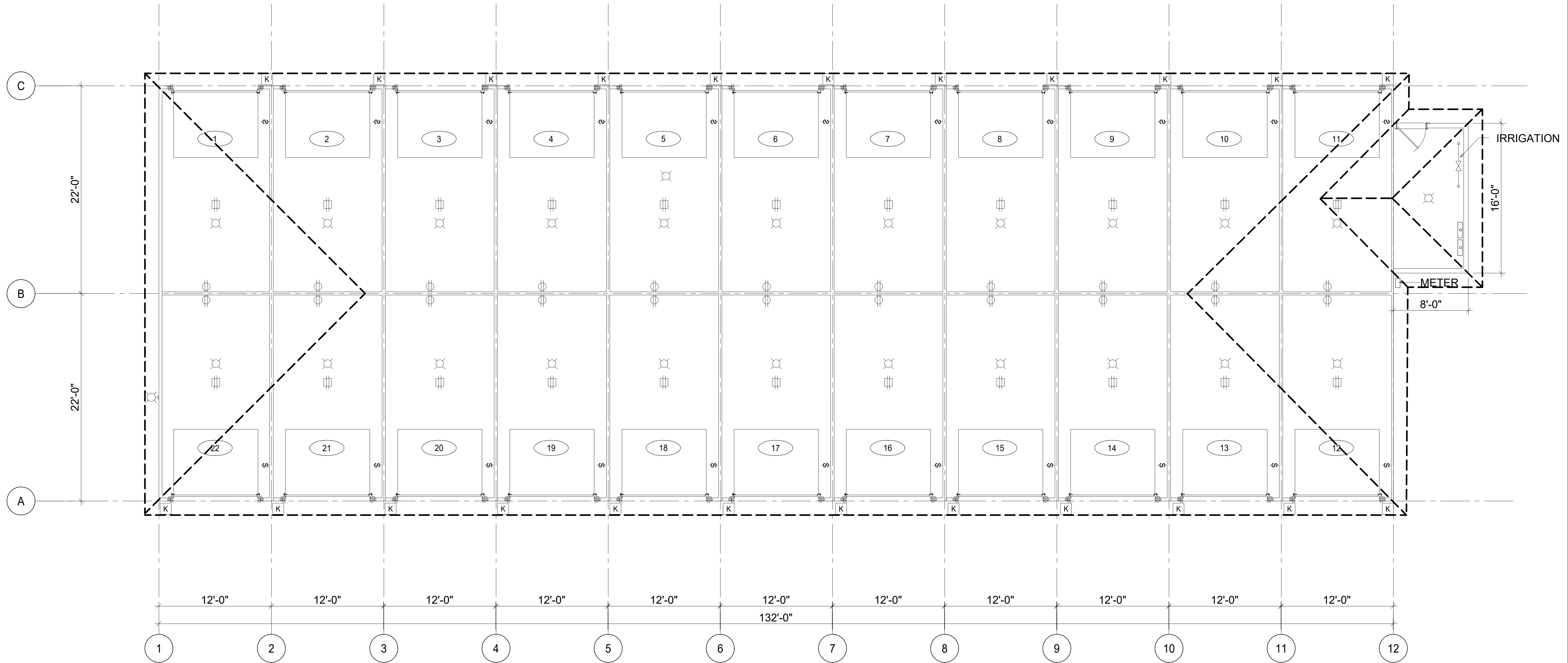
CONSULTANTS:

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1
A1.6

STORAGE GARAGE

3/16"=1'-0"

No.	Description	Date
A	Garage Plan Concept	23.05.25

CORNERSTONE VILLAS

1151 N Argyle Street

GARAGE PLAN

Project Number: CSV

Date: 2023.05.25

Drawn By: KE

Checked By: BEM

A1.4 RA

Scale: As shown

CONSULTANTS:

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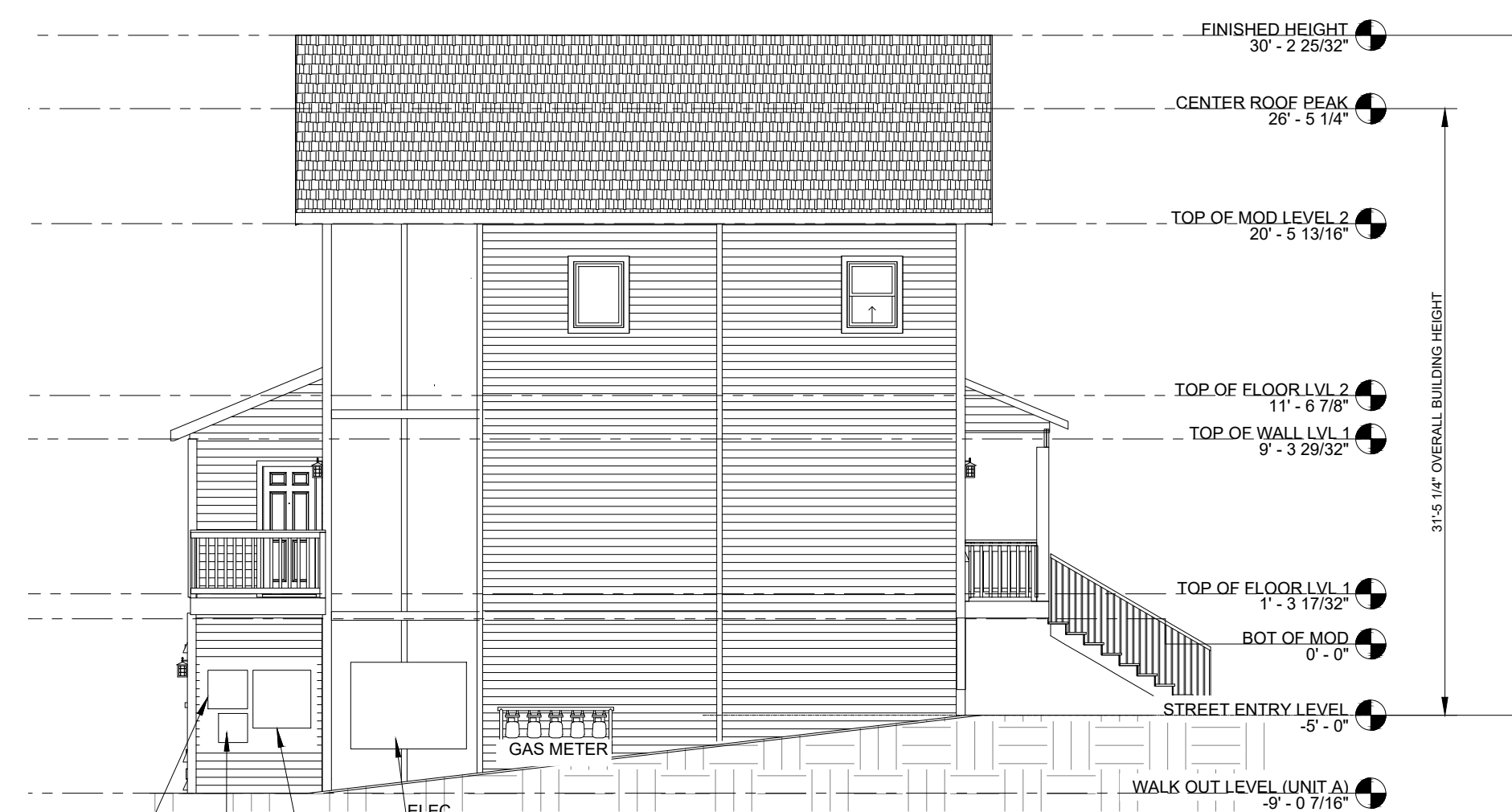
① FRONT VIEW
 $\frac{1}{8}'' = 1'-0''$



② SIDE VIEW
 $\frac{1}{8}'' = 1'-0''$



③ BACK VIEW
 $\frac{1}{8}'' = 1'-0''$



④ SIDE VIEW
 $\frac{1}{8}'' = 1'-0''$

No.	Description	Date
A	Exterior Elevation Concept	18.05.23

CORNERSTONE VILLAS

1151 N Argyle Street

EXTERIOR ELEVATIONS - 8 PLEX

Project Number:	CSV
Date:	2023.05.18
Drawn By:	KE
Checked By:	BEM

A3.1 RA

Scale: As shown

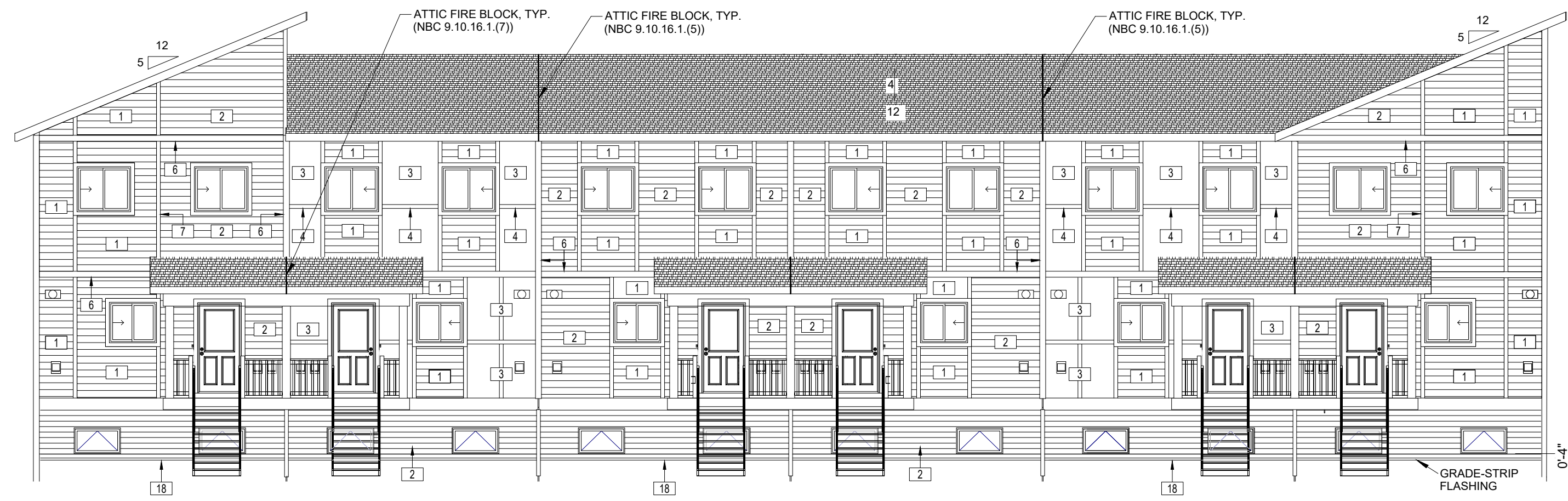
CONSULTANTS:

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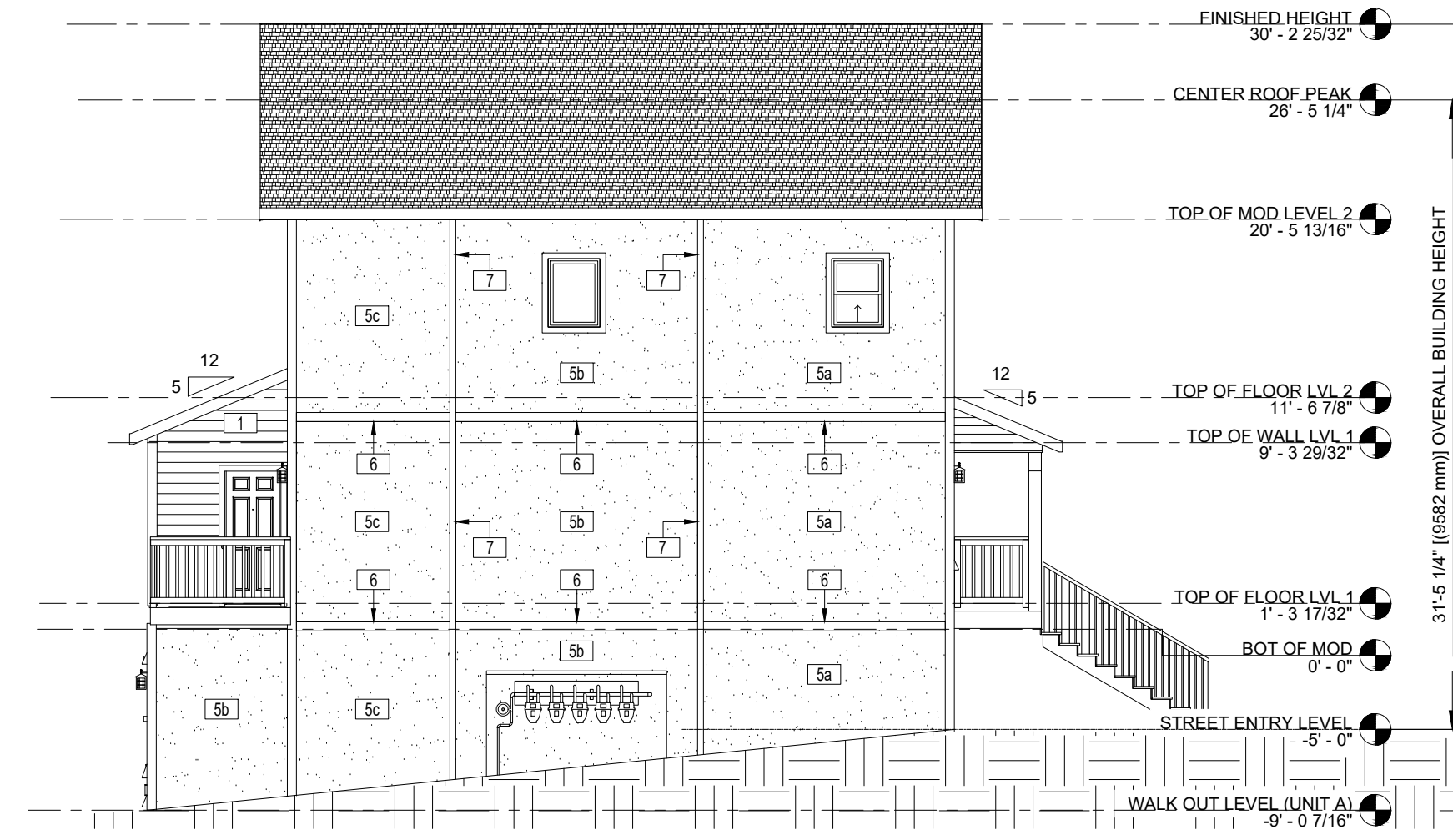
1 FRONT VIEW
 $\frac{1}{8}'' = 1'-0''$



2 SIDE VIEW
 $\frac{1}{8}'' = 1'-0''$



3 BACK VIEW
 $\frac{1}{8}'' = 1'-0''$



4 SIDE VIEW
 $\frac{1}{8}'' = 1'-0''$

- ELEVATION LEGEND:**
- 1 Vinyl Siding: Gentek Sequoia Select, Double 4.5" Dutch Lap, Colour Scheme 1 - Coastal Blue, Colour Scheme 2 - Marine Dusk.
 - 2 Vinyl Siding: Gentek Sequoia Select, Double 4.5" Dutch Lap, Colour - Pearl.
 - 3 Fiber Cement Siding: Hardie Panel, Smooth Vertical Siding, 4" x 12", Colour - Aged Pewter.
 - 4 Fiber Cement Battens: Hardie Trim 414, 3" x 144", Colour - Aged Pewter.
 - 5a 3-Coat Stucco: Colour to match 1.
 - 5b 3-Coat Stucco: Colour to match 2.
 - 5c 3-Coat Stucco: Colour to match 3.
 - 6 Accent Trim (Corners & Trim On Mod Joists): LP SmartSide ExpertFinish 5/4 Wood Grain Trim Board, 6" x 192", Colour - Abyss Black.
 - 7 Accent Trim (Windows/Doors & Vertical Accents): LP SmartSide ExpertFinish 5/4 Wood Grain Trim Board, 4" x 192", Colour - Abyss Black.
 - 8 Roof: Architectural asphalt shingles, IKO Cambridge, Colour - Dual Black.
 - 9 Vented aluminum soffit, Gentek 16" 4-Panel, Colour - 525 Black.
 - 10 Non-perforated aluminum soffit above porches: Gentek 16" 4-Panel, Colour - 525 Black.
 - 11 Fascia: Gentek Ribbed profile, Colour - Black.
 - 12 Gutter & Downspouts: Gentek, Colour - Black.
 - 13 Front porch posts: 6" x 6" built-up column, Black flashing wrap. See A4.1.
 - 14 Front porch beams: 6" x 12" built-up beam, Black flashing wrap. See A4.1.
 - 15 Vinyl decking for balconies: Duradek Ultra Okanagan, 60mil vinyl membrane, Colour - Okanagan Flint.
 - 16 Railings: Railcraft with pickets, Colour - Black.
 - 17 Balcony Privacy Screen: Railcraft with pinhead glass, 6", Colour - Black.
 - 18 Grade-strip flashing: pre-finished metal flashings, Colour - Black.

No.	Description	Date
A	Exterior Elevation Concept	18.05.23

CORNERSTONE VILLAS

1151 N Argyle Street

EXTERIOR ELEVATIONS - 12 PLEX

Project Number:	CSV
Date:	2023.05.18
Drawn By:	KE
Checked By:	BEM

A3.2 RA

Scale: As shown

CONSULTANTS:

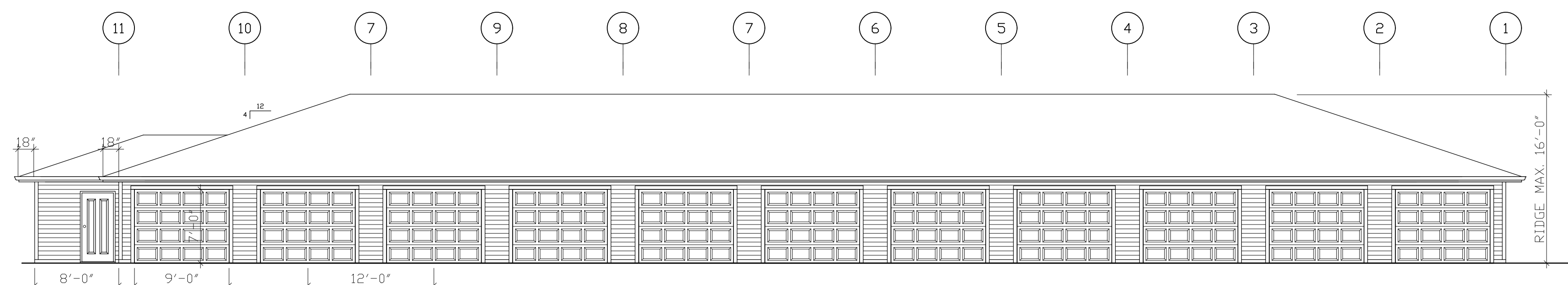
Catterall and Wright
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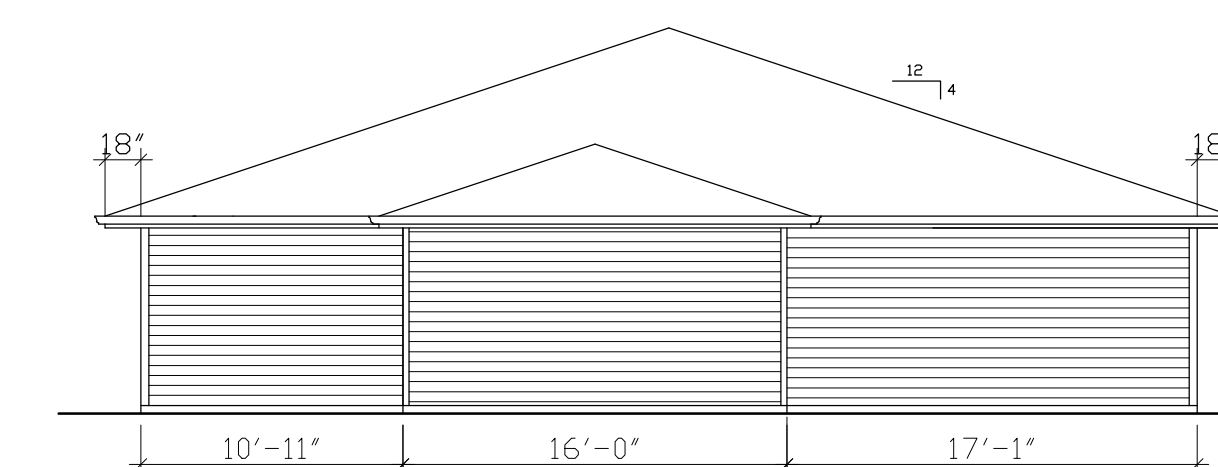
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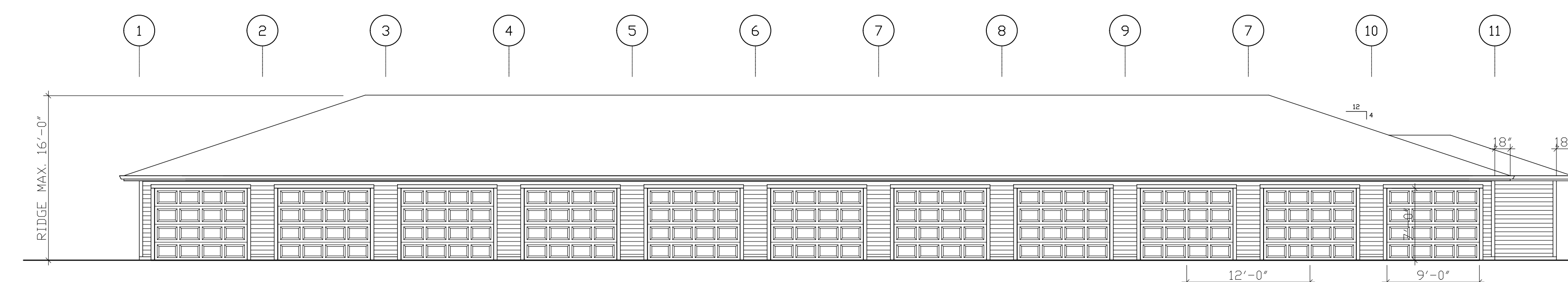
No.	Description	Date
A	Garage Exterior Elevation Concept	23.05.25



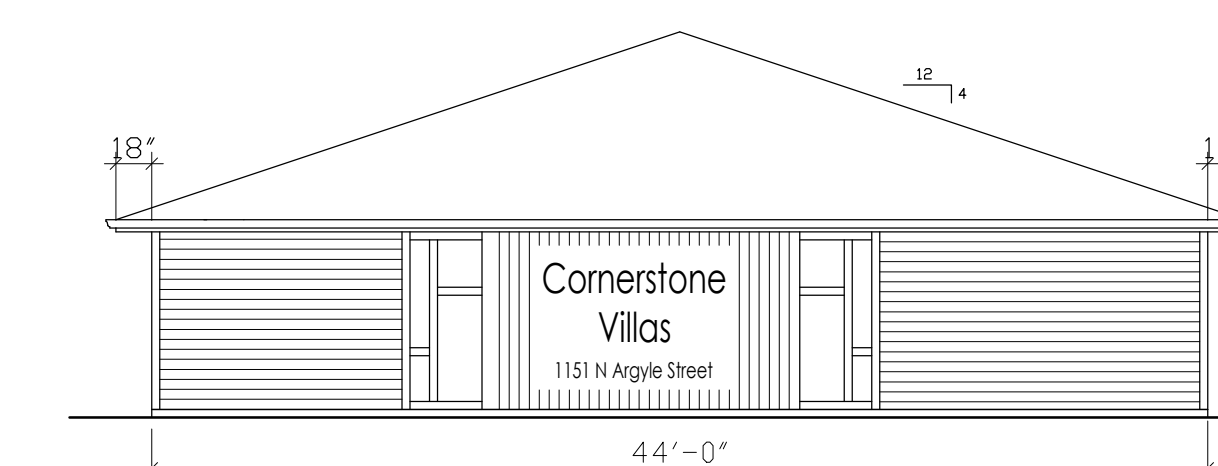
① FRONT VIEW (NORTH)
1/8" = 1'-0"



② SIDE VIEW (EAST)
1/8" = 1'-0"



③ BACK VIEW (SOUTH)
1/8" = 1'-0"



④ SIDE VIEW (WEST)
1/8" = 1'-0"

**CORNERSTONE
VILLAS**

1151 N Argyle Street

**EXTERIOR GARAGE
ELEVATIONS**

Project Number: CSV

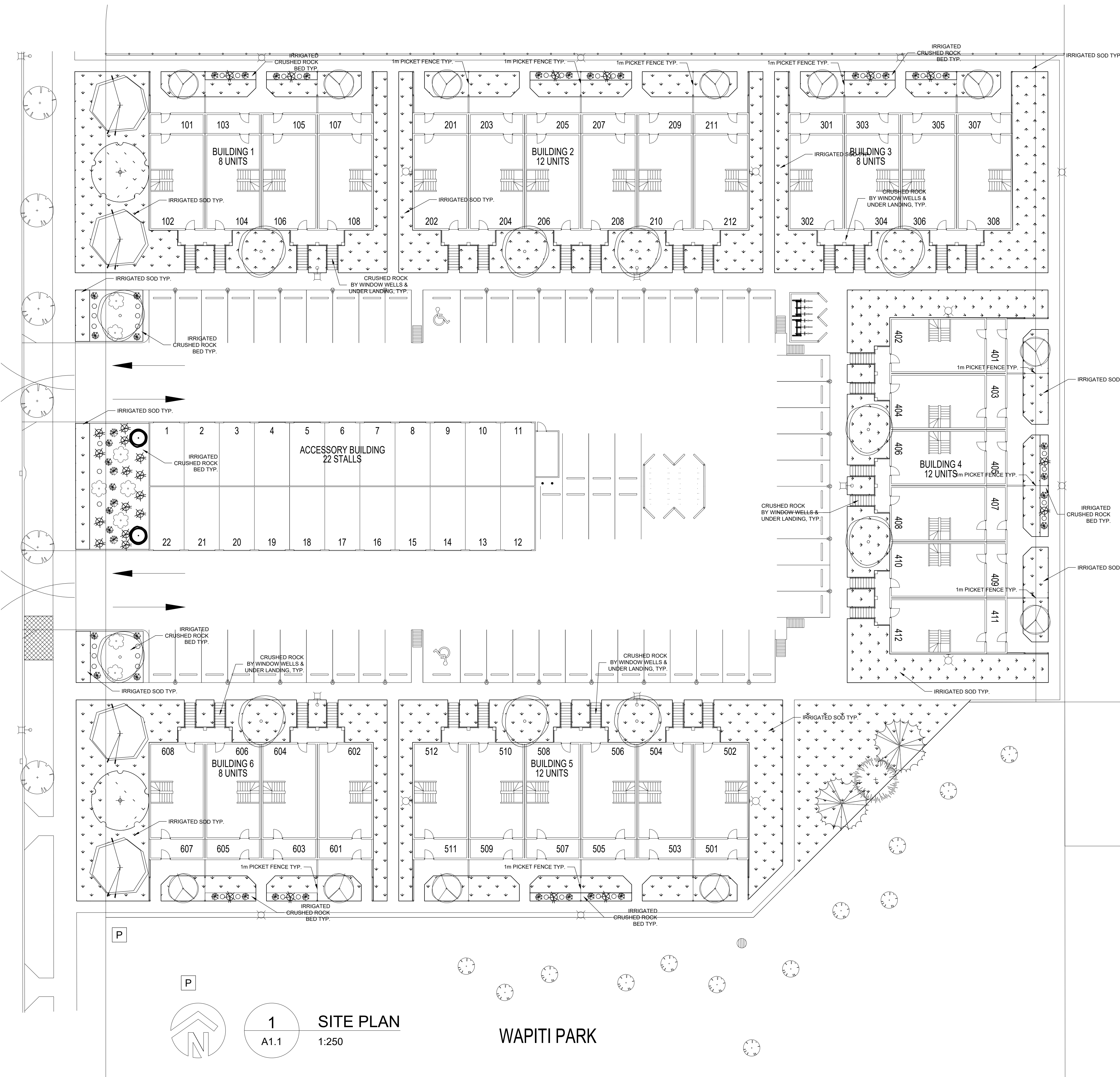
Date: 2023.05.24

Drawn By: KE

Checked By: BEM

A3.3 RA

Scale: As shown



**7501 MAPLEFORD (PARCEL 131)
PLANTING LEGEND**

- STELLA D'ORO DAYLILY (HSD) - 5
- GOLDMOUND SPIREA (S'G) - 25
- BLUE OAT GRASS (H'S) - 22
- KARL FOERSTER GRASS (Ca'KF) - 11
- DWARF MUGHO PINE (Pm'P) - 21
- AMBER JUBILEE NINEBARK (Po'J) - 12
- ATOMIC AMUR MAPLE (Ag'D) - 16
- THUNDERCHILD FLOWERING CRAB (Ma'T) - 8
- MING CHERRY (Pm'M) - 8
- BRANDON ELM (Ua'B) - 22
- BURR OAK (QM) - 22
- SIBERIAN LARCH (L'S) - 0
- COLORADO BABY BLUE SPRUCE (Pp'BB) - 2
- EXISTING TREES (LOCATION APPROXIMATED)
- IRRIGATED SOD

CONSULTANTS:

Catler and Wright
Civil Consultant
1231 8th Street East
Saskatoon, SK
1-306-343-7280

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619 Main St
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No.	Description	Date
A	Landscaping Concept	23.05.25

CORNERSTONE VILLAS

1151 N Argyle Street

LANDSCAPING PLAN

Project Number:	CSV
Date:	2023.05.25
Drawn By:	KE
Checked By:	BEM

L1.1 RA

Scale: As shown

1 SITE PLAN
A1.1 1:250

WAPITI PARK