Discretionary Use – 1151 N Argyle Street (PL202300096)

<table>
<thead>
<tr>
<th>Date</th>
<th>August 14, 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>To</td>
<td>Deborah Bryden, Development Officer</td>
</tr>
<tr>
<td>From</td>
<td>Planning and Development Services</td>
</tr>
<tr>
<td>Item #</td>
<td>PL202300096</td>
</tr>
</tbody>
</table>

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:

<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 Zone</td>
<td>RH – Residential High-Rise Zone</td>
</tr>
<tr>
<td>Land Use</td>
<td>Vacant</td>
<td>“Building, Stacked” and “Building, Planned Group”</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>60</td>
<td>85 (1.4 stalls/unit)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(63 stalls and 22 garage bays)</td>
</tr>
<tr>
<td>Minimum Lot Frontage (m)</td>
<td>29.2m</td>
<td>89.75m</td>
</tr>
<tr>
<td>Minimum Lot Area (m²)</td>
<td>2400m²</td>
<td>8480m²</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>60%</td>
<td>32%</td>
</tr>
<tr>
<td>Maximum Building Height (m)</td>
<td>20m</td>
<td>10.2m</td>
</tr>
<tr>
<td>Minimum Landscape Area (m²)</td>
<td>1272m² (15%)</td>
<td>2127m² (25%)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Response</th>
<th>Number of Responses</th>
<th>Issues Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completely opposed</td>
<td>33</td>
<td>- Lack of Access into Hawkstone</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Oversaturation of rental/ condominiums</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Use for green space.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Traffic congestion</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Impact on property value</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Issues with density</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Social issues</td>
</tr>
<tr>
<td>Accept if many features were different</td>
<td>3</td>
<td>- Modular homes low-quality product</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Other locations should be prioritized.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- More emphasis on traffic infrastructure</td>
</tr>
<tr>
<td>Accept if one or two features were different</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Page 3 of 5
DISCRETIONARY USE APPLICATION
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,

[Signature]

Manager, City Planning

[Signature]

Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

☒ APPROVED
☐ DENIED

[Signature]

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

Dated

August 14, 2023

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
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

Subject Property

Capital Crossing
Development Area

Residential Area

Industrial Area

Special Study Area

1000 m Buffer Line
CORNERSTONE
VILLAS
1151 N Argyle Street

EXTERIOR GARAGE ELEVATIONS

CONSULTANTS:
Catteral 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

Copyright Reserved
DO NOT scale the drawing - any errors or omissions shall be reported to Big Block Construction without delay. The copyrights to all designs and drawings are the property of Big Block Construction.

Scale: As shown

As shown