

Discretionary Use – 4801 Optimist Drive

Date	April 11, 2024
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202400018

BACKGROUND

Section 1D.1.2(2) of the *Zoning Bylaw, 2019* (Zoning Bylaw) specifies that all applications for discretionary use are delegated to the Development Officer, except those which meet specified criteria – this application does not meet the specified criteria; therefore, it is delegated to the Development Officer.

APPLICATION

Avana Developments Inc. (Applicant) proposes to develop 162 dwelling units within 12 separate buildings (Proposed Development) at 4801 Optimist Drive (Subject Property). The buildings will be developed on one lot and consist of stacked units (one above and one below), which are considered “Building, Planned Group” and “Building, Stacked,” respectively.

The Subject Property is zoned MLM – Mixed Large Market (MLM) which requires the Building, Planned Group land use to be reviewed through the discretionary use procedure.

The Subject Property is located within the “Aurora Urban Centre,” which is an evolving mixed-use (residential and commercial) area adjacent to the Victoria Avenue Urban Corridor. Lands to the west, north and east are also in the Urban Centre; however, only the property directly east is currently developed (large-format retail – Costco). A residential development further to the east, consisting of 220 units, was approved in 2023 but has yet to be constructed. Lands directly south of the Subject Property are identified for future “Phase 3” residential development.

REVIEW CRITERIA

The application was reviewed in accordance with the criteria set forth in Section 1E3.5 of the Zoning Bylaw, as follows:

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

The Subject Property forms part of a designated Urban Centre (OCP – Map 1a) and Phase 3 residential area (OCP – Map 1b). While the Phase 3 designation prohibits residential development, due to the objectives of the OCP Phasing Plan, Section E, Policy 14.20B allows City Council to approve residential to proceed, within an Urban Centre, irrespective of the Phasing Plan, where “... a mixed-use environment will be developed, which reflects a high-quality urban design that is pedestrian-oriented.” In 2022, City Council passed a motion (CR22-109 – October 12, 2022) supporting a similar residential development in this Urban Centre.

Further, City Council will consider an amendment to the OCP that will allow residential development in areas of the city designated as an Urban Centre or Urban Corridor and that are subject to an approved concept plan. Should this OCP amendment be approved:

- The affected areas of the city will no longer be subject to the OCP Phasing Plan or Section E, Policy 14.20B.
- This application can be approved utilizing the following policy rationale: a “condition of approval” requiring the proposed OCP amendment as a prerequisite for development permit approval has been included with this report.

If the OCP amendment is approved, the Proposed Development will still need to comply with the general policies applying to an Urban Centre (Section D5, Goal 3). The Proposed Development will help establish a resident population who will, in turn, support pedestrian and transit investment, as well as the overall vibrancy and mixed-use character, which is an ideal quality applicable to urban centres.

(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 Subject Property is also subject to the detailed land-use requirements of the East Victoria Concept Plan (Appendix C-1) and is deemed consistent with this Plan.

(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 OCP also supports the type and intensity of development.

(iii) impact on public facilities, infrastructure or services

The Regina Public Schools has noted that the nearest schools, Wascana Plains & Jack MacKenzie, located approximately 2.1km and 1.7km from the Subject Property, respectively, are “experiencing capacity issues.” Students residing at the Proposed Development would need to be bussed, requiring a travel route involving Victoria Avenue.

It is also noted that the East Victoria Concept Plan, which provides a detailed land-use solution for the Urban Centre, does not account for municipal reserve (City parks). The Administration notes that lands directly to the south will eventually include City Parks; however, this will not occur until the applicable phasing is triggered and development is approved. It is further noted that Building, Planned Group land-use must include private, on-site open space; however, this will not

accommodate the type of programmed sports facilities typically found in City parks.

(b) consistency with regulations of the Zoning Bylaw

The land use and zoning-related details of this proposal are summarized as follows:

Land Use Details	Existing	Proposed
Zoning	MLM – Mixed Large Market	No Change
Land Use	Undeveloped	Building, Planned Group (residential)
Building Footprint	N/A	4849 m ²

Zoning Analysis	Standards	Proposed
Required Parking Stalls (accessibility)	3	4
Recommended Parking Stalls (total)	162	192
Minimum Lot Frontage (m)	22.5	230
Minimum Lot Area (m ²)	1,500 m ²	21,835 m ²
Maximum Site Coverage	65%	22%
Maximum Building Height (m)	15 m	7.7 m
Minimum Landscape Area (m ²)	10% Site Area (2,184 m ²)	2,184 m ²

The Proposed Development meets the requirements of the Zoning Bylaw.

Through a Zoning Bylaw amendment (January 31, 2024 – CR24-1), on-site parking is now only “recommended” instead of “required,” which means it is optional. Despite parking not being required, except for accessibility parking, the Applicant is proposing 192 stalls, which exceeds the recommended minimum amount (162) by 30 stalls.

- (d) potential adverse impacts or nuisances affecting:**
- (i) nearby land, development, land uses, or properties;**
 - (ii) neighbourhood character;**
 - (iii) the environment;**
 - (iv) traffic;**
 - (v) a public right-of-way; and**
 - (vi) any other matter(s) affecting public health and safety**

The Subject Property is in proximity to an existing large-format retail development (Costco), which includes a gas bar (fueling station). It 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 by light, noise and odour 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.

The Aurora Urban Centre is an evolving mixed-use area that will include various land uses and buildings of different types, sizes and scales; therefore, no established neighbourhood character applies, and no adverse impacts are anticipated.

The historical 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 categorized as having aquifer sensitivity.

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 configuration for this portion of Optimist Drive has not yet been approved and is subject to change. Therefore, the proposed development's access onto Optimist Drive may be required to be altered to not interfere with future eastbound turning lane(s). Thus, further analysis of the proposed access is to be given at the Development Permit stage.

No adverse impacts on public health and safety have been identified.

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.

A total of one comment was received from a resident who completely opposes the development. Their concern is the scale of the residential buildings and the potential quality of the construction. In response, the proposed development conforms to the land use policies within the OCP and future construction must be issued building permits to meet Building Code and relevant construction legislation and regulations.

Since the public response did not raise significant concerns, this application has been delegated to the Development Officer.

SUMMARY

The Proposed Development supports the objectives of the OCP-Part A and the SENP in relation to Urban Centres, as it will support a resident population, which is a key requirement for a thriving mixed-use environment. While certain services (schools and City parks) are currently limited, these services will be brought online as the adjacent residential areas are developed.

RECOMMENDATION

The application for a proposed discretionary use for a "Building, Planned Group" located at 4801 Optimist Drive, being, SE-23-17-19-2 Ext 6. in the East Victoria Lands, 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. As a prerequisite for development permit (and building permit approvals), an amendment to the Official Community Plan (OCP) is required, which will allow the Proposed Development to proceed without any OCP Phasing Plan changes.
3. As a prerequisite for development permit approval (and building permit approval), subdivision of the subject property shall be approved and the resulting parcel shall be registered.
4. The location and details of the vehicle access to Optimist Drive shall be confirmed through analysis prior to issuance of a development permit.
5. Authorize the Development Officer to issue a notice of approval with respect to this application.

Respectfully Submitted,



A/Manager, City Planning



Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

- APPROVED
 DENIED



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

May 9, 2024

Dated

Report prepared by: Tyson Selinger, City Planner I

- Attachments:
- Appendix A-1 – Aerial Photograph
 - Appendix A-2 – Aerial Photograph
 - Appendix B-1 – Site Plan
 - Appendix B-2 – Landscaping Plan
 - Appendix B-3 – Building Plan (12 Units)
 - Appendix B-4 – Building Plans (14 Units)
 - Appendix B-5 – Building Plans (16 Units)
 - Appendix C-1 – East Victoria Concept Plan



Subject Property

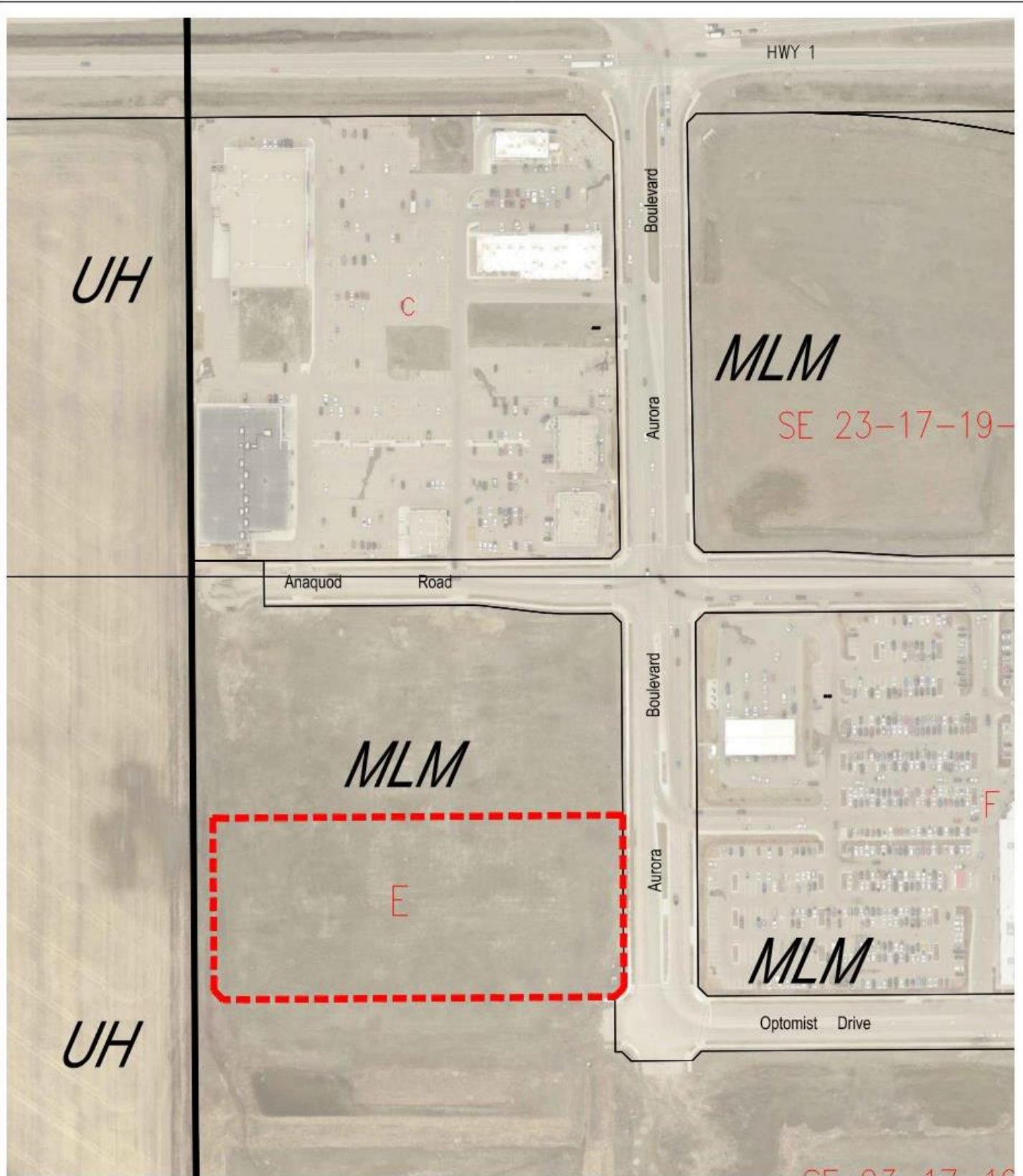
Date of Photography: 2023



Project PL202400018

Civic Address/Subdivision

Aurora - Parcel E



HWY 1

UH

Boulevard

MLM

SE 23-17-19-

Aurora

Anaquod Road

MLM

Boulevard

F

Aurora

MLM


UH

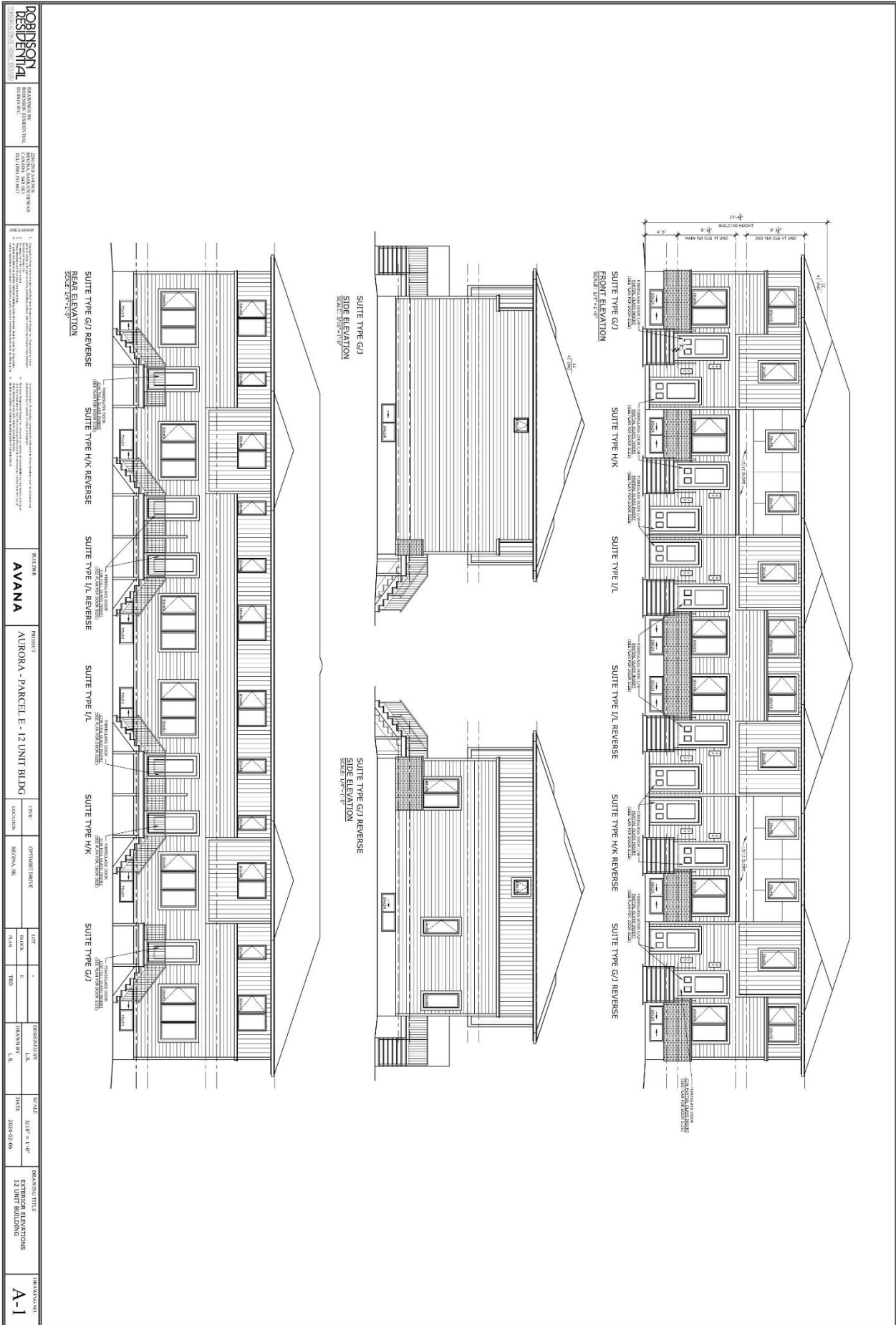
Optimist Drive

SE 23-17-19-

Date of Photography : 2023



 Subject Property



ROBINSON RESIDENTIAL ROBINSON RESIDENTIAL 1000 N. W. 10th St. Fort Lauderdale, FL 33304 TEL: (954) 221-1447	PROJECT NAME: AVANA	PROJECT: AURORA - PARCEL E - 12 UNIT BLDG	CITY: AURORA, FL	COUNTY: BROWARD, FL	STATE: FL	PROJECT NO.: 2024-001	DATE: 08/14/24	DRAWN BY: J.S.	SCALE: 3/16" = 1'-0"	PROJECT TITLE: EXTERIOR ELEVATIONS 12 UNIT BUILDING	DRAWING NO.: A-1

POBBIERSON
RESIDENTIAL

DESIGNED BY
POBBIERSON ARCHITECTS

DATE
2024-02-26

PROJECT
AURORA - PARCEL E - 14 UNIT BLDG

SCALE
1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-02-26

CLIENT
AVANA

ARCHITECT
POBBIERSON ARCHITECTS

DATE
2024-02-26

SCALE
1/8" = 1'-0"

DRAWING TITLE
EXTERIOR ELEVATIONS
14 UNIT BUILDING

PROJECT NO.
A-1

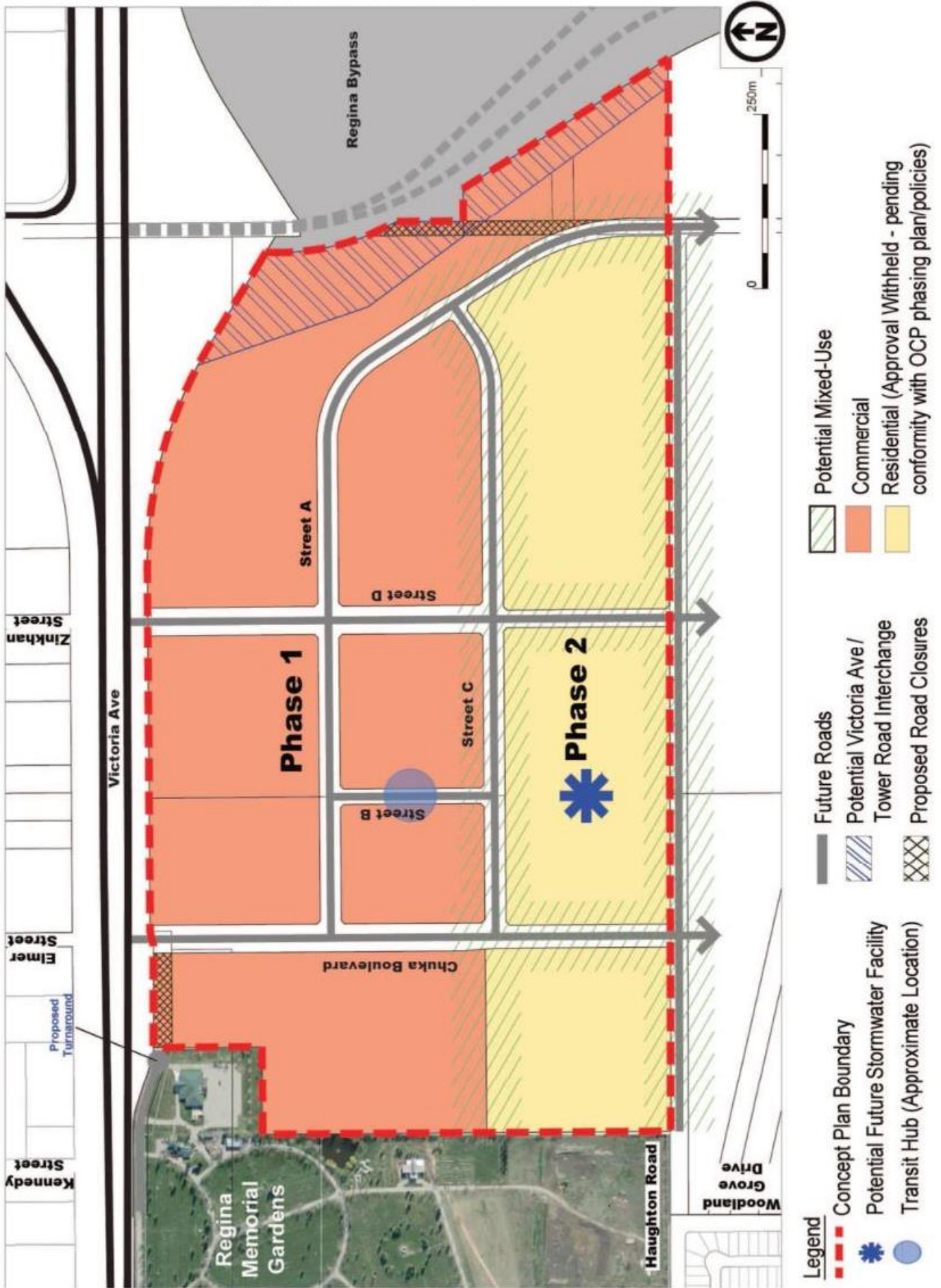
SUITE TYPE G/J
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SUITE TYPE G/J
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SUITE TYPE G/J REVERSE
REAR ELEVATION
SCALE: 1/8" = 1'-0"

SUITE TYPE G/J REVERSE
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

East Victoria Concept Plan – Land-Use



*Not for construction purposes