

Discretionary Use – 8590 Canola Avenue

Date	April 11, 2024
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202400019

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 (the Applicant) proposes to develop 166 dwellings units within 17 separate buildings (Proposed Development) at 8590 Canola Avenue (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 Zone, which requires that “Building, Planned Group” be reviewed through the discretionary use process.

The Subject Property is located within the Westerra Neighbourhood. The surrounding land uses are vacant land to the east and west intended for future commercial development; existing retail (Co-op gas station) to the north; existing residential development to the south. The adjacent roadways are both collector roads (Horizon Way and Canola Avenue).

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 supports, and is consistent with, *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Notably, the proposed townhouse units (stacked) support residential diversity (Section D6 – Goal 3), and “complete neighbourhoods” (Section D5 – Policy 7.1). Further, the Subject Property forms part of an identified Urban Centre (OCP – Map 1a); therefore, complements this designation, as it consists of medium-density residential development.

The objectives of the Urban Centre, at this location, is further described in the *Westerra Neighbourhood Plan*, discussed below.

- (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**
 - (ii) intensity of development; and**
 - (iii) impact on public facilities, infrastructure or services**

The Subject Property is located within an area subject to the requirements of the *Westerra Neighbourhood Plan* (OCP – Part B.14). Specifically, policies applicable to the Community Retail and Urban Centre sub-areas apply, which support the development of a mixed-use community hub that includes shopping and lifestyle opportunities, as well as medium and high-density residential development along the edges, as a land-use transition. The Proposed Development is in alignment with these policies, as it matches the preferred location and density criteria.

The Westerra neighbourhood will be fully serviced, including transit service and a roadway network comprised of various street classifications. The Proposed Development has been reviewed from the perspective of the provision of City services, and no issues have been identified at this stage. City Administration will review the application in further detail as part of the Development Permit review.

(c) 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 Zone	No change
Land Use	Vacant	Building, Planned Group (residential)
Number of Units	N/A	166

Zoning Analysis	Standards	Proposed
Required Parking Stalls (accessibility)	4 (2%)	4
Recommended Parking Stalls (total)	166	196
Minimum Lot Frontage (m)	22.5m	293.16m
Minimum Lot Area (m ²)	1500m ²	21,310.52m ²
Maximum Site Coverage	65%	23.59%
Maximum Building Height (m)	30m	8.175m
Minimum Landscape Area (m ²)	2131.05m ² (10%)	5346.74m ² (25%)

The Proposed Development meets the requirements of the Zoning Bylaw.

Through a Zoning Bylaw amendment (January 1, 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 196 stalls, which exceeds the

recommended minimum amount (166) 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 immediately south of an existing Sherwood Co-operative Association Limited (Co-op) gas bar, convenience store, and wash tunnel (carwash). The carwash is located north of the gas bar, and a proposed fence along the Proposed Development property line may mitigate the issue.

The Subject Property is located over a “Low 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.

The proposed site plan illustrates two (2), two-way driveways; to comply with the City’s Transportation Design Standard, the applicant will need to apply for a Design Standard Exception, which will be considered during the Development Permit review. The review did not identify any impacts on other matters affecting public health and safety.

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.

19 comments have been submitted, which have been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	16	<ul style="list-style-type: none"> • Maintain land for commercial • Build residential in Phase 2 lands • Excess of existing multi-family housing • Frustration with the lack of commercial development
<i>Accept if many features were different</i>		

<i>Accept if one or two features were different</i>	3	
<i>I support this proposal</i>		
TOTAL	19	

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

Issue: Maintain Commercial Land Use

There have been previous applications to transition lands identified for commercial or mixed-use development to, strictly, residential land-use (this application forms the third application). While the aforementioned applications relate to lands identified for mixed-use development, which includes commercial and residential, some residents have raised concern that the intended commercial is lacking.

Administration acknowledges this concern, but further notes that commercial is triggered by population thresholds being realized. Additionally, approximately 17.42 hectares of land remain for commercial development including main street retail (west side of West Market Street), which together could accommodate at least one large anchor tenant and multiple secondary tenants. While the overall amount of commercial has decreased from original estimates, the remaining commercial land would still accommodate services to support the City’s Complete Communities guidelines, acknowledging the importance of various amenities within each neighbourhood. Furthermore, Community Retail policies within the *Westerra Neighbourhood Plan* contemplate residential on the Subject Property.

Issue: Build Residential on Phase 2 Lands

The OCP identifies policies that support the orderly and sustainable long-term growth of the City, including thresholds for the commencement of succeeding phases of development. Phase 1 land does not currently meet the threshold to advance to Phase 2.

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and is in alignment with applicable policy and regulations. Public concern has been raised regarding the proposed land-use, and the associated absence of commercial development; however, the Proposed Development aligns with the *Westerra Neighborhood Plan* and that sufficient lands remain to achieve the vision of the Plan as it relates to the commercial hub.

RECOMMENDATION

The application for a proposed discretionary use for a townhouse development, "Building, Planned Group" located at 8590 Canola Avenue, being Block B, Plan 102224393 Ext. 0 in the Westerra 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-3.1a, dated February 2, 2023, prepared by Robinson Residential Design Inc.
2. As a prerequisite for the issuance of a development permit, the Subject Property shall be subdivided consistent with the site plan.
3. The location and configuration of the two accesses to Horizons Way must be confirmed through a request for design standard exception before issuance of the development permit.
4. 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

This discretionary use application is:

- APPROVED (per recommendations in this report)
- APPROVED (per below conditions)
- DENIED

1. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1a, dated February 2, 2023, prepared by Robinson Residential Design Inc.
2. As a prerequisite for the issuance of a development permit, the Subject Property shall be subdivided consistent with the site plan.
3. Authorize the Development Officer to issue a notice of approval with respect to this application.



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

June 6, 2024

Dated

Report prepared by: Zoey Drimmie, City Planner II

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 (12 Units – Street)
- Appendix A-3.2b Building Plan (10 Units – Interior)
- Appendix A-3.3c Building Plan (10 Units – Street)
- Appendix A-3.3d Building Plan (8 Units – Interior)
- Appendix A-3.3e Building Plan (8 Units – Street)
- Appendix B Westerra Concept Plan

Appendix A-1

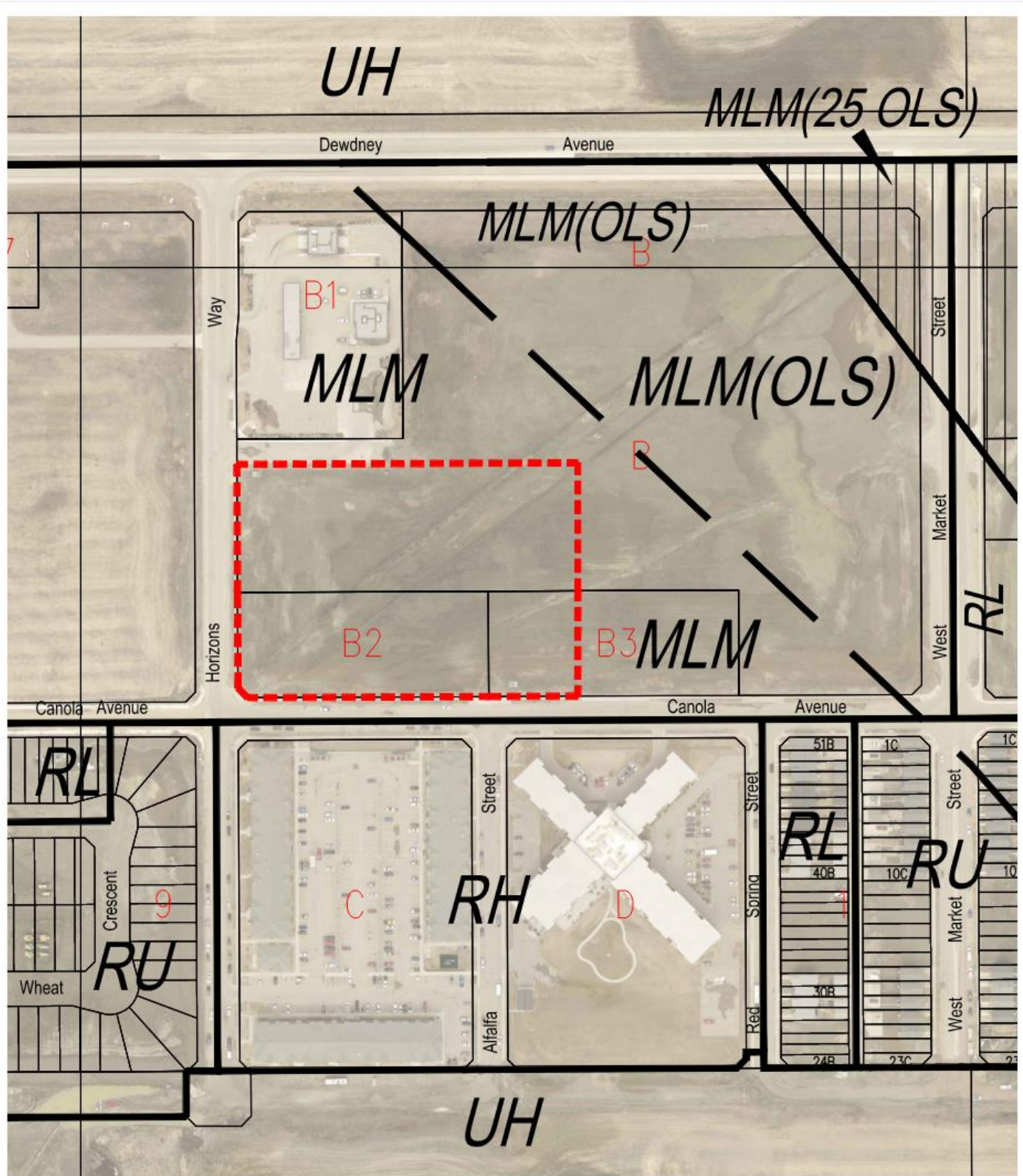


Subject Property

Date of Photography: 2023



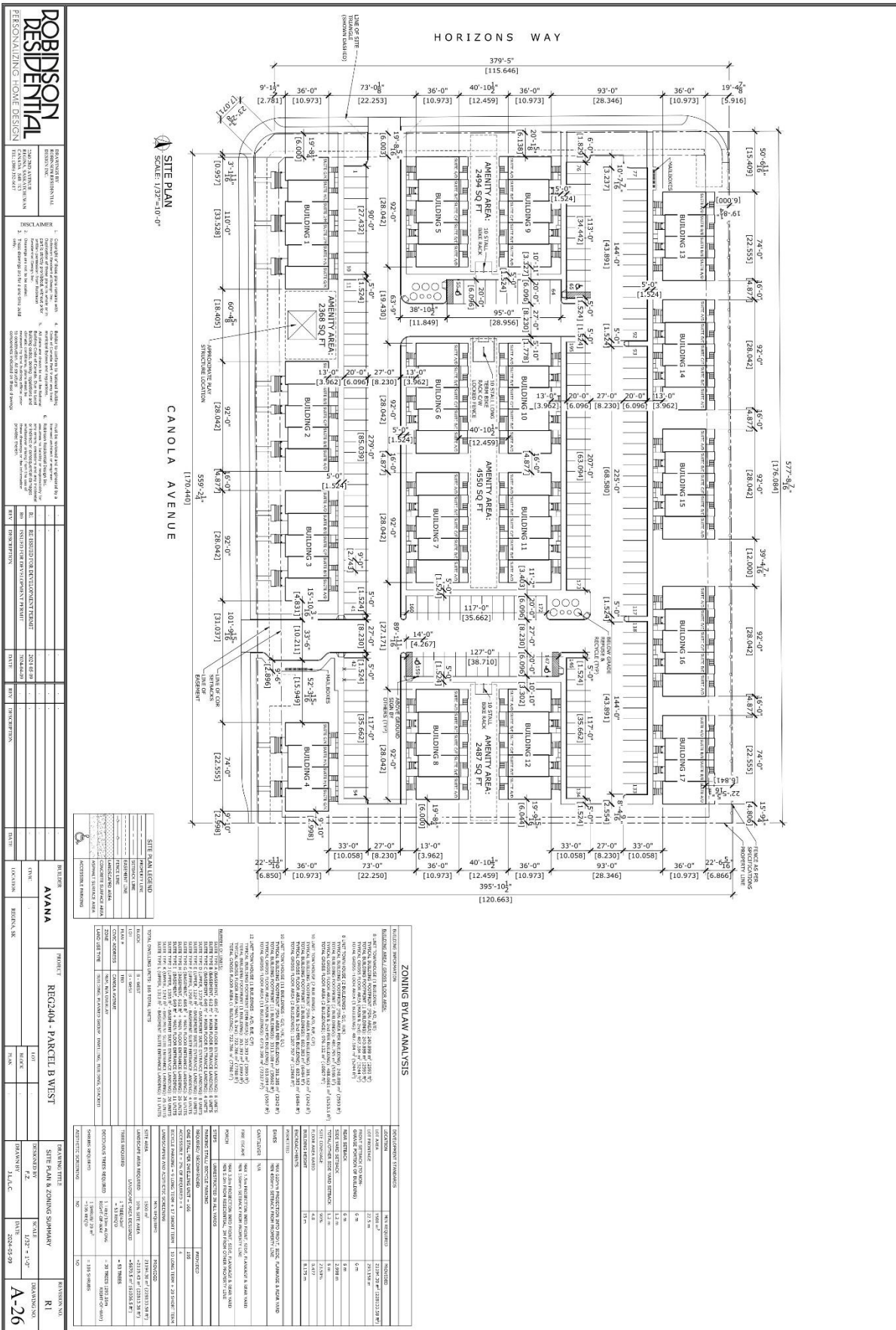
Project PL202400019 Civic Address/Subdivision Westerra - Parcel B West



Subject Property

Date of Photography : 2023





SITE PLAN

SCALE: 1/32"=10'-0"

ROBINSON RESIDENTIAL
PERSONAL / HOME DESIGN

2700 AVENUE
EDMONTON, ALBERTA T6A 2K4

1. Consultant to provide professional services as defined by the Professional Act, including but not limited to: site plan preparation, site plan review, and site plan presentation.
2. Consultant to provide professional services as defined by the Professional Act, including but not limited to: site plan preparation, site plan review, and site plan presentation.
3. Consultant to provide professional services as defined by the Professional Act, including but not limited to: site plan preparation, site plan review, and site plan presentation.

NO.	DESCRIPTION	DATE
1	PRELIMINARY	2024-10-15
2	REVISIONS FOR REVISIONS	2024-10-20
3	REVISIONS FOR REVISIONS	2024-10-25
4	REVISIONS FOR REVISIONS	2024-10-30
5	REVISIONS FOR REVISIONS	2024-11-05
6	REVISIONS FOR REVISIONS	2024-11-10

SITE PLAN LEGEND

SYMBOL / LINE TYPE	DESCRIPTION
(Solid line)	BUILDING FOOTPRINT
(Dashed line)	CONSTRUCTION LINE
(Dotted line)	PROPOSED CONSTRUCTION LINE
(Solid line with dashes)	PROPERTY LINE
(Solid line with dots)	EXISTING DRIVE
(Dashed line with dots)	PROPOSED DRIVE
(Solid line with crosses)	EXISTING DRIVE
(Dashed line with crosses)	PROPOSED DRIVE

PROJECT INFORMATION

PROJECT: REC2404 - PARCEL B WEST

CLIENT: AVANA

DATE: 2024-10-15

LOCATION: 2700 AVENUE, EDMONTON, ALBERTA

ZONING BYLAW ANALYSIS

BYLAW PROVISION	COMPLIANCE STATUS
1. LOT AREA: 10,000 SQ FT	COMPLIANT
2. LOT WIDTH: 40'-0"	COMPLIANT
3. LOT DEPTH: 100'-0"	COMPLIANT
4. LOT COVERAGE: 30%	COMPLIANT
5. SETBACKS: 10'-0" FRONT, 5'-0" SIDE, 0'-0" REAR	NON-COMPLIANT
6. HEIGHT: 35'-0"	COMPLIANT
7. NUMBER OF STORIES: 5	COMPLIANT
8. USE: RESIDENTIAL	COMPLIANT
9. PARKING: 150 SPACES	COMPLIANT

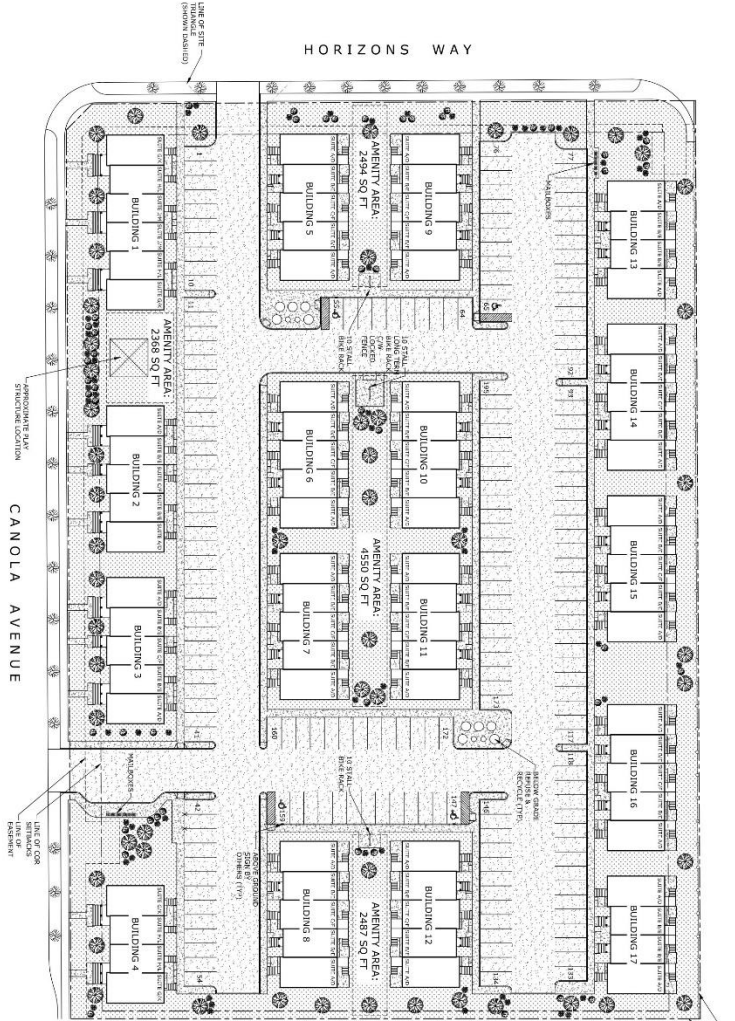
PROJECT SUMMARY

SITE PLAN & ZONING SUMMARY

SCALE: 1/32" = 10'-0"

DATE: 2024-10-15

DESIGNER: A-26



LANDSCAPE PLAN
SCALE: 1/32"=10'-0"

ROBINSON RESIDENTIAL
PERSONAL/COMMERCIAL DESIGN

DESIGNED BY: [Logo]
2728 26th Avenue
Edmonton, Alberta T6C 1V1
TEL: 780-443-1501

DECLARATION

- I, the undersigned, being duly qualified as a professional engineer, have prepared this drawing in accordance with the provisions of the Professional Engineers Act, R.S.A. 2000, c. 24, and the rules and regulations of the Association of Professional Engineers of Alberta, and I am a member thereof.
- This drawing was prepared by me or under my direct supervision and I am a duly qualified professional engineer.
- I have prepared this drawing in accordance with the provisions of the Professional Engineers Act, R.S.A. 2000, c. 24, and the rules and regulations of the Association of Professional Engineers of Alberta, and I am a member thereof.

NOTES

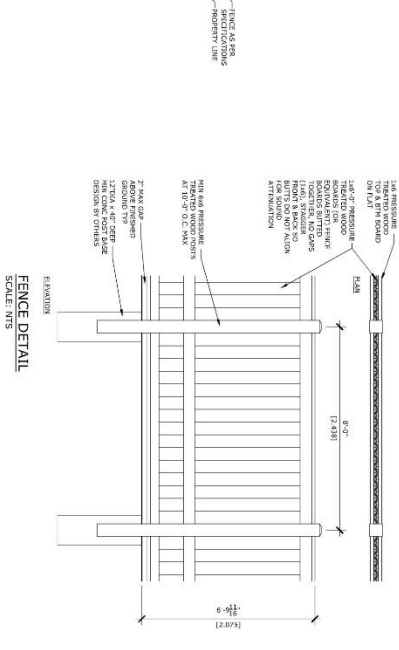
- Reference to sections in this drawing shall be to sections of the plans as shown on sheets of this drawing.
- All dimensions shall be as shown unless otherwise indicated.
- The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations.
- All materials and workmanship shall conform to the standards specified in the drawings and the specifications.

NO.	REVISION	DATE
1	AS SHOWN	2024-08-29
2	FOR PERMITS	2024-08-29
3	FOR PERMITS	2024-08-29
4	FOR PERMITS	2024-08-29
5	FOR PERMITS	2024-08-29
6	FOR PERMITS	2024-08-29
7	FOR PERMITS	2024-08-29
8	FOR PERMITS	2024-08-29
9	FOR PERMITS	2024-08-29
10	FOR PERMITS	2024-08-29
11	FOR PERMITS	2024-08-29
12	FOR PERMITS	2024-08-29
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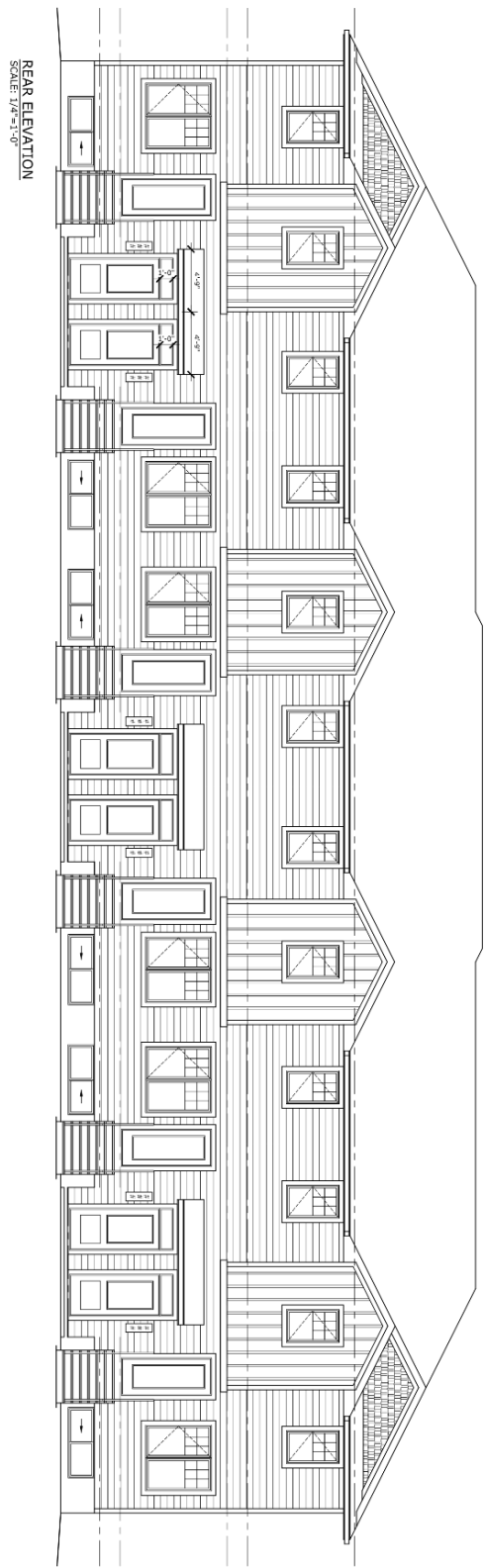
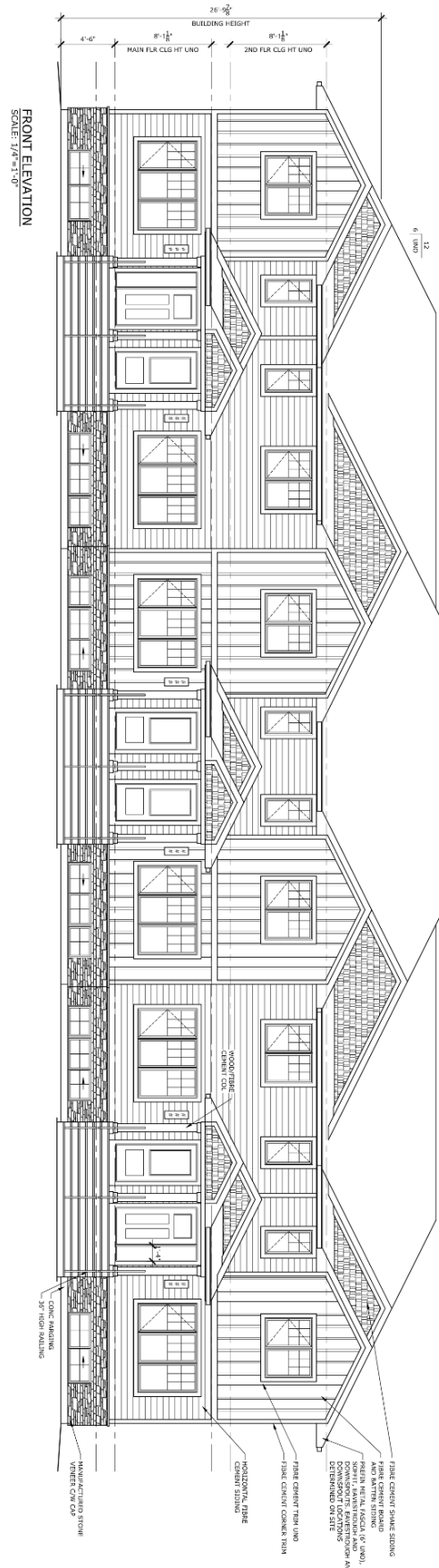
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PROJECT	REC2404 - PARCEL B WEST	
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DESIGNED BY	DATE	SCALE
DRAWN BY	DATE	SCALE
CHECKED BY	DATE	SCALE
APPROVED BY	DATE	SCALE
REVISION NO.	RI	
DATE	2024-08-29	
DRAWING NO.	A-27	

PLANTING LEGEND

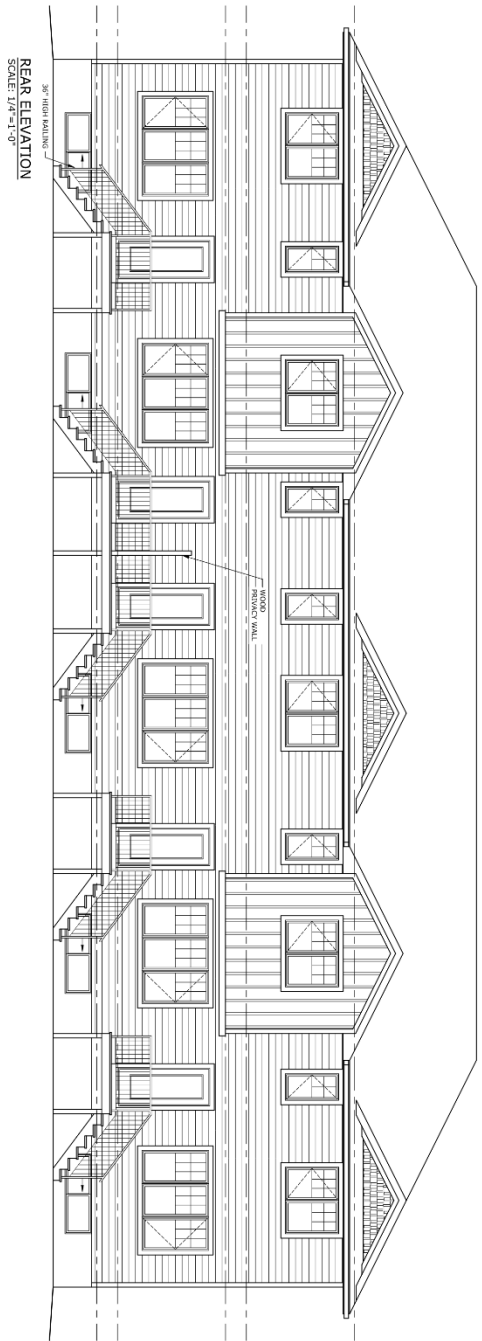
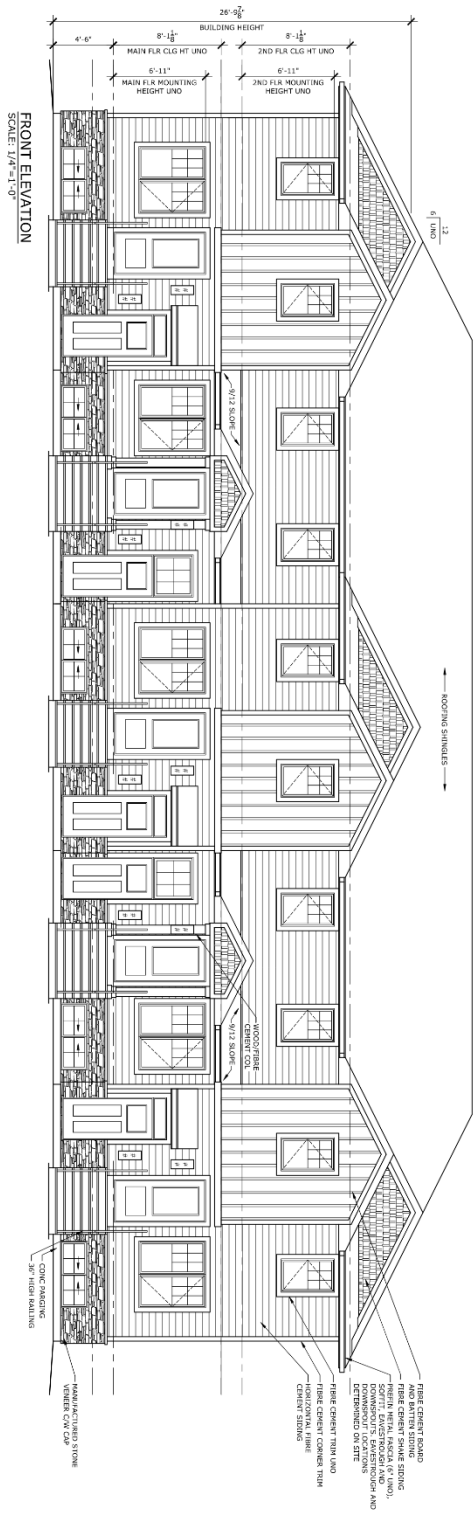
- TREE: CONSIDERATION OF ENVIRONMENTAL FACTORS IN PLANTING SCHEDULE. (SEE PLAN)
- SHRUB: CONSIDERATION OF ENVIRONMENTAL FACTORS IN PLANTING SCHEDULE. (SEE PLAN)
- FL. SHRUB: CONSIDERATION OF ENVIRONMENTAL FACTORS IN PLANTING SCHEDULE. (SEE PLAN)
- GROUND COVER: CONSIDERATION OF ENVIRONMENTAL FACTORS IN PLANTING SCHEDULE. (SEE PLAN)
- LAWN: CONSIDERATION OF ENVIRONMENTAL FACTORS IN PLANTING SCHEDULE. (SEE PLAN)
- TREE: CONSIDERATION OF ENVIRONMENTAL FACTORS IN PLANTING SCHEDULE. (SEE PLAN)



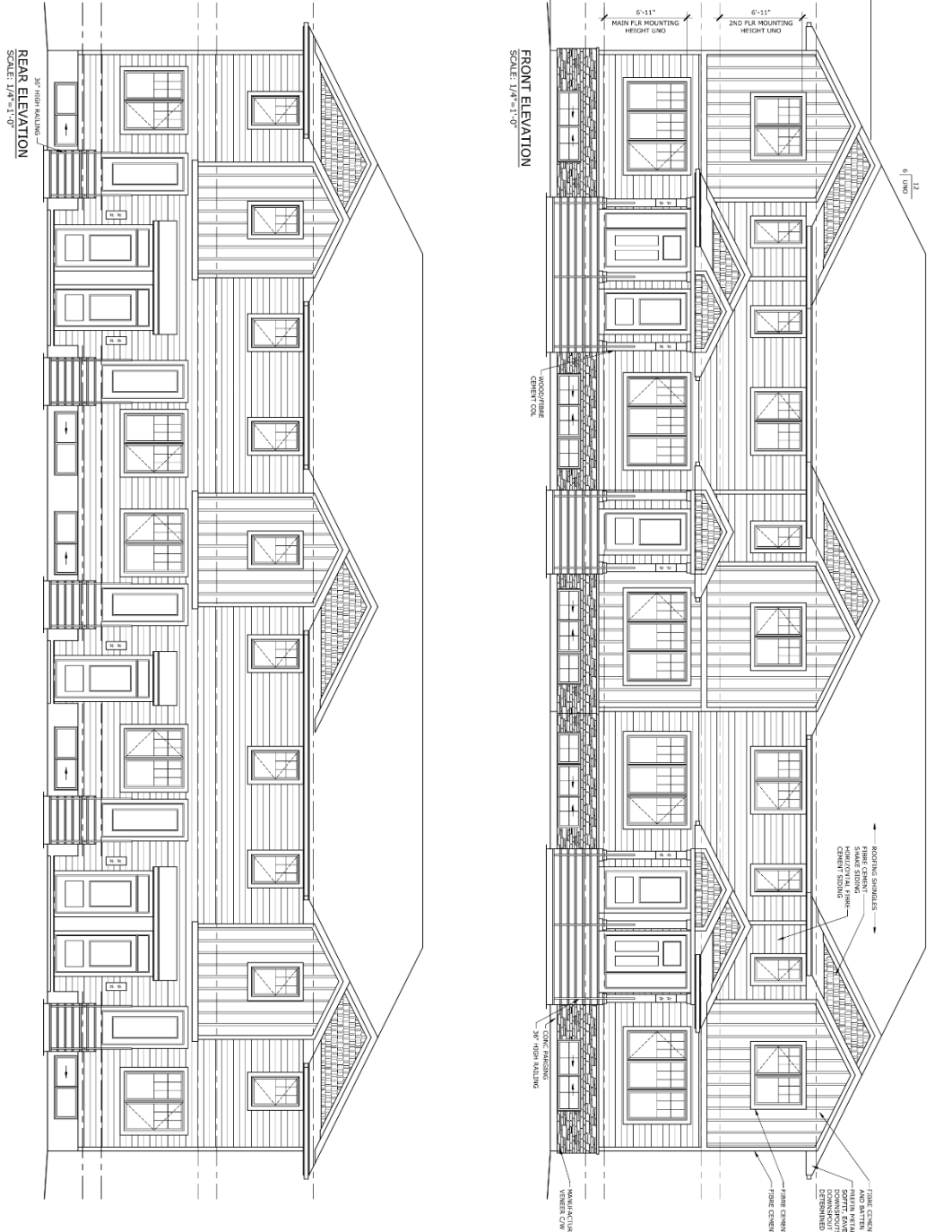
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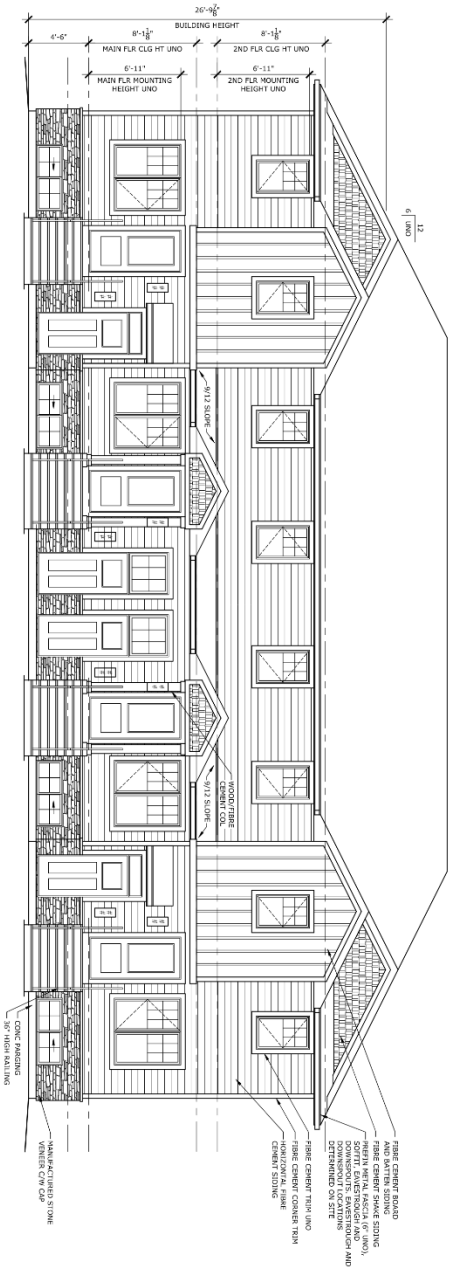
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	CLIENT RESINA, SA	LOCATION RESINA, SA	DATE 2024-02-22	PROJECT NO. 2024-02-22	SHEET NO. A-1



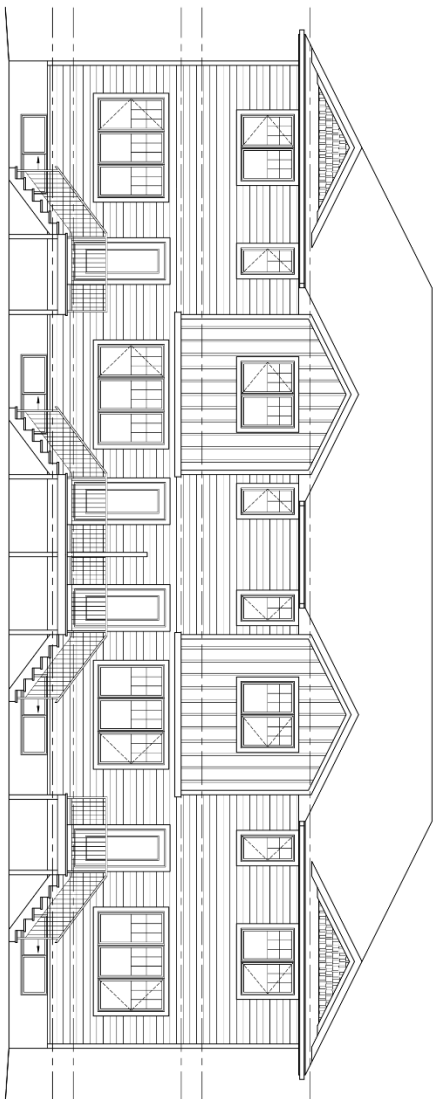
	PROJECT NO. 2024-010 PROJECT NAME: 10 UNIT - INTERIOR FACING	SHEET NO. A-6 DATE: 2024-01-01
	PROJECT LOCATION: REINA, SK	PROJECT TITLE: 10 UNIT - INTERIOR BUILDING
DESIGNER: [Name] ARCHITECT: [Name]	SCALE: 1/4" = 1'-0"	DRAWING NO. A-6



ROBINSON RESIDENTIAL RESIDENTIAL ARCHITECTS 1111 N. 10TH STREET SUITE 100 DENVER, CO 80202	PROJECT AVANA	CLIENT AVANA	LOCATION DENVER, CO	DATE 2024-02-02	DRAWING TITLE FRONT ELEVATION 10 UNIT - STREET BUILDING	DRAWING NO. A-11
PROJECT 10 UNIT - STREET FACING	ARCHITECT ROBINSON RESIDENTIAL ARCHITECTS	DATE 2024-02-02	SCALE 1/4" = 1'-0"	DRAWING NO. A-11	PROJECT 10 UNIT - STREET FACING	DRAWING NO. A-11
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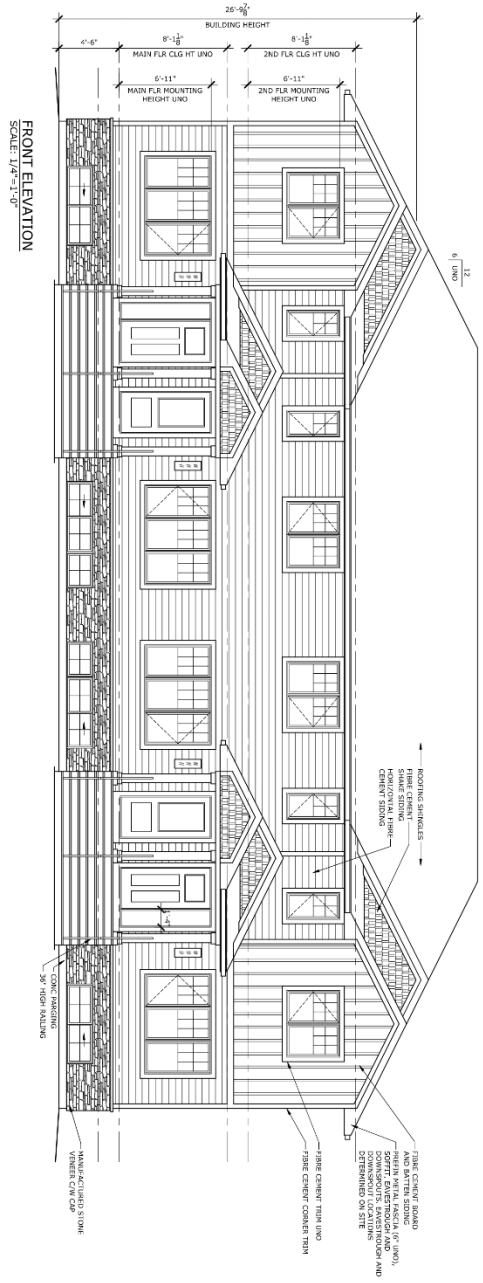


FRONT ELEVATION
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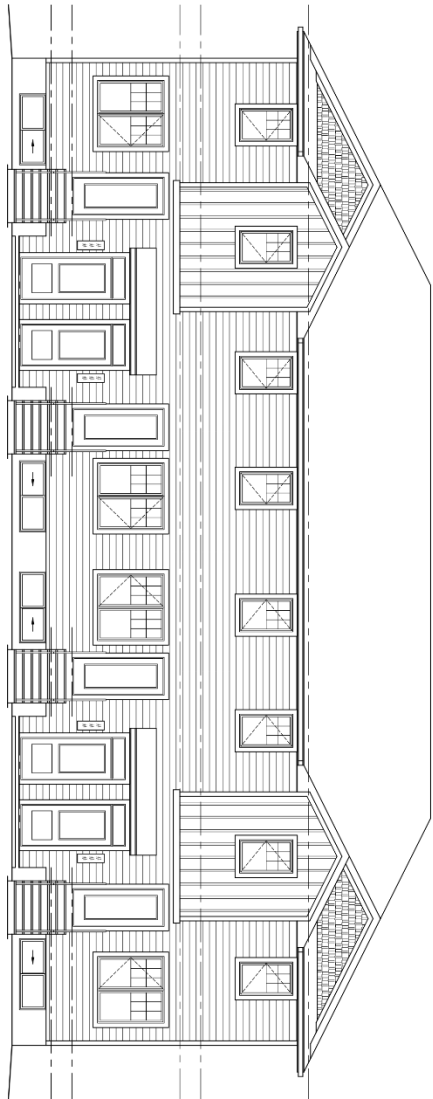


REAR ELEVATION
SCALE: 1/8"=1'-0"

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CLIENT AVANA	ARCHITECT ROBINSON RESIDENTIAL	SCALE 1/8" = 1'-0"
LOCATION REINA, SK	PROJECT NO. 2024-02-02	DRAWING TITLE 8 UNIT - INTERIOR BUILDINGS
LOT FOX	INSURANCE R.A.L.	DRAWING NO. A-16
PLAN	DATE 2024-02-02	PROJECT NO. 2024-02-02



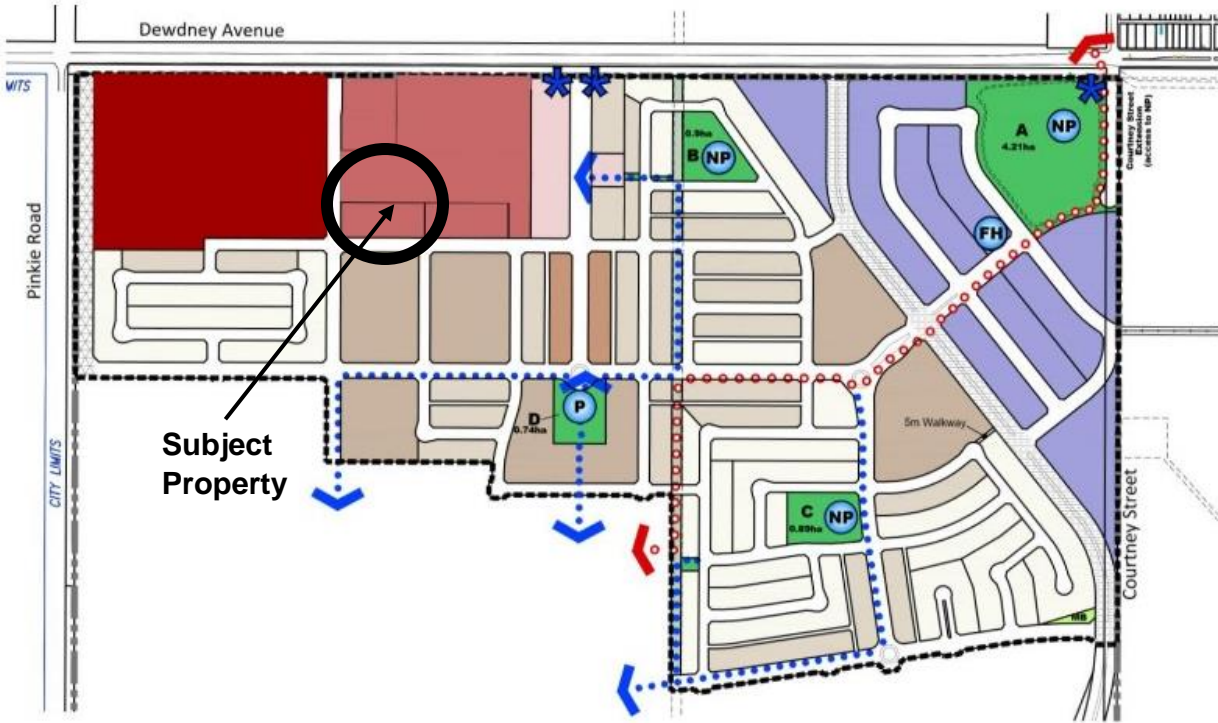
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

	ROBINSON RESIDENTIAL 2822 SHAW BLVD FORT WORTH, TX 76107 TEL: (817) 221-8822 FAX: (817) 221-8822	2822 SHAW BLVD FORT WORTH, TX 76107 TEL: (817) 221-8822 FAX: (817) 221-8822	DISCIPLINE ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE PLANNING CONSTRUCTION ADMINISTRATION HISTORIC PRESERVATION ENVIRONMENTAL DESIGN SUSTAINABLE DESIGN	RELEASE AVANA	PROJECT 8 UNIT - STREET FACING	TYPE RESIDENTIAL	LOCATION REYNOLDS, KS	LOT 100' X 100'	PREPARED BY R.S.D.L. DATE 2024-02-06	DRAWING TITLE ELEVATION ELEVATIONS 12 UNIT BUILDING	DRAWING NO. A-21
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Westerra Phase 1 Concept Plan - (Land Use)



Legend

	Plan Area	
	Ph1 Concept Plan Boundary	113.44ha (100.0%)
	Large Format Retail	9.42ha (8.3%)
	Mixed-Use Community Retail	7.34ha (6.5%)
	Main Street Retail	2.79ha (2.5%)
	Business Park	12.80ha (11.3%)
	High Density Residential	12.53ha (11.0%)
	Medium Density Residential	10.97ha (9.7%)
	Low Density Residential	17.79ha (15.7%)
	Live Work Residential	1.20ha (1.1%)

Parks & Open Space

	Municipal Reserve	6.82ha (6.0%)
	Municipal Buffer	0.09ha (0.1%)
	Municipal Utility Parcel	1.25ha (1.1%)
	Road Widening	1.36ha (1.2%)
	Courtney Street ROW Dedication	3.35ha (3.0%)
	Roads	25.71ha (22.7%)
	Existing Right of Way Easement	

	Neighbourhood Park		Stormwater Facility
	Neighbourhood Park / Plaza		Entry Feature
	Potential Fire Hall Site		Devonian Pathway
			Local Pathway