

Discretionary Use – 1705 Neville Drive

Date	July 30, 2024
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202400084

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

6th Avenue Arbutus Management Corporation (Applicant and Owner) proposes to develop a residential “Building, Stacked” (Proposed Development) at 1705 Neville Drive (Subject Property), which includes the following features:

- Six storeys and 210 residential units
- 241 motor vehicle parking stalls (indoor and outdoor); 68 bicycle stalls
- Multiple communal amenity areas (indoor and outdoor)

The Subject Property is zoned MH – Mixed High-Rise Zone (MH Zone), which requires that buildings, which do not include a non-residential land-use, or are not located on a lot including a non-residential land-use, be reviewed through the discretionary use procedure.

The Subject Property is located in the Eastgate Neighbourhood and is surrounded by high-density residential (north and west); commercial, including hotel (south and east). Further, the Subject Property is immediately adjacent to the Victoria Avenue Urban Corridor and immediately outside of a Primary Intensification Area, which is a designation established within the Zoning Bylaw that accommodates “as-of-right” high-density development.

REVIEW CRITERIA

The application is reviewed as per the criteria established in Section 1E3.5 of Zoning Bylaw, 2019, as follows:

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

In accordance with *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), the Subject Property is designated “Built or Approved Neighbourhood”; therefore, may be developed at this time (no phasing applies) in accordance with this designation.

Housing supply and diversity (Section D6, Goal 3), as well as compact, efficiently serviced complete neighbourhoods (Section C, Goal 2), are key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP). The Proposed Development supports these objectives, as multi-unit buildings result in a more efficient use of land and infrastructure and provide additional opportunities for those seeking alternatives to larger or single-unit homes.

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**

No neighbourhood plan, concept plan, or special study or policy document applies.

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	MH – Mixed High-Rise	No change
Land Use	Vacant	Dwelling, Unit Building, Stacked
Building Footprint	Vacant	Proposed 2818m ²
Zoning Analysis	Standards	Proposed
Required Parking Stalls (Accessible)	4 (2%)	5
Recommended Parking Stalls	210	241
Minimum Lot Frontage (m)	6m	95.19m
Minimum Lot Area (m ²)	250m ²	9875m ²
Maximum Site Coverage	90%	26%
Maximum Building Height (m)	20m	20m
Minimum Landscape Area (m ²)	(10%)	2474m ² (25%)

The Proposed Development meets the requirements of the Zoning Bylaw and exceeds the recommended number of motor vehicle parking stalls and the required landscaping.

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 241 stalls, which exceeds the recommended minimum amount (210) by 31 stalls.

The intent of the MH Zone is to provide for mixed-use development within a building or on a single lot, with the aim of fostering mixed-use nodes and corridors. The Subject Property is immediately adjacent to a high-density, mixed-use node that extends to, and forms part of,

the Victoria Avenue Urban Corridor. As the Subject Property is peripheral to this mixed-use area, the Proposed Development, as a strictly residential land-use, is deemed appropriate.

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 surrounded by high-density residential and commercial development and is in close proximity to the Victoria Avenue Urban Corridor. As the Proposed Development constitutes high-density residential, it is consistent with, and complements, the surrounding context.

The Subject Property is not located in an aquifer sensitivity area, floodway or area of environmental sensitivity, and does not constitute a type of development that results in emissions or other impacts that have a negative effect on the environment.

The Subject Property fronts Neville Drive, which has direct access to collector roadways (Dewdney Avenue and Eastgate Drive) that connect directly with Prince of Wales Drive, which is an arterial roadway connecting with Victoria Avenue. Therefore, traffic generated will have convenient access to major roadway networks and minimal impacts on local streets. Transit service exists on the fronting street (Neville Drive).

The Proposed Development includes two driveway accesses to Neville Drive, which is generally in contravention with the City's Transportation Design Standards, which limits access to one per frontage; however, the second access was assessed and deemed to be acceptable. No issues relating to sightlines or proximity to intersections were flagged.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw, 2020* by way of:

- Sign posting on the subject property
- Written notice sent to assessed property owners within 75 metres
- Written notice sent to community association
- Website posting on regina.ca.

No comments from the community association were received. Eleven comments have been submitted, which are summarized as follows:

Response	Number of Responses	Issues Identified
Completely opposed	2	<ul style="list-style-type: none"> • Height is excessive • Traffic Concerns • Lack of on-street parking • Should be used as community space
Accept if features were different	5	<ul style="list-style-type: none"> • Height – should be reduced to 3-storey • Include commercial, per intent of MH Zone • Type of tenancy
I support this proposal	2	<ul style="list-style-type: none"> • Support development at this location
None of the above/ other	2	
Total	11	

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

Issue: Building Height

Within the MH Zone, a building may be 20 metres in height, “as-of-right”, which is the height of the Proposed Development. The height of the building is not the subject or focus of the present discretionary use review.

Issue: Increased Traffic

The Subject Property fronts Neville Drive, which has direct access to collector roadways (Dewdney Avenue and Eastgate Drive) that connect directly with Prince of Wales Drive, which is an arterial roadway connecting with Victoria Avenue. Therefore, traffic generated will have convenient access to major roadway networks and minimal impacts on locals. Transit service exists on the fronting street (Neville Drive).

Issue: On-street Parking

The Proposed Development includes 210 units and 241 parking stalls, which is 1.15 stalls per unit. Further, on-street parking is available on both sides of the fronting street; the parcel immediately opposite is vacant; transit service exists on the fronting street (Neville Drive), which allows for alternate transportation means.

Issue: Tenancy & Socio-economic Issues

The City does not regulate tenancy and aspires to create diverse neighbourhoods by following design principles of Complete Neighbourhoods as articulated in the OCP. Rental tenure is not regulated as a land use and is outside the scope of this application.

Issue: Impacts on Property Values

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

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and aligns with applicable policy and regulations.

RECOMMENDATION

The application for a proposed discretionary use for a "Building, Stacked", located at 1705 Neville Drive, being Block L1, Plan 102053562, is APPROVED, subject to the following standards and conditions:

1. The development shall generally be consistent with the plans attached to this report as Appendices B1-B4.
2. Authorize the Development Officer to issue a development permit 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



July 30, 2024

Deborah Bryden, Deputy City
Manager,
City Planning and Community
Development
(Development Officer)

Dated

Report prepared by: Zoey Drimmie, City Planner I

Attachments:

- Appendix A-1 – Location
- Appendix A-2 – Zoning
- Appendix B-1 – Site Plan
- Appendix B-2 – Landscaping Plan
- Appendix B-3 – Elevation 1
- Appendix B-4 – Elevation 2

Appendix A-1 - Location



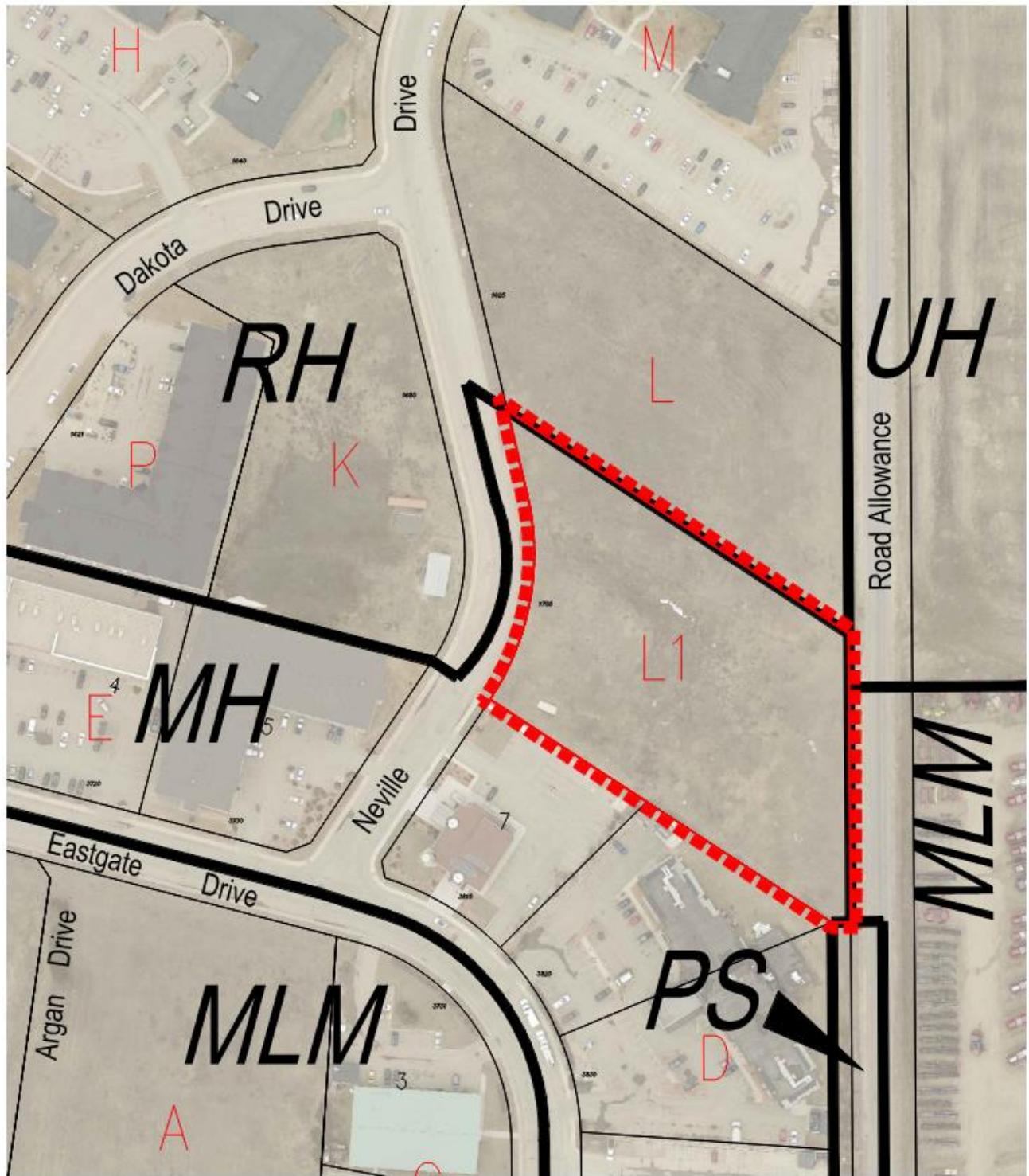
Subject Property

Date of Photography: 2023



Project PL202400084 Civic Address/Subdivision 1705 Neville Drive

Appendix 2 – Zoning



Subject Property

Date of Photography : 2023



Project PL202400084 Civic Address/Subdivision 1705 Neville Drive

Appendix B-2 – Landscaping Plan



Appendix B-3 – Elevation 1

