REGINA PLANNING COMMISSION

Wednesday, June 3, 2015
4:00 PM

Henry Baker Hall, Main Floor, City Hall

Public Agenda
Regina Planning Commission
Wednesday, June 3, 2015

Approval of Public Agenda

Minutes of the meeting held on May 6, 2015.

Administration Reports

RPC15-28 Application for Partial Road Closure (15-CL-03) - Portion of McDonald Street Adjacent to 415 Longman Crescent

Recommendation

1. That the application for the closure and sale of a portion of McDonald Street right-of-way as shown on the attached plan of proposed subdivision prepared by Altus Geomatics Limited Partnership, dated December 24, 2014 and legally described as a portion of Parcel #165087939, St/L 3, Plan No. 90R58264, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw.

3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

ROC15-29 Application for Discretionary Use (15-DU-03) Proposed Bed and Breakfast Homestay – 201 Douglas Crescent

Recommendation

1. That the discretionary use application for a proposed Bed and Breakfast Homestay located at 201 Douglas Crescent, being Lot 18, Block 15, Plan No. FP620 ext. 0, Arnheim Place Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:

   a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Adrienne Duke and dated January 2015; and

   b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250.*

2. That this report be forwarded to the June 22, 2015 City Council meeting.

RPC15-30 Zoning Bylaw Amendment and Lane Closure (15-Z-06/ 15-CL-04) 3960 E. 7th Avenue and Portion of Adjacent Lane

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:

    a. That proposed Lot 5 comprised of a portion of lane located north of 3960 E.
    7th Avenue as shown on the Plan of Proposed Subdivision, currently zoned in part R1 – Residential Single Detached and in part R6 –Residential Multiple Housing, be rezoned in entirety to R6 –Residential Multiple Housing.

2. That the application for the closure of a portion of the lane north of 3960 E. 7th Avenue as shown on the attached plan of proposed subdivision prepared by Scott Colvin S.LS, dated February 25, 2015 and legally described as follows, be APPROVED:

    "All that portion of Lane, Reg'd Plan No. 96R39758, as well as all that portion of Lane, Reg'd Plan No. 101947552, shown as shaded on the Plan of Proposed Subdivision signed and dated February 25th by Scott Colvin, Saskatchewan Land Surveyor.".

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective land closure and Zoning Bylaw Amendment and Lane Closure Bylaw.

4. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaws.

RPC15-31 Application for Sale of Dedicated Lands (15-SD-01) – Portion of Qu'Appelle Park – 1301 Parker Avenue

Recommendation

1. That the application for the sale of a portion of Public Reserve Parcel R3 in Plan No. 71R28646 as described as proposed Parcel U on the attached plan of proposed subdivision prepared by Scott Assié, RPP dated November 29, 2013, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw.

3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-32 2015 City of Regina Office Policy Review

Recommendation

1. That Part A of Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*) be amended by adding the following clause after clause 7.33:

   That, notwithstanding any other policy herein, Council may approve a proposed medium or major office building where the purpose of the proposed development is to relocate an existing building away from an existing industrial activity, or other activity, that may, in the estimation of Council, pose as a conspicuous hazard.

2. That the City Solicitor be directed to prepare the necessary bylaw to amend Part A of Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*).

3. That this item be forwarded to the June 22, 2015 City Council meeting to allow sufficient time for advertisement.

RPC15-33 Discretionary Use Application (14-DU-28) Proposed Shopping Centre 2055 Prince of Wales Drive – East Superstore Site

Recommendation

1. That the Discretionary Use Application for a proposed shopping centre located at
   2055 Prince of Wales Drive, being Block T, Plan No. 00RA08920, Spruce Meadows Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

   a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.10 inclusive, prepared by Mallen Gowing Berzins Architecture Incorporated and dated March 18, 2015; and

   b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250.*

2. That this report be forwarded to the June 22, 2015 meeting of City Council.

RPC15-34 Zoning Bylaw Amendment (15-Z-10) – MS – Mainstreet Zone to MAC - Major Arterial Commercial - 4450 Rochdale Boulevard

Recommendation

1. That the application to rezone Block W, Plan No. 00RA0511 Ext. 1, Lakeridge Subdivision located at 4450 Rochdale Boulevard from MS - Mainstreet Zone to MAC - Major Arterial Commercial Zone be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, MAY 6, 2015

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
Pam Dmytriw
Phil Evans
Adrienne Hagen Lyster
Daryl Posehn
Phil Selenski
Laureen Snook
Kathleen Spatt

Regrets: Ron Okumura

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Director of Development Services, Louise Folk
Director of Community Services, Laurie Shalley
Manager of Current Planning, Fred Searle
Manager of Development Engineering, Dustin McCall
Senior City Planner, Ben Mario

(The meeting commenced in the absence of Councillor Flegel, Phil Selenski and Laureen Snook.)

APPROVAL OF PUBLIC AGENDA

Pam Dmytriw moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Councillor Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on April 8, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-23 Park Naming - Iannone and Baker

Recommendation

1. That Skyview MR-2 (6301 Dewalt Avenue) be named Iannone Park.

2. That Edgewater MR-2 (8801 Sherwood Drive) be named Baker Park.

3. That this report be forwarded to the May 25, 2015 meeting of City Council.

Daryl Posehn moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

(Councillor Flegel and Laureen Snook arrived at the meeting.)

RPC15-24 Application for Road Closure (14-CL-09) - Portions of Arcola Avenue near Victoria Avenue

Recommendation

1. That the application for the closure and sale of a portion of road adjacent to Arcola Avenue, as shown on the attached plan of proposed subdivision prepared by P. Shrivastava, dated November 4, 2014 and legally described as follows, be APPROVED:

   "All that portion of Lane in Regina, Saskatchewan, Plan 85R06245 & Plan DV270 adjacent Block 33A as shown on a Plan of Proposed Subdivision by P. Shrivastava S.L.S and dated November 4th 2014."

2. That the City Solicitor be directed to prepare the necessary bylaw; and

3. That this report be forwarded to the May 25, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Phil Evans moved that the recommendation contained in the report be concurred in, after removing the words "and sale" in Recommendation #1.

(Phil Selenski arrived at the meeting.)

The motion was put and declared CARRIED.

RPC15-25 Zoning Bylaw and Concept Plan Amendment (15-Z-03/15-CP-01) - 1201 N. Pasqua Street - Capital Crossing - Hawkstone Subdivision

Recommendation

1. That the application to amend the Hawkstone Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED;

2. That the following lands in Capital Crossing of the HawkstoneConcept Plan Area, which is part of1201 N. Pasqua Street, be rezoned from UH – Urban Holding, as shown on the attached plan of proposed subdivision (Appendix A-3.3):

    a. Rezone from UH to MAC – Major Arterial Commercial:
        i. Blocks 1, 5, and 6
    b. Rezone from UH to MS – Mainstreet Commercial:
        i. Blocks 2-4, and 7
    c. Rezone from UH to R6 – Residential Multiple Housing:
        i. Block 8
    d. Rezone from UH to PS – Public Service
        i. MR1, MR3, and MU1

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments;

4. That this report be forwarded to the May 25, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Brent Moore, representing Capital Crossing, addressed the Commission.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-26 Application for Zoning Bylaw Amendment (14-Z-25) Rezoning to PS - Public Service – Municipal and Environmental Reserve Parcels - The Creeks Subdivision (Phase 7)

Recommendation

1. That the application to rezone proposed lot MR3, being part of Parcel B, Plan No. 101929530 and existing Parcels ER1 and ER2, Plan No. 102142434, The Creeks Subdivision, as shown on the attached plan of proposed subdivision (Appendix A-3), from R1 – Residential Detached to PS – Public Service, be APPROVED;

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment; and

3. That this report be forwarded to the May 25, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Kevin Reese, representing The Creeks, addressed the Commission.

Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-27 Core Neighbourhood Sustainability Action Plan Implementation Update

Recommendation

1. That this report be received and filed.

2. That future progress reports on the Core Neighbourhood Sustainability Action Plan be provided to Council annually in the format of a memorandum.

3. That, moving forward, this information will be available on the City's Open Government site.

Kathleen Wilson, Executive Director of the Heritage Community Association, addressed the Commission.

Kathleen Spatt moved that the recommendation contained in the report be concurred in.

Laureen Snook moved, in amendment, AND IT WAS RESOLVED, that Recommendation #2 be amended to read as follows:

2. That future progress reports on the Core Neighbourhood Sustainability Action Plan be provided to Regina Planning Commission and City Council annually, in the format of a memorandum.

Phil Selenski moved in amendment, AND IT WAS RESOLVED, that Recommendation #1 be deleted.

Phil Selenski moved, in amendment, AND IT WAS RESOLVED that a further recommendation be added to read as follows:

That this report be forwarded to City Council for information.

The main motion, as amended, was put and declared CARRIED.

ADJOURNMENT

Phil Selenski moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:05 p.m.

Chairperson

Secretary

June 3, 2015

To: Members,
Regina Planning Commission

Re: Application for Partial Road Closure (15-CL-03)
Portion of McDonald Street Adjacent to 415 Longman Crescent

RECOMMENDATION

1. That the application for the closure and sale of a portion of McDonald Street right-of-way as shown on the attached plan of proposed subdivision prepared by Altus Geomatics Limited Partnership, dated December 24, 2014 and legally described as a portion of Parcel #165087939, St/L 3, Plan No. 90R58264, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw.

3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The applicant proposes to close and consolidate a portion of the McDonald Street right-of-way with an adjacent parcel to the south located at 415 Longman Crescent. The existing parking provided at 415 Longman Crescent currently encroaches into this area. The road closure and consolidation with this property will remedy this encroachment.

There is no impact on the traffic circulation and flow in the area or access issues on adjacent properties. Accordingly, the Administration supports the proposed road closure.

BACKGROUND

A road closure application has been submitted concerning the right-of-way adjacent to 415 Longman Crescent**.**

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina; The Official Community Plan Bylaw No. 2013-48*, *The Planning and Development Act, 2007* and *The Cities Act, 2002.*

A related subdivision application is being considered concurrently by the Administration, in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Administration. The proposed subdivision is intended to consolidate respective portions of the right-of-way closure with the adjacent property 415 Longman Crescent. A copy of the plan of proposed subdivision is attached as Appendix A-3.1 for reference purposes.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 303 m^2 portion of the McDonald Street road right-of-way and consolidate it with the adjacent property located at 415 Longman Crescent as shown on the attached plan of proposed subdivision in Appendix A-3.1. The parking area at 415 Longman Crescent currently encroaches onto this portion of road right-of-way. The proposed road closure will consolidate the portion of road right-of-way with the adjacent property and eliminate the encroachment of the parking area onto the road right-of-way.

The surrounding land uses include industrial land use to the north (zoned IC - Heavy Industrial), a railway on the east, and a variety of industrial and service uses to the south and west (zoned IB - Medium Industrial).

The proposed closure will not impact traffic flow or circulation to the surrounding area.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion road/lane is $19,248 + GST. Consolidation of the road right-of-way into the adjacent property will result in a modest increase in the property tax assessment attributable to the property owner at 415 Longman Crescent. The proposed closure will relieve the City of any obligations for its maintenance or physical condition of the closed right-of-way.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48*, with respect to the community goal of achieving long term financial viability. By divesting itself of an unused portion of the road right-of-way, the City has ensured that there will not be any long term financial implications associated with the land.

The portion of right-of-way to be closed is not required for traffic circulation purposes.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Will be published in the Leader Post on	June 13, 2015
Letter sent to immediate property owners	March 17, 2015
Number of Public Comments Sheets received	0

No comments were obtained from a community association as one does not exist for the subject area. In addition, no comments were received from the public notice process.

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Section 13 of The Cities Act, 2002.*

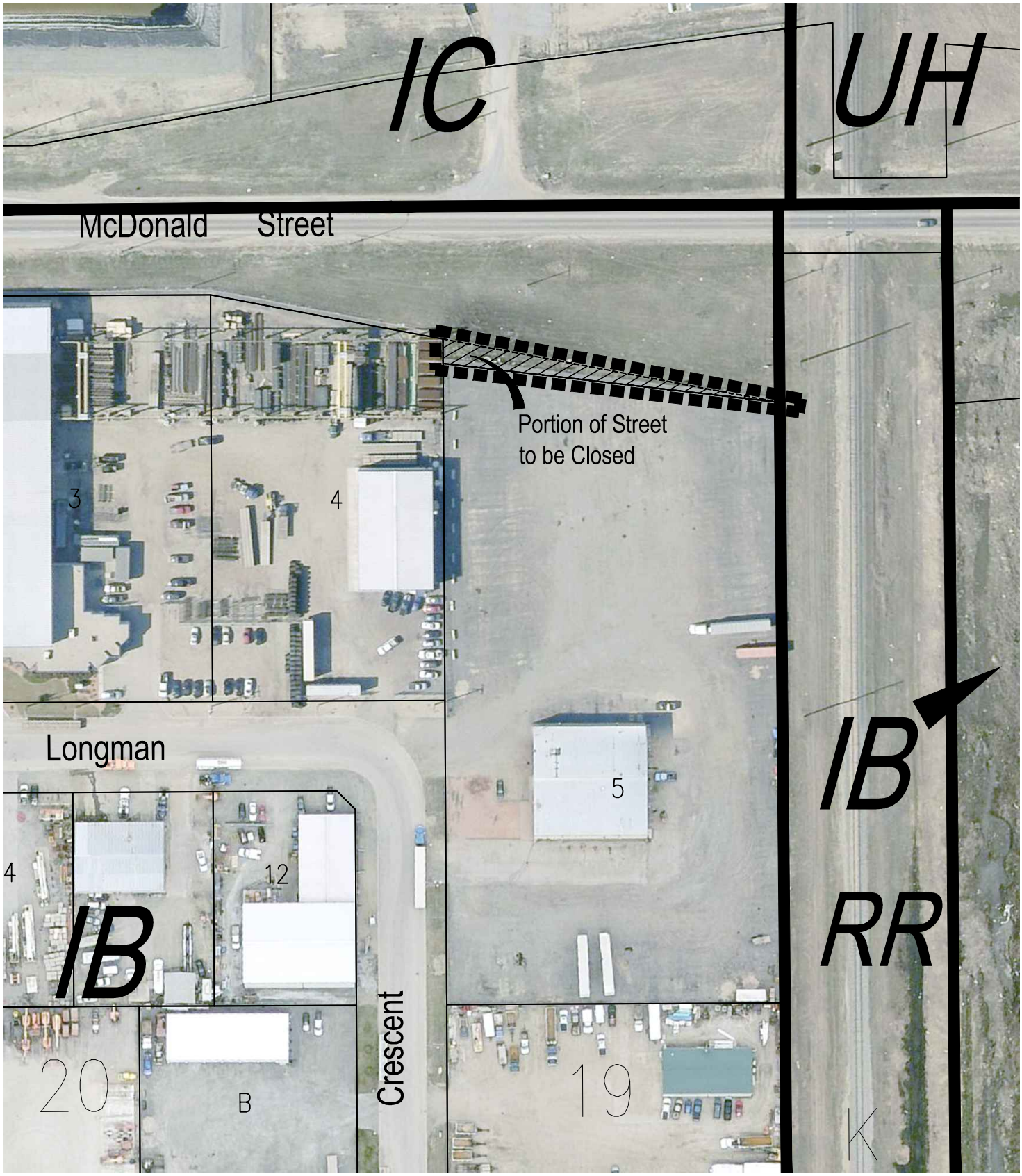
Respectfully submitted,

Louise Folk, Director
Development Services

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Sue Luchuck & Linda Huynh



Subject Property

Project 15-CL-03

Civic Address/Subdivision Part of Surface Parcel #165087939, St/L 3, Plan 90R58264 – Portion of McDonald Street

Appendix A-2

Subject Property

Date of Photography: 2012

Project 15-CL-03

Civic Address/Subdivision Part of Surface Parcel #165087939, St/L 3, Plan 90R58264 – Portion of McDonald Street

Appendix A-3.1

PROPOSED SUBDIVISION
of All of
Surface Parcel # 107229102
Lot 5, Block 19, Plan 85R62864 and Part of
Surface Parcel # 165087939, St/L 3, Plan 90R58264
Regina, Saskatchewan
Scott Assié, MCIP, RPP
2014
Scale 1:2000

Job No.: 182399 | Initials: CJ - SA
Preliminary Survey: N/A
File: 182399PR

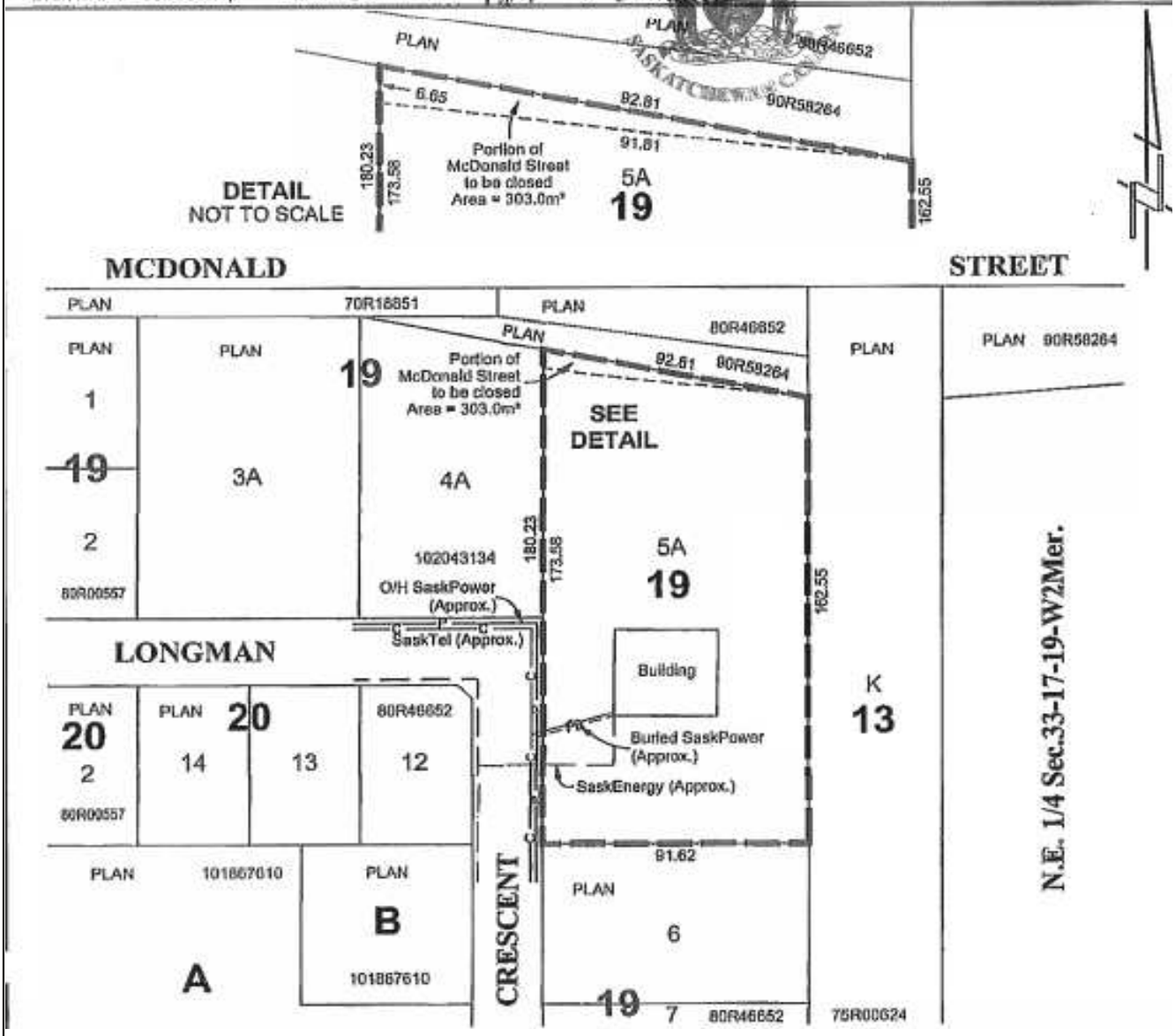
Altus Geomatics Limited Partnership
Toll Free: 1-800-465-6233
www.altusgeomatics.com

CITY OF REGINA APPROVAL
The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina.
Dated this ___ day of _____ A.D. 20___.

CITY CLERK
Measurements are in metres and decimals thereof.
Measurements are approximate and may vary by ±0.5m.
Area to be approved outlined in bold dashed line and contains 1.66 ha (9.67 acres)

OWNER'S APPROVAL
Warner Property Holdings Ltd. (Lot 5)
City of Regina (McDonald Street)

Registered Professional Planner
Date: December 24, 2014.



Planning Department

Project 15-CL-03 | Civic Address/Subdivision Part of Surface Parcel #165087939, St/L 3, Plan 90R58264 Portion of McDonald Street

June 3, 2015

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (15-DU-03)
Proposed Bed and Breakfast Homestay - 201 Douglas Crescent

RECOMMENDATION

1. That the discretionary use application for a proposed Bed and Breakfast Homestay located at 201 Douglas Crescent, being Lot 18, Block 15, Plan No. FP620 ext. 0, Arnheim Place Subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:

   a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Adrienne Duke and dated January 2015; and

   b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250.*

2. That this report be forwarded to the June 22, 2015 City Council meeting.

CONCLUSION

The applicant proposes to operate a Bed and Breakfast Homestay within an existing detached dwelling at 201 Douglas Crescent. The proposal provides additional short-term accommodation options for visitors to the City of Regina and as such enhances Regina's capacity to host major events and support tourism. The subject property is also located in close proximity to two significant tourist destinations including Wascana Centre and the Saskatchewan Science Centre.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48.*

Accordingly, the Administration recommends approval.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the *The Planning and Development Act*, Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to use a portion of the existing detached dwelling at 201 Douglas Crescent as a Bed and Breakfast Homestay. This use is defined in *Regina Zoning Bylaw No. 9250* as "an owner-occupied dwelling unit where short-term lodging rooms and meals are provided." There are two guest bedrooms designated within the detached dwelling for Bed and Breakfast Homestay use. This application only deals with the establishment of a Bed and Breakfast Homestay within an existing detached dwelling.

A Bed and Breakfast Homestay is a defined land use under *Regina Zoning Bylaw. 9250* and is intended to provide short-term lodging rooms only. While the city does not typically regulate residential tenancy, the Bed and Breakfast Homestay land use classification requires that the establishment be owner occupied.

A Residential Business is also currently operating at the subject property. The Residential Business consists of an office for a contractor. Residential Businesses are permitted in all residential areas subject to compliance with standards in *Regina Zoning Bylaw No. 9250* pertaining to their use and operation.

Land use and zoning related details and are provided in the tables below:

Land Use Details	Existing	Proposed
Zoning	R2 - Residential Semi-Detached	R2 - Residential Semi-Detached
Land Use	Detached Dwelling, Residential Business (Office)	Detached Dwelling, Residential Business (Office) and Bed & Breakfast Homestay
Number of Dwelling Units	1	1
Building Area	158 m^2	158 m^2

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required: ▪ A minimum of 1 space per dwelling unit in R2 - Residential Semi Detached ▪ For a Bed and Breakfast Homestay, must have 1 space in addition to required parking for the dwelling ▪ For a Residential Business, must have 1 space in addition to the required parking for the dwelling where a business vehicle is operated in conjunction a Residential Business.	3 stalls	3 stalls
Minimum Lot Area (m^2)	250 m^2	665.60 m^2
Minimum Lot Frontage (m)	7.50 m	20.80 m
Maximum Building Height (m)	11.00 m	4.26 m
Maximum Floor Area Ratio	0.75	0.24
Maximum Coverage (%)	50%	30.40%
Maximum Number of Guest Rooms	4	2
Minimum Guest Room Floor Area	10 m^2	Guest Bedroom #1 – 11.47 m^2 Guest Bedroom #2 – 11.07 m^2

Surrounding land uses are single detached dwellings to the north and east, Wascana Centre Authority lands to the south, and a landscaped island to the west. The subject property is also in close proximity to the Saskatchewan Science Centre as shown in Appendix A-2.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A of Design Regina: The Official Community Plan Bylaw No. 2013-48)* with respect to:

Economic Growth:

- Establish and implement mechanisms to expand and diversify the economy, promote the attractiveness of Regina and the region as a place to live, invest, do business, and visit.

Economic Generators:

- Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	February 26, 2015
Letter sent to immediate property owners	February 26, 2015
Number of Public Comments Sheets received	6

The application was circulated to the Al Ritchie Community Association. The Al Ritchie Community Association indicated that it opposes the proposed use as they believe that this will permit the development of rooming houses and that it does not conform to the intent of the

current residential zone. Other concerns from the community association included the lack of parking.

A more detailed accounting of the residents' and community association concerns and the Administration response to them is provided in Appendix B of this report.

The applicant and interested parties have received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007.*

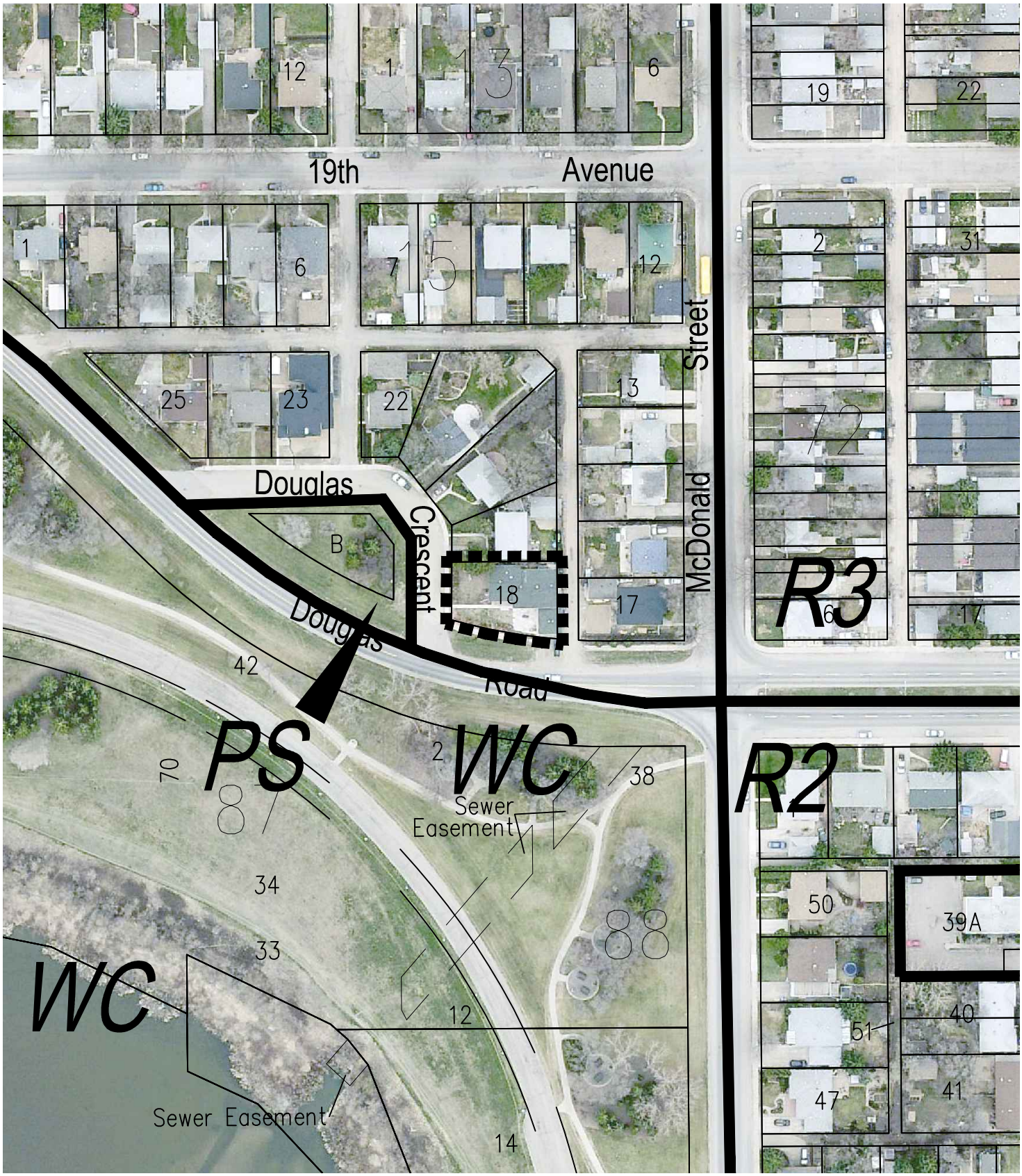
Respectfully submitted,

Louise Folk, Director
Development Services

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning and Development

Prepared by: Sue Luchuck and Linda Huynh



Subject Property

Project 15-DU-03

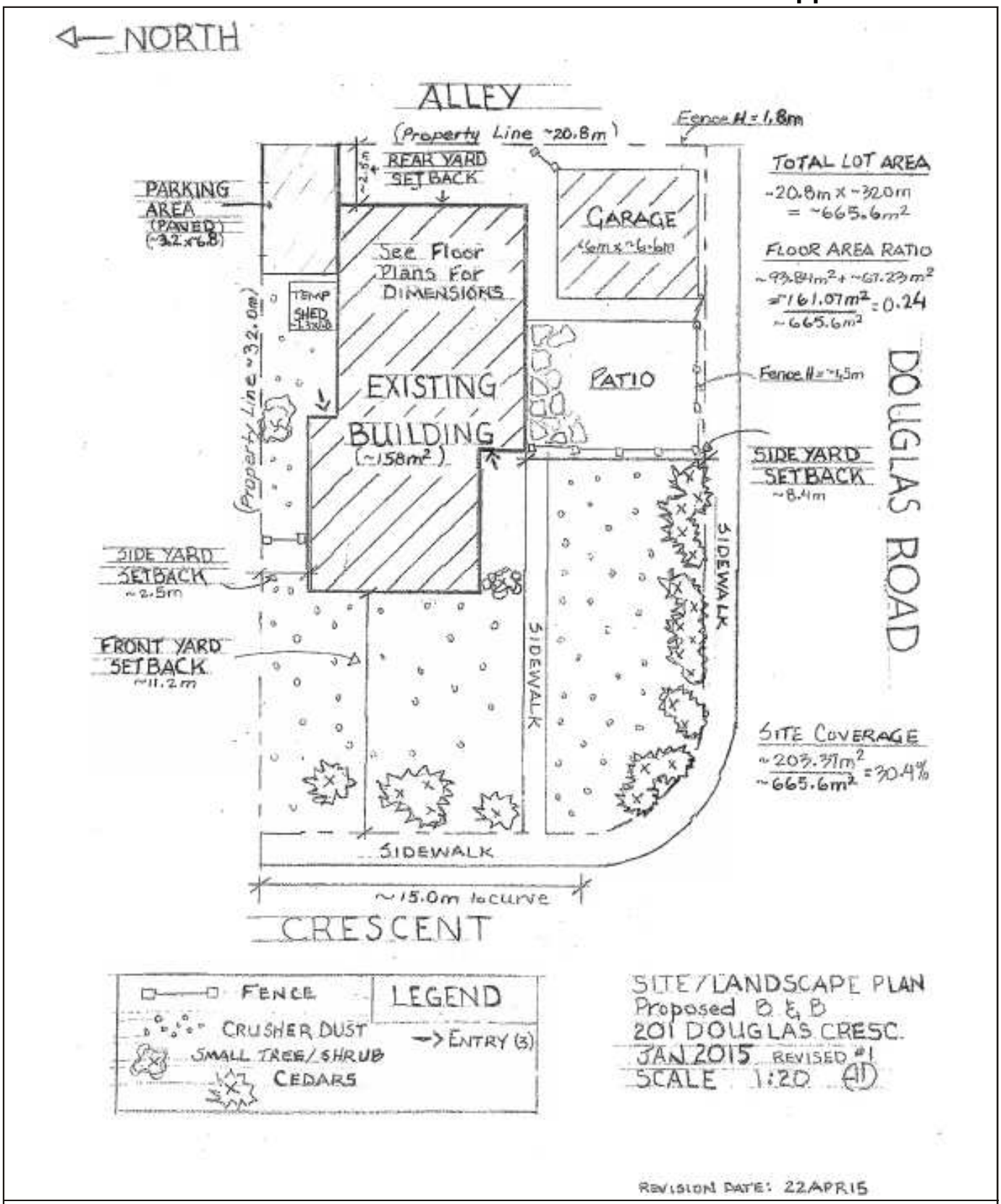
Civic Address/Subdivision 201 Douglas Crescent
Proposed Bed and Breakfast Homestay

Appendix A-2

Subject Property

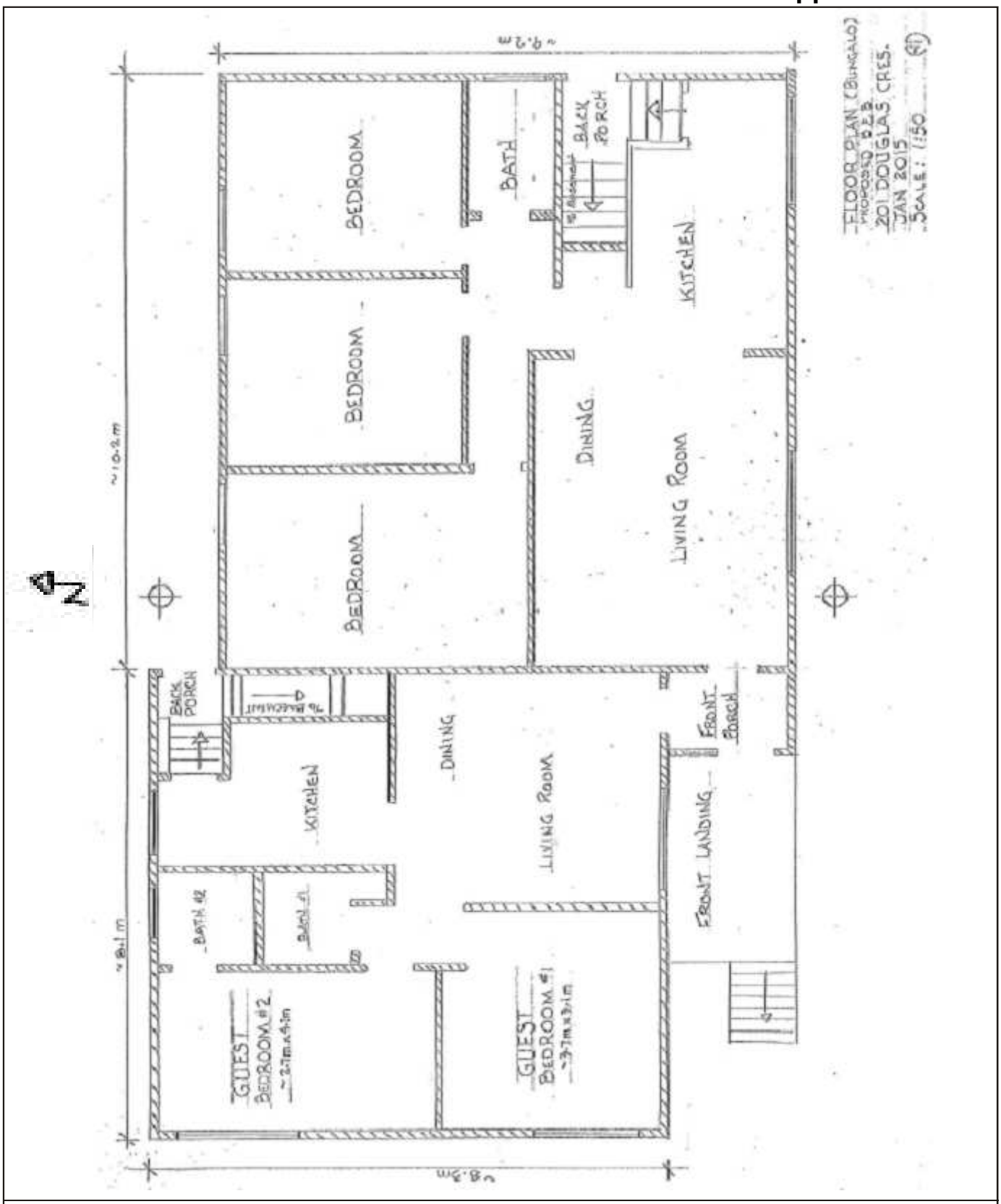
Date of Photography: 2014

Project 15-DU-03 Civic Address/Subdivision 201 Douglas Crescent Proposed Bed and Breakfast Homestay



Planning Department

Project 15-DU-03 Civic Address/Subdivision 201 Douglas Crescent



Planning Department

Project **15-DU-03** Civic Address/Subdivision **201 Douglas Crescent**

Public Consultation Summary

Response	Number of Responses	Issues Identified
Completely opposed	2	▪ Increase in non-resident traffic flow into the area. ▪ A residential business is already operating from the residential site. ▪ Not enough parking stalls to accommodate more parking onsite.
Accept if many features were different	0	
Accept if one or two features were different	1	▪ Increasing number of onsite parking spaces.
I support this proposal	3	
Others	N/A	▪ Issues with parking around the area already due to nearby park activities. Difficulty with vehicle manoeuvring as a result.

1. **Issue:** Increase in traffic flow into the area.

   Administration's Response:
   The number of available rooms at the Bed & Breakfast Homestay will total two. As the establishment will be operated at a small scale level and appointments are required for client visits, the increase in the level of traffic is minimal.

2. **Issue:** Multiple business activities will be at the residential site

   Administration's Response:
   The applicant currently operates an approved Residential Business from the subject property. It has been confirmed with the applicant that the existing business activity at the time of application only functions as a residential office with business activities conducted offsite. Residential Businesses are permitted under *Regina Zoning Bylaw No. 9250* and dwellings are permitted to operate more than one business activity on a property provided they meet all floor area requirements stipulated in the *Regina Zoning Bylaw No.9250.*

3. **Issue:** Parking on and around site.

   Administration's Response:
   The applicant's proposal complies with the minimum off-street parking requirements of *Regina Zoning Bylaw No. 9250.* Available on-site parking will include one stall for the residential dwelling; one required stall for the residential business office; and one required stall for the Bed and Breakfast Homestay. It is expected that not all guests will arrive with private vehicles.

4. **Issue:** The proposal will permit the development of rooming houses in the area and does not conform to the intent of the residential zone.

   Administration's Response:
   The key outcome of the recent rooming house review was that a clear differentiation was made between short-term and long-term rental accommodation. The land use classification of Rooming House was removed from the Zoning Bylaw and a new land use of Residential Homestays was added. A Residential Homestay is defined as "a dwelling unit where short-term accommodation is provided without meals" and is a discretionary use in most residential zones. Short-term accommodation was determined to be the provision of rental accommodation of less than 30 days.

   A Bed and Breakfast Homestay is a specifically defined land use under *Regina Zoning Bylaw No. 9250,* which also offers short-term accommodation. This use is also discretionary in most residential zones. Discretionary use applications are reviewed on a case-by-case basis and assessed based on site context, and impact on the surrounding community and its character. The Administration has completed an assessment of this application and has determined that the proposed Bed and Breakfast Homestay at this location is appropriate within this context and that it will not negatively impact or compromise the character of the area.

   A further report related to the rooming house review will be coming forward in the future which will examine potential impacts of a targeted licensing approach for rental accommodation.

RPC15-30

June 3, 2015

To: Members,
Regina Planning Commission

Re: Zoning Bylaw Amendment and Lane Closure (15-Z-06/ 15-CL-04)
3960 E. 7th Avenue and Portion of Adjacent Lane

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:

    a. That proposed Lot 5 comprised of a portion of lane located north of 3960 E. 7th Avenue as shown on the Plan of Proposed Subdivision, currently zoned in part R1 – Residential Single Detached and in part R6 –Residential Multiple Housing, be rezoned in entirety to R6 –Residential Multiple Housing.

2. That the application for the closure of a portion of the lane north of 3960 E. 7th Avenue as shown on the attached plan of proposed subdivision prepared by Scott Colvin S.LS, dated February 25, 2015 and legally described as follows, be APPROVED:

    "All that portion of Lane, Reg'd Plan No. 96R39758, as well as all that portion of Lane, Reg'd Plan No. 101947552, shown as shaded on the Plan of Proposed Subdivision signed and dated February 25th by Scott Colvin, Saskatchewan Land Surveyor.".

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective land closure and Zoning Bylaw Amendment and Lane Closure Bylaw.

4. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaws.

CONCLUSION

The applicant proposes to close a portion of lane north of 3960 E. 7th Avenue in the Parkridge Subdivision. This portion of lane is currently being used as a turnaround at the end of the lane. The Administration determined that the lane configuration cannot sufficiently accommodate the City's fire and waste collection vehicles. To address an important public health and safety matter, the Administration worked with the adjacent land owner to reconfigure the lane access to provide sufficient turning radius and access.

As part of the application, the adjacent parcel will be subdivided to accommodate the lane closure and creation of a new publicly dedicated right-of-way. The undeveloped portion of the subject property is proposed to be rezoned in entirety to R6 – Residential Multiple Housing Zone. This is a minor adjustment in zoning boundaries as the majority of the site is already zoned R6.

Accordingly, the Administration supports the recommendation contained within this report.

BACKGROUND

Applications have been received to amend *Regina Zoning Bylaw No. 9250* and close a portion of lane at, and in proximity to, 3960 E. 7th Avenue**.**

The subject property was initially zoned LC2 – Local Commercial in the earlier stages of the development of the Parkridge Subdivision. In 2008, the subject property was rezoned to R6 – Residential Multiple Housing and a discretionary use approval was granted for a planned group of dwellings comprised of a private lane and four semi-detached residential buildings for a total of eight dwelling units as shown in Appendix A-3.2. These units were approved for condominium ownership. Two of the buildings have been constructed but the balance of the site has not been developed to date.

In addition to the reconfigured lane, the existing parcel is proposed to be subdivided. The proposed subdivision is intended to consolidate respective portions of the partial road closure with the adjacent property to the south (proposed Lot 5). The related subdivision application (file no. 15-SN-12) is being considered concurrently, in accordance with Bylaw No. 2003-3, by which subdivision approval authority is delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes as Appendix A-3.1.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48, The Planning and Development Act, 2007* and *The Cities Act, 2002.*

DISCUSSION

The City's Real Estate Branch proposes to close a 281.31 m^2 portion of the public lane north of the subject property located at 3960 E. 7th Avenue. This portion of lane is currently being used as a turnaround at the end of a lane which is accessed from Wadey Drive to the west. The Administration has assessed the geometry of this turnaround and determined that it is not sufficient to accommodate fire emergency and waste collection vehicles.

As a replacement to the turnaround, a new lane is proposed to be dedicated. The lane would create a new connection between the existing lane and 7th Avenue and provide the proper turning radius for emergency and service vehicles. This lane will run north-south in place of the private lane that provides access to the semi-detached dwelling units as shown in Appendix A-3.2. The proposed reconfiguration of lanes will not impact traffic flow or circulation in the immediate area, will improve access for those using the lane, and most importantly will accommodate emergency and service vehicles. The public lane right-of-way is shown on the attached proposed plan of subdivision (Appendix A-3.1).

The portion of lane to be closed is currently zoned in part R1 – Residential Single Detached and in part R6 – Residential Multiple Housing. The closed portion of lane will be consolidated with the property to the south, which would require that it be rezoned in entirety to R6 – Residential Multiple Housing. The owner of this property has expressed intent to proceed with the development of a low-rise eight-unit apartment building on site in the future. An application for the apartment building has not been submitted at this time. As the larger site is already zoned R6, the adjustment of the zoning boundary is a required minor adjustment in consequence to the lane reconfiguration.

Surrounding land uses include low-rise apartment buildings to the west, detached dwellings to the north and south, and undeveloped annexed lands east of Prince of Wales Drive.

RECOMMENDATION IMPLICATIONS

Financial Implications

The City of Regina, Real Estate Branch has negotiated a land exchange with the owners of 3960 E. 7th Avenue with respect to the closure and consolidation of lane right-of-way and the rededication to the city of a new north-south lane. As such, no formal land sale is occurring in this situation. The owner of the adjacent site is responsible for installing base material for the dedicated lane. Costs to the City include application and related fees as well as the paving and maintenance of the new lane.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Citywide Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Health and Environmental Impacts

- Ensuring city roadways are able to provide all-season emergency response access, maximize connectivity, and minimize response times.
- Considering the impact of new development on emergency response infrastructure

Diversity of Housing Forms

- Encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and abilities in all neighbourhoods.

The lane closure of the portion of east-west lane north of the subject property and the lane creation of a new north south lane will allow emergency and city service vehicles to access residences surrounding the area.

The consolidation of the portion of lane to be closed with the adjacent property to the south will allow for an apartment building, adding to the existing housing stock in the Parkridge Subdivision.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	March 13, 2015
Will be published in the Leader Post on	June 6, 2015 June 13, 2015
Letter sent to immediate property owners	February 24, 2015
Number of Public Comments Sheets received	9

The proposal was circulated to the Dewdney East Community Association. The Community Association advised that it does not have any concerns with this proposal.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007* and *Section 13 of The Cities Act, 2002.*

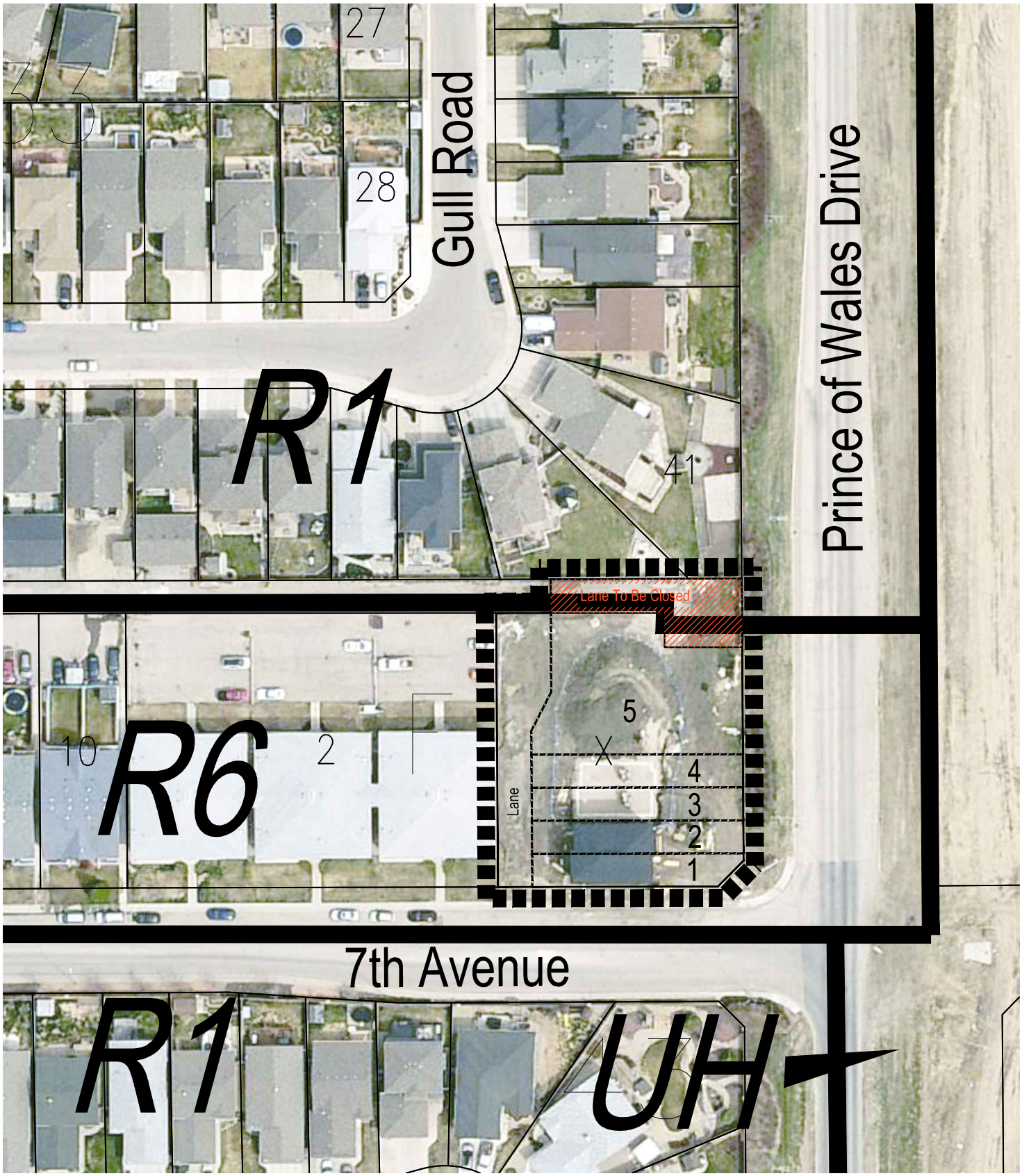
Respectfully submitted,

Louise Folk, Director
Development Service

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Development

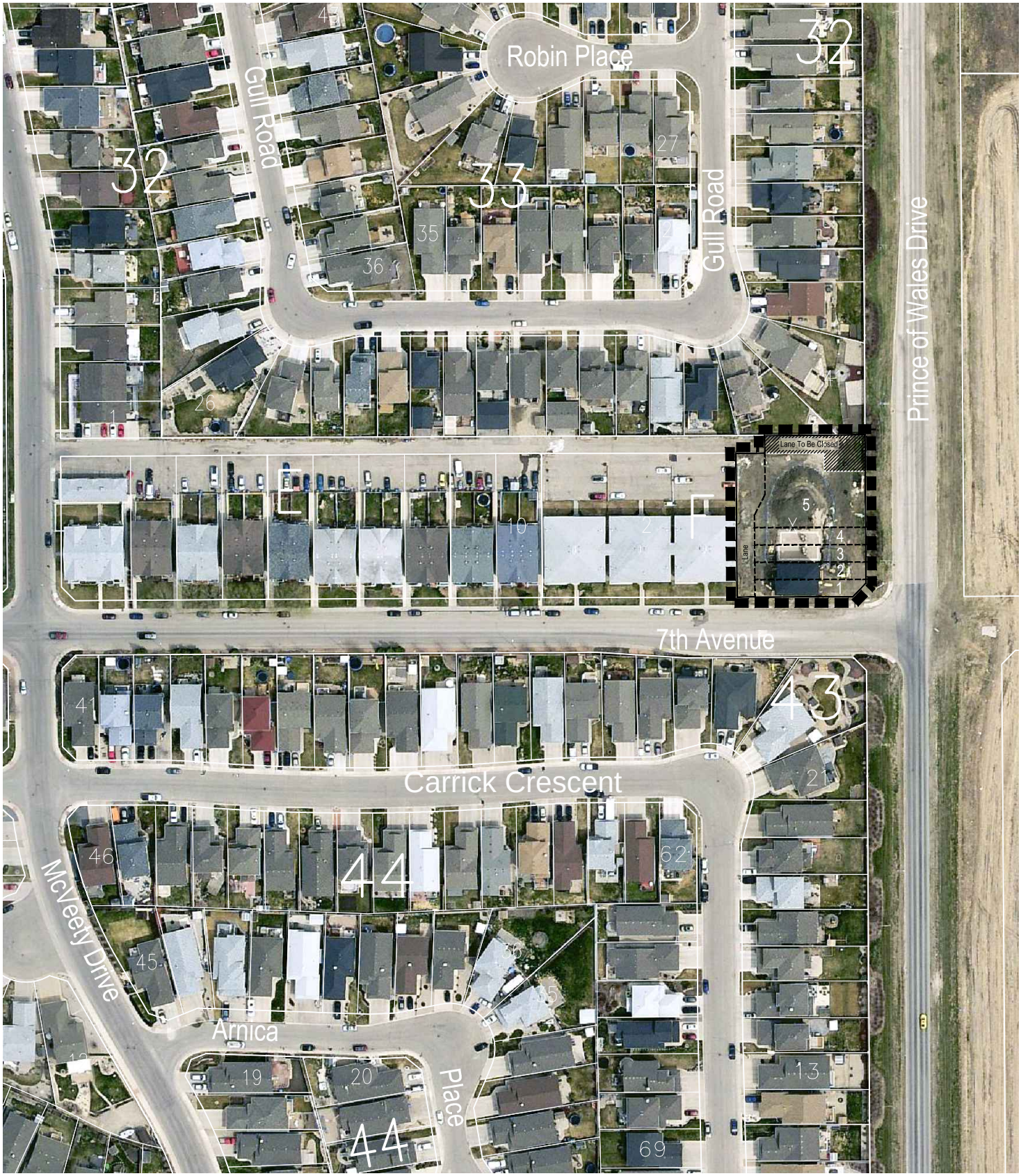
Report Prepared by: Ben Mario



Subject Property

Project 15-SN-12 Civic Address/Subdivision 3960 E. 7th Avenue

Appendix A-2



Subject Property

Date of Photography: 2012

Project DAB X_13 Civic Address/Subdivision XXX

PLAN OF PROPOSED SUBDIVISION

OF PART OF

LANE, REG'D PLAN No. 96R39758

AND ALL OF

LANE, PLAN No. 101947552

AND ALL OF

LOT X, BLOCK F, PLAN No. 102173240

SE1/4 SEC 27, TWP 17, RGE 19, W2 Mer

REGINA, SASKATCHEWAN

2015

SCALE = 1: 200

NOTES:
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- MEASUREMENTS ARE TO FOUNDATION OF SEMI-DETACHED DWELLINGS
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.22 ha (0.56 ac)

CITY OF REGINA APPROVAL

THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW NO. 7748-LA-B84 OF THE CITY OF REGINA.

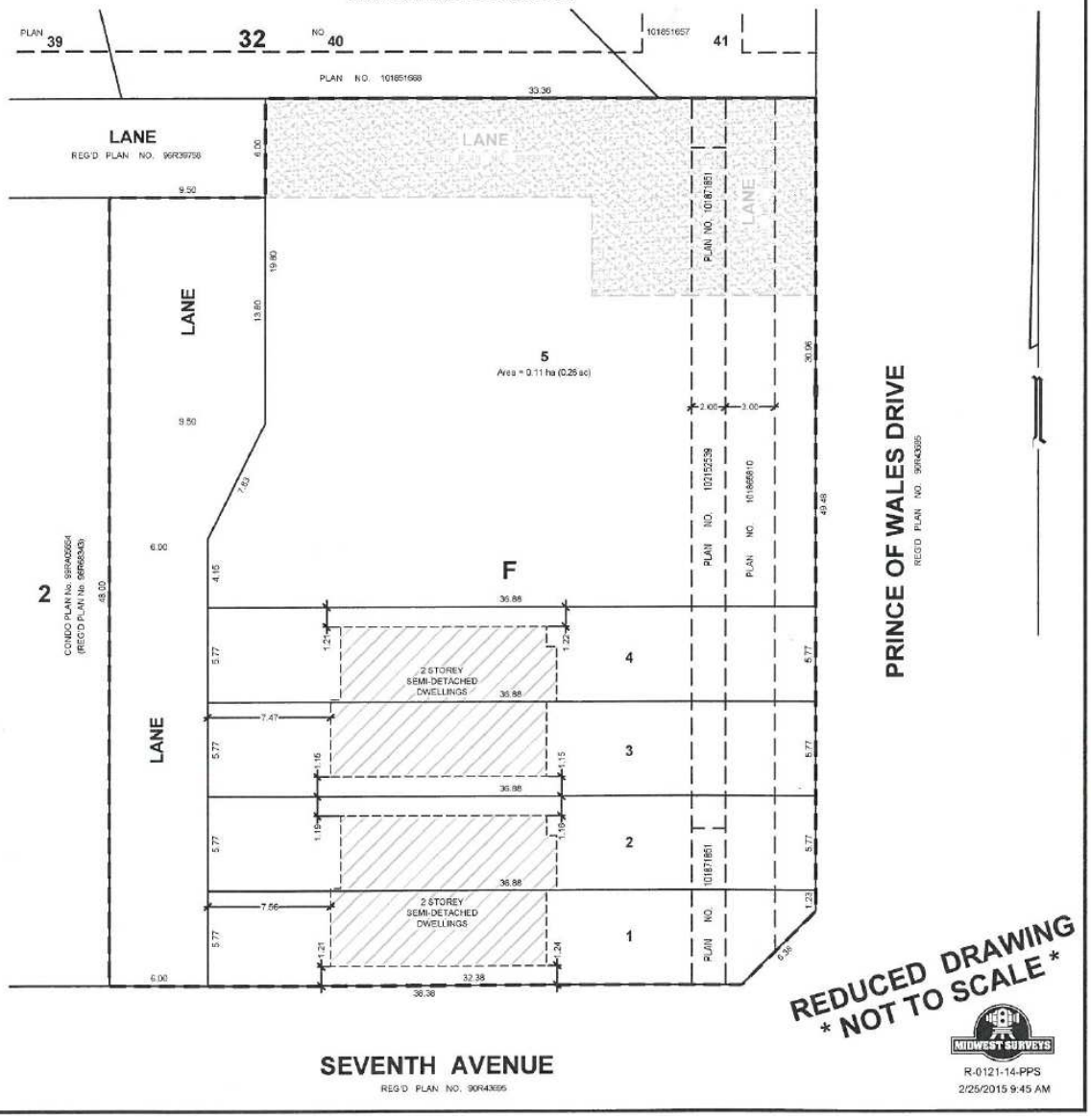
DATED THIS ____ DAY OF _____ A.D. 20__.

CITY CLERK

Feb. 25th/2015
DATE

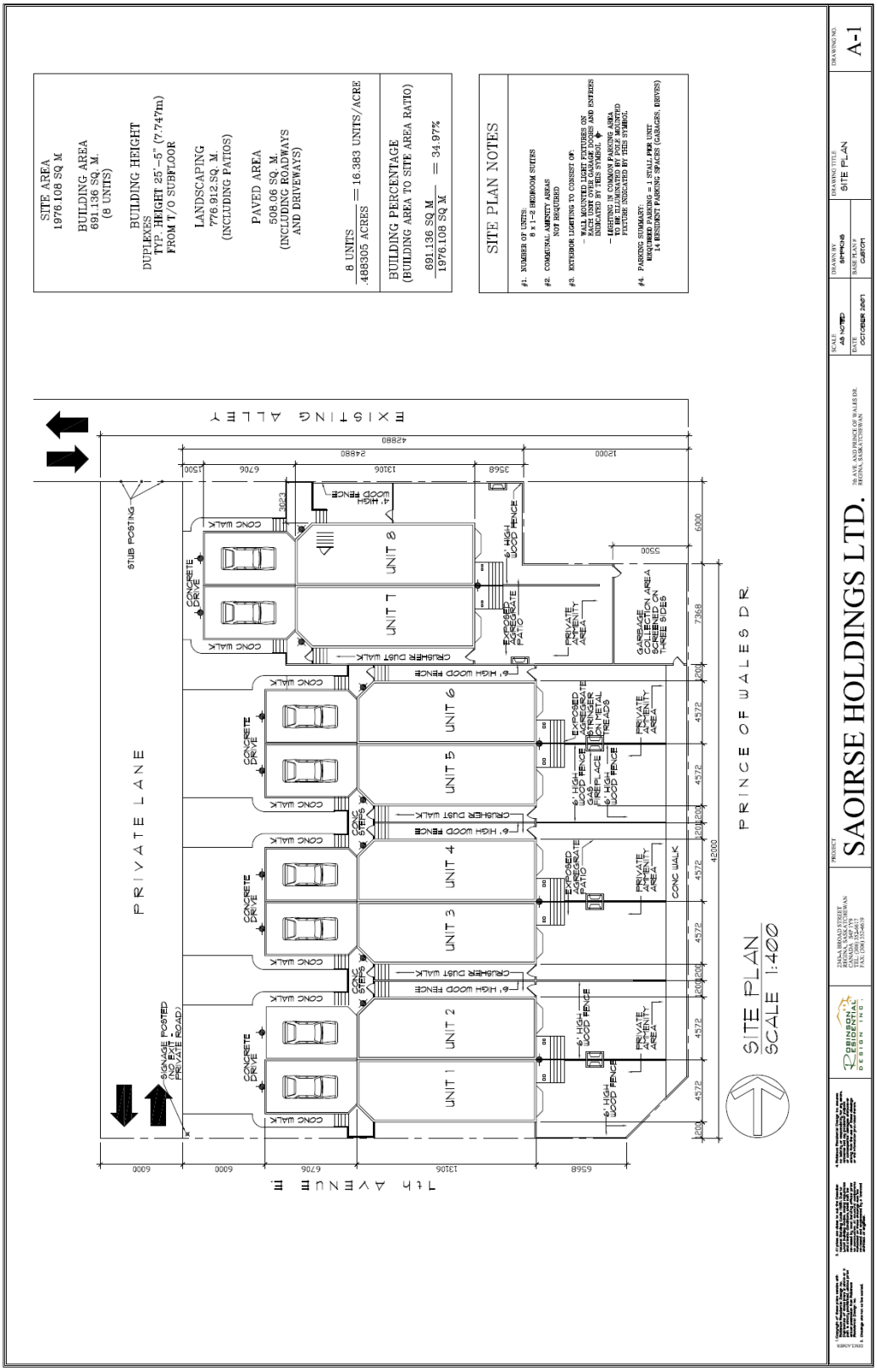
SCOTT L. COLVIN
SASKATCHEWAN LAND SURVEYOR

OWNER:



Planning Department

Project 15-Z-06 / 15-CL-04 Civic Address/Subdivision 3960 E. 7th Avenue and Adjacent Lane



Planning Department

Project 15-Z-06 / 15-CL-04

Civic Address/Subdivision 3960 E. 7th Avenue and Adjacent Lane

Original Approved Planned (07-DU-11)

Public Consultation Summary

Response	Number of Responses	Issues Identified
Completely opposed	2	There will only be one entry/exit way in and out of lane Do not want apartments in the area
Accept if many features were different	1	Loss of residents use of lane Increase of traffic Loss of future building of garage in backyard
Accept if one or two features were different		
I support this proposal	5	Support two accesses for lane

1. **Issue**
   There will only be one entry/exit way in and out of the lane.

   Administration's Response:
   Although the east end of the lane will be closed, the laneway will be rerouted to a dedicated north-south lane creating two access points to the lane resulting in improved circulation. This will address safe and convenient access for local traffic as well as ensure that fire and service vehicles have improved access and are able to safely navigate the lane.

2. **Issue**
   Loss of resident's use of lane.

   Administration's Response:
   A resident who resides directly north of the portion of the lane to be closed indicated that they have used the lane to access a trailer and boat stored in the back yard. The Administration has proposed that an access easement be registered on the title of the property to the south for the resident to the north to continue accessing his backyard. The owner of the property to the south has agreed to enter into an access agreement with the owner of the residential lot to the north.

3. **Issue**
   Apartments are unwanted in this area.

   Administration's Response:
   The adjacent lot south of the portion of lane to be closed is zoned R6 – Residential Multiple Housing. Apartments are permitted uses in this zone and therefore do not require City Council approval. Although, the parcel was originally approved as a planned group of dwellings comprised of semi-detached buildings, subdivision of this parcel would allow any uses that are permitted in the R6 zone to be developed.

4. **Issue**
   Increase of traffic.

   Administration's Response:
   The lane closure and dedication will not increase traffic in the area. It is expected that traffic that is currently using the east west lane will also be use the north south lane. Any additional traffic due to the future development of the residential lands south of the portion of lane to be closed will be minimal and not expected to worsen current traffic conditions. The reconfiguration of the lane will result in improved access conditions and traffic circulation.

June 3, 2015

To: Members,
Regina Planning Commission

Re: Application for Sale of Dedicated Lands (15-SD-01)
Portion of Qu'Appelle Park - 1301 Parker Avenue

RECOMMENDATION

1. That the application for the sale of a portion of Public Reserve Parcel R3 in Plan No. 71R28646 as described as proposed Parcel U on the attached plan of proposed subdivision prepared by Scott Assié, RPP dated November 29, 2013, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw.

3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The proposed sale of dedicated open space (Public Reserve) will not impact current recreation and park space requirements in the Hillsdale neighbourhood and it conforms to the *Open Space Management Strategy*. This area within the park has already been used as a temporary wireless telecommunications tower under a Sasktel easement. Accordingly, the Administration recommends approval of the proposed sale of dedicated Public Reserve land.

BACKGROUND

SaskTel has offered to purchase a portion of Qu'Appelle Park to locate a permanent wireless telecommunications tower for cellular coverage. Sasktel has had an easement agreement to use this site since 2013 and contains a temporary wireless communications tower. The portion of the park proposed to be subdivided and sold is currently zoned PS – Public Service, which is dedicated to the municipality as Public Reserve land. The proposed open space to be sold has a dimension of 20 metres by 25 metres and is located on the west side of the park as shown in Appendix A-1.

As Public Reserve land dedicated to the City for the purposes of public recreational open space, *The Planning and Development Act, 2007* requires that sale of such land requires approval of a municipal bylaw and approval of the Provincial Minister of Municipal Affairs.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered in accordance with Bylaw No. 2003-3 by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes as Appendix A-2.

DISCUSSION

An application to sell a portion of open space has been submitted to the Administration. The dedicated Public Reserve land is located in the park space known as Qu'Appelle Park in the Hillsdale neighbourhood.

A 500 square metre portion of a Public Reserve land is proposed to be sold to SaskTel for its use as a wireless telecommunications tower site. Landscaping would remain intact and no fencing would be required to secure the equipment. Existing playing fields are not expected to be impacted and the base of the tower would largely be screened from view by existing landscaping.

The subject property is currently zoned PS – Public Service Zone, in which a wireless telecommunications tower is classified as a Public Use under *Regina Zoning Bylaw No. 9250* and is permitted. The surrounding land uses include detached residential dwellings units to the west and south and low-rise apartment buildings to the east and north of the park.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion dedicated land is $48,439.00, plus GST. Selling the public reserve will result in a modest increase in the property tax assessment attributable to the SaskTel.

Environmental Implications

Industry Canada is the federal agency responsible for regulating the technical and safety aspects of tower construction and operation. The development of the telecommunications tower must meet Industry Canada specifications.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Policy Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48*, with respect to directing the City to consider minimum standards for quantity and quality for management of the open space system.

The *2007 Open Space Management Strategy (OSMS)* identifies the Hillsdale area as having a surplus of 0.15 hectares of neighbourhood level park space. The removal of 0.05 hectares would result in a surplus balance of 0.10 hectares of open space in the neighbourhood.

Other Implications

The jurisdiction on the approval of wireless telecommunication towers lies with Industry Canada which is the federal government department responsible. Industry Canada regulation procedures are intended to clearly set expectations for telecommunication tower sites, public notice standards, and to consult with the local authority where further regulations may be applied. Industry Canada also regulates technical aspects of tower construction and operation to ensure safety of the surrounding residents.

The City occasionally offers advice to telecommunication service providers to mitigate potential concerns by residents. The City has been involved in the sale of several portions of land

including surplus right-of-way, non-dedicated open spaces or other vacant property for the location of wireless telecommunication tower infrastructure. The Administration considers potential impacts on surroundings before proceeding with the transaction.

On February 24, 2010, the Regina Planning Commission passed a referral motion in consideration of (RPC10-5) that stated: "This communication be referred to the Administration for a report on guidelines and/or principles for cell phone towers on City of Regina property." The Administration will be responding to this item in the context of the comprehensive review of *Regina Zoning Bylaw No. 9250* which will be underway over the next few years.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Will be published in the Leader Post on	June 6, 2015
Letter sent to immediate property owners	March 2, 2015
Number of Public Comments Sheets received	5

The Hillsdale Community Association responded to the proposal with a number of questions and comments. The Administration, with the applicant, responded to the concerns of the Community Association. The Community Association later indicated that they support the project after they understood that there would be no fence surrounding the property and that area residents were consulted by SaskTel through the original public notice that was issued in accordance with Industry Canada regulations. No objections were received through this public notice process.

A more detailed accounting of the residents' concerns and the Administrations response to them is provided in Appendix B of this report.

The applicant and interested parties have received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Section IX of The Planning and Development Act, 2007.*

Respectfully submitted,

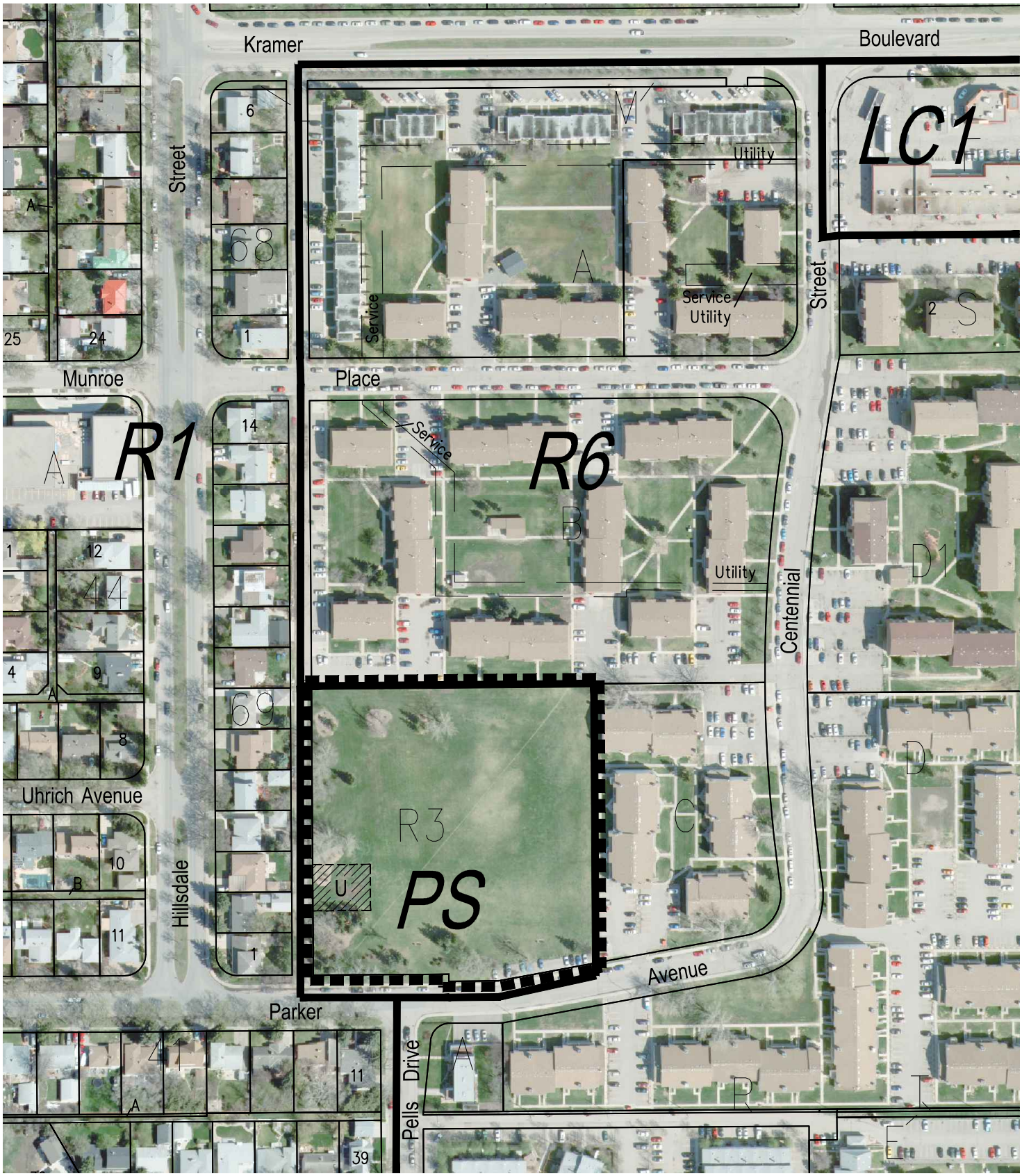
Louise Folk, Director
Development Services

Respectfully submitted,

Diana Hawryluk, Director
City Planning & Development

Report prepared by: Ben Mario

Appendix A-1



Subject Property

Project 14-SN-10 Civic Address/Subdivision 1301 Parker Avenue

O:\UP\DWGS\DEVELOP\SN\2014\14-SN-10.dwg, 22/Apr/2014 2:58:44 PM, Planning Department, Long Range Branch

PROPOSED SUBDIVISION
of Part of
Surface Parcel # 111661927
Parcel R3, Plan 71R28646
Regina, Saskatchewan
Scott Assié, MCIP, RPP
2013
Scale 1:1000

Job No.: 171565-R | Initials: RE - LH - SA
Preliminary Survey: Nov. 20, 2013
File: 171565PR

Altus Geomatics
Limited Partnership
Toll Free: 1-800-465-6233
www.altusgeomatics.com

CITY OF REGINA APPROVAL
The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina.
Dated this ___ day of _____ A.D. 20__.

CITY CLERK
Measurements are in metres and decimals thereof.
Measurements are approximate and may vary by ±0.5m.
Area to be approved is outlined in bold dashed line and contains 0.05 ha (0.12 acs).

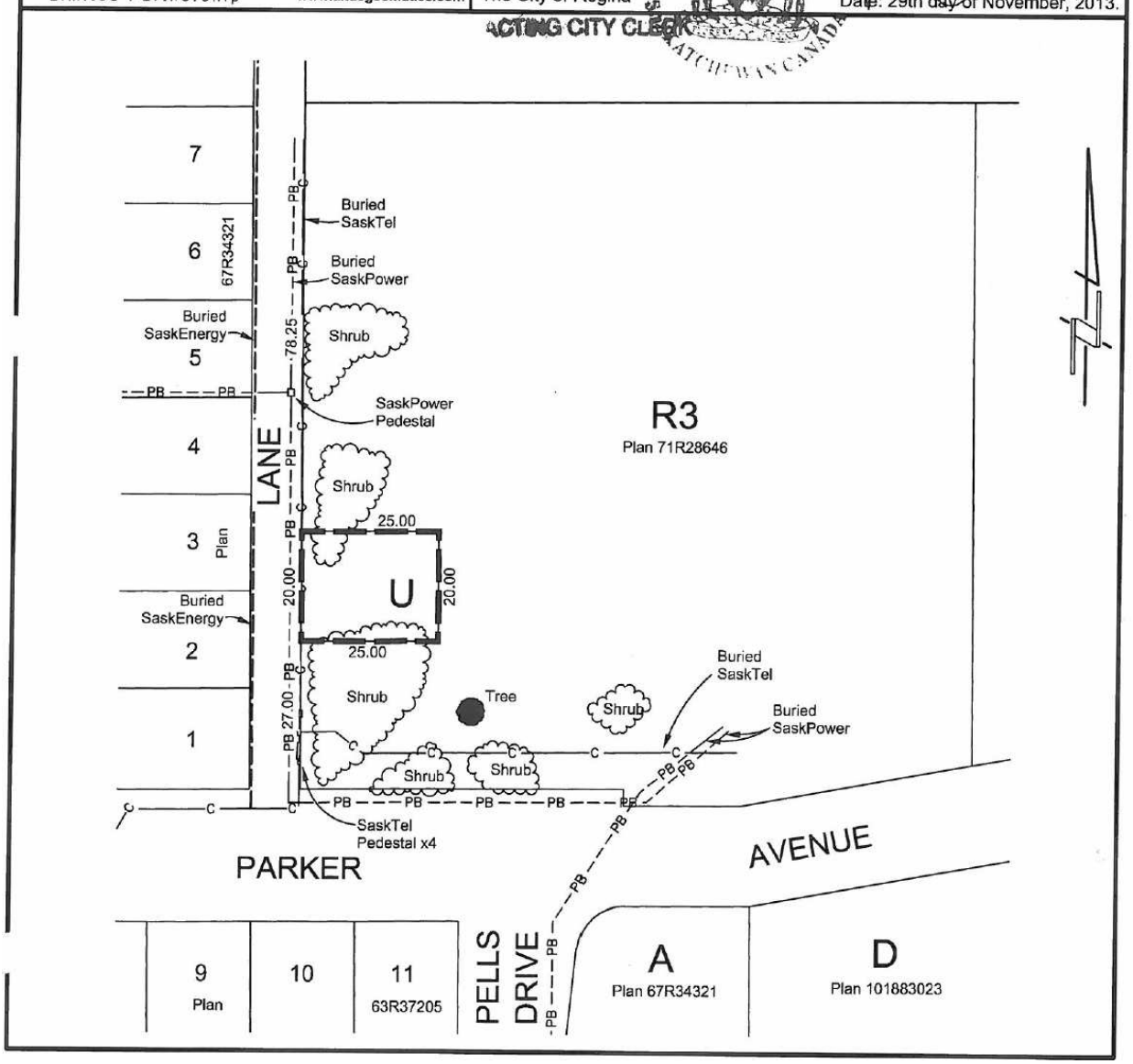
OWNER(S):

The City of Regina

ACTING CITY CLERK

Registered Professional Planner
Date: 29th day of November, 2013.

REGISTERED PROFESSIONAL PLANNER
SCOTT ASSIÉ
385



Planning Department

Project 15-SD-01 Civic Address/Subdivision 1301 Parker Avenue

Public Consultation Summary

Response	Number of Responses	Issues Identified
Completely opposed	2	- Green space is limited in the area. - Events and activities in the park would be compromised. - The tower would not benefit the community. - The tower should be placed elsewhere, such as a lesser used park.
Accept if many features were different	0	
Accept if one or two features were different	1	- The City should lease the land rather than sell and have more control over the development.
I support this proposal	2	

1. **Issue – Loss of green space in the area and compromise of function of Qu'Appelle Park**

   Administration's Response: Approval of the project would formally remove 500m^2 of open space from the City's inventory. In terms of actual changes to the park, only a small fraction of the lot will be used for cell phone tower infrastructure as most of the site will be undisturbed. No recreational activities are expected to be compromised as a result of the sale and the Hillsdale neighbourhood would maintain a surplus of open space as per the *Open Space Management Strategy.*

2. **Issue – The Tower would not benefit the community**

   Administration's Response: As a type of infrastructure that benefits the community, wireless telecommunication towers are considered to be a "Public Use" under *Regina Zoning Bylaw No. 9250*. The impact on the park will be minimal and will not impact community recreation needs. SaskTel has indicated that the wireless telecommunications tower will result in improved service for its customers in the area.

3. **Issue – The tower should be placed elsewhere**

   Administration's Response: The Administration had approached SaskTel to discuss other options. SaskTel has chosen this site as it would provide optimum coverage for their customers and the site also had access to existing underground infrastructure.

4. **Issue – The City should lease the land rather than sell**

   Administration's Response: SaskTel has indicated that as a corporate policy their objective is to own all of their telecommunications tower sites. The infrastructure installed in the site is intended to be permanent to support the tower site on a perpetual basis.

June 3, 2015

To: Members,
Regina Planning Commission

Re: 2015 City of Regina Office Policy Review

RECOMMENDATION

1. That Part A of Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*) be amended by adding the following clause after clause 7.33:

   That, notwithstanding any other policy herein, Council may approve a proposed medium or major office building where the purpose of the proposed development is to relocate an existing building away from an existing industrial activity, or other activity, that may, in the estimation of Council, pose as a conspicuous hazard.

2. That the City Solicitor be directed to prepare the necessary bylaw to amend Part A of Bylaw No. 2013-48 (*Design Regina: The Official Community Plan*).

3. That this item be forwarded to the June 22, 2015 City Council meeting to allow sufficient time for advertisement.

CONCLUSION

Due to a significant amount of new office space being developed in the last four years, Regina's downtown office vacancy level has gone from the lowest in Canada (1.5%) in 2012, to above the national average (11-13%) today. Since 2012, approximately 57,400 m^2 (617,600 ft^2) of new office space, pertaining to "medium" and "major" scale buildings, has been developed in the city. Of this total, 44,700 m^2 of office was built in the downtown/central city area (76 % of total) and 12,700 m^2 was built outside of the downtown/central city area (mainly in Harbour Landing Business Park). This increase in vacancy is positive for tenant choice and attracting new businesses into the market, but may not be optimal for office builders and managers.

Despite the current vacancy level, Regina has a particularly strong downtown office inventory relative to other Canadian cities (83% of office located in the downtown/central city versus 50% for the national average). In order to protect the downtown as the primary hub for civic, cultural and major office uses, as per the intent of the Official Community Plan (Goal 5 of Section D5), Administration recommends that the existing policy, which limits the development of new "suburban" office, be maintained. Administration does, however, recommend that the policy be revised to allow for the relocation of existing office developments where there is a conspicuous safety related concern. This aforementioned approach will help support proposed new downtown office development, which have been approved but not yet commenced, as well as existing office buildings in the downtown that are currently seeking to fill their higher-than-normal vacancies.

Note: Data herein, relating to office vacancy levels and forecasts, etc., was derived through recent reports supplied by Colliers International and Avis and Young; distribution and inventory data was derived through City tax assessment.

BACKGROUND

In 2012, Council amended the City's Official Community Plan (OCP) by replacing the office policy section with a new set of office policies that better supports the current office market, as well as the City's objectives regarding a sustainable and prosperous downtown. The 2012 revisions provided a relaxation to the previous policy, which strongly protected the downtown as the primary location for office development, by allowing for some opportunities for suburban "office park" development where it could be demonstrated that the proposed office would not result in:

- The downtown/central city area retaining less than 80% of the city's total office floor area pertaining to medium (1000 m^2-4000 m^2) and major office (>4000 m^2) development;
- The downtown having a vacancy rate of greater than 6.5%.

The revised policy further directed suburban office development by:

- Prohibiting major office outside of the downtown, excepting lands immediately adjacent to the downtown and office associated with specified uses (e.g. universities or hospitals);
- Limiting new "office parks" to two specified "office area" locations and limiting the total amount of office floor area to 16,000 m^2/ office area location.
- Limiting the amount of parking that can be built in office areas by setting maximum caps on spaces and by requiring monetary fees to be paid for excess parking, which can be directed to improvements in the downtown.

The decision to amend the office policy was largely due to an increased demand for alternate forms of office development outside of the downtown (e.g. "office parks"), associated with a recent surge in employment and population growth. The process to amend the office policy involved significant stakeholder participation, and the completion of two studies: *Regina Office Study* (Dialog, 2012); *Regina Business Park Study* (MHBC, 2012). Although opinion regarding the distribution of office development differed amongst stakeholders, Administration considers the resulting new policy as a solution that balances the primacy of the downtown, as the main location for major office development, with the demand for office in peripheral locations. The solution arrived at was substantially supported by all stakeholders involved, at the time.

The office policy was again amended in 2013, through the adoption of the new OCP ("Design Regina"), by including additional potential locations for office development outside of the downtown; however, measures to protect the downtown as the primary location for office development were retained. Further, Council directed Administration to engage in a regular review of the policy, for a period of five years, in order to monitor implementation issues.

The purpose of this report, is to report back to the Regina Planning Commission and Council respecting the effectiveness of the office policy and potential impacts the policy may be having on the Regina office market conditions. Specifically, a snapshot of the existing office market conditions will be provided, along with an overview of the office policy effectiveness. As with previous reviews, a group of interested stakeholders was consulted.

DISCUSSION

Situation Overview

At the time the office policy was originally revised (2012), Regina had one of the lowest downtown office vacancy rates (1.5%) amongst major Canadian cities, and there was a strong demand for new office space due to a surging economy and population influx. Since 2012, approximately 57,400 m^2 (617,600 ft^2) of new office space, pertaining to "medium" and "major" scale buildings, has been developed in the city. Of this total, 44,700 m^2 of office was built in the downtown/central city area (76 % of total) and 12,700 m^2 was built outside of the downtown/central city area (mainly in Harbour Landing Business Park). This additional office space has resulted in an over-supply and a downtown vacancy at around 11-13%. The current vacancy level is above the optimal level of 8-10%, and is above 6.5%, which is the threshold used by the City to either support or deny new office developments in identified suburban office areas or urban centres. (OCP office policy section is included as Appendix 4)

In addition to establishing a downtown vacancy threshold of 6.5%, the office policy also establishes a long term target relating to distribution: that, over the life of the OCP, the City shall endeavour to ensure that at least 80% of the medium and major office floor area is located in the downtown/central city area. As of 2015, the current distribution is 83% for the downtown/central city area and 17% suburban. Since the new policy was adopted, approximately 76% of new office development went into the downtown/central city office area, which has swung the distribution slightly towards suburban, but is still substantially in favour of the downtown and in conformity with the policy threshold. A summary of the data is outlined in Appendix 1 and 2.

The above noted information is based on current vacancy rates, newly occupied development and buildings currently under construction. Additionally, another 48,900 m^2 (525,900 ft^2) of office floor area was recently approved by Council, but has yet to commence. Most of the recently approved, but not yet commenced, office space is located in the downtown (e.g. Rose St/12th Ave); however, the proposed fourth (and last) building of the Harbour Landing Business Park is included. Should the aforementioned proposed/approved office actually be constructed, the downtown vacancy could climb to well over 13%. The future market demand, economic factors and vacancy levels will determine the actual viability of these proposed buildings. The aforementioned Dialog and MHBC studies estimated that an additional 200,000 m^2 of office floor area may be required, over the next 20 years, to satisfy the growing market and population needs; therefore, the current vacancy levels may only be an interim phenomena.

Through the 2012 office policy review, the Zoning Bylaw was also amended by increasing office, as a "permitted" use, in specified zones (not including Downtown Zone), from 500 m^2 to 1000 m^2. Administration suggests that this revision has not had a significant impact, as office development, below 1000 m2, is considered minor in nature; is often developed in the context of mixed-use buildings and is not tracked by the City or real estate experts as office development. This floor area regulation, it should be noted, does not prevent the City from approving larger office development that is deemed to be an "accessory" use to an existing business.

Stakeholder Comments

The City has identified a core stakeholder group consisting of industry experts (e.g. commercial real estate experts, office developers and managers, etc.), and has consulted with them as part of this review. The following four questions were posed to the stakeholder group:

- *What issues do you have, generally or specifically, with the existing policy (if any)?*
- *How has the existing office policy affected your operations or objectives?*
- *How do you regard the current state of the Regina office market?*
- *Any thoughts you may have on this subject that you would like to share.*

The main issues identified with the current office policy are as follows:

- That the policy is too restrictive; that it constrains "the market" and prevents users and businesses, which have a bona fide or legitimate reason for locating on the periphery, from developing in a suburban context where the downtown vacancy is over 6.5%;
- That the vacancy and distribution metrics, which are used by the City to determine the merit of a proposed development, are too arbitrary and problematic;
- That the policy is beneficial by supporting the downtown as the primary location for major office development, and by controlling suburban development;
- That the tenant floor area restriction, which applies to the maximum floor area (20,000 ft^2/ tenant) occupied by any single tenant on lands zoned Office Area (the identified office areas), should be removed, as it is too restrictive.

A summary of key stakeholder comments, and the City's response, is included in Appendix 3.

Policy Implications - Status Quo

The City's existing policy requires Council to deny a proposed office development within an identified office area or urban centre when the downtown vacancy rate is over 6.5%. Considering the current downtown vacancy of 11-13%, no new "office park" could be supported in the near-term. However, "building four" in the Harbour Landing Business Park, which was approved while the vacancy rate was below 6.5%, will likely commence development in 2015. Furthermore, there are still office opportunities in the Global Transportation Hub, Wascana Authority lands, Airport lands and outside of the city, as these are areas beyond the City's regulatory jurisdiction. The existing policy also allows small scale office throughout the city; the continuation of office associated with institutional uses and office located in the central city area (extending from College Ave. to 4th Ave., including RRI).

There is evidence to suggest that the 2012 policy revisions, which "opened the door" to new suburban office parks, has resulted in some office tenants migrating out of the downtown (primarily, into the new Harbour Landing Business Park); however, migration into the downtown has also occurred (notably: the relocation of Aboriginal Affairs and Northern Development Canada from their suburban location at the First Nations University to the newly constructed 1827 Albert Street building, downtown). Although migration may be occurring, the policy triggers for "closing the door" have now engaged, which will again benefit the downtown.

Maintaining the status quo, however, may result in one issue that was not contemplated as part of the original review: The inability of Council to approve a proposed office building where the purpose of the development is to accommodate the relocation or redevelopment of an existing development in order to address a conspicuous safety related concern (e.g. industrial or hazard proximity, etc.). Administration suggests that the policy should not impede a relocation/ redevelopment in this instance; therefore, an amendment to the office policy is warranted. These instances will generally not result in a reduction to the downtown inventory.

Policy Implications - Relaxation

Relaxing the existing policy, by removing the vacancy and distribution requirements, may provide for a more fluid and versatile office development context; however, it may also jeopardize the viability of proposed downtown buildings that have been approved but not yet constructed. Administration agrees with the 2012 Dialog study that larger-scale suburban office developments do compete with the downtown; therefore, a policy relaxation could eventually lead Regina to assuming the distribution characteristics of other Canadian cities, where up to half of the office development is scattered throughout peripheral and suburban locations. Optimizing the downtown as an employment environment, by supporting additional office development, will contribute to the vibrancy of the downtown, which is a major objective of the OCP.

Recommendation

Considering the state of the current office market in Regina, and the fact that there are proposed buildings in the downtown, which have been granted approval but await favourable market conditions for commencement, Administration recommends that the existing policy be maintained, with the following exception:

> *That, notwithstanding any other policy herein, Council may approve a proposed medium or major office building where the purpose of the proposed development is to relocate an existing building away from an existing industrial activity, or other activity, that may, in the estimation of Council, pose as a conspicuous hazard.*

The office policy will be reviewed again in 2016 and 2017, as per Council's direction to review the policy for 5 years following its adoption. The policy will then be subject to review as part of the overall review of the OCP that the City will undertake every five years.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Stakeholders were engaged during the course of the review and were made aware of the Regina Planning Commission date. Stakeholders engaged included: Major Regina commercial/ office realtors and office developers/managers; Regina Regional Opportunities Commission; Regina Chambers of Commerce; Regina Downtown Business Improvement District; Regina Airport Authority; Global Transportation Hub Authority; Federated Cooperatives Limited; Association of Regina Realtors; Building Owners and Managers Association of Regina.

If an amendment to the OCP is pursued, the amending bylaw will be advertised in accordance with the *The Planning and Development Act, 2007*.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *The Planning and Development Act, 2007*.

Respectfully submitted,

Shanie Leugner, A/Director
Planning Department

Respectfully submitted,

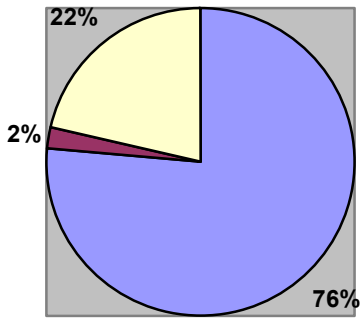
Diana Hawryluk, Executive Director
City Planning and Development

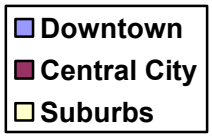
Report prepared by: Jeremy Fenton, A/Manager, Long Range Planning

Table I – Regina Office Data

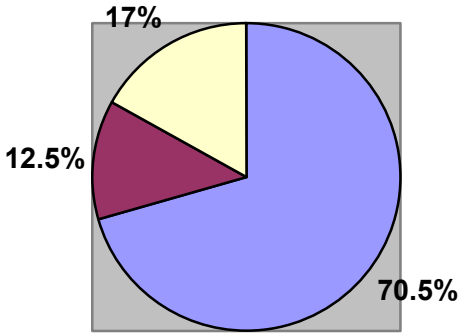
		2013	2014	2015
Inventory Added	Downtown/ Central City	▪ 20114.24 m^2 (2010 12th Ave) ▪ 3002.05 m^2 (1801 Broad St) ▪ 6724.29 m^2 (1827 Albert St)	▪ None	▪ 14864.5 m^2 (1834 Hamilton St)
	Suburbs	▪ 3457.65 m^2 (Parliament Ave)	▪ 3614 m^2 (Parliament Ave)	▪ 3614 m^2 (Parliament Ave) ▪ 1988 m^2 (1550 14th Ave)
	Total Added/ Year	▪ 33298.23 m^2	▪ 3614 m^2	▪ 20466.5 m^2
	Total Added Since 2012	▪ 57,378.73 m^2 ….or, ▪ 617,619.51 ft^2		
Distribution	**Downtown/ Central City**	▪ **84% of Total**	▪ **83.5% of Total**	▪ **83% of Total**
	Suburbs	▪ 16% of Total	▪ 16.5% of Total	▪ 17% of Total
Vacancy	**Downtown Vacancy**	▪ **9%**	▪ **11%**	▪ **13%**
	Suburban Vacancy			
Approved (but not yet commenced)	Downtown	▪ Rose St/ 12th Ave - 40,600 m^2 ▪ Rose St/ 14th Ave - 4645 m^2		
	Suburbs	▪ Parliament Ave - 3614 m^2		
	Total Approved	▪ 48,859 m^2 ….or, ▪ 525,913 ft^2		

Office Floor Area Added Since 2012





Total Office Distribution as of 2015



- **Note on Inventory/ Distribution**: Based on: City Tax Assessment data (BOMA classifications; competitive and non-competitive; office space only); office currently under construction
- **Note on Vacancy**: Based on Industry Experts (e.g. Avison Young, Colliers); 2015 is a projection

Downtown/ Central City

Summary of Office Buildings Constructed/ Under Construction Since 2012

Description
- Address: 2010 12th Ave
- Context: Downtown
- Year Built: 2012
- Size: 20114.24 m^2
- BOMA: A
- Status: Occupied

Illustration

Description
- Address:1827 Albert St
- Context: Downtown
- Year Built: 2013
- Size: 6724.29 m^2
- BOMA: B+
- Status: 50% Vacant

Illustration

Description
- Address: 1801 Broad St
- Context: Downtown
- Year Built: 2013
- Size: 3002.05 m^2
- BOMA: ??
- Status: ??

Illustration

Description
- Address: 1834 Hamilton
- Context: Downtown
- Year Built: 2015
- Size: 14864.5 m^2
- BOMA: A
- Status: Construction

Illustration

Suburban

Summary of Office Buildings Constructed/ Under Construction Since 2012

Description

- Address: HLB Park
- Context: Suburban
- Year Built: 2013
- Size: 3457.65 m^2
- BOMA: B+
- Status: Occupied

Illustration

Description

- Address: HLB Park
- Context: Suburban
- Year Built: 2014
- Size: 3614 m^2
- BOMA: B+
- Status: Occupied

Illustration

Description

- Address: HLB Park
- Context: Suburban
- Year Built: 2015
- Size: 3615 m^2
- BOMA: B+
- Status: Occupied

Illustration

Description

- Address: 1550 14th Ave
- Context: Inner City
- Year Built: 2015
- Size: 1988 m^2
- BOMA: ??
- Status: ??

Illustration

	City Response re: Stakeholder Feedback	
1	Stakeholder Comment	▪ It is important to have a policy that reinforces the downtown as the primary location for office development.
	City Response	▪ The matter of office distribution was subject to significant discussion as part of the original review in 2012. Through that review, Council approved a policy that supports the downtown as the primary location for major office development, while allowing limited suburban "office park" development. This position was reinforced through the approval of the new OCP (*Design Regina*) in 2013. ▪ It is evident that some stakeholders support the downtown as the primary location for major office development and, therefore, support the existing office policy. Support for the downtown is also a major theme of the OCP. For instance, Goal 5 states: "Support the Downtown as the city's primary business centre."
2	Stakeholder Comment	▪ The lack of convenient parking in the downtown is a hindrance to downtown office development, and an incentive to suburban office.
	City Response	▪ The claim respecting downtown parking has been brought forward by both downtown and suburban office proponents. Downtown proponents suggest that additional downtown parking is required to remain competitive, while suburban proponents suggest that large suburban office sites are better able to accommodate vehicle fleets. ▪ Administration suggests that parking is a factor that office tenants and developers take into consideration, and that it is generally easier and less expensive to implement new parking in a suburban context, versus a downtown context. A regulation of the "Office Area" zone controls the over-build of parking in new office parks by requiring structured parking or a monetary payment where specified stall thresholds are exceeded. ▪ Although the issue of downtown parking is acknowledged, it is an objective of the OCP, over the next 20 years, to allow more people to walk, cycle and take transit to work.
3	Stakeholder Comment	▪ That the policy is too restrictive; that it constrains "the market" and prevents users and businesses, which have a bona fide or legitimate reason for locating on the periphery, from developing in a suburban context where the downtown vacancy is over 6.5%.
	City Response	▪ Administration suggests that the concern is valid; however, it is also suggested that office users will migrate to suburban locations simply for lower lease rates and development costs (as opposed to location practicalities per se). ▪ The office policy does affect market choice; however, this may be regarded as a "trade-off" for supporting a robust and successful downtown. Regina is unique by having a significant proportion of its office (83%) in the downtown/ central city area – most other major cities have a scattered distribution, with only 50-60% office in the downtown. ▪ The policy does not prohibit office development within the "central city" area (4th Ave. N to College St.), or office associated with institutional or airport uses, etc. Further, there are opportunities for specialized office development within the GTH, Innovation Place and Airport lands. ▪ Administration recommends one relaxation to policy: relocation of existing office where there is a safety concern. These situations could be approved irrespective of vacancy.

4	Stakeholder Comment	▪ That the vacancy metric (denial of office park development where downtown vacancy is greater than 6.5%) is too arbitrary and problematic: o Vacancy analysis could be subject to bias; o Vacancy relates to competitive space only, which is misleading – if non-competitive was included, vacancy would be lower; o Vacancy, at any point in time, is only a momentary snapshot; market is sensitive to new inventory; therefore, not indicative of overall market conditions
	City Response	▪ **Regarding the issue of reliability:** The City relies on the vacancy analyses of qualified, locally based, real estate agencies, which maintain an accurate understanding of vacancy through regular contact with building owners/ managers. The City is not in a position to research vacancy levels, as this would require considerable time and the implementation of working relations with all affected Regina office owners/ managers. Administration assumes professional due diligence in undertaken during the preparation of these analyses. Further, if a vacancy report is challenged, the challenging party may undertake, through a qualified specialist, their own analysis, which would be considered by the City. ▪ **Regarding the issue of inclusion:** "Non-competitive office" is generally defined as office utilized by a government agency or a single tenant. It is considered non-competitive as it is generally unavailable to general office users/ market. Administration suggests that non-competitive office not be included in the vacancy calculation, as the vacancy level is indicative of more general market conditions (e.g. space available to the open market). Further, should a building transition from a single tenant to the open market, it is assumed it would then be regarded as "competitive". ▪ **Regarding the issue of accuracy:** The office market in Regina is relatively small, and the office vacancy level is sensitive to new inventory. However, it should be noted that the transition from 1.5% vacancy to 13% vacancy, in Regina, was not due to a modest increase, but to the construction of eight new buildings over three years (including one large addition). This considerable growth resulted in an over supply. The existing policy does require Council to deny an application for suburban office park development where the downtown vacancy is above 6.5%. This threshold was established as part of the original office policy review and was considered a compromise between what the downtown advocates desired and what the City was originally suggesting (8%). (Studies suggest that 8% vacancy represents a "healthy" market) Vacancy levels are important, it may be argued, as they affect the viability/ start-up of new downtown office development. Two proposed office developments, which were approved in 2014, have yet to commence. It is a reasonable conclusion that the current downtown vacancy level (13%) may have some bearing on this, as it took an extremely low vacancy of 1.5% to trigger the newly built buildings. It may also be assumed that some downtown-to-suburb migration will occur where office park opportunities exist; therefore, controlling suburban office may enhance the viability of new downtown office.

7	Stakeholder Comment	▪ That the tenant floor area restriction, which applies to the maximum floor area (20,000 ft^2/ tenant) occupied by any single tenant on lands zoned Office Area (the identified office areas), should be removed, as it is too restrictive.
	City Response	▪ The rationale for mandating a maximum floor area of 20,000 ft^2/ tenant was to support the downtown by restricting the relocation of large office users (e.g. corporate head offices) to suburban office parks. Administration acknowledges that there may be some office users that are suited for an office park location, which might exceed 20,000. Removal of this restriction would require an amendment to the Zoning Bylaw.
8	Stakeholder Comment	▪ The Regina Regional Opportunities Commission suggests that it is premature to review the policy at this time, as it has not been subject to sufficient time/ testing. RROC suggests that the policy be reviewed in other two years, as five years is appropriate for testing.
	City Response	▪ As per Council's direction, the office policy will be review for another two years (Council directed, in 2012, an annual review for five years). Furthermore, the office policy will be reviewed every five years, as part of the regular five year review of the OCP. At any point, however, Council may review and revise the policy, at their discretion (e.g. should a situation arise that warrants a revision).

Goal 5 – Office Development

Support the Downtown as the city's primary business centre.

7.28 Endeavour to ensure, over the life of the Plan, that at least 80% of the total office floor area in the city, pertaining to *medium office* and *major office* development, is located in the DOWNTOWN/CENTRAL CITY OFFICE AREA, as identified on Map 6 – Office Areas.

7.29 Require *medium office* and *major office* to locate inside the DOWNTOWN, except for in the following contexts:

- 7.29.1 The conversion of designated heritage buildings or the development of new *medium office* buildings in the Warehouse District, located within the DOWNTOWN/CENTRAL CITY OFFICE AREA, as identified on Map 6 – Office Areas;
- 7.29.2 The development of *medium office* and *major office* buildings in the Centre Square Neighbourhood, in accordance with a Neighbourhood Plan;
- 7.29.3 The development of *medium office* buildings associated with the operations of and located within Regina AIRPORT LAND;
- 7.29.4 The development of *medium office* and *major office* buildings associated with and located adjacent to a *major institutional area* (e.g. university, hospital) or civic use;
- 7.29.5 The development of *medium office* buildings within identified OFFICE AREAS and URBAN CENTRES that are conceptually located on Map 6 – Office Areas; and
- 7.29.6 The development of *medium office* and *major office* buildings along Albert Street and Broad Street, in accordance with the Map 6 – Office Areas location and size limitations.

7.30 Ensure the development of *medium office* buildings within identified OFFICE AREAS and URBAN CENTRES is in accordance with the "Office Area" zone of the City's zoning bylaw, which shall include the following stipulations:

- 7.30.1 Office use shall be limited to businesses that can benefit from close *access* to major corridors and regional customers;
- 7.30.2 Proposed new *medium office* buildings shall be considered as a discretionary use; and
- 7.30.3 Surface parking area shall be restricted; however, additional parking may be allowed where structured parking is used, or where contributions are made towards *community amenities* or services.

7.31 Ensure the development of *medium office* buildings within identified OFFICE AREAS and URBAN CENTRES is in accordance with an approved secondary plan or concept plan, which illustrates, in addition to other considerations:

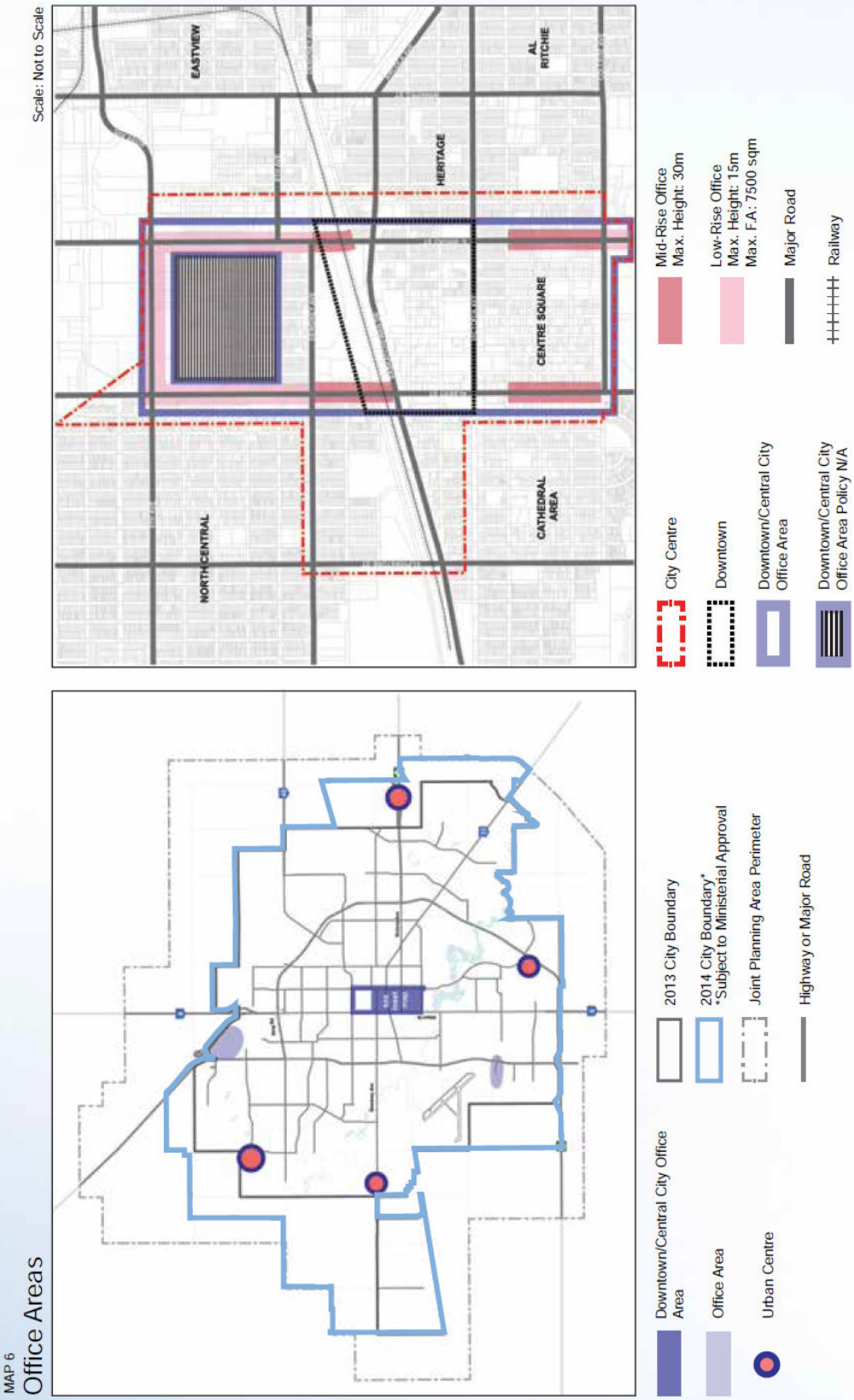
- 7.31.1 The area of land comprising the OFFICE AREA or URBAN CENTRE;
- 7.31.2 The location, amount and type of office development proposed; and
- 7.31.3 How land identified for *medium office* development can transition to other land uses, should offices not be approved or not otherwise occur.

7.32 Ensure that no OFFICE AREAS or URBAN CENTRE includes more than 16,000 square metres of total gross *medium office* floor area.

7.33 Prohibit development or rezoning to accommodate a *medium office* building(s) within an identified OFFICE AREA or URBAN CENTRE unless a market analysis, which has been prepared by a qualified expert based on the most recent available data, demonstrates, to the City's satisfaction, the following:

- 7.33.1 That there is a clear need for the office development;
- 7.33.2 That the proposed amount of office floor area will not result in, or contribute to, the DOWNTOWN/CENTRAL CITY OFFICE AREA retaining less than 80% of the city's total office floor area pertaining to *medium office* and *major office*; and
- 7.33.3 That the vacancy rate, as interpreted by the City, pertaining to *medium office* and *major office* development in the DOWNTOWN, does not exceed 6.5%.

MAP 6: OFFICE AREAS



June 3, 2015

To: Members,
Regina Planning Commission

Re: Discretionary Use Application (14-DU-28) Proposed Shopping Centre
2055 Prince of Wales Drive – East Superstore Site

RECOMMENDATION

1. That the Discretionary Use Application for a proposed shopping centre located at 2055 Prince of Wales Drive, being Block T, Plan No. 00RA08920, Spruce Meadows Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

   a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.10 inclusive, prepared by Mallen Gowing Berzins Architecture Incorporated and dated March 18, 2015; and

   b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250.*

2. That this report be forwarded to the June 22, 2015 meeting of City Council.

CONCLUSION

The applicant proposes to develop eight commercial buildings on the subject property totalling 5,120.8 m^2 of additional floor area. The buildings will contain a variety of commercial uses including cafes, retail, banks with drive-thru access and restaurant uses.

Comments and issues identified in the review process by the public include traffic generation and access/egress to the site. The Administration has reviewed a Traffic Impact Assessment (TIA) and parking study and assessed the impacts that the development will have on the road network in the immediate area. The analysis has determined that the existing road network and access points, with some recommended adjustments, are sufficient to accommodate traffic demands that are projected from the development. The Administration has worked with the applicant who has modified the plan to address all technical concerns.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250,* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw 2013-48.* The proposal will expand the array of commercial services available to residents in this growing sector of Regina. As well, it will intensify an existing commercial site which meets broader community planning objectives of intensifying urban corridors and efficient land use.

Accordingly, the Administration recommends approval of this development proposal.

BACKGROUND

The subject property contains the Real Canadian Superstore and Gas Bar, which was constructed in 2000 and is located at the southeast corner of the intersection of Victoria Avenue and Prince of Wales Drive (2055 Prince of Wales Drive). The site contained many undeveloped portions of land that were being held by the property owner in anticipation of future commercial development. An application has now been received to develop undeveloped portions of land on the site.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading) but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Zoning and Land Use Analysis

The applicant proposes to develop commercial buildings on the east Superstore site. The development is proposed to proceed in two phases. In the first phase, the applicant proposes to develop eight new commercial buildings. In the second phase, the applicant is planning an additional building (Building F). The applicant is not seeking approval for Building F at this time. A separate application for Building F is expected at a later date.

The proposed use and floor area of each of the eight buildings in the first phase is provided in the table below:

Phase 1 Development East Superstore Site – Commercial Buildings		
Building	**Use**	**Floor area**
A	Restaurant/Brewpub (with roof top patio)	1173 m²
B	Bank (with drive-thru)	557 m²
C	Bank (with drive-thru)	395 m²
D	Retail /Restaurant café (outdoor patio)	743 m²
E	Restaurant (outdoor patio)	474 m²
G	Retail	557 m²
H	Restaurant (with drive-thru)	489 m²
J	Retail/Restaurant café	733 m²

The zoning and land use analysis is summarized as follows:

Land Use Details	Existing	Proposed Changes
Zoning	MAC3 - Major Arterial Commercial	MAC3 - Major Arterial Commercial
Land Use	Grocery Store and Gas Bar (Real Canadian Superstore)	Additional 8 Commercial Buildings containing a mix of tenants
Building Area	13,192 m^2	5120.8 m² (New Development) 18,312.8 m²(Total)

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required*	1115 stalls*	1029 stalls
Minimum Lot Area (m^2)	250 m^2	74,164.79 m^2
Minimum Lot Frontage (m)	6 m	249 m
Maximum Building Height (m)	15 m	Less than 15m (varies)
Gross Floor Area	N/A	22,586 m²
Maximum Floor Area Ratio	3.0	0.3
Maximum Coverage (%)	65%	30%

**Note: The required parking assumes inclusion of Building F which is not included within the current application. The total required parking will be refined when an application is received for Building F and the details of that development are fully known. As part of the application requirements for this application, the application submitted a comprehensive parking study which assessed parking demands for the entire development including Phase 2 of the project.*

The surrounding land uses include commercial uses north of Victoria Avenue (Highway No. 1), Regina Memorial Gardens Funeral Home and Cemetery to the east, commercial uses to the south (Winners, Best Buy, and Rona), and commercial uses to the west (Wal-Mart).

The proposed development is consistent with the purpose and intent of the MAC3 - Major Arterial Commercial Zone with respect to accommodating retail, service, and office developments along controlled-access roadways where establishments can benefit from good visibility from a major arterial roadway.

Traffic Impact Assessment and Parking Analysis

The applicant has submitted a *Parking Study, Traffic Impact Assessment (TIA),* and the *Landscape Plan* for the development and site intensification of the subject property.

(a) Parking Study

With respect to parking, it is not possible at this stage of the approval to determine the exact parking requirement for the site given the number of buildings proposed and the potential range and final mix of land uses. To determine potential maximum parking demands, the applicant prepared a parking study by a qualified Professional Engineer that employed site observations to determine existing patterns and estimated future demand using accepted methods.

The calculation of parking requirement presented in the Zoning Analysis is based on gross calculation of floor area applying maximum parking amounts if the commercial rental units are developed fully as commercial.

Assuming a gross calculation, there would be a shortage of 86 parking stalls. However, this number assumes maximum usage of commercial spaces as retail. Parking requirements will be more conclusively determined through building permit process. For example, not all retail spaces will be fully occupied as commercial, or retail spaces may accommodate professional offices, which has a lower parking requirement. Actual parking requirements will very likely be lower than assumed at this stage. Detailed parking calculations are provided in Appendix C, Table 1.

The *Parking Study* submitted by the applicant demonstrates that the parking stalls provided would sufficiently accommodate the demand, assuming a certain arrangement of tenants or uses. Different types of tenants will have different peak hour demands and multiple trips will be combined and essentially parking is typically shared between uses. Based on these shared arrangements, the *Parking Study* projects that the highest parking stalls demand on site will be at 3:00 pm when 918 parking stalls will be required. Considering this, and given that 1029 parking stalls are proposed, there is a surplus of 111 parking stalls at highest parking demand which is 12 per cent more than required. The *Parking Study,* also indicated that the grocery store has a significant parking surplus during peak weekend hours. A detailed summary of parking calculations assuming shared parking arrangements is provided in Appendix C, Table 2. The difference in gross parking requirements and shared parking requirements is shown in Appendix C, Table 3.

Shopping centres by their very nature encourage parking efficiency by combining multiple trips. It is likely that future bylaw amendments will more clearly acknowledge this in the manner that minimum parking standards are applied to shopping centres.

The Administration is confident that the site will meet parking as required in *Regina Zoning Bylaw No. 9250*.

(b) Traffic Impact Assessment (TIA)

The required *Traffic Impact Assessment* was submitted by the applicant and has been accepted by the Administration. A more detailed summary of the study is provided in Appendix C, Table 4. All intersections surrounding the subject property will operate at an acceptable level of service during peak traffic demand. Upgrades will be required to the intersection of Willow Place and Westfair Road to meet intersection performance criteria. The upgrades required to this intersection include all-way stop control with a dedicated left-turning lane and a shared right and through lane at the eastbound approach.

The developer is responsible for undertaking all required upgrade work to this intersection.

(c) Landscape Plan

The application exceeds the landscape area requirement for the total site. The proposal provides landscape adjacent to drive isles and provides screening of the parking areas. The focus of landscaping is at the perimeter of the site and adjacent to public streets. The landscape plan includes a walking path and bus stop pad along Prince of Wales Drive.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Policy Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Complete Neighbourhoods

- Providing opportunities for daily lifestyle needs, such as services, convenience shopping and recreation;
- Providing live/work opportunities within urban centres and urban corridors and within residential areas as identified within approved secondary plans or concept plans.

Urban Centers and Corridors

- Supporting the redevelopment of existing retail areas to higher density, mixed-use, and transit-oriented development with densities appropriate to servicing capacity.

Employment Areas

- Requiring new large-format retail to be located on urban corridors or within identified urban centers and designed;
- Allowing for change and intensification over time.

The proposed development compliments the overall development of the area in establishing a complete neighbourhood and provides the nearby residents additional opportunities for shopping and employment. The proposed development is intended to maximize existing retail area with the available servicing capacity. The proposed development is well connected with the transit and sidewalks along Prince of Wales Drive. At present, the Victoria Express transit route operates from this location with direct access to the downtown.

Other Implications

None with respect to this report.

Accessibility Implications

Regina Zoning Bylaw No. 9250 requires 2% of the required 1115 parking stalls (gross parking calculation) or 23 parking stalls be provided for persons with disabilities. The proposed development provides 27 parking stalls for persons with disabilities which exceeds the minimum requirement by 4 stalls.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted	June 6, 2015
Letter sent to immediate property owners	June 13, 2015
Number of Public Comments Sheets Received	12

The application was circulated to the Arcola East Community Association for their comments. Following circulation, the Administration attempted follow-up contact with the community association but did not receive a response prior to the deadline for submission of this report.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. Also included are the Applicant's responses to those issues.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007*.

Respectfully submitted,

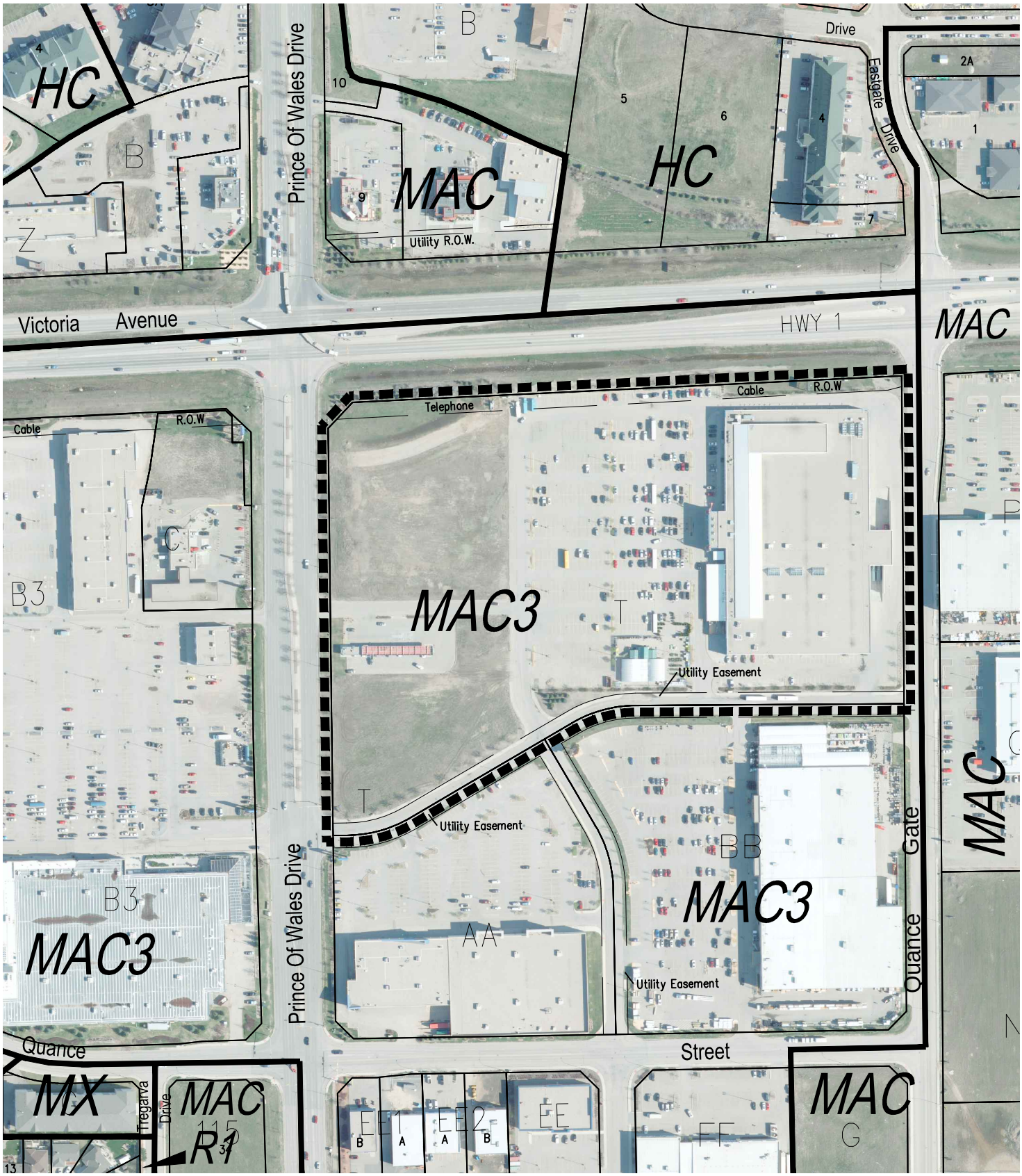
Louise Folk, Director
Development Services

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Punya Sagar Marahatta

Appendix A-1



Subject Property

Project 14-DU-28 Civic Address/Subdivision 2055 Prince of Wales Drive

Appendix A-2

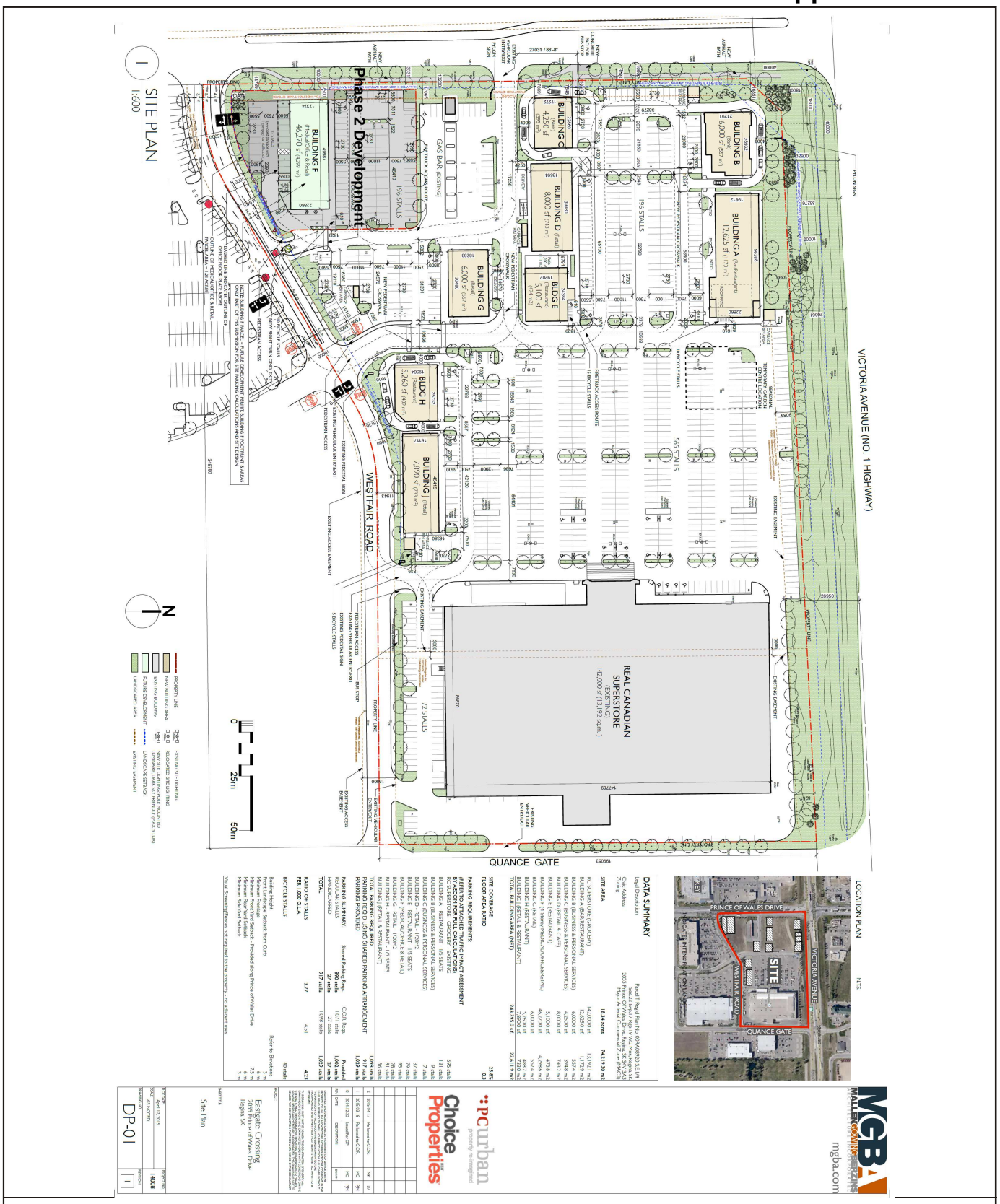
Subject Property

Date of Photography: 2012

Project 14-DU-28

Civic Address/Subdivision 2055 Prince of Wales Drive

Appendix A-3.1



DATA SUMMARY

Legal Description: Parcel T Reg'd Plan No. 0006490920; S.E.1/4 Sec.27 Twp.17 Rge.1-W.5 Mer, Regina SK
Civic Address: 2055 Prince of Wales Drive (Spruce Meadows)
Zoning: Major Arterial Commercial Zone (PAC-2)

SITE AREA	
	18.34 acres	**74,215.90 m²**
RC SUPERSTORE (GROCERY)	142,000 s.f.	13,192.1 m²
BUILDING A (BAR/RESTAURANT)	12,625.0 s.f.	1,172.9 m²
BUILDING B (RETAIL & SERVICES)	6,000.0 s.f.	557.4 m²
BUILDING C (BUSINESS & PERSONAL SERVICES)	4,250.0 s.f.	394.8 m²
BUILDING D (RETAIL & CAFE)	8,000.0 s.f.	743.2 m²
BUILDING E (RESTAURANT)	5,100.0 s.f.	473.8 m²
BUILDING F (Medical/OFFICE&RETAIL)	46,770.0 s.f.	4,298.6 m²
BUILDING G (RETAIL)	6,000.0 s.f.	557.4 m²
BUILDING H (RESTAURANT)	5,260.0 s.f.	488.8 m²
BUILDING I (RETAIL & RESTAURANT)	7,890.0 s.f.	733.0 m²
TOTAL BUILDING AREA (NET)	**242,970.0 s.f.**	**22,611.9 m²**
SITE COVERAGE		**25.8%**
FLOOR AREA RATIO		**0.3**

PARKING REQUIREMENTS:
MUNICIPAL ZONING BYLAW PARKING ASSESSMENT
BY-LAW COUNTS FOR FULL CALCULATIONS

RC SUPERSTORE - GROCERY - EXISTING	595 stalls
BUILDING A - RESTAURANT - 1/5 SEATS	131 stalls
BUILDING B - RETAIL - 1/300 s.f.	20 stalls
BUILDING C - BUSINESS & PERSONAL SERVICES	7 stalls
BUILDING D - RETAIL - 1/20m²	37 stalls
BUILDING E - RESTAURANT - 1/5 SEATS	79 stalls
BUILDING F - OFFICE/MEDICAL & RETAIL	95 stalls
BUILDING G - RETAIL - 1/20m²	30 stalls
BUILDING H - RESTAURANT - 1/5 SEATS	81 stalls
BUILDING I - RETAIL & RESTAURANT	36 stalls
BUILDING REQUIREMENTS	**1,086 stalls**
PARKING REQUIRED USING SHARED PARKING ARRANGEMENT	**917 stalls**
PARKING PROVIDED	**1,029 stalls**

PARKING SUMMARY:	**Provided**	**Shared Parking Reqs.**	C.O.R. Reqs.
REGULAR STALLS	**1,002 stalls**	**890 stalls**	(477 stalls)
HANDICAPPED	**27 stalls**	**27 stalls**	(27 stalls)
TOTAL	**1,029 stalls**	**917 stalls**	(1,086 stalls)
RATIO OF STALLS PER 1,000 G.L.A.	**3.77**	**4.51**	
BICYCLE STALLS			**40 stalls**

Refer to Bicycle Plan

Building Height	
Front Landscape Setback from Curb	3 m
Minimum Frontage	7.5 m
Minimum Flankage Setback - Provided along Prince of Wales Drive	7.5 m
Minimum Rear Yard Setback	6 m
Minimum Side Yard Setback	3 m

Visual Screening/Fences not required to the property - no adjacent uses

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Choice Properties

No.	Date	Description	Drawn	Chkd
1	2015-01-07	Issued for CDR	PJC	LV
2	2015-04-17	Reissued for CDR	PJC	PJC
3	2015-05-14	Reissued for CDR	PJC	PJC
4	2014-12-22	Issued for DP	PJC	PJC

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Contractor shall verify all dimensions, conditions and specifications prior to commencement of work and report any errors, omissions or conflicts to the Architect for clarification before proceeding with the construction.

Do not scale drawings. Use only dimensions shown.

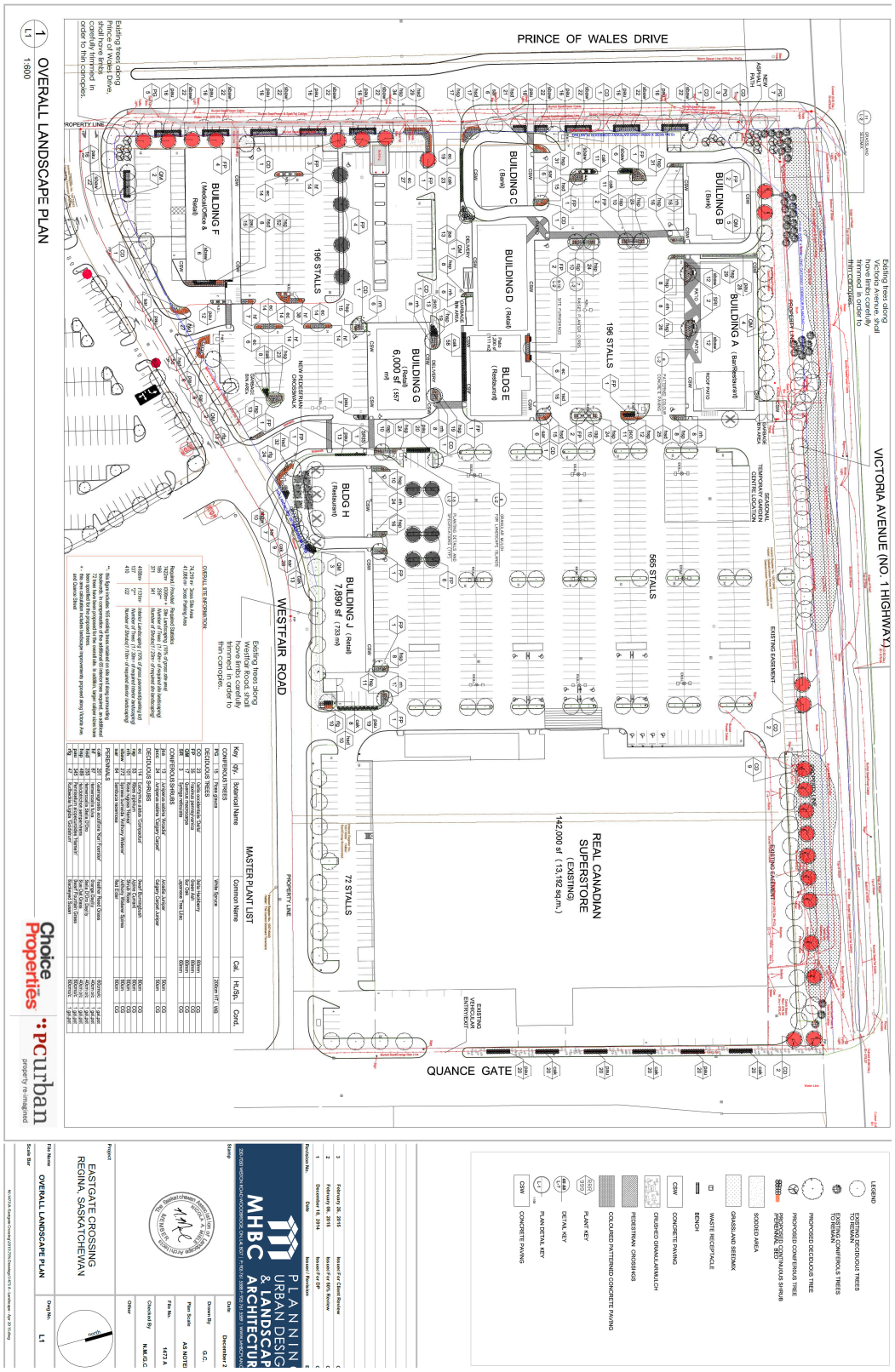
Project: Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

Drawing: Site Plan

Scale: As noted
Date: April 17, 2015
Drawn by: PJC
Project No.: 14008
Revision: 1
Drawing No.: DP-01

Planning Department

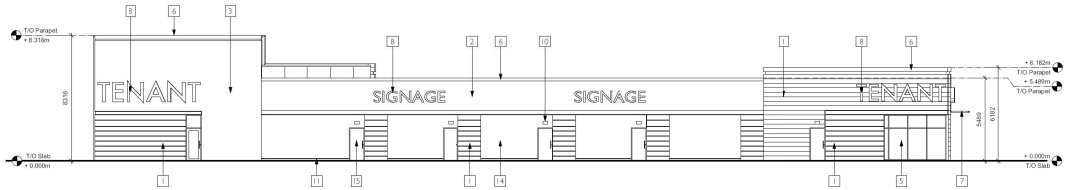
Project **14-DU-28** Civic Address/Subdivision **2055 Prince of Wales Drive/ Spruce Meadows**



Planning Department

Project 14-DU-28 Civic Address/Subdivision 2055 Prince of Wales Drive

Appendix A-3.3



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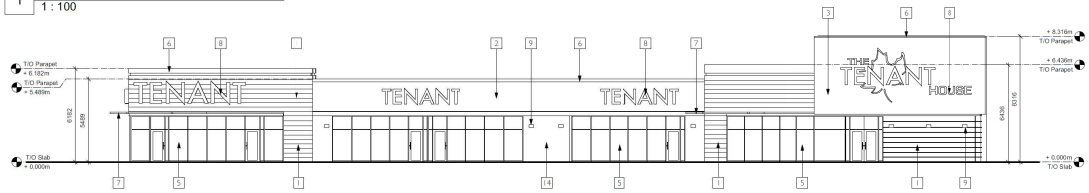

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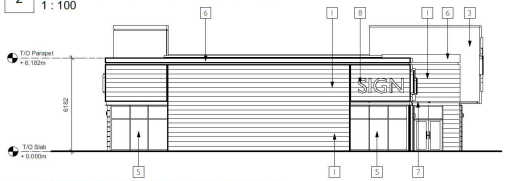

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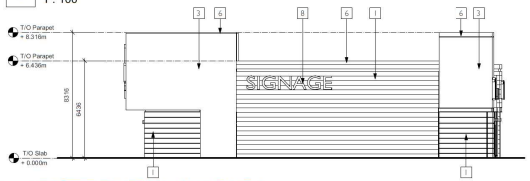

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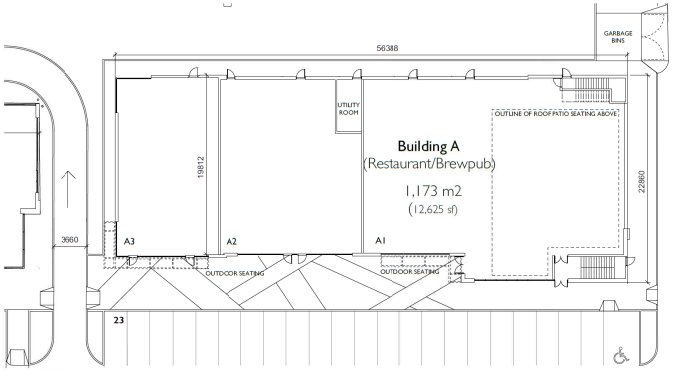
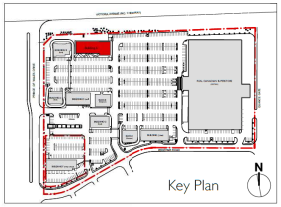


5 FLOOR PLAN - BUILDING A
1 : 200

MATERIALS LEGEND

1	HORIZONTAL METAL CLADDING	10	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE
2	CORRUGATED METAL CLADDING	11	CONCRETE UPSTAND
3	STUCCO	12	CEMENTITIOUS PANEL
4	BRICK	13	METAL PANEL
5	STOREFRONT GLAZING WITH ANODISED ALUMINIUM FRAME	14	STONE
6	PREFINISHED METAL PARAPET FLASHING	15	HOLLOW METAL DOOR
7	PREFINISHED METAL CANOPY	16	SPANDREL GLAZING
8	TENANT SIGNAGE	17	TIMBER TRELLIS
9	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE	18	WOOD & GLASS PATIO ENCLOSURE



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Choice Properties REIT

REV	DATE	DESCRIPTION	DRAWN
0	2014-12-22	Issued For DP	MC PBM

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PROJECT
Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

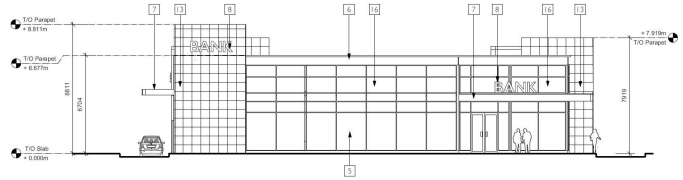
SHEET TITLE
Building A

PLOT DATE: December 22, 2014
SCALE: AS NOTED
PROJECT NO: 14008
DRAWING NO: DP-02
REVISION: -

Planning Department
2055 Prince of Wales Drive/ Spruce Meadows
Civic Address/Subdivision

Project **14-DU-24**

Appendix A-3.4



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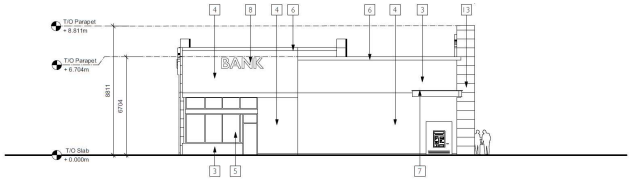

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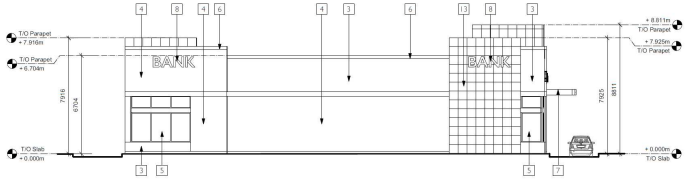

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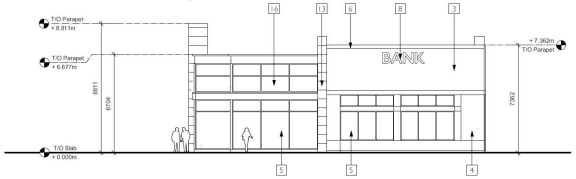
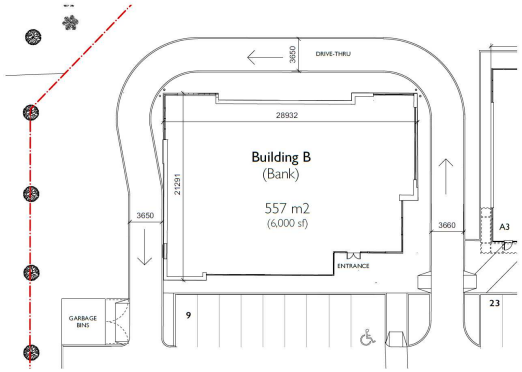


4 EAST ELEVATION - BUILDING B
1 : 100

NOTES

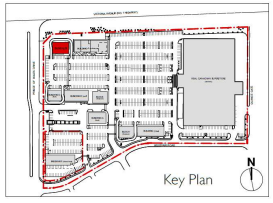
1. BUILDING ELEVATIONS PROVIDED BY TENANT AND ARE SUBJECT TO CHANGE
2. REFER TO DRAWING L1.A FOR LANDSCAPE LAYOUT PLANS



5 FLOOR PLAN - BUILDING B
1 : 200

MATERIALS LEGEND

1	HORIZONTAL METAL CLADDING	10	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE
2	CORRUGATED METAL CLADDING	11	CONCRETE UPSTAND
3	STUCCO	12	CEMENTITIOUS PANEL
4	BRICK	13	METAL PANEL
5	STOREFRONT GLAZING WITH ANODIZED ALUMINUM FRAME	14	STONE
6	PREFINISHED METAL PARAPET FLASHING	15	HOLLOW METAL DOOR
7	PREFINISHED METAL CANOPY	16	SPANDREL GLAZING
8	TENANT SIGNAGE	17	TIMBER TRELLIS
9	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE	18	WOOD & GLASS PATIO ENCLOSURE



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Choice Properties

REV	DATE	DESCRIPTION	DRAWN	
0	2014-12-22	Issued for DP	MC	RPI

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PROJECT:
Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

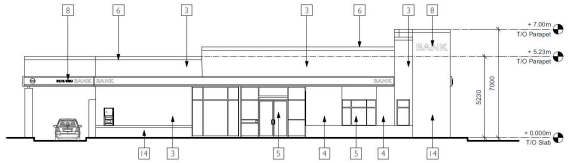
SHEET TITLE
Building B

PLOT DATE	PROJECT NO.
December 22, 2014	14008
SCALE: AS NOTED	
DRAWING NO. DP-03	REVISION -

Planning Department
2055 Prince of Wales Drive/ Spruce Meadows
Civic Address/Subdivision

Project 14-DU-24

Appendix A-3.5



1 NORTH ELEVATION - BUILDING C
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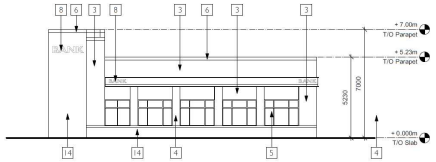

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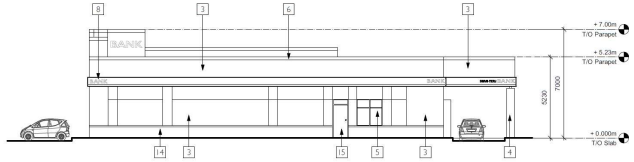

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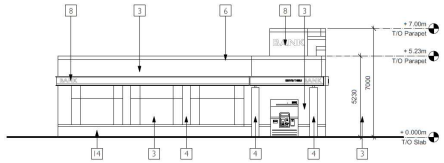
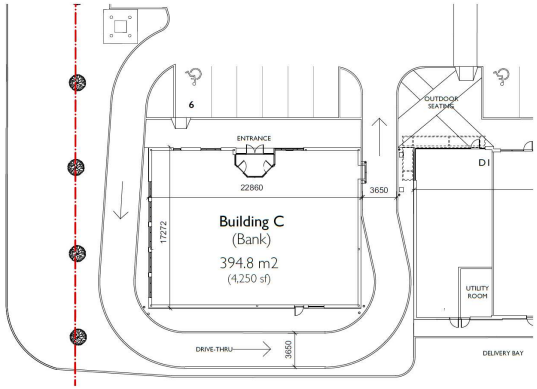


4 EAST ELEVATION - BUILDING C
1 : 100

NOTES

1. BUILDING ELEVATIONS PROVIDED BY TENANT AND ARE SUBJECT TO CHANGE
2. REFER TO DRAWING L1.A FOR LANDSCAPE LAYOUT PLANS



5 FLOOR PLAN - BUILDING C
1 : 200

MATERIALS LEGEND

1	HORIZONTAL METAL CLADDING	10	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE
2	CORRUGATED METAL CLADDING	11	CONCRETE UPSTAND
3	STUCCO	12	CEMENTITIOUS PANEL
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5	STOREFRONT GLAZING WITH ANODISED ALUMINIUM FRAME	14	STONE
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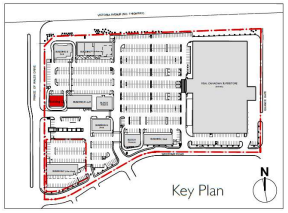

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Choice Properties

REV	DATE	DESCRIPTION	DRAWN	
0	2014-12-22	Issued For DP	MC	RPI

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PROJECT:
Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

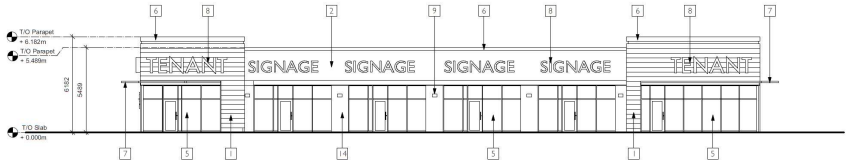
SHEET TITLE:
Building C

PLOT DATE: December 22, 2014
SCALE: AS NOTED
PROJECT NO: 14008
DRAWING NO: DP-04
REVISION: -

Planning Department
2055 Prince of Wales Drive/ Spruce Meadows
Civic Address/Subdivision

Project **14-DU-24**

Appendix A-3.6



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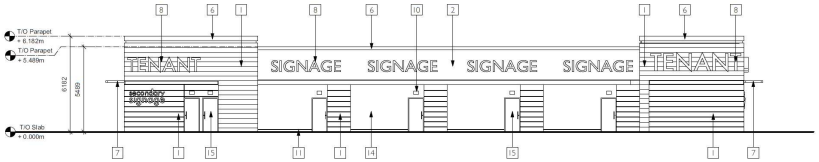

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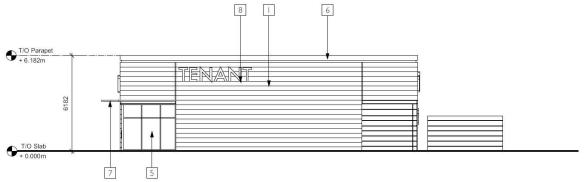

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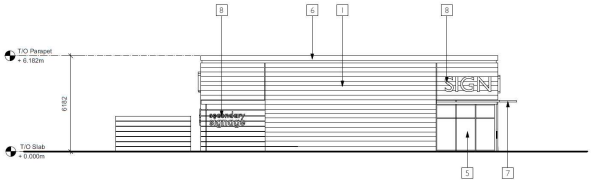

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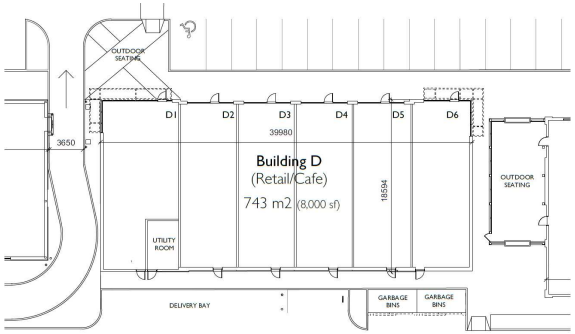

5 FLOOR PLAN - BUILDING D
1 : 200

MATERIALS LEGEND

1	HORIZONTAL METAL CLADDING	10	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE
2	CORRUGATED METAL CLADDING	11	CONCRETE UPSTAND
3	STUCCO	12	CEMENTITIOUS PANEL
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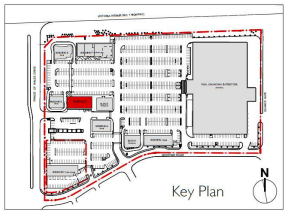
8	TENANT SIGNAGE	17	TIMBER TRELLIS
9	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE	18	WOOD & GLASS FATED ENCLOSURE



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0	2014-12-22	Issued For DP	MC

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PROJECT:
Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

SHEET TITLE:
Building D

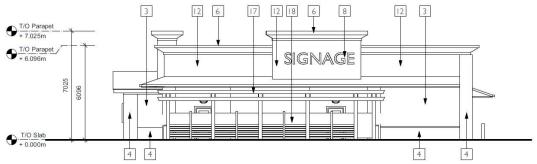
PLOT DATE: December 22, 2014
SCALE: AS NOTED
DRAWING NO: DP-05
PROJECT NO: 14008
REVISION: -

Planning Department
2055 Prince of Wales Drive/ Spruce Meadows
Civic Address/Subdivision

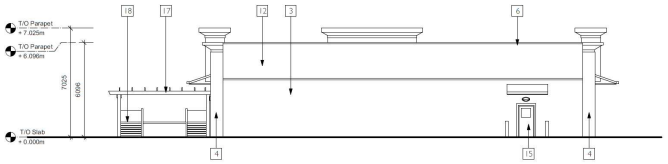
Project **14-DU-24**

Appendix A-3.7

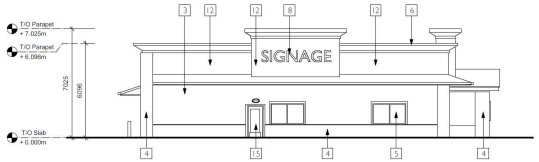
1 NORTH ELEVATION - BUILDING E
1 : 100



2 WEST ELEVATION - BUILDING E
1 : 100



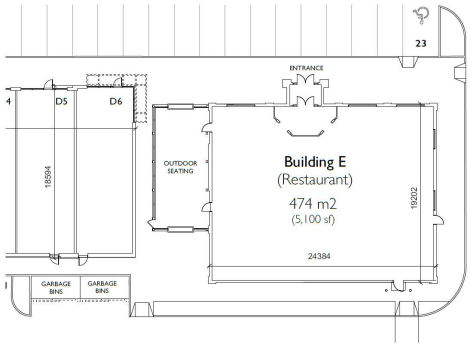
3 SOUTH ELEVATION - BUILDING E
1 : 100



4 EAST ELEVATION - BUILDING E
1 : 100

NOTES

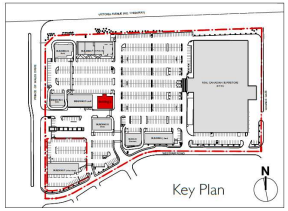
1. BUILDING ELEVATIONS PROVIDED BY TENANT AND ARE SUBJECT TO CHANGE
2. REFER TO DRAWING L1.A FOR LANDSCAPE LAYOUT PLANS



5 FLOOR PLAN - BUILDING E
1 : 200

MATERIALS LEGEND

1	HORIZONTAL METAL CLADDING	10	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE
2	CORRUGATED METAL CLADDING	11	CONCRETE UPSTAND
3	STUCCO	12	CEMENTITIOUS PANEL
4	BRICK	13	METAL PANEL
5	STOREFRONT GLAZING WITH ANODISED ALUMINUM FRAME	14	STONE
6	PREFINISHED METAL PARAPET FLASHING	15	HOLLOW METAL DOOR
7	PREFINISHED METAL CANOPY	16	SPANDREL GLAZING
8	TENANT SIGNAGE	17	TIMBER TRELLIS
9	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE	18	WOOD & GLASS PATIO ENCLOSURE



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REV	DATE	DESCRIPTION	DRAWN	
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PROJECT:
Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

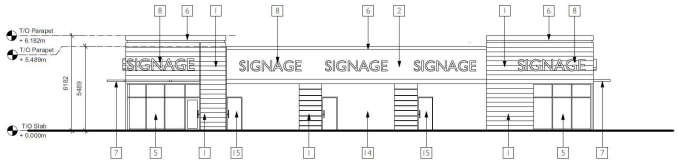
SHEET TITLE:
Building E

PLOT DATE	PROJECT NO.
December 22, 2014	14008
SCALE: AS NOTED	
DRAWING NO. DP-06	REVISION -

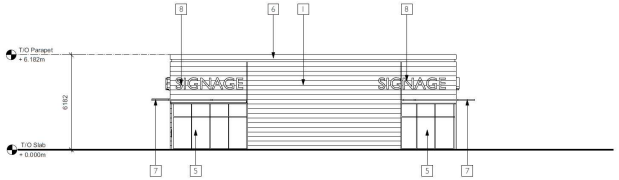
Planning Department
2055 Prince of Wales Drive/ Spruce Meadows
Civic Address/Subdivision

Project **14-DU-24**

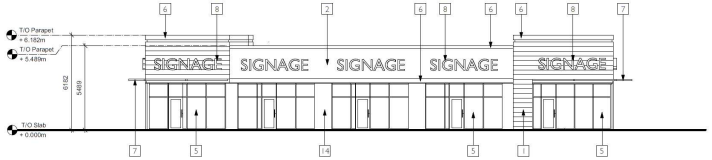
Appendix A-3.8



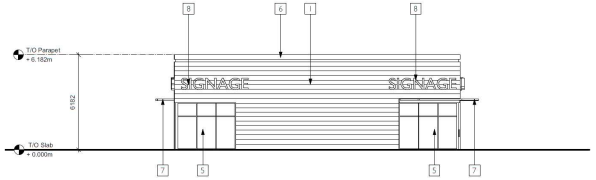
1 NORTH ELEVATION - BUILDING G
1 : 100



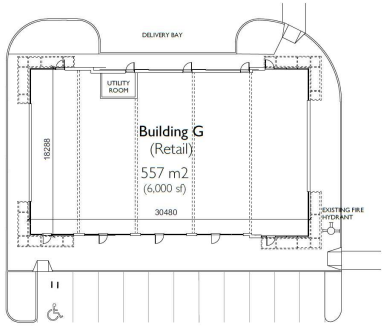
2 WEST ELEVATION - BUILDING G
1 : 100



3 SOUTH ELEVATION - BUILDING G
1 : 100



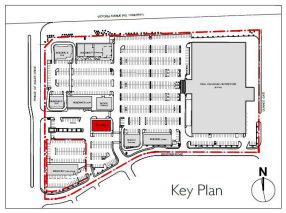
4 EAST ELEVATION - BUILDING G
1 : 100



5 FLOOR PLAN - BUILDING G
1 : 200

MATERIALS LEGEND

1	HORIZONTAL METAL CLADDING	10	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE
2	CORRUGATED METAL CLADDING	11	CONCRETE UPSTAND
3	STUCCO	12	CEMENTITIOUS PANEL
4	BRICK	13	METAL PANEL
5	STOREFRONT GLAZING WITH ANODISED ALUMINIUM FRAME	14	STONE
6	PREFINISHED METAL PARAPET FLASHING	15	HOLLOW METAL DOOR
7	PREFINISHED METAL CANOPY	16	SPANDREL GLAZING
8	TENANT SIGNAGE	17	TIMBER TRELLIS
9	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE	18	WOOD & GLASS PATIO ENCLOSURE



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REV	DATE	DESCRIPTION	DRAWN	
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PROJECT:
Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

SHEET TITLE:
Building G

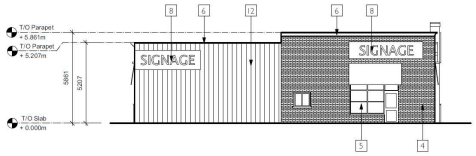
PLOT DATE	PROJECT NO.
December 22, 2014	14008
SCALE: AS NOTED	
DRAWING NO. DP-07	REVISION -

Planning Department
2055 Prince of Wales Drive/ Spruce Meadows
Civic Address/Subdivision

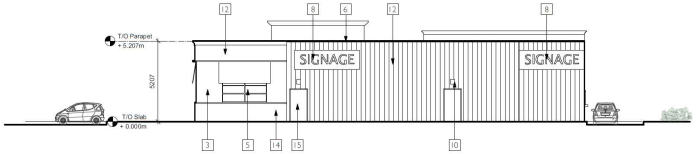
Project **14-DU-24**

Appendix A-3.9

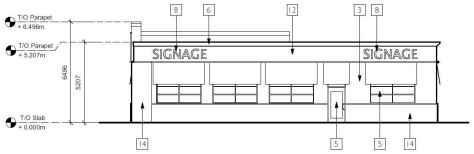
1 NORTH ELEVATION - BUILDING H
1 : 100



2 WEST ELEVATION - BUILDING H
1 : 100



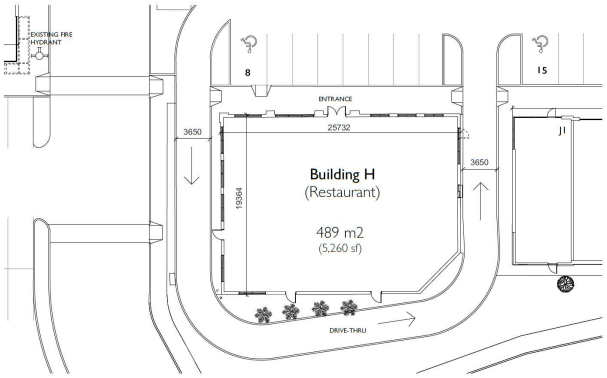
3 SOUTH ELEVATION - BUILDING H
1 : 100



4 EAST ELEVATION - BUILDING H
1 : 100

NOTES

1. BUILDING ELEVATIONS PROVIDED BY TENANT AND ARE SUBJECT TO CHANGE
2. REFER TO DRAWING L1/A FOR LANDSCAPE LAYOUT PLANS



5 FLOOR PLAN - BUILDING G
1 : 200

MATERIALS LEGEND

1	HORIZONTAL METAL CLADDING	10	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE
2	CORRUGATED METAL CLADDING	11	CONCRETE UPSTAND
3	STUCCO	12	CEMENTITIOUS PANEL
4	BRICK	13	METAL PANEL
5	STOREFRONT GLAZING WITH ANODISED ALUMINIUM FRAME	14	STONE
6	PREFINISHED METAL PARAPET FLASHING	15	HOLLOW METAL DOOR
7	PREFINISHED METAL CANOPY	16	SPANDREL GLAZING
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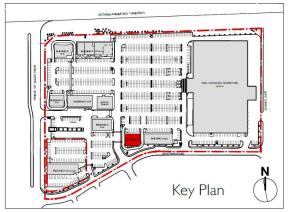
9	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE	18	WOOD & GLASS PATIO ENCLOSURE



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Choice Properties

REV	DATE	DESCRIPTION	DRAWN	
0	2014-12-22	Issued For DP	MC	RJH

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PROJECT:
Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

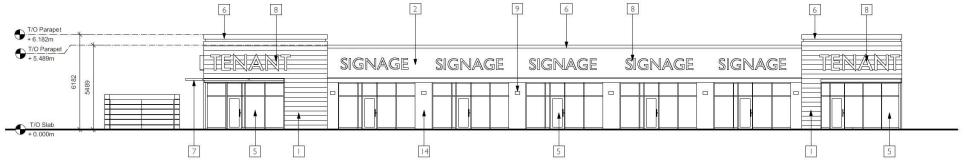
SHEET TITLE:
Building H

PLOT DATE: December 22, 2014	PROJECT NO.: 14008
SCALE: AS NOTED	
DRAWING NO.: DP-08	REVISION: -

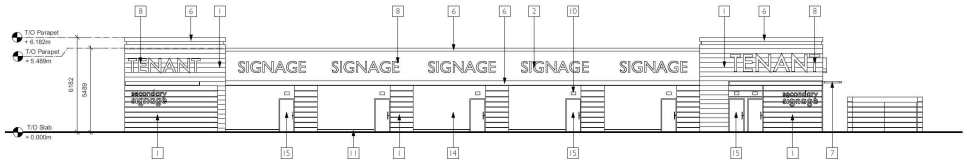
Planning Department
2055 Prince of Wales Drive/ Spruce Meadows
Civic Address/Subdivision

Project **14-DU-24**

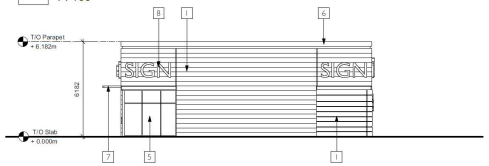
Appendix A-3.10



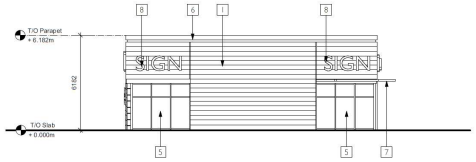
1 NORTH ELEVATION - BUILDING J
1 : 100



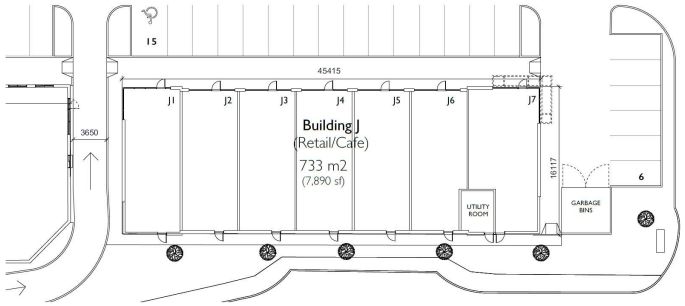
2 SOUTH ELEVATION - BUILDING J
1 : 100



3 SOUTH ELEVATION - BUILDING J
1 : 100



4 EAST ELEVATION - BUILDING J
1 : 100



5 FLOOR PLAN - BUILDING J
1 : 200

MATERIALS LEGEND

1	HORIZONTAL METAL CLADDING	10	EXTERIOR WALL LIGHT - ACTIVE ENTRANCE
2	CORRUGATED METAL CLADDING	11	CONCRETE UPSTAND
3	STUCCO	12	CEMENTITIOUS PANEL
4	BRICK	13	METAL PANEL
5	STOREFRONT GLAZING WITH ANODIZED ALUMINUM FRAME	14	STONE
6	PREFINISHED METAL PARAPET FLASHING	15	HOLLOW METAL DOOR
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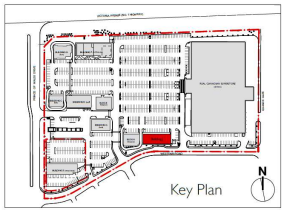

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REV	DATE	DESCRIPTION	DRAWN	
D	2014-12-22	Issued For DP	MC	PJH

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PROJECT:
Eastgate Crossing
2055 Prince of Wales Drive
Regina, SK

SHEET TITLE:
Building J

PLOT DATE	PROJECT NO.
December 22, 2014	14008
SCALE: AS NOTED	
DRAWING NO. DP-09	REVISION -

Planning Department
2055 Prince of Wales Drive/ Spruce Meadows
Civic Address/Subdivision

Project **14-DU-24**

Public Consultation Summary

Response	Number of Responses	Issues Identified
Completely opposed	0	
Accept if many features were different	0	
Accept if one or two features were different	0	
I support this proposal	9	• Good idea of more shopping area • Design of the buildings is rich • Single storey buildings are appropriate and visually preferred • Access is well planned with right-out turns only onto Westfair Road
Other	3	• Traffic congestion and fewer exits from the property • Capacity of property to hold number of buildings • Existing streets are not able to carry high volumes

1. **Issue:** The proposal will increase traffic in the area and the existing streets are not capable to hold high volumes. There are fewer exits from the property.

   Applicants response:
   On the basis of revised Traffic Impact Assessment (TIA) as required by the City, the surrounding streets will function at acceptable levels of service. There would not be any addition to number of exits so as to calm the traffic on the existing streets and manage by controlling them within the subject property.

   Administration's Response:
   This site, including Westfair Road, is privately owned and operated. As such, the developer is responsible for flow operations within the site and Westfair Road. The Administration however, required the applicant to revise the TIA with further studies on this street. The revised TIA confirms that the surrounding streets would function at acceptable level of service with the introduction of an all-way stop at the intersection of Willow Road and Westfair Road.

2. **Issue:** Number of building and the capacity of the property to hold them.

   Applicants response:
   The site intensification has been planned to balance use, density, vehicle movements and parking. These parameters have been analysed by the traffic engineer and as demonstrated in TIA and Parking Study, the property provides functional access points level of service and adequate parking capacity. Further, the Parking Study indicated that the grocery store has a significant parking surplus at peak weekend hours. As such, we are confident the property will function satisfactorily when completed.

   Administration's Response:
   In terms of traffic and parking, the City does not see any safety or operational issues with the proposed development of the site.

Appendix C –Parking Analysis Summary

Table 1

Maximum Parking Stall Requirement					
Building	**Type**	**Area (m²) or No. of seats**	**Standard**	**Calculation**	**Required Parking**
Superstore (existing)	Commercial/ Retail	Retail space= 11741.98 Storage and Mechanical area =2452.11	1 stall/ 20 m² 1 stall/ 150 m²	11741.98/20 2452.11/150	587.09=587 16.34=17 **TOTAL: 604**
Building A (proposed)	Restaurant/ Brew Pub Breakfast Restaurant Pizza Utility	525 seats 296 m² 230 m² 17m²	1 stall/ 5 seats 1 stall/ 20 m² 1 stall/ 20 m²	525/5 296/20 230/20	105 14.8= 13 11.5=12 **TOTAL: 130**
Building B (proposed)	Bank with drive-thru	558	1 stall/ 60 m²	558/60	9.3=**9**
Building C (Proposed)	Bank with drive-thru	395	1 stall/ 60 m²	395/60	6.58= **7**
Building D Proposed	Speciality retail Café (Pizza/ Subway/ Taco)	595 149	1 stall/ 20 m² 1 stall/20 m²	595/20 149/20	29.75=30 7.45=8 **TOTAL: 38**
Building E	Restaurant	395 seats	1 stall/ 5 seats	395/5	**79**
Building F (Construction proposed for 2nd phase)	Specialty retail Dental/ medical office	715 m² 3559 m²	1 stall/20 m² 1 stall/ 60 m²	715/20 3559/60	39.7=40 59.31=60 **TOTAL: 100**
Building G	Speciality Retail	558	1 stall/ 20 m²	558/20	27.9=**28**
Building H	Restaurant	408 seats	1 stall/ 5 seats	408/5	81.6=**82**
Building J	Retail Café	550 m² 183 m²	1 stall/ 20 m² 1 stall/ 20 m²	550/20 183/20	27.5=28 9.15=10 **TOTAL: 38**
				TOTAL	**1115**

Table 2

Highest Parking Stall Requirement with Shared Parking Arrangements			
Building	**Type**	**Area (m²) or no. of seats**	**Required Parking at 3 PM**
Superstore (existing)	Commercial/Retail	Retail space= 11741.98 Storage and Mechanical area =2452.11	**645**
Building A (proposed)	Restaurant/ Brew Pub Breakfast Restaurant Pizza Utility	525 seats 296 m² 230 m² 17m²	**54**
Building B (proposed)	Bank with drive-thru	558	**9**
Building C (Proposed)	Bank with drive-thru	395	**7**
Building D Proposed	Speciality retail Café (Pizza/Subway/Taco)	595 149	**34**
Building E	Restaurant	395 seats	**36**
Building F (Construction proposed for 2nd phase)	Specialty retail Dental/ medical office	715 m² 3559 m²	**36**
Building G	Speciality Retail	558	**28**
Building H	Restaurant	408 seats	**37**
Building J	Retail Café	550 m² 183 m²	**32**
		TOTAL	**918**

Table 3

Demand vs. Supply Comparison of Parking Stalls for Proposed Development					
Existing Parking Supply	**Proposed Parking Supply**	**Required Parking After Proposed Development**	**Difference**	**Proposed Peak Hour Parking Demand**	**Difference**
		Without Shared Parking Arrangements		**With Shared Parking Arrangements**	
635	1029	1115	**-86 Stalls**	918	**+111 Stalls**

June 3, 2015

To: Members,
Regina Planning Commission

Re: Zoning Bylaw Amendment (15-Z-10)
MS - Mainstreet Zone to MAC - Major Arterial Commercial
4450 Rochdale Boulevard

RECOMMENDATION

1. That the application to rezone Block W, Plan No. 00RA0511 Ext. 1, Lakeridge Subdivision located at 4450 Rochdale Boulevard from MS - Mainstreet Zone to MAC - Major Arterial Commercial Zone be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

3. That this report be forwarded to the June 22, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

CONCLUSION

The proposal to rezone the subject property is consistent with the purpose and intent of the MAC zone and with the policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to supporting and strengthening Urban Corridors. The proposal will provide for consistent zoning at this key intersection and provide the property owner with equitable and consistent treatment with respect to the application of development standards. The full extent of development on site has been previously authorized by City Council under the discretionary use process. As such, the impact of rezoning the subject property will have a minimal impact on existing development in the immediate area.

Accordingly, the Administration supports the recommendations contained within this report.

BACKGROUND

A Zoning Bylaw Amendment Application has been submitted to rezone the subject property at 4450 Rochdale Boulevard (Real Canadian Superstore site).

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48,* and *The Planning and Development Act, 2007.*

On November 24, 2014, City Council approved a discretionary use application (CR14-128) for the subject property for a Shopping Centre which included a number of commercial buildings on site in addition to the existing Real Canadian Superstore development.

DISCUSSION

The zoning and land use related details are summarized in the table below:

Land Use Details	Existing	Proposed
Zoning	MS – Mainstreet	MAC – Major Arterial Commercial
Land Use	Shopping Centre including the Real Canadian Superstore and Gas Bar and a number of commercial buildings currently under construction	Shopping Centre including the Real Canadian Superstore and Gas Bar and a number of commercial buildings currently under construction

Zoning Analysis	Required	Existing
Minimum Lot Area (m^2)	250 m^2	60,722 m^2
Minimum Lot Frontage (m)	6 m	124 m
Maximum Coverage (%)	50%	29%

The MS Zone is applied to a number of properties along the Rochdale Boulevard corridor in northwest Regina including the subject property which was developed for a Real Canadian Superstore in 2000. This site was developed in advance of a broader policy consideration of commercial market demands for northwest Regina which occurred under a review of Part C - Northwest Sector Plan of *Regina Development Plan, Bylaw No 7877.* The Plan was amended on August 24, 2001 and a policy change included the identification of the intersection of Pasqua Street and Rochdale Boulevard as a future "Major District Commercial" precinct. Subsequently, sites at this intersection were zoned MAC to accommodate large format district scale commercial development with the exception of the Real Canadian Superstore site which remained under the MS Zone.

While the two zones are similar, there is one notable difference with respect to the provision of outdoor patios at food and beverage establishments.

The MAC zone allows for the accommodation of outdoor patios for food and beverage establishments. Outdoor patios are currently not permitted in the MS Zone if they are within 36.5 metres (120 feet) of a residential use, school, park, or recreational space, or if the property is adjacent to a residential zone. The subject property abuts a residential zone to the north and as such outdoor patios are currently not permitted on site. The applicant is development restaurant use on site and intends to have outdoor patios at some restaurants on site. At a minimum the nearest patio to residential use on site would exceed 36.5 metres. It is noted that other food and beverage establishments on MAC zoned properties at this intersection currently have outdoor patios. This includes the Boston Pizza immediately to the south.

The subject property is unique in the MS zone context. Many of the MS Zone properties to the west along Rochdale Boulevard are smaller commercial sites and have more of a direct proximity to residential use. The subject property is more aligned with the purpose and intent of the MAC Zone with respect to accommodating a range of retail, service and office businesses that serve the needs of travellers and residents which require locations with good visibility and accessibility along major arterial roadways.

The MAC Zone is more appropriate for this site given its location at the intersection of two arterial roadways with good visibility from both Rochdale Boulevard and Pasqua Street and that the form of development on site is large format and district scale in nature.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Citywide Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

- Providing appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.
- Requiring new large-format retail to be to be located on Urban Corridors to mitigate potential adverse impacts on residential uses and to be accessible to surrounding neighbourhoods. Rochdale Boulevard is a defined Urban Corridor in the OCP.
- Supporting urban centres and corridors as locations for pedestrian and transit-oriented mixed use development and as hubs for community interaction and identity.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	May 19, 2015
Will be published in the Leader Post on	June 6, 2015 June 13, 2015

The full build out of the commercial site has been authorized by City Council under the discretionary use process. The full extent of this development was fully vetted with the public and stakeholders under the review of the discretionary use application process. There are no changes proposed to site configuration or building placement and as such the impacts on surrounding property owners will be negligible.

The applicant will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007.*

Respectfully submitted,

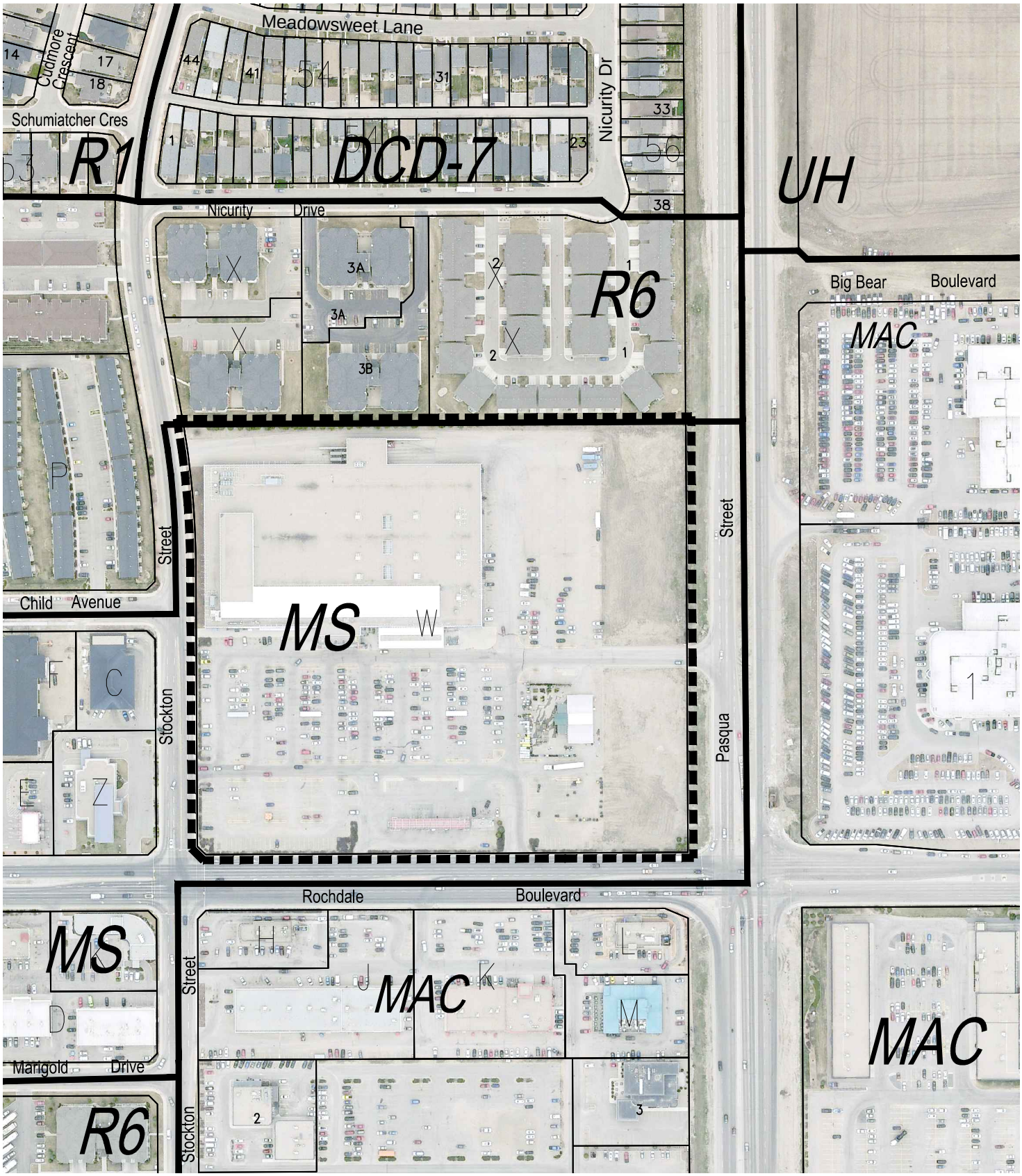
Louise Folk, Director
Development Services Department

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Development Division

Prepared by: Fred Searle

Appendix A-1



Subject Property

Project 15-Z-10 Civic Address/Subdivision 4450 Rochdale Boulevard

Appendix A-2

Subject Property

Date of Photography: 2012

Project 15-Z-10 Civic Address/Subdivision 4450 Rochdale Boulevard