



# **REGINA PLANNING COMMISSION**

**Wednesday, November 12, 2014  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



**Public Agenda  
Regina Planning Commission  
Wednesday, November 12, 2014**

**Approval of Public Agenda**

**Minutes of the meeting held on October 22, 2014**

**Administration Reports**

RPC14-54      Application for Discretionary Use (14-DU-20) Proposed House-Form  
Commercial Office, 2160 Scarth Street

**Recommendation**

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2160 Scarth Street, being Lot 13, Block 408, Plan No. Old 33, Centre Square neighbourhood 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 Warren Pletz and dated August 12, 2014; 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 November 24, 2014 meeting of City Council.

RPC14-55      Application for Discretionary Use (14-DU-17) Proposed Shopping Centre  
4450 Rochdale Blvd

**Recommendation**

1. That the discretionary use application for a proposed shopping centre located at 4450 Rochdale Boulevard, being Block W, Plan 00RA0511 Ext. 1, Lakeridge 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-1 to A-3 inclusive, prepared by Mallen Gowing Berzins Architecture Incorporated and dated October 20, 2014.



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## Office of the City Clerk

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- b) The developer shall provide visual screening in the form of a fence along the on the full extent north property line.
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the November 24, 2014 meeting of City Council.

## Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 22, 2014

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

AT 4:00 PM

Present: Councillor Mike O'Donnell, in the Chair  
Councillor Jerry Flegel  
Councillor Barbara Young  
Phil Evans  
Ron Okumura  
Daryl Posehn  
Phil Selenski  
Laureen Snook  
Sherry Wolf

Regrets: David Edwards  
Dallard LeGault

Also in Attendance: Committee Assistant, Elaine Gohlke  
Solicitor, Cheryl Willoughby  
A/Executive Director of City Planning & Development, Diana Hawryluk  
Manager of Current Planning, Fred Searle  
Manager of Infrastructure Planning, Geoff Brown  
Senior City Planner, Ben Mario

APPROVAL OF PUBLIC AGENDA

**Councillor Young moved, AND IT WAS RESOLVED, that the agenda for the meeting be approved, as submitted.**

ADOPTION OF MINUTES

**Phil Selenski moved, AND IT WAS RESOLVED, that the minutes for the meeting held on October 1, 2014 be adopted, as circulated.**

ADMINISTRATION REPORTS

RPC14-51      Application for Discretionary Use (14-DU-18) Proposed Office Greater Than 150 m<sup>2</sup> 1355 - 11th Avenue

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**Recommendation**

1. That the discretionary use application for a proposed office greater than 150 m<sup>2</sup> located at 1355 11th Avenue, being Lots 41, 42, 43 and 44 Block 299 , Plan No. Old 33 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 and A-2, prepared by Robinson Residential and dated July 23, 2014; 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 November 3, 2014 meeting of City Council.

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

RPC14-52      Application for Contract Zoning (14-CZ-04) Proposed Low-rise Apartment Building, 1914, 1920, 1924 Halifax Street

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1914, 1920, & 1924 Halifax Street, being Lots 34, 36, 37, 41 & 42 in Block 349, Plan No. Old 33 from R4A - Residential Infill Housing Zone to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Walker Projects and dated July 31, 2014;
  - b. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
  - c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the November 24, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Stephan Onda, Sundog Developments.

**Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC14-53      Application for Contract Zoning (14-CZ-02) Proposed Commercial and Mixed Use High Rise Buildings, 1350 and 1380 23<sup>rd</sup> Avenue

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1350 and 1380 23<sup>rd</sup> Avenue, being Parcels Q and V, Plan Nos. 101143011 and 101856359, respectively from LC1-Local Commercial to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The site development shall conform to the site plan, landscape plan, and parking plans prepared by Gibbs Gage and dated September 24 (attached as Appendix A-3.1a-e);
  - b. Building massing shall be consistent with elevations drawings prepared by Gibbs Gage and dated August 26, 2014 (Attached as Appendix A-2a-i);
  - c. No balconies from residential units shall be located on the eastern elevation of Building B;
  - d. Permitted and Discretionary uses shall be consistent with the DSC Zone excepting that automobile leasing, car wash, ambulance service, automobile sales and service, gas bar, service station, and restaurants requiring drive-thru queuing space be prohibited;
  - e. Buildings A1 and B be maintained as mixed use buildings;
  - f. The maximum number of dwelling units shall be 80;
  - g. Signage on site shall comply with the standards for signage in the LC1 Zone in accordance with Chapter 16 of *Regina Zoning Bylaw No. 9250* with the exception that two freestanding signs shall be permitted;

- h. Design of the parking structure to the rear of the grocery store shall demonstrate satisfactory perimeter screening from existing residents;
- i. In exchange for building height in excess of 20m otherwise permitted in the DSC Zone, the developer shall, on or before the issuance of any building permit in relation to the high rise towers enter into an agreement with the City and Wascana Centre Authority (WCA) for the provision of amenities, on terms satisfactory to the City and including but not limited to the following general terms:
  - i. Design and construction by the developer of gateway features of approximately 425m<sup>2</sup> in area on the northeast and northwest corners of the intersection of Hillsdale Street and 23<sup>rd</sup> Avenue;
  - ii. The design of gateway features shall be furnished to include hard surfacing, landscape features, signage, public seating, curb extensions, lighting, trees, as appropriate and agreed upon by the developer, WCA, and the City;
  - iii. Design of a public multi-use pathway on the west side of Hillsdale Street from 23<sup>rd</sup> Avenue to Lakeshore Court of approximately 7 acres in area.
- j. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
- k. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.

3. That the following be added to Table 17.1 of *Regina Zoning Bylaw No. 9250*:

BONUSABLE AMENITY	PURPOSE	APPLICABLE LAND USE ZONE	INCENTIVE TO AMENITY RATIO (x:y)	AMENITY PERFORMANCE STANDARDS
Community Amenity	To implement policy of <i>Design Regina: The Official Community Bylaw No 2013-48 (OCP)</i> , with respect to bonusing, and enhancing the local amenity of a community	C	Determined at Discretion of City Council. The height or density in excess of what would normally be permitted in an appropriate zone for the site context will be considered.	The Community Amenity must: <ol style="list-style-type: none"> <li>1. Be consistent with the definition in Appendix C of the OCP;</li> <li>2. Implement the objectives and policies of the OCP; and</li> <li>3. Provide tangible benefit to the local community.</li> </ol>

4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

5. That this report be forwarded to the November 24, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Bernadette McIntyre, representing Wascana Centre Authority;
- William Chapco;
- Stephen Kenny;
- Rick Ast; and
- Rosanne Hill-Blaisdell, representing Harvard Developments Inc., and Allen Deboer, representing Gibbs Gage.

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

ADJOURNMENT

**Laureen Snook moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 6:07 p.m.

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Chairperson

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Secretary



November 12, 2014

To: Members,  
Regina Planning Commission

Re: Application for Discretionary Use (14-DU-20) Proposed House-Form Commercial Office,  
2160 Scarth Street

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### RECOMMENDATION

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2160 Scarth Street, being Lot 13, Block 408, Plan No. Old 33, Centre Square neighbourhood 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 Warren Pletz and dated August 12, 2014; 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 November 24, 2014 meeting of City Council.

### CONCLUSION

The applicant proposes to develop office space for a construction and renovation company on the main floor of an existing one-storey House-Form building in the Centre Square neighbourhood (formerly known as the Transitional Area). This proposal is supported by policies in Part B.3 Transitional Area Neighbourhood Plan of *Design Regina: Official Community Plan Bylaw No. 2013-48* to retain existing house-form buildings in the area.

In addition, the proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and with the policies contained in *Design Regina: Official Community Plan Bylaw No. 2013-48*, and accordingly the Administration is recommending approval.

### BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: 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 the nature of the proposal (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 land use and zoning details of this proposal are summarized in the following table:

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	TAR	TAR
Land Use	Detached dwelling	House-Form Commercial (Office)
Number of Dwelling Units	1	The owner may renovate the lower level for a suite in the future. The development would be subject to code compliance and issuance of a building permit.
Building Area	82.3 m <sup>2</sup>	82.3 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls	1 stall	5 stalls
Minimum Lot Area (m <sup>2</sup> )	250 m <sup>2</sup>	289.18 m <sup>2</sup>
Minimum Lot Frontage (m)	7.5 m	7.61 m
Maximum Building Height (m)	15 m	Approx. 5 m (see comments below)
Maximum Floor Area Ratio	.75	.28
Maximum Coverage (%)	50%	28.5%

The parking area shown on the site plan does not conform to the Zoning Bylaw in that the driveway to access the stalls is too narrow for this type of parking configuration. The same parking configuration exists on the property directly to the north with the same sized driveway. The combined driveway is used by both property owners under an informal agreement. However, the number of parking spaces required by the Zoning Bylaw for a House-Form Commercial use is one stall, which can be accommodated in the rear yard with access from the lane if this informal parking arrangement is dissolved in the future.

The proposed development is consistent with the purpose and intent of the Transitional Area Residential zone. This zone recognizes the predominately residential character of the neighbourhood, but does allow some commercial redevelopment at City Council's discretion in an existing detached dwelling that existed in the neighbourhood prior to March 21, 1984. This residence was constructed in 1926. No changes to the exterior are proposed. The existing landscaping will be retained.

The surrounding land uses are commercial office buildings to the east, apartment buildings to the south and west and a single-detached residence and commercial office development to the north.

## 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 *Design Regina: Official Community Plan Bylaw No. 2013-48*. Policy 7.16 reads as follows:

- 7.16 Encourage local commercial within residential areas.

Repurposing existing residential buildings, while keeping their existing form, will ensure the buildings are maintained and continue to contribute to the streetscape, reducing the risk of demolition.

The proposal is also consistent with the policies contained in Part B.3 Transitional Area Neighbourhood Plan, of the Official Community Plan with respect to:

- Commercial land use in the Transitional Area Residential Zone, specifically within house-form buildings, is provided for in order to encourage to maintenance, renovation and restoration of these house-form buildings.

Commercial land uses should be accommodated in building forms and locations which are compatible with the residential land use and character of the area.

### Other Implications

None with respect to this report.

### Accessibility Implications

The provincial *Uniform Buildings and Accessibility Standards Act* exempts buildings less than 600 sq.m. in area from compliance.

### COMMUNICATIONS

Public notification signage posted on:	August 28, 2014
Letter sent to immediate property owners	September 3, 2014
Number of Public Comments Sheets Received	4 in support

The application was circulated to the Centre Square Community Association. The Community Association responded by telephone indicating that they had no concerns.

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,

A handwritten signature in blue ink, appearing to read 'Fred Searle'.

Fred Searle, Manager  
Current Planning  
Prepared by: Sue Luchuck

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk'.

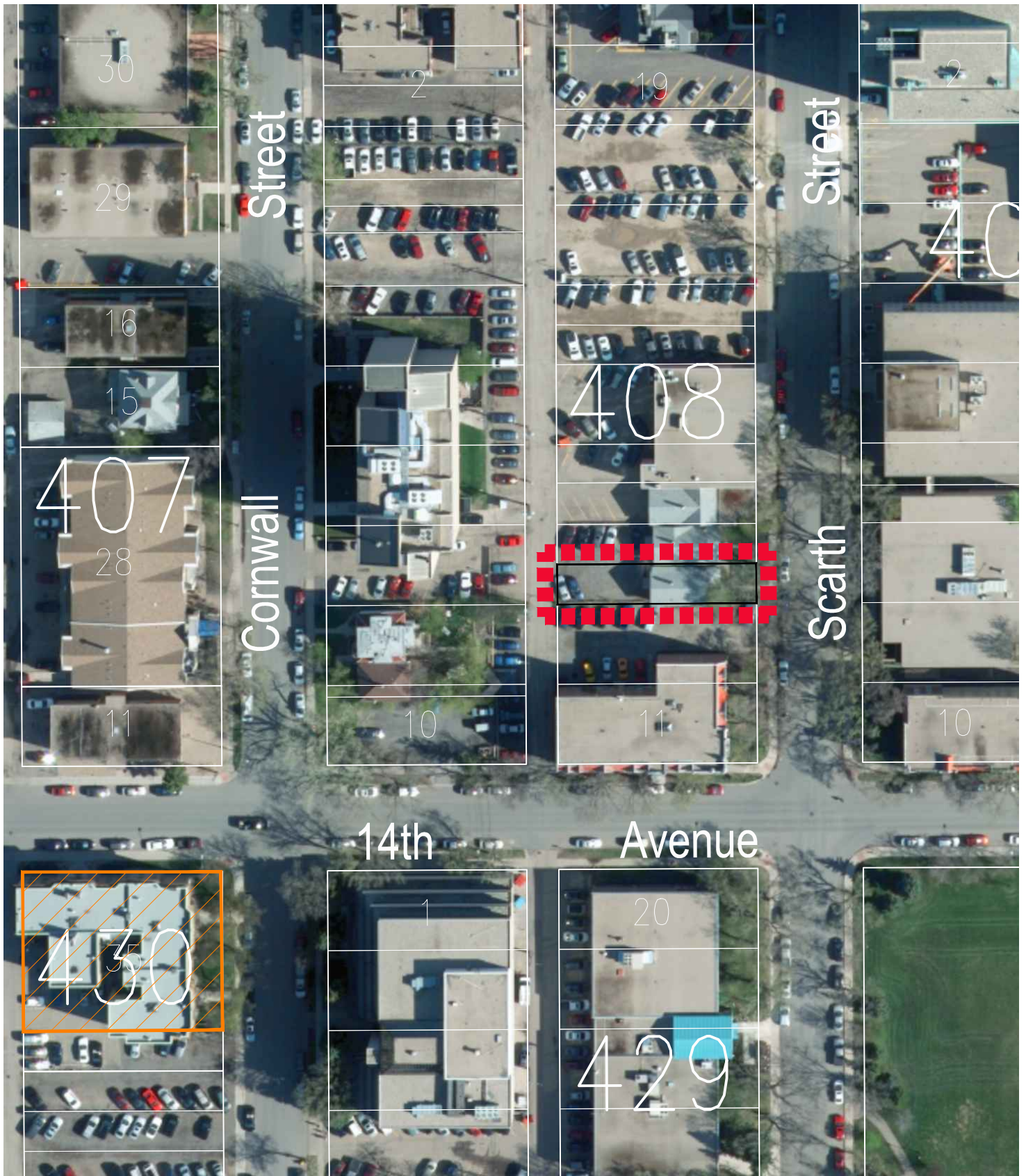
Diana Hawryluk, A/Executive Director  
City Planning and Development



Subject Property







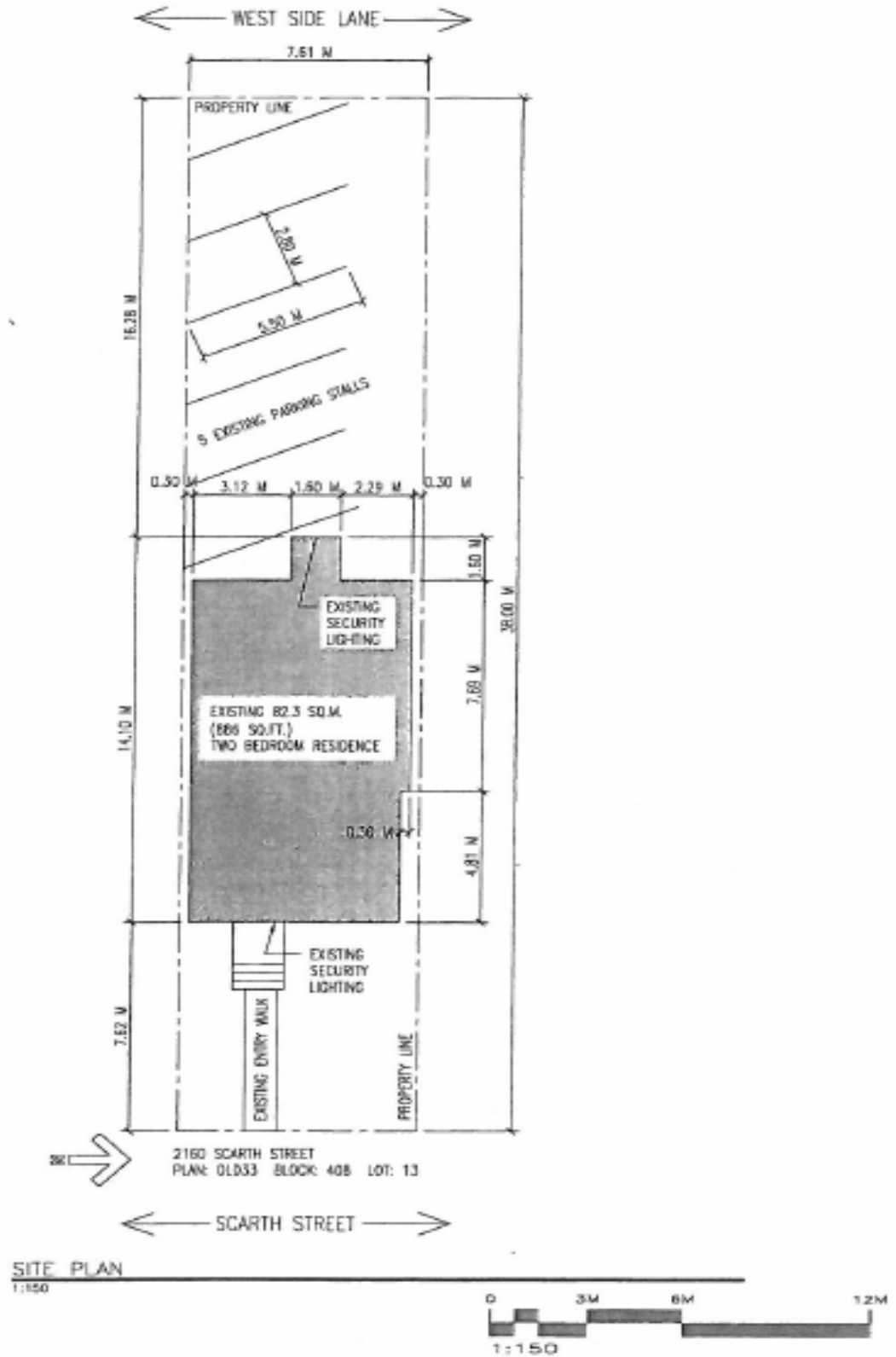
Subject Property

Date of Photography: 2012



Project 14-DU-20

Civic Address/Subdivision 2160 Scarth Street

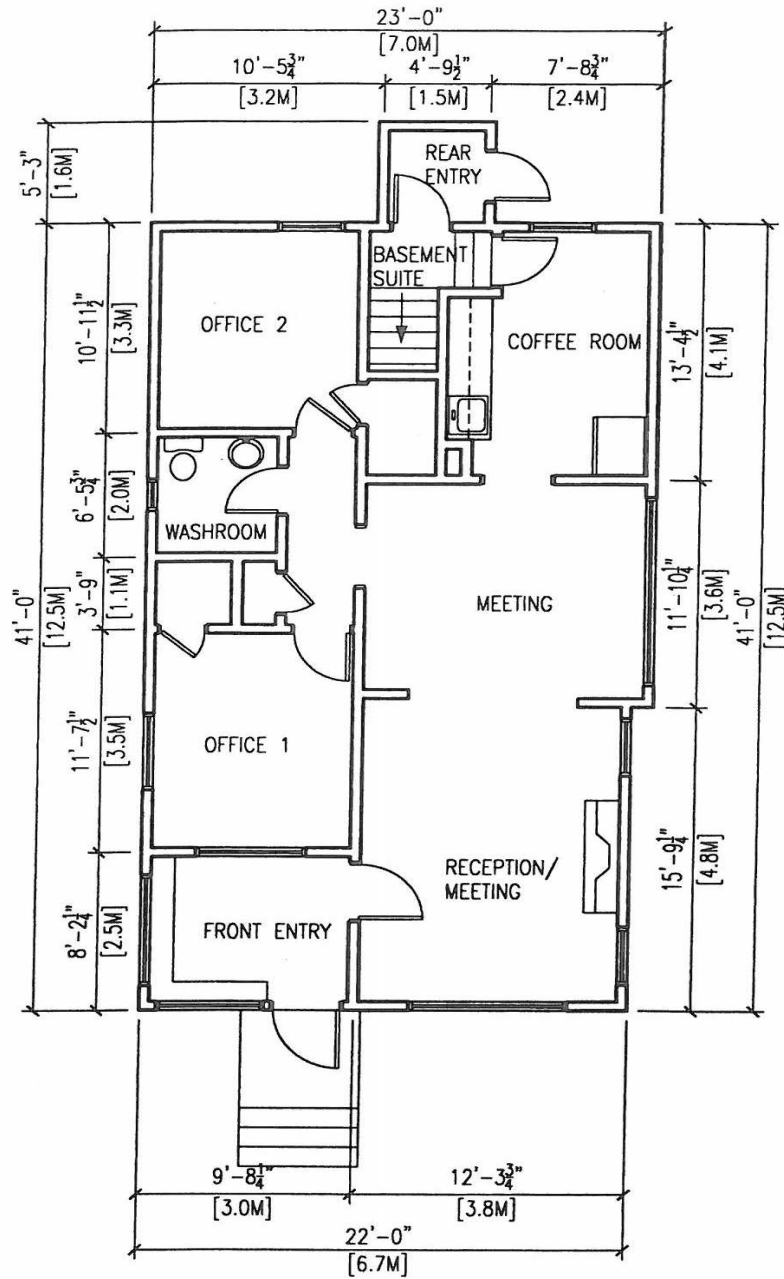


**Planning Department**

Project 14-DU-20

Civic Address/Subdivision

2160 Scarth Street



GROUND LEVEL PLAN

886 FT<sup>2</sup>

1/8" = 1'-0"

PLAN:OLD33 BLOCK:408 LOT:13

PROJECT NO:  
2014.27SHEET TITLE  
FLOOR PLAN

WARREN PLETZ  
1727 E SINCLAIR ST.  
REGINA SK. S4V 1G7  
PH: 306 527 9840  
EMAIL: perspective.consulting@sasktel.net  
WEB: www.perspectiveconsulting.ca

PROJECT  
2014-27 2160 SCARTH STREET

PERSPECTIVE  
CONSULTING  
DRAFTING - TRAINING - 3D MODELING - RENDERING

DATE:12-Aug-14

SHEET NUMBER

A-1

## Planning Department

Project 14-DU-20

Civic Address/Subdivision 2160 Scarth Street



November 12, 2014

To: Members,  
Regina Planning Commission

Re: Application for Discretionary Use (14-DU-17) Proposed Shopping Centre  
4450 Rochdale Blvd

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RECOMMENDATION

1. That the discretionary use application for a proposed shopping centre located at 4450 Rochdale Boulevard, being Block W, Plan 00RA0511 Ext. 1, Lakeridge 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-1 to A-3 inclusive, prepared by Mallen Gowing Berzins Architecture Incorporated and dated October 20, 2014.
  - b) The developer shall provide visual screening in the form of a fence along the on the full extent north property line.
  - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the November 24, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to develop five buildings on the subject property totalling 4616.9 m<sup>2</sup> of additional floor area on the subject property. Two of the buildings will accommodate various commercial rental units, a purpose-built building intended for a single retail use and two building intended to be restaurant uses.

Comments and issues identified in the review process by the public include traffic generation and access/egress to the site, noise, privacy and the possibility of outdoor patios associated with the restaurant uses. Through the review process the Administration has worked with the applicant who has modified the plan to address 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 utilization. Accordingly, the Administration recommends approval of this development proposal.

BACKGROUND

The Administration has received the above application under the Discretionary Use review procedure.

The subject property contains the Real Canadian Superstore and Gas Bar, which was constructed in 2000 and is located at the northwest corner of intersection of Rochdale Boulevard and Pasqua Street (4450 Rochdale Blvd.).

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw 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 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

### Zoning and Land Use Analysis:

The applicant proposes to develop the following five additional buildings on site:

- Building A: 10 commercial retail unit building of 1067 m<sup>2</sup>;
- Building B: 3-5 commercial retail unit building of 956.9 m<sup>2</sup>;
- Building C: Two storey retail building (Shoppers Drug Mart) of 1625.8 m<sup>2</sup>;
- Building D: Restaurant (drive-thru) with 132 seating capacity and of 488.7 m<sup>2</sup> area; and
- Building E: Restaurant with 173 seating capacity and 478.5 m<sup>2</sup> area.

The zoning and land use analysis is summarized in the following table:

<b>Land Use Details</b>		
	<b>Existing</b>	<b>Proposed</b>
Zoning	MS- Mainstreet Zone	MS- Mainstreet Zone
Land Use	Commercial	Commercial
Number of Dwelling Units	NA	NA
Building Area	13,100 m <sup>2</sup>	4616.9 m <sup>2</sup> (additional) Total Building Area on Site -17,716.9 m <sup>2</sup>

<b>Zoning Analysis</b>		
	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	900* stalls	840 stalls
Minimum Lot Area (m <sup>2</sup> )	250 m <sup>2</sup>	60722.5 m <sup>2</sup>
Maximum Building Height (m)	15 m	6.41 m
Maximum Floor Area Ratio	1	0.32
Maximum Coverage (%)	65%	29%

*\*The calculation of parking requirement is based on gross calculation of floor area applying maximum park amounts if the commercial rental units are developed as retail. As building permits are submitted more detailed calculation will occur which will assign values depending on use and will further calculate storage area and mechanical spaces at lower parking values*

*which will lower the projected required parking total as identified in the table above. This is further addressed under the Traffic Impact Assessment section below.*

The applicant indicated that they would like to develop an outdoor patio to suit potential restaurant tenants. The MS zone specifically restricts outdoor eating establishments where abutting a residential zone and within 36.5 metres of a residential use and as such an outdoor patio area associated with a restaurant use is not permitted at this location. This regulation can be appealed to the Development Appeals Board, who has the authority to consider and authorize relaxations to zoning regulations. In the event that the applicant appeals this regulation of the Zoning Bylaw, residents within 75 metres of the subject property will be notified and have the opportunity to participate in that review process.

In response to community concerns Administration will require as a condition of approval the provision of screening at the north side of the site in the form of a fence to avoid potential conflicts with abutting residential properties. The visual screening requirement is included as a condition of discretionary use approval.

The proposed development is consistent with the purpose and intent of the MS-Mainstreet zone with respect to accommodating shopping and commercial service in close proximity to residential development in this sector of Regina.

The surrounding land uses are commercial to the east, south and residential to the north and northwest in the Lakeridge neighbourhood.

#### Traffic Impact Assessment Study

The applicant has submitted a Traffic Impact Assessment (TIA) and parking study for the development and site intensification of the subject property. The study was carried out in two phases: (i) Parking Study and (ii) Traffic Impact Assessment. The Administration is in agreement with the results of the TIA.

The Parking Study demonstrates that the parking stalls provided would sufficiently accommodate the demand, assuming a certain arrangement of tenants or uses. The study employed site observations to determine existing patterns and estimated future demand using the Institute of Transportation Engineers (ITE) standards. These estimates take into account different peak parking demand hours for different uses on the same site. For example, the peak parking demand time of a restaurant will be different than that of a grocery store, therefore, the same parking stalls could serve both peak hour uses. Shopping centres, by nature, share parking as multiple trips are combined for one site so it is reasonable to account for such inherent efficiencies.

Ultimately, the proposed mix of uses will be required to demonstrate compliance with the parking requirements of the Zoning Bylaw. At this stage, it is not possible to determine conclusively what the final parking requirement will be. This number will be determined through building permit applications, which will show the final tenant mix, their gross floor areas (such as back of house warehouse areas, and retail display areas). If it is determined that the site does not strictly accommodate the required amount of parking, the Zoning Bylaw would allow for consideration of a shared parking agreement, depending on the nature of existing and proposed tenants, minor variance application of up to 10 per cent of parking requirements, or consideration by the Development Appeals Board to allow for a parking reduction.

The key findings of the Traffic Impact Assessment are as follows:

- The four key accesses at the subject property currently operate at an acceptable level of service (LOS).
- For peak hour conditions at full build out, the proposed development does not trigger the need for any upgrades at the four key accesses at the subject property. However, the Administration recommends the relocation of the existing exit on Stockton Street to the north addressing the public and technical traffic concerns on its proximity to the intersection of Rochdale Boulevard and Stockton Street. This will address issues related to vehicle stacking along Stockton St. and ease of access/ egress to the site at this location.

## 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.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

### Environmental Implications

The subject property is located within the moderate sensitivity Aquifer Protection Overlay Zone and is required to comply with the applicable performance standards to address protection of the aquifer. Under these requirements excavations shall not exceed 4.5 metres in depth.

### Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: City-wide Policy Plan of *Design Regina: The Official Community Plan Bylaw No. 2013-48*. In particular, it speaks to the following goals and policies of the Land Use and Built Environment section:

#### Complete neighbourhoods

- Providing opportunities for daily lifestyle needs, such as services, convenience shopping and recreation; and
- Providing convenient access to the areas of employment.

#### Employment areas

- Providing appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities
- Requiring new large-format retail to be located on urban corridors

The proposed development complements the overall development of Lakeridge community for a complete neighbourhood and provides the nearby residents the opportunities of employment in their vicinity. The public comments supporting the application have also acknowledged the importance of such business growth and increasing the employment opportunities in the area.

#### Other Implications

None with respect to this report.

#### Accessibility Implications

The proposed development provides 17 parking stalls for persons with disabilities which is compliant with the Zoning Bylaw requirement.

#### COMMUNICATIONS

The Administration has received comments from 32 residents, including Lakeridge Lane Condominium Corporation, Lakeridge Terrace II Condo Corporation, and Lakeridge Pointe Phase I Condominium Corporation.

Public notification signage posted on:	August 25, 2014
Letter sent to immediate property owners	August 19, 2014
Number of Public Comments Sheets Received	32

The application was circulated to the Walsh Acre/Lakeridge/Gardenridge Community Association for their comments. The Administration attempted follow-up contact with the community association following circulation; however, comments were not received prior to the deadline for submission of this report.

The concerns expressed in the 32 comments sheets were focussed on traffic impact, increased noise level and the proposed restaurant. A more detailed accounting of the respondents' concerns received during the review process and the Administration's response to them is provided in Appendix B.

#### DELEGATED AUTHORITY

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

Respectfully submitted,



Fred Searle, Manager  
Current Planning

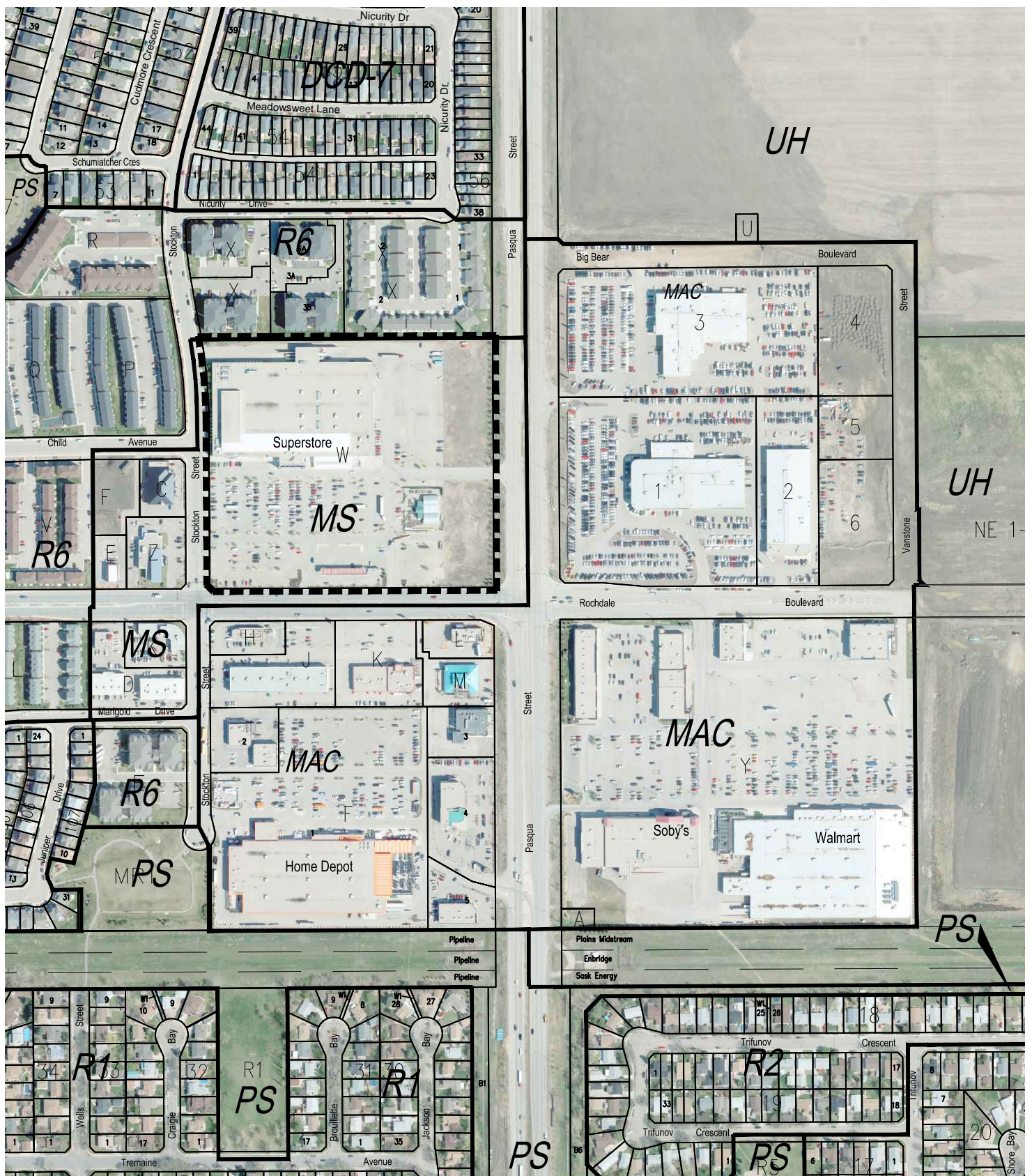
Respectfully submitted,



Diana Hawryluk, A/ Executive Director  
City Planning and Development



## Appendix A-1



Subject Property



Project 14-DU-17


Civic Address/Subdivision

4450 Rochdale Blvd





Date of Photography: 2012

 Subject Property

Project 14-DU-17

Civic Address/Subdivision 4450 Rochdale Blvd





1 SITE PLAN  
1:500

Planning Department

Project 14-DU-17

Civic Address/Subdivision

4450 Rochdale Blvd



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> <li>• Pollution (1)</li> <li>• Noise (1)</li> <li>• Traffic (1)</li> <li>• Lane behind Superstore (1)</li> </ul>
<i>Accept if many features were different</i>	7	<ul style="list-style-type: none"> <li>• Traffic (2)</li> <li>• Lack of privacy (2)</li> <li>• Noise (4)</li> <li>• Addressing the problematic intersection (Rochdale and Stockton) (4)</li> <li>• Introduction of speed bumps (1)</li> <li>• Restaurant with patio (3)</li> <li>• Relocation of recycle containers(3)</li> </ul>
<i>Accept if one or two features were different</i>	10	<ul style="list-style-type: none"> <li>• Traffic (7)</li> <li>• Exit from subject property (5)</li> <li>• Introduction of speed bumps (5)</li> <li>• The speed on the lane leading to loading dock and city recycle containers (3)</li> <li>• Noise(1)</li> </ul>
<i>I support this proposal</i>	12	<ul style="list-style-type: none"> <li>• New business-welcome (2)</li> <li>• Growth (3)</li> <li>• Positive proximity (3)</li> <li>• Addition of an exit (1)</li> <li>• Restaurant type (5)</li> </ul>
<i>Other</i>	2	<ul style="list-style-type: none"> <li>• Addition of an exit closer to Child Avenue (1)</li> <li>• Lifting the zoning restriction (1)</li> </ul>

**1. Issue:**

**The proposal will increase traffic in the area and has poor access/egress along Stockton Street. Due to visibility and proximity of intersection with the site exit, collisions will increase at Rochdale and Stockton St. intersection. There is also concern about vehicles speeding at the north side of the Superstore Building.**

*Administration's Response:*

The Administration required modifications to the site plan to shift the exit to Stockton Street towards the north from its current location. The Administration also required the placement of speed humps at the north side of existing Superstore building. The applicant modified the site plan and relocated the exit to Stockton Street towards north as per Administration's requirement. Likewise, the applicant has introduced two speed humps at the north side of existing Super Store building.

**2. Issue:**

**The northeast corner of the site is often noisy because of the activities of youngsters with their cars as this portion of the land is vacant. There is a chance to be even noisier after the proposed development which impacts privacy.**

*Administration's Response:*

To mitigate this concern the Administration requires visual screening in the form of a fence along the north property line. This will help address noise concerns but also act as security and privacy.

3. **Issue:**

**A patio at the restaurants particularly the northern most restaurant will create and adverse impact on nearby residential properties with noise and privacy impacts.**

*Administration's Response:*

Restaurants with patios are not allowed in the MS zone where the zone directly abuts a residential zone. As discussed previously in the report the applicant may appeal this regulation to the Development Appeal Board to relax the development standard to allow for outdoor restaurants/ patios. As part of that process residents within 75 metres of the subject property would be notified and have the opportunity to make representation in that process.