



Regina Planning Commission

**Wednesday, October 9, 2019
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, October 9, 2019

Approval of Public Agenda

Adoption of Minutes

Minutes of the meeting held on September 11, 2019.

Administration Reports

RPC19-33 Discretionary Use Application (19-DU-09) Proposed Addition to Existing Child Day Care Centre in Contract Zone, 4401 Dewdney Avenue

Recommendation

1. That the City Solicitor be directed to prepare the necessary bylaws to discharge the existing contract zone agreement (Bylaw No. 2011-17) in *Regina Zoning Bylaw No. 9250* for 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision.
2. That the discretionary use application for a proposed addition to an existing Child Day Care Centre located at 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex 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, prepared by Gilchuk Design & Drafting and dated July 4, 2019; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the October 28, 2019 meeting of City Council for approval.



OFFICE OF THE CITY CLERK

RPC19-34 Application for Contract Zoning (19-CZ-06) Proposed Religious Institution
- 2 Sheppard Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2 Sheppard Street, being Lot 23-Blk/Par 25-Plan No. 62R19206 Ext 0 from R1-Residential Detached 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 generally conform to the attached plans labelled Appendix A-3, prepared by P3A Architecture, and dated May 30, 2019;
 - b. The development shall accommodate a maximum of 25 persons at one time;
 - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - d. 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 to *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 28, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 11, 2019

AT A MEETING OF 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 Barbara Young, in the Chair
Councillor Jerry Flegel
Councillor Bob Hawkins
Frank Bojkovsky
Andre Kroeger
Adrienne Hagen Lyster
Steve Tunison
Celeste York

Regrets: David Bale
Biplob Das
Jacob Sinclair

Also in Attendance: Council Officer, Elaine Gohlke
Legal Counsel, Cheryl Willoughby
Executive Director, City Planning & Community Development, Diana Hawryluk
Director, Planning & Development Services, Fred Searle
Manager, West Planning, Yves Richard
City Planner II, Pamela Ewanishin
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, after tabling item RPC19-27 Civic Naming Committee Guideline and Street Name List Review to the November 6, 2019 meeting of Regina Planning Commission, and that the delegations and items be heard in the order they are called forward by the Chairperson.

ADOPTION OF MINUTES

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the minutes for the meeting held on August 7, 2019 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC19-26 Park Naming - Wapiti Park

Recommendation

1. That Capital Crossing MR2 be named Wapiti Park.
2. That item CR19-39 be removed from the Regina Planning Commission Outstanding Items list.
3. That this report be forward to the September 30, 2019 meeting of City Council for approval.

Kaitlyn Brown, representing Cornerstone Holdings, addressed the Commission.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

(Councillor Flegel temporarily left the meeting.)

RPC19-28 Discretionary Use Application (19-DU-07) Proposed Residential Homestay – 3118 Albert Street

Recommendation

1. That the discretionary use application for a proposed Residential Homestay located at 3118 Albert Street, being Lots 18 & 20, Block 631, Plan No. 101227711, in the Lakeview Subdivision be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Carefoot Holdings Ltd.
 - b) The guest rooms shall not contain cooking facilities and that all cooking facilities are located exclusively in the kitchen area.
 - 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 September 30, 2019 meeting of City Council for approval.

Tom and Thea Carefoot, representing Carefoot Holdings, addressed the Commission.

Councillor Bob Hawkins moved that the recommendation be concurred in.

(Councillor Flegel returned to the meeting.)

The motion was put and declared LOST.

RPC19-29 Discretionary Use Application (19-DU-06) Proposed Car Wash in MAC - Major Arterial Commercial Zone - 2035 Park Street

Recommendation

1. That the discretionary use application for a proposed Car Wash located at 2035 Park Street, being Parcel B, Plan No. 90R02904, Broders Annex subdivision be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Neher & Associates and dated April 3, 2019; 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 September 30, 2019 meeting of City Council for approval.

Bill Babey, representing SCR Holdings and 2035 Park Street Discovery Plaza, made a presentation to the Commission.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-30 Zoning Bylaw Amendment Application (19-Z-06) - The Towns, Phase 2, Stage 1G/A

Recommendation

1. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3, be approved as follows:

Proposed Lots 1 to 12 in Block 34 from UH- Urban Holding to R5- Medium Density Residential Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
3. That this report be forwarded to the September 30, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

Cathy Lawrence, representing Terra Developments Inc., addressed the Commission.

Frank Bojkovsky moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC19-31 Concept Plan Amendment & Zoning Bylaw Amendment Applications
(19-CP-02)(19-Z-07) Harbour Landing Phase 9, 5601 - 5661 Mitchinson Way

Recommendation

1. That the application to amend the Harbour Landing Concept Plan as shown on Appendix A-3.2, be approved.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning lands within the Harbour Landing Concept Plan area, as shown in Appendix A-3.3, be approved as follows:

Proposed Lots 33-40 in Block 67 from DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Zone.

3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective amendments to *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the September 30, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notices for the respective bylaws.

Evan Hunchak, representing Dream Development, made a PowerPoint presentation to the Commission, a copy of which is on file in the Office of the City Clerk.

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

RPC19-32 Application for Zoning Bylaw Amendment (19-Z-10) Text Amendment to Allow for Private Utilities as a Public Use

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* by amending section 4C.2.1 by adding subsection (e) and consequential amendments as specified in Appendix A, 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 September 30, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Steve Tunison moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:48 p.m.

Chairperson

Secretary

October 9, 2019

To: Members
Regina Planning Commission

Re: Discretionary Use Application (19-DU-09) Proposed Addition to Existing Child Day
Care Centre in Contract Zone, 4401 Dewdney Avenue

RECOMMENDATION

1. That the City Solicitor be directed to prepare the necessary bylaws to discharge the existing contract zone agreement (Bylaw No. 2011-17) in *Regina Zoning Bylaw No. 9250* for 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex subdivision.
2. That the discretionary use application for a proposed addition to an existing Child Day Care Centre located at 4401 Dewdney Avenue, being Lots 7 and 8, Block 1, Plan No. I5211, CPR Annex 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, prepared by Gilchuk Design & Drafting and dated July 4, 2019; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the October 28, 2019 meeting of City Council for approval.

CONCLUSION

The applicant and landowner, The Circle Project Association Inc., proposes to develop an addition to an existing Child Day Care Centre located at 4401 Dewdney Avenue. The property is currently zoned C – Contract Zone.

The proposal complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, Administration recommends approval.

BACKGROUND

An application has been received to construct an addition to an existing Child Day Care Centre at the subject property located at 4401 Dewdney Avenue. The purpose of the addition is to provide increased accessibility for persons with disabilities through a ground level entrance. The addition will also include office/meeting space in support of the day care operations.

The subject property is currently zoned C – Contract Zone, which was approved by City Council on March 14, 2011 per Bylaw No. 2011-17. The purpose of the contract zone was to allow for a Child Day Care Centre accommodating 36 children to operate in a residential zone. At the time of approval, a Child Day Care Centre of this scale in a house-form building was not contemplated in any residential zone within the Zoning Bylaw. Child day care homes (with not more than eight children, including the children of the adult care provider) were classified as a home-based business, which was a permitted use in all residential zones. Child day care centres with no more than 12 children were also accommodated in all residential zones, generally as a discretionary use, provided that the building was constructed as a detached dwelling and was occupied as a residence. Furthermore, rezoning the subject site to a non-residential zone, which would permit a Child Day Care Centre, was deemed unsuitable at the time due to site constraints, location and the surrounding community.

Consequently, the contract agreement was executed with the condition that development be confined to the existing building. As this condition prevents the proposed addition from being constructed, the applicant requests the Contract Zone Agreement be discharged and the property revert to being zoned R2 – Residential Semi-Detached Zone. In this zone, Child Day Care Centres are a discretionary use. This application is being considered pursuant to the Zoning Bylaw, the OCP, and *The Planning and Development Act, 2007* (Act).

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; 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

Zoning and Land Use Details

The applicant is proposing to develop an addition to an existing Child Day Care Centre to provide increased accessibility for persons with disabilities through a ground level entrance, and include office/meeting space in support of the day care operations. The proposed addition would not increase the number of child care spaces that the existing Child Day Care Centre currently offers. The following table summarizes the land use and zoning related details associated with the subject proposal:

Land Use Details	Existing	Proposed
Zoning	C – Contract	R2 – Residential Semi-Detached Zone
Land Use	Child Day Care Centre offering 36 child care spaces	Child Day Care Centre offering 36 child care spaces
Building Area	132.76 m ²	159.52 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	1 stall	2 stalls (Existing)
Number of Drop-off Spaces Required	4 Spaces	4 Spaces (Existing 2 on Alexandra Street and 2 on the driveway)
Minimum Lot Area (m ²)	325 m ²	707.02 m ²
Minimum Lot Frontage (m)	10.5 m	16.46 m
Minimum Front Yard Setback (m)	6 m	No change
Minimum Side Yard Setback (m)	1.2 m	3.55 m
Maximum Building Height (m)	11 m	No change
Maximum Floor Area Ratio	0.75	0.23
Maximum Coverage (%)	50%	30%

Surrounding land uses include high density residential to the south, low density residential and Government House to the west, low density residential to the north and Lewvan Drive and commercial to the east.

The renovation work will be reviewed in accordance with the *National Building Code of Canada (2015)* (NBC) during the building permit review process and upgrades to the building may be required. Specifically, any addition to an existing building requires the entire building be assessed for compliance with current construction requirements of Division B of the NBC. Basic fire protection and life safety elements will also need to be installed. The applicant will need to retain a Saskatchewan registered design professional to provide this information as well as any information requested during building permit review. The *National Energy Code for Buildings* (NECB) will also apply to this development.

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 the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
 - 7.1.4 Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation.
- 7.5 Encourage appropriate *mixed-use* development within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

Section D10: Economic Development

Goal 3 – Economic Generators: Cultivate entrepreneurship and economic generators.

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

Section D11: Social Development

Goal 1 – Social Sustainability: Promote and enhance social sustainability by recognizing the quality of life in a community depends on both its physical and community resources.

- 13.1 Develop *community resources* to provide opportunities for social activities, events and programming for Regina residents.
- 13.5 Encourage the provincial government and community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure *access* to employment.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	July 24, 2019
Letter sent to immediate property owners	July 23, 2019
Number of Public Comments Sheets Received	0

There were no public comments received on this application.

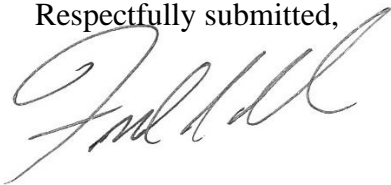
The application was circulated to the McNab Community Association for their comments. The Administration did not receive comments from the Community Association prior to the deadline for submission of the report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a 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,

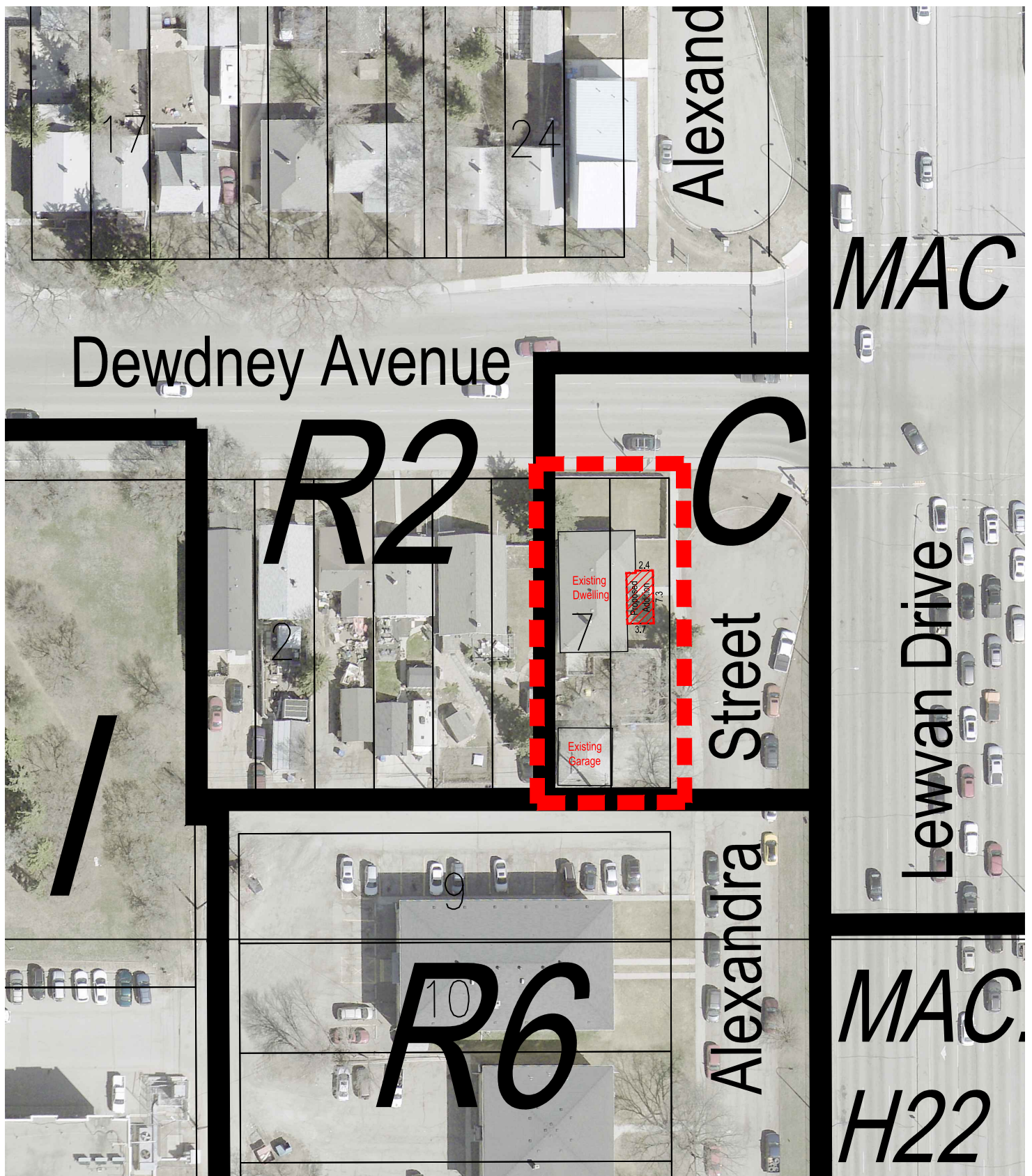


Fred Searle, Director
Planning & Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development



Date of Photography : 2018



Subject Property



Project 19-DU-09

Civic Address/Subdivision

4401 Dewdney Avenue
Lots 7 & 8, Block 1, Plan I5211 Ext. 0



Subject Property

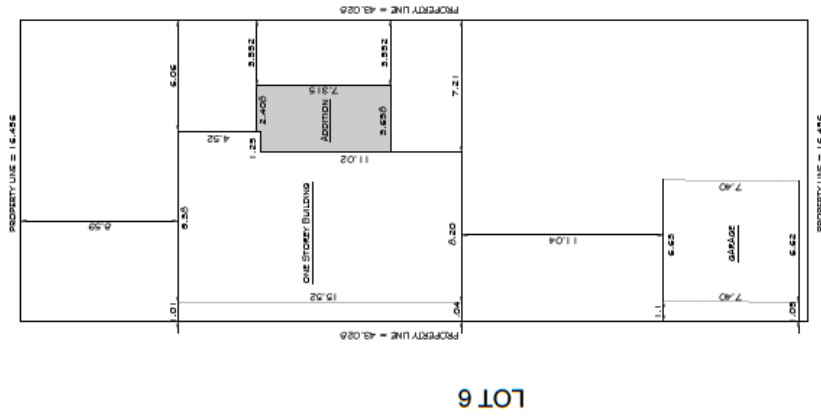
Date of Photography: 2018



Project 19-DU-09

Civic Address/Subdivision

4401 Dewdney Avenue
Lots 7 & 8, Block 1, Plan I5211 Ext. 0



A **SITE PLAN**
BD1.1 **SCALE 1 : 150**

[illegible]

GENERAL NOTES

- PRIOR TO PROCEEDING WITH CONSTRUCTION THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL INFORMATION, INCLUDING BUT NOT LIMITED TO, THE EXISTING UTILITIES, EROSION CONTROL MEASURES, AND ANY OTHER INFORMATION THAT MAY BE REQUIRED TO PROTECT THE EXISTING UTILITIES AND THE ADJACENT AREAS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE, LOCAL ORDINANCES, AND THE AUTHORITY HAVING JURISDICTION.
- ALL CONSTRUCTION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.
- ALL CONSTRUCTION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.
- ALL CONSTRUCTION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.

[illegible]

4401 DEWDNEY AVENUE
REGINA, SASKATCHEWAN

SITE PLAN

JASON GILCHUK

JULY 4, 2019

8796

AS NOTED

BD1.1



October 9, 2019

To: Members
Regina Planning Commission

Re: Application for Contract Zoning (19-CZ-06) Proposed Religious Institution - 2 Sheppard Street

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 2 Sheppard Street, being Lot 23-Blk/Par 25-Plan No. 62R19206 Ext 0 from R1-Residential Detached 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 generally conform to the attached plans labelled Appendix A-3, prepared by P3A Architecture, and dated May 30, 2019;
 - b. The development shall accommodate a maximum of 25 persons at one time;
 - c. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - d. 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 to *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the October 28, 2019 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant, Wasqar Ahsan on behalf of the owner (Rana Babir Hamid), proposes to rezone the subject property to convert the existing building (detached garage) located within a residential property as religious institution for communal prayer service (a Musallah) for up to 25 persons at one time.

The Contract Zone is requested given the unique circumstances associated with proposal as the proposal does not comply with the development standards and regulations in the current R1 - Residential Detached Zone but is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, Administration recommends approval.

BACKGROUND

An application has been received for contract zone to accommodate a religious institution within an existing (building) detached garage located at 2 Sheppard Street. This facility has been used for communal prayer informally for the past several years and approval would formalize the use and to serve the Islamic community's need for communal prayer space.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), the OCP and *The Planning and Development Act, 2007* (Act).

DISCUSSION

An application has been submitted to use an existing building (detached garage) located on a residential property as religious institution for communal prayer service. The applicant has indicated that the facility will be used for daily prayer service, five times a day, for 10 - 15 minutes by a maximum of 20 - 25 persons in accordance with Islamic prayer customs. The facility has been used for communal prayer informally. The Applicant is seeking approval to allow the use to operate on a continuous basis in compliance with the Zoning Bylaw.

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

Land Use Summary		
Land Use Details	<u>Existing</u>	<u>Proposed</u>
Zoning	R1 - Residential Detached	C - Contract
Land Use	Detached Dwelling and Detached Garage	Detached Dwelling and Religious Institution
Building area	53.65 m ²	53.65 m ²

Zoning Analysis			
	Requirements (R1 Zone)		Provided
	Residential	Institutional	
Minimum Lot Area (m ²)	325	500	556.83
Minimum Lot Frontage (m)	10.5	15	15.24
Maximum Building Height (m)	11	15	3.5 (approx.)
Maximum Floor Area Ratio	0.75	1.5	.28
Maximum Coverage (%)	50	75	27.57
Minimum Front Yard Setback (m)	6	7.5	7.7
Minimum Rear Yard Setback (m)	5	3	0.73

Minimum Side Yard Setback (m)	1.2	0.45 (religious institution)	2.01 (residential dwelling) 5.9 (religious institution)
Minimum Total Side Yard Setback (m)	-	6	7.8
Minimum Parking Required	1	6	1(residential dwelling) 0 (religious institution)

The surrounding land uses include residential dwellings to the west and south, a special care home to the east and the Regina Huda School to the north, including a former open space, which was recently sold by the City of Regina to the Huda School to support the expansion of the school. According to the applicant, the Regina Huda school has attracted many students into their curriculum and many families prefer to live close to the school. With this, there is a greater need for communal prayer space in the local community.

Zoning Deficiencies under the Current Zone (R1)

This application was originally received and circulated to external and internal stakeholders including the neighbouring properties as a discretionary use as a religious institution is a discretionary use in the R1 - Residential Detached Zone. However, religious institutions are required to comply with development standards for the I – Industrial Zone. During the review of the proposal it was determined that there are elements of non-compliance with the development standards and regulations with respect to minimum parking and rear yard setback requirements.

The proposal requires a total of seven stalls on site, whereas only one stall is being provided on site. Similarly, the proposed development does not meet the minimum rear setback requirement of three metres, which is required for a religious institution. The existing detached garage was constructed with a rear setback of 0.73 metres.

The Administration is supportive of the Contract Zone with a parking deficiency, noting the following circumstances:

- The applicant has indicated that many users live within a walking distance of this facility and/or does not require vehicles to access the services being rendered at this location.
- The site is located on a corner site with a vacant lot to the east across Sheppard Street. There are few if any residential properties that may be impacted by on-street parking.
- On-street parking is available on both sides of Sheppard Street.
- Up to three vehicles may be able to park in front of the building on the parking pad, so long as no sidewalks are obstructed.
- Although this proposal is being considered under *Zoning Bylaw No. 9250*, the pending approved *Zoning Bylaw 2019-19* would require only two on-site vehicle stalls as parking requirements have changed.
- Given the nature of the use of the facility, patrons are not expected to remain parked for long periods of time as prayer times are approximately 10 - 15 minutes in length.

With respect to the rear yard setback deficiency, the Administration notes that re-use of the building as a religious institution results in no change on impact to surrounding properties. The massing of the building would not change and there are no impacted properties to the rear of the subject property. The proposal to re-use an accessory building as a religious institution is a unique proposal that likely was not considered in the current regulations.

A Contract Zone is recommended given these circumstances and the uniqueness of the proposal.

Contract Zone Analysis

Pursuant to the OCP, a Contract Zone may be applied at City Council's discretion with the provision that the proposed development:

- Conforms to the general intent of the OCP or any applicable concept plan.
- Represents a unique and/or positive development opportunity.
- Is compatible with existing adjacent development and, where applicable, contributes beneficially to the public realm.

The Zoning Bylaw also provides guidance on the application of Contract Zones, requiring that a Contract Zone be designated only on:

- Small or irregularly shaped lots.
- Lots restricted by physical barriers such as water courses, slopes, roadways, railways.
- Infill sites in higher density or mixed use area.
- Sites accommodating unique development opportunities.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to accommodating unique development opportunities, is compatible with the existing adjacent development and will help to meet needs of the local Islamic community for communal prayer.

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 the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods.

- 7.1.4 Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation;

Section D8: Culture

Goal 1 – Support Cultural Development and Cultural Heritage: Enhance quality of life and strengthen community identity and cohesion through supporting cultural development and cultural heritage.

- 10.1 Build partnerships and work collaboratively with community groups, other levels of government, and the private and voluntary sectors to encourage cultural development opportunities and conserve HISTORIC PLACES.

Goal 3 – Accessibility: Ensure access to cultural resources, learning opportunities, and activities.

- 10.16 Support equitable access to cultural resources, practices and activities.

Other Implications

None with respect to this report.

Accessibility Implications

The development will be required to comply with all standards with respect to the *Uniform Building and Accessibility Standards Act*. The Zoning Bylaw requires two per cent of all required stalls to be accessible.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	July 22, 2019
Will be published in the <i>Leader-Post</i> on:	October 12 & 19, 2019
Letter sent to immediate property owners	July 12, 2019
Public Open House Held	N/A
Number of Public Comments Sheets Received	12

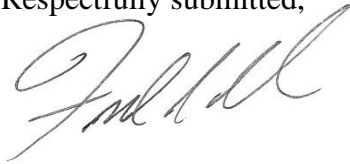
There were 12 public comments received on this application. A more detailed accounting of the respondent's comments and Administration's response is provided in Appendix B. The Administration circulated a proposal to the Coronation Park Community Association, who indicated that they have no concerns.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a 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,

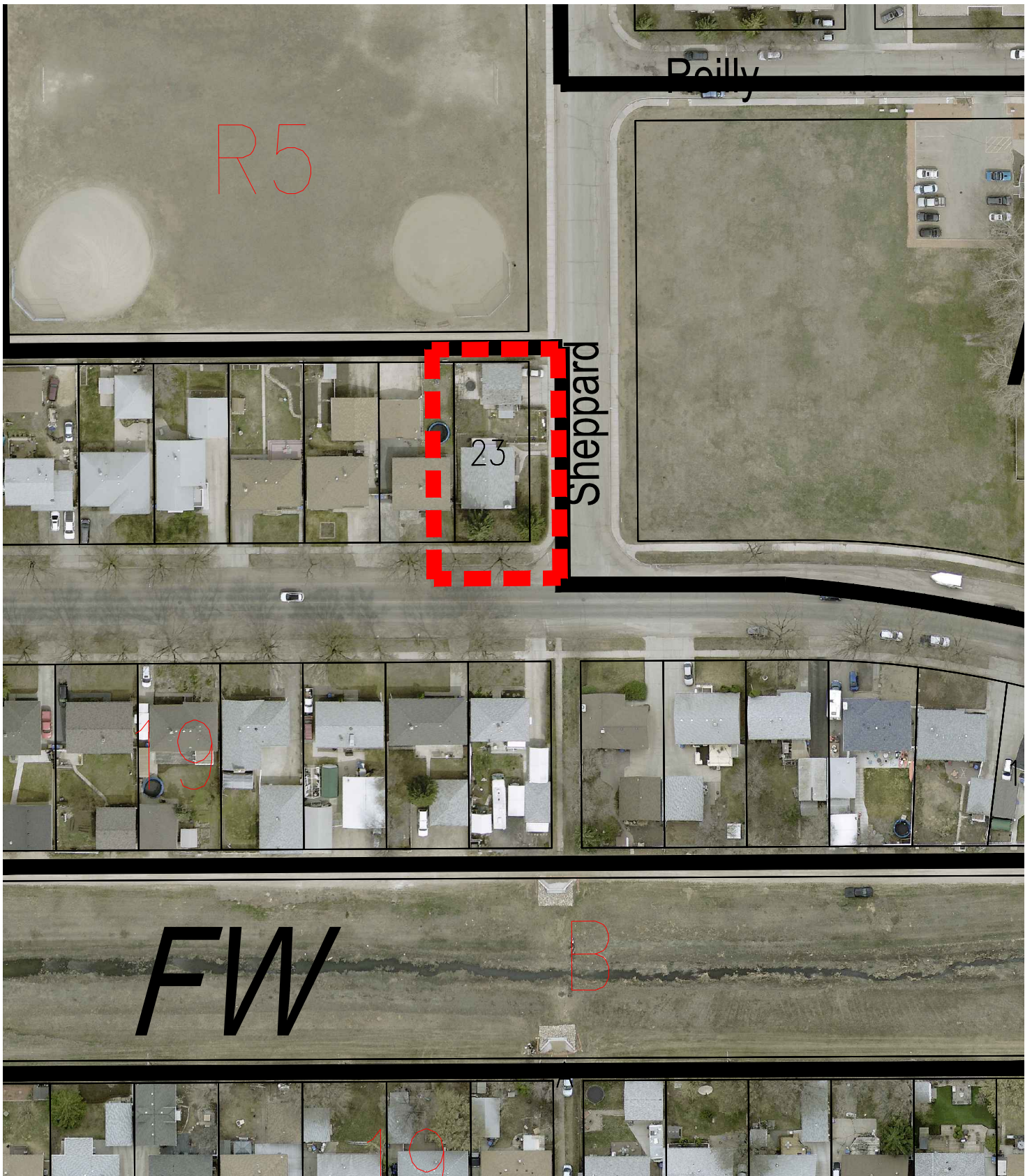
A handwritten signature in black ink, appearing to read 'Fred Searle', written in a cursive style.

Fred Searle, Director
Planning & Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk', written in a cursive style.

Diana Hawryluk, Executive Director
City Planning & Community Development



Date of Photography : 2018



Subject Property



Project 19-CZ-06

Civic Address/Subdivision

2 Sheppard Street / Coronation Park
Lot 23, Block 25, Plan 62R19206

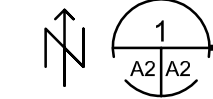
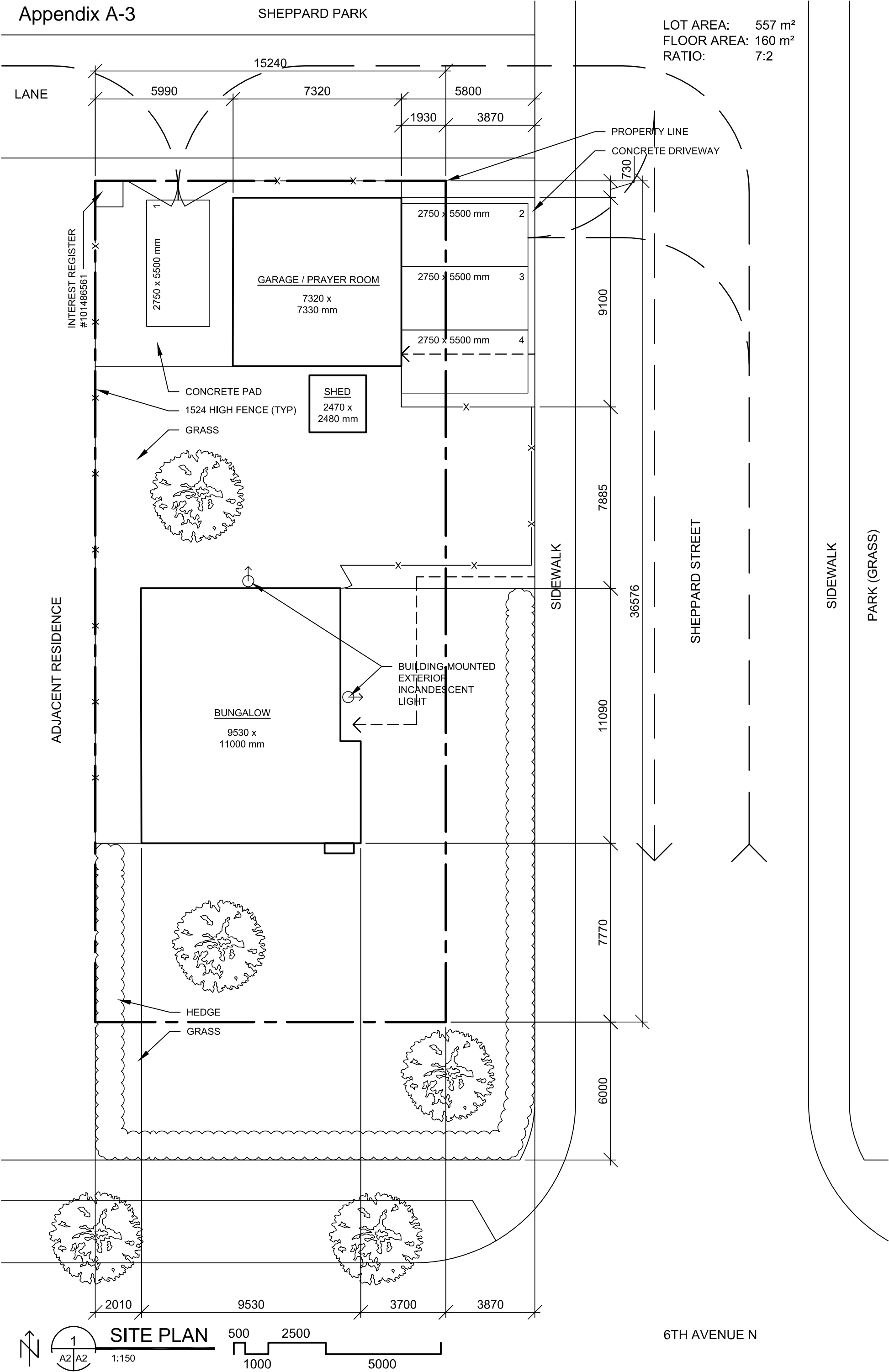


Subject Property

LOT AREA: 557 m²
FLOOR AREA: 160 m²
RATIO: 7:2

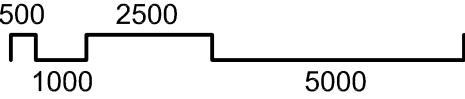
Xref:

Plot time: May 30, 2019 - 10:29am
C:\2019 Projects\2019-21 Prayer Room\19-21-PrayerRoom.dwg



SITE PLAN

1:150



6TH AVENUE N



PROJECT Prayer Room
#2 Sheppard Street, Regina SK

TITLE Site Plan

DRAWN BY AAB

SCALE 1:150

DATE 2019-05-30

FILE NO. 2019-21

DRAWING NO.

A4

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely Opposed</i>	2	<ul style="list-style-type: none"> - Additional Traffic will be an issue - Pedestrian Safety due to added traffic - Use of the garage as prayer space
<i>Accept if many features were different</i>		-
<i>Accept if one or two features were different</i>		-
<i>I support this proposal</i>	10	<ul style="list-style-type: none"> - There is a need for such facility for praying and socializing - Building safety standards should be in place - Use of garage as prayer space - Lights at the crosswalk for safety

1. Issue

Concerned with such development resulting to on street parking demand and traffic issues

Administration's Response:

- The applicant has indicated that many users live within a walking distance of this facility and/or does not require vehicles to access the services being rendered at this location.
- The site is located on a corner site with a vacant lot to the east across Sheppard Street. There are few if any residential properties that may be impacted by on-street parking.
- On-street parking is available on both sides of Sheppard Street.
- Up to three vehicles may be able to park in front of the building on the parking pad, so long as no sidewalks are obstructed.
- Although this proposal is being considered under Zoning Bylaw No. 9250, the pending approved Zoning Bylaw 2019-19 would require only two on-site vehicle stalls as parking requirements have changed.
- Given the nature of the use of the facility, patrons are not expected to remain parked for long periods of time as prayer times are approximately 10 - 15 minutes in length.

2. Issue

Pedestrian Safety due to added traffic

Administration's Response:

The applicant has indicated that this facility will cater the local need as it is being proposed to be largely used by the residents within the proximity of this facility and does not necessitate the vehicle travel.

3. Issue

Use of the garage as prayer space / Building safety standards should be in place.

Administration's Response:

This application is being presented to the council to allow the use of detached garage as religious institution and a religious institution is allowed under the current zoning regulation as discretionary use subject to approval by City Council.

Following approval by City Council the applicant will be required to obtain permits and undertake changes to the building to ensure that it complies with all building standards.