



Regina Planning Commission

**Wednesday, February 1, 2017
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, February 1, 2017

Approval of Public Agenda

Minutes Approval

Regina Planning Commission - Public - Nov 30, 2016 4:00 PM

Administration Reporta

RPC17-1 Discretionary Use Application (16-DU-25) House-Form Commercial
Restaurant – 2158 Scarth Street

Recommendation

1. That the discretionary use application for a proposed House-Form Commercial restaurant located at 2158 Scarth Street, being Lot 22, Block 408, Plan No. 101187648, 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 Perspective Consulting dated December 12 and October 6, 2016.
 - b) Hours of operation of the restaurant shall be Monday to Saturday, 7 a.m. to 6:30 p.m.
 - 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 February 27, 2017 meeting of City Council for approval.

RPC17-2 Discretionary Use Application (16-DU-22) Proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone – 4701 and 4801 Parliament Avenue

Recommendation

1. That the discretionary use application for a proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic,



OFFICE OF THE CITY CLERK

Public Agenda Regina Planning Commission Wednesday, February 1, 2017

Vocational School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone located at 4701 and 4801 Parliament Avenue, being Block U1 and U2, Plan 102163081 in Harbour Landing Subdivision be APPROVED, and that Development Permits 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-3.3 inclusive, prepared by P3A and updated September 23, 2016 and December 12, 2016.
 - b) The development is contingent on severance approval of the subject parcels and subsequent title creation.
 - 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 February 27, 2017 meeting of City Council for approval.

RPC17-3 2016 City of Regina Office Policy Review

Recommendation

- 1) That item CR12-88, Proposed Commercial Office Policy and Zoning Code be removed from the list of outstanding items for City Council.
- 2) That the next Office Policy review occur with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* five year review in 2018.
- 3) That this report be forwarded to the February 27, 2017 meeting of City Council for approval.

RPC17-4 Official Community Plan Amendment (16-OP-02) Zoning Bylaw Amendment (16-Z-17) Humanitarian Service Facility – 1510 12Th Avenue and 1872 St. John Street

Recommendation

1. That the following amendment to the Core Neighbourhood Plan, being Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:



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That the following item be added to Section 9.0 - Exceptions:

Civic Address	Legal Description	Development/Use
1510 12th Avenue and 1872 St. John Street	Lots 21-24, Block 301, Plan No. Old 33	MX - Mixed Residential Business

2. That the application to rezone Lots 21 to 24, Block 301, Plan No. Old 33 located at 1510 12th Avenue and 1872 St. John Street from R4A - Residential Infill Housing to MX - Mixed Residential Business, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the February 27, 2017 meeting of City Council for approval, which will allow sufficient time for advertising the required public notices for the respective bylaws.

RPC17-5 Application for Street Name Change (16-SN-24) - Renaming of Tower Road Portion of Tower Road Between East Victoria Avenue and Arcola Avenue

Recommendation

1. That the portion of street currently named Tower Road and indicated in Appendix A-1, attached to this report, shall be renamed Anaquod Road.
2. That this report be forwarded to the February 27, 2017 meeting of City Council for approval.

Resolution for Private Session

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 30, 2016

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
Simon Kostic
Ron Okumura
Daryl Posehn
Laureen Snook
Kathleen Spatt

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Cheryl Willoughby
Executive Director, City Planning and Development, Diana Hawryluk
Manager of Current Planning, Fred Searle
Manager of Development Engineering, Dustin McCall
Manager of Real Estate, Keith Krawczyk
Senior City Planner, Sue Luchuck
Senior City Planner, Ben Mario
Senior Engineer, Max Zasada

APPROVAL OF PUBLIC AGENDA

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, with the items and delegations to be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 28, 2016 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC16-60 Discretionary Use Application (16-DU-21) - Detached Dwelling Unit in R5 Zone - 4378 James Hill Road

Recommendation

1. That the Discretionary Use application for a Detached Dwelling Unit located at 4378 James Hill Road, being Lot 18, Block 65, Plan No.

102153822, Harbour Landing 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-3.9 inclusive, prepared by Homes by Dream and dated July 7, 2016; 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 December 19, 2016 meeting of City Council for approval.

Kathleen Spatt moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC16-61 Discretionary Use Application (16-DU-23) Proposed Restaurant in LC1 Zone - 166 University Park Drive

Recommendation

1. That the Discretionary Use Application for a proposed Restaurant located at 166 University Park Drive, being Block/Par A, Plan No. 78R53179, University Park 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-3.3. inclusive.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
 - c) No drive-through (Drive-in, as per Section 7D.2 of the *Regina Zoning Bylaw No. 9250*) shall be permitted through this approval.
2. That this report be forwarded to the December 19, 2016 meeting of City Council for approval.

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

RPC16-63 Zoning Amendment Application (16-Z-14) The Towns Phase 1, Stage 1D

Recommendation

1. That the application to rezone segments from UH - Urban Holding, be approved as follows:
 - i. Segments A, E, F and I as R1- Residential Detached Zone.
 - ii. Segment D as R5- Medium Density Residential Zone.
 - iii. Segment K as R6- Residential Multiple Housing Zone.

- iv. Segment B, H and J as DCD11- Direct Control Districts.
- v. Segment C and G as DCD12 - Direct Control District.

All of which are located within The Towns concept plan and legally described as part of Parcel B, Plan No. 99RA08035 and part of SW 1/4, Sec. 14-17-19 W2M as shown on the proposed zoning map (Appendix A-1) and Proposed Plan of Subdivision (Appendix A-3).

- 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 December 19, 2016 City Council meeting for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Cathy Lawrence, representing Terra Developments, addressed the Commission.

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

RPC16-64 Zoning Bylaw Amendment (16-Z-10 & 16-Z-11) MAC3 to MAC
- 3705 E Quance Street and 2220 Willow Road

Recommendation

- 1. That the application to rezone Block FF, Plan No. 101835323 Ext. 0 located at 3705 E Quance Street and Block EE, Plan No. 101852096 Ext. 0 located at 2220 Willow Road from MAC3 - Major Arterial Commercial to MAC - Major Arterial Commercial, be approved.
- 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 December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Garth Fredrickson and Robert Goldman, representing Bison Properties Limited, addressed the Commission.

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

RPC16-65 Contract Zone Application (16-CZ-09) Proposed Medical Clinic
– 2703 Victoria Avenue

Recommendation

- 1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 2703 Victoria Avenue, being Lot 42, Block

373, Plan No. 98RA28311 Ext. 0 be APPROVED and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject property be executed.

2. That further to recommendation 1, the proposed Contract Zone Agreement shall include the following terms:
 - a. The development shall conform to the site plan prepared by DS Designs dated October 31, 2016 attached as Appendix A-3.1 and the plans prepared by DS Designs dated September 22, 2016, which are attached to this report as Appendices A-3.2 to A-3.5.
 - b. The permitted uses shall be limited to Medical Clinic and Personal Services and the permitted uses in the underlying R4A-Residential Infill Housing Zone.
 - c. Signage on the subject property shall comply with the development standards for R4A-Residential Infill Housing Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*.
 - d. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
 - e. The Agreement shall be registered in the City of Regina'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 *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the December 19, 2016 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Scott Bitz, representing Shyso Holdings Inc., addressed the Commission.

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

RPC16-67 2016 Review of Outstanding Items

Recommendation

1. That the following items be deleted from the list of outstanding items for the Regina Planning Commission:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
MN14-2	Regina Planning Commission	Off Leash Dog Park
RPC15-69	Regina Planning Commission	Application for Road Closure (15-CL-15) Portion of 4 th Avenue Adjacent to 1000 Broder Street

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

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

RPC16-62 Zoning Amendment Application (16-Z-13) 1900 & 1920 McAra Street

(Phil Evans declared a conflict of interest on this item, citing his past association with SEPW Architecture Inc., who has done work for the proponent on the project, abstained from discussion and voting and left the meeting.)

Recommendation

1. That the application to rezone all of Lot 3A, Block 84, Plan No. 102148051 and part of Plan No. AD2450 within NE1/4 Sec. 20 Twp. 17 Rge. 19 W2M located at 1900 and 1920 McAra Street from partially UH-Urban Holding Zone and partially IT-Industrial Tuxedo Park Zone to IT-Industrial Tuxedo Park Zone, be APPROVED.
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 December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

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

RPC16-66 Contract Zone Application (16-CZ-04) Humanitarian Service Facility – 1610 Angus Street

(Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, abstained from discussion and voting and left the meeting.)

Recommendation

1. That the application to amend an existing C-Contract Zone in *Regina Zoning Bylaw No. 9250* for 1610 Angus Street, being Lot: 31A, Block: 252, Plan No. 102049208 be APPROVED and that the Contract Zone Agreement between the City of Regina and the owner of the subject properties be executed with the following terms:

- a. All new development on site shall be consistent with the attached plans labelled SHRM Samaritan Project, prepared by SEPW Architecture Inc., and dated June 9, 2016, Appendix A-3.1 to A-3.4.
 - b. Permitted uses on site shall be limited to a Building, Apartment - Low Rise and a Humanitarian Service Facility and which may include residential and daycare uses all as defined under *Regina Zoning Bylaw No. 9250* (Zoning Bylaw).
 - 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 Saskatchewan Land Titles at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007* (Act).
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 3. That this report be forwarded to the December 19, 2016 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

The following addressed the Commission:

- Kevin Vance;
- Blair Roberts, representing the Homelessness Partnering Strategy, YMCA; and
- Joe Miller, representing Souls Harbour Rescue Mission, and Dylan Elliott, representing SEPW Architecture.

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

ADJOURNMENT

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:42 p.m.

Chairperson

Secretary

February 1, 2017

To: Members
Regina Planning Commission

Re: Discretionary Use Application (16-DU-25) House-Form Commercial Restaurant – 2158
Scarth Street

RECOMMENDATION

1. That the discretionary use application for a proposed House-Form Commercial restaurant located at 2158 Scarth Street, being Lot 22, Block 408, Plan No. 101187648, 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 Perspective Consulting dated December 12 and October 6, 2016.
 - b) Hours of operation of the restaurant shall be Monday to Saturday, 7 a.m. to 6:30 p.m.
 - 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 February 27, 2017 meeting of City Council for approval.

CONCLUSION

The applicant proposes to redevelop the existing residential building into a House-Form Commercial restaurant. The proposal is to accommodate a coffee shop with a maximum of 24 seats. The property is zoned TARH30 – Transitional Area Residential (Height Overlay of 30 m). This proposal is supported by policies in Part B.3 Transitional Area Neighbourhood Plan of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) to retain existing house-form buildings in the area.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in the OCP. Accordingly, the Administration recommends approval.

BACKGROUND

An application has been received to develop a restaurant (coffee shop) in an existing building located at 2158 Scarth Street in the Centre Square neighbourhood.

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 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 redevelop the existing residential building into a House-Form Commercial restaurant. The development will be a coffee shop selling coffee, tea and sandwiches and consist of three sitting rooms, an order/sales counter and preparation room. No changes to the exterior of the building are proposed. Hours of operation are Monday to Saturday, 7 a.m. to 6:30 p.m.

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

Land Use Details	Existing	Proposed
Zoning	TARH30 – Transitional Area Residential (Height Overlay of 30 m)	TARH30 – Transitional Area Residential (Height Overlay of 30 m)
Land Use	Detached Dwelling	House-Form Commercial
Number of Dwelling Units	1	0
Building Area	82.3 m ²	82.3 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	1 stall	2 stalls
Minimum Lot Area (m ²)	250 m ²	289.16 m ²
Minimum Lot Frontage (m)	7.5 m	7.61 m
Maximum Building Height (m)	30 m	One storey bungalow
Gross Floor Area	82.3 m ²	82.3 m ²
Maximum Floor Area Ratio	0.28	0.28
Maximum Coverage (%)	28 %	28 %

Surrounding land uses are offices to the north and east, one detached dwelling and an apartment building to the south and an apartment building and detached dwellings to the west.

The proposed development is consistent with the purpose and intent of the TAR – Transitional Area Residential Zone. In this zone, commercial land uses are to be accommodated in building forms and locations which are compatible with the residential land use and character of the area. Re-purposing existing residential buildings, while keeping their existing form, ensures the buildings are maintained and continue to contribute to the streetscape. This zone recognizes the predominately residential character of the neighbourhood but allows for commercial redevelopment, at City Council's discretion, in a detached dwelling that existed prior to March 21, 1984. This detached dwelling was constructed in 1926.

The proposed development requires one parking space due to the following provisions in the Zoning Bylaw:

Section 14B.3.9 states that when an existing house-form building is converted to a House-Form Commercial/Residential Building use, no parking shall be required for the new use above what was required for the building prior to the change of use.

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.

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 4 – Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

7.16 Commercial: Encourage local commercial within residential areas.

The proposal is also consistent with the policies contained in Part B of the OCP with respect to:

Section B.3: Transitional Area Neighbourhood Plan

3.1 – Land Use Policy and Implementation Recommendations: Policy Objectives:

2. To provide for stores and service required by Transitional Area residents for convenience goods and services on a daily basis.
3. To provide for the retention, maintenance and restoration of buildings in the Transitional Area which, by virtue of their individual architectural and/or heritage merit or by their contribution to the surrounding streetscape, reinforce the residential character typified by the original buildings of the Area.

3.2.1 – Residential Land Use Districts: Policy Objectives

1. That the primary land use in the Transitional Area Residential Zone, as provided for in the Neighbourhood Plan, be residential. Commercial uses are a secondary use in the Zone, located only in house-form buildings.
9. That office/commercial land use within house-form buildings in the Transitional Area Residential Zone shall occur on the basis of development applications being approved by City Council.
10. That every commercial use in a house-form commercial building should reinforce the basic residential; character of both the house-form containing

the use and the surrounding neighbourhood, as well as provide for the conservation of the building.

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:	December 2, 2016
Letter sent to immediate property owners	November 24, 2016
Number of Public Comments Sheets Received	3

There were three public comments received on this application. The submissions supported the application.

Following circulation, the Administration attempted follow up contact with the Centre Square Community Association but did not receive a response prior to the deadline for submission of this 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,

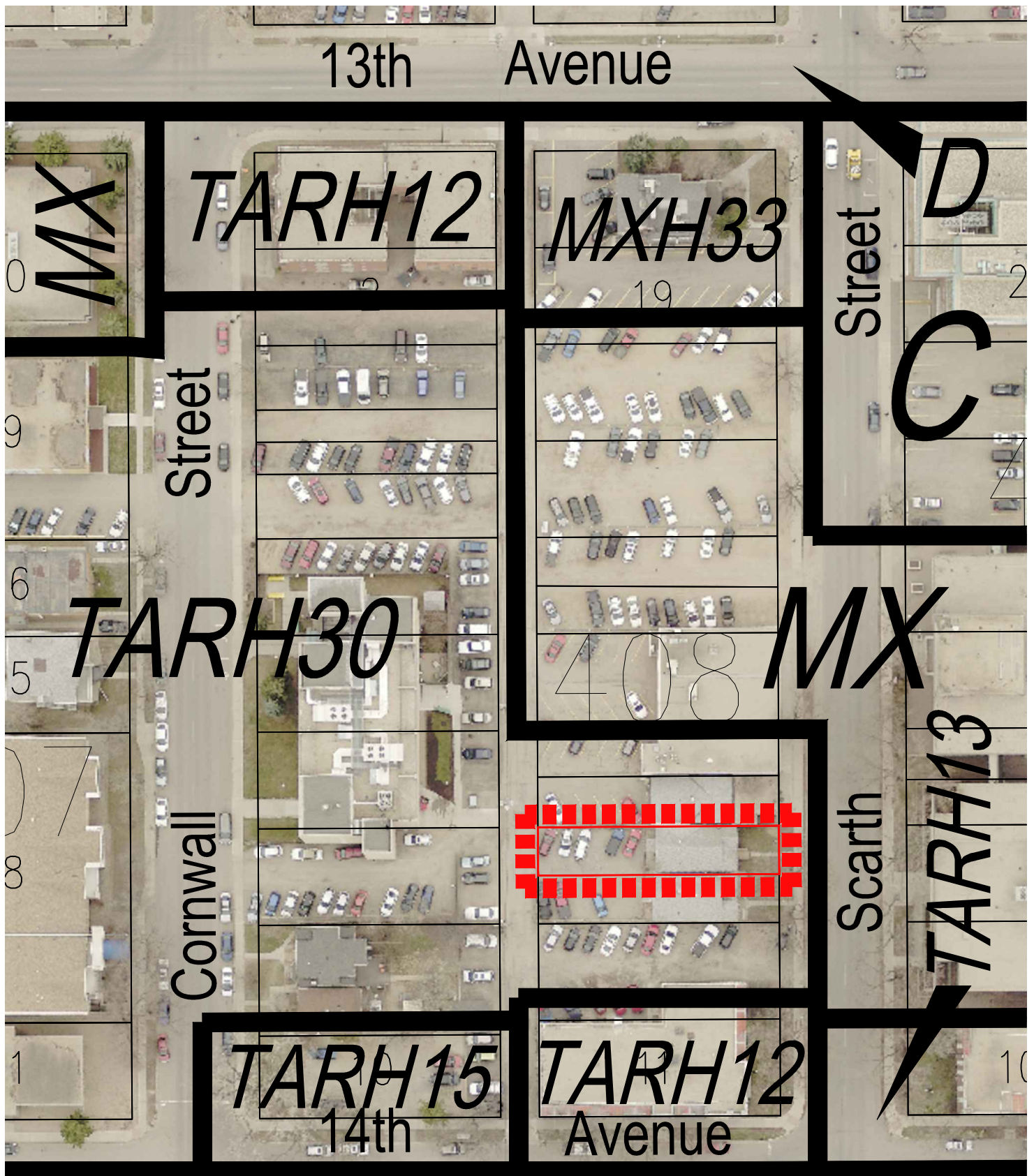


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property





Subject Property

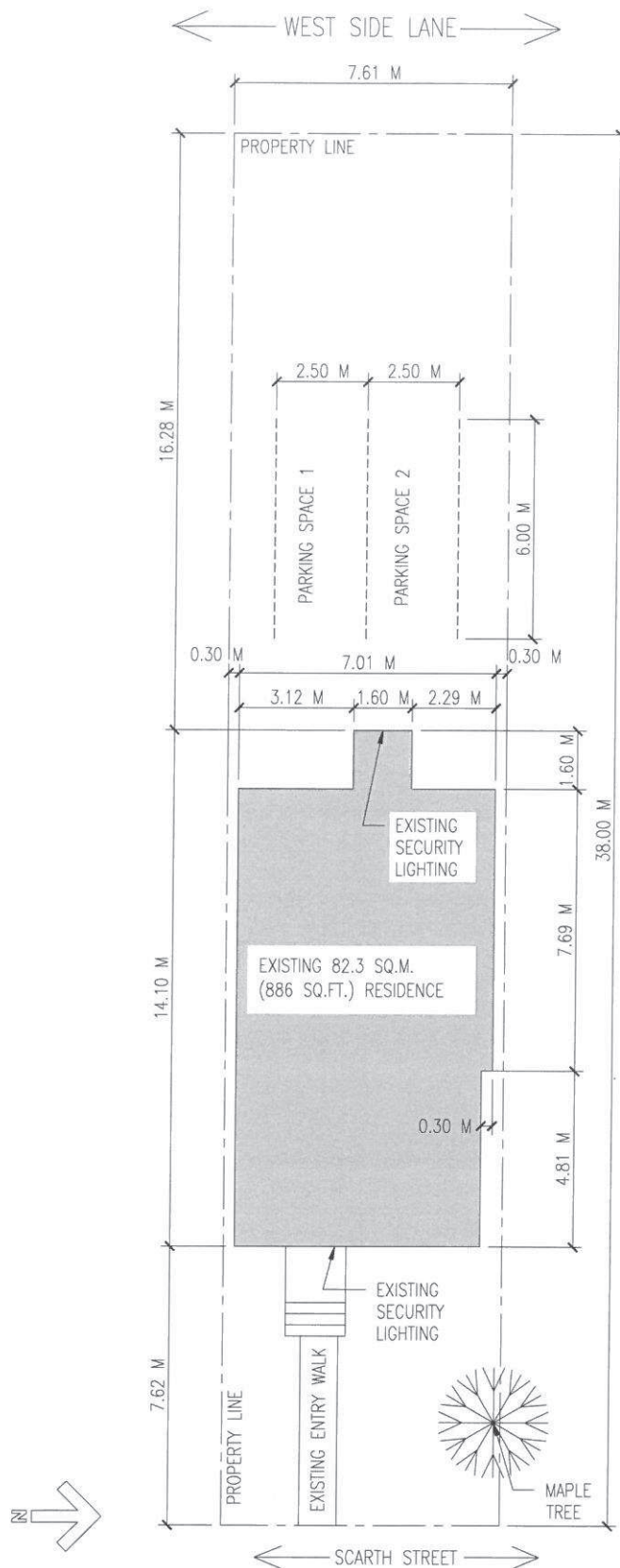
Date of Photography: 2014



Project 16-DU-25

Civic Address/Subdivision

2158 Scarth Street



AREA COVERAGE	
LOT	289.2 M ²
BUILDING	82.3 M ²
% COVERAGE	28 %

FENCES ARE NOT
REQUIRED

2158 SCARTH STREET
LOT: 22 BLOCK: 408
PLAN: 101187648 Ext 36

SITE PLAN
1:150

PROJECT NO:
2016.23

WARREN PLETZ
BOX 663 LUMSDEN, SK. S0G 3C0
PH: 306 527 9840
EMAIL:
perspective.consulting@sasktel.net
WEB:
www.perspectiveconsulting.ca

SHEET TITLE
SITE PLAN

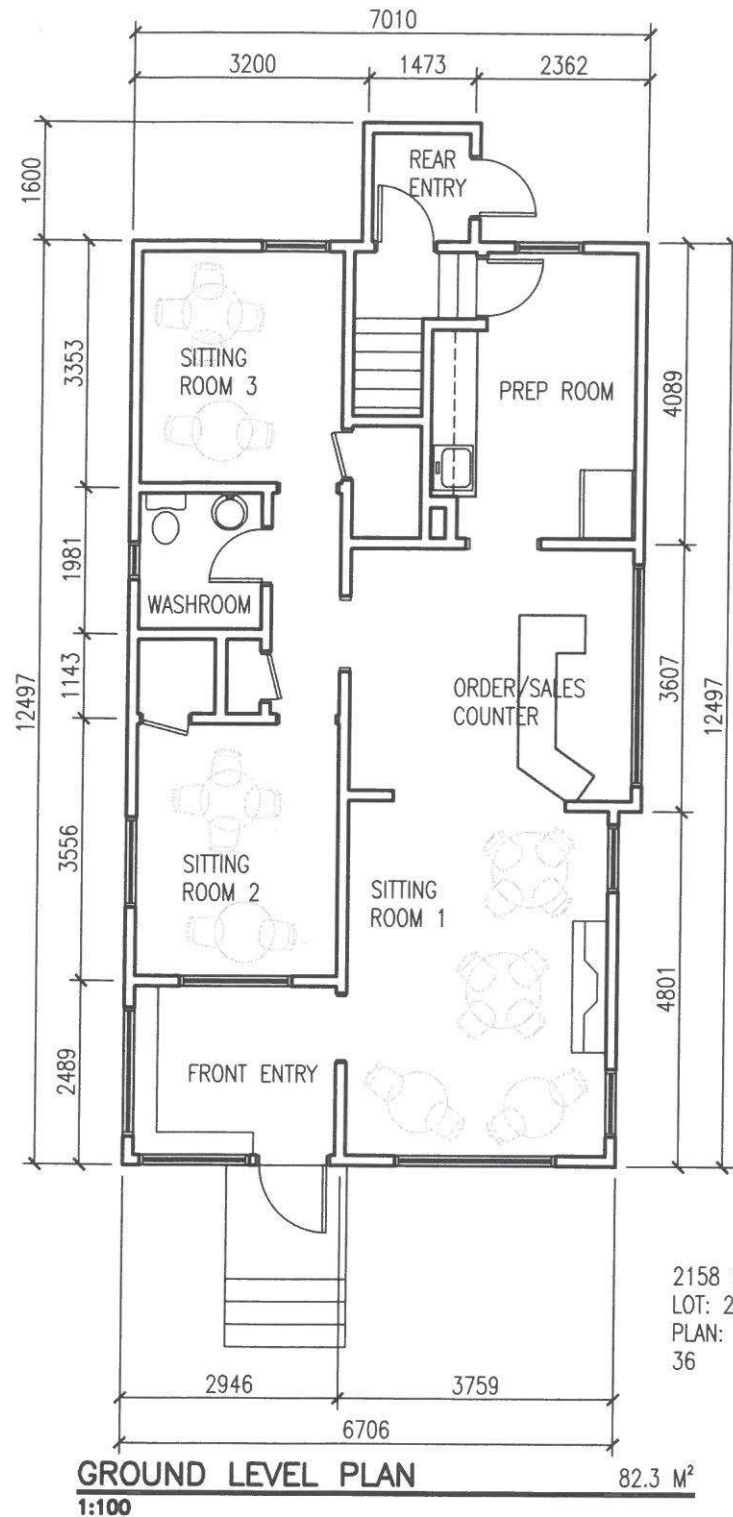
PROJECT
2016-23 2158 SCARTH STREET

PERSPECTIVE
CONSULTING
DRAFTING - TRAINING - 3D MODELING - RENDERING

DATE:12-Dec-16

SHEET NUMBER

A-2



PROJECT NO:
2016.23

SHEET TITLE
FLOOR PLAN

WARREN PLETZ
BOA 663 LUMSDEN, SK. SOG 3C0
PH: 306 527 9840
EMAIL:
perspective.consulting@sasktel.net
WEB:
www.perspectiveconsulting.ca

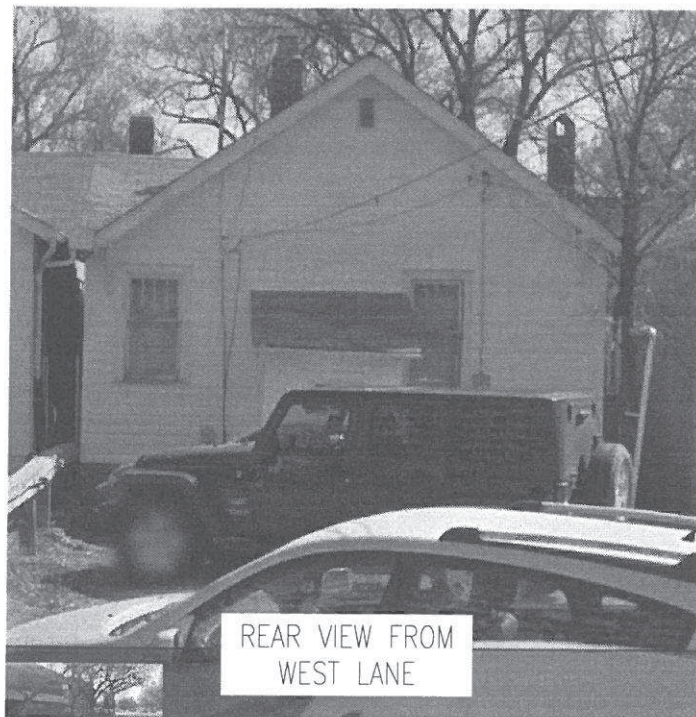
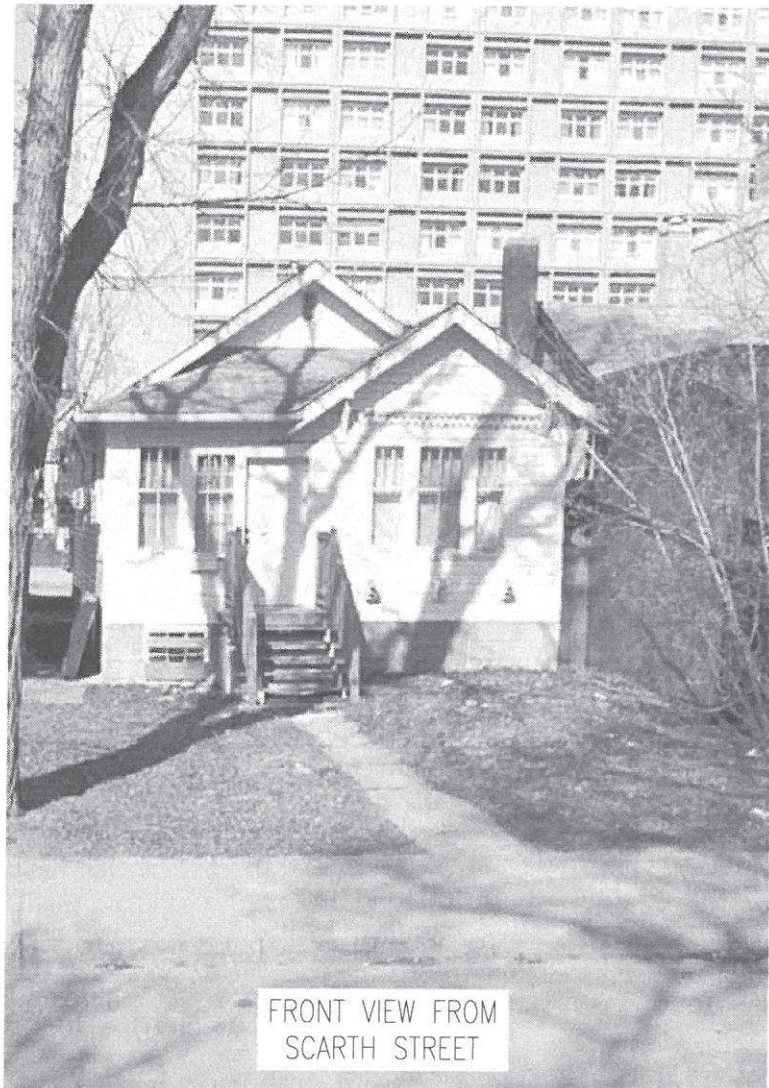
PROJECT
2016-23 2158 SCARTH STREET

PERSPECTIVE
CONSULTING
DRAFTING • TRAINING • 3D MODELING • RENDERING

DATE: 6-Oct-16

SHEET NUMBER

A-1



2158 SCARTH STREET SITE PHOTOS

February 1, 2017

To: Members
Regina Planning Commission

Re: Discretionary Use Application (16-DU-22) Proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone – 4701 and 4801 Parliament Avenue

RECOMMENDATION

1. That the discretionary use application for a proposed Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant, and Restaurant in IP - Prestige Industrial Service Zone located at 4701 and 4801 Parliament Avenue, being Block U1 and U2, Plan 102163081 in Harbour Landing Subdivision be APPROVED, and that Development Permits 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-3.3 inclusive, prepared by P3A and updated September 23, 2016 and December 12, 2016.
 - b) The development is contingent on severance approval of the subject parcels and subsequent title creation.
 - 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 February 27, 2017 meeting of City Council for approval.

CONCLUSION

The applicant proposes to sever the existing vacant parcel (Block U on Appendix A-1) and develop three multi-tenant buildings on each property. Two multi-tenant buildings, one on each property (Building 1 and Building 4 in Appendix A-3.1), are proposed to be developed with up to five discretionary uses in each building. As tenancy has not been determined to date, this application is for the consideration of the list of discretionary uses. The applicant has indicated that its intention is to only consider permitted uses for the two remaining multi-tenant buildings on each property.

The proposal complies with the development standards and regulations contained in *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, the Administration is recommending approval.

BACKGROUND

The applicant has submitted and received Development Permit approval from the City of Regina for the site design and three multi-tenant buildings proposed for each property through the permitted use Development Permit application process. The application for Discretionary Use is to accommodate the options of an Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant and Restaurant within the tenant spaces in one multi-tenant building on each property.

This application is being considered pursuant to the Zoning Bylaw, the OCP, and *The Planning and Development Act, 2007* (the Act).

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

The subject properties are currently vacant and located within the IP - Prestige Industrial Service Zone. The lands have been within the IP - Prestige Industrial Service Zone since the original Harbour Landing subdivision in 2007.

The applicant identifies that the purpose of the development is to serve users who do not need full industrial sites but need more than a commercial site, specific to warehousing and loading space needs. The applicant has also identified that tenants will benefit from optimal visibility and access from Parliament Avenue and from its proximity to Lewvan Drive. The applicants are seeking approval for several uses at once to maintain flexibility for future tenants and to have the site design and uses considered holistically rather than fragmented through individual development applications.

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

Land Use Details	Existing	Proposed
Zoning	IP - Prestige Industrial Service Zone	IP - Prestige Industrial Service Zone
Land Use	Vacant	Animal Hospital, Commercial Printing, Medical/Dental Laboratory, Medical Clinic, Vocational School, Convenience Store, Licensed Restaurant, and Restaurant

Building Area	0 m ²	Building 1 and Building 4 are 1,300m ² and 1.394m ² respectively.
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Zoning Analysis	Required	Proposed	
		Block U1	Block U2
Number of Parking Stalls Required	165 stalls (for total combined area)	107 stalls	147 stalls
Minimum Lot Area (m ²)	2000 m ²	13,210 m ²	13,135 m ²
Minimum Lot Frontage (m)	30 m	120.37 m	105.9 m
Maximum Building Height (m)	15 m	9.5 m	9.5 m
Maximum Floor Area Ratio	1.5	0.35	0.30
Maximum Coverage (%)	50%	31%	29%

The surrounding land uses include Canuck Park (PS - Public Service Zone) to west, Tutor Park (PS - Public Service Zone) and high density residential (R6 – Residential Multiple Housing Zone) to the south separated by Tutor Way, industrial office use (IP Zone) to the east separated by Harbour Landing Drive and vacant commercial land (MAC – Major Arterial Commercial Zone) to the north separated by Parliament Avenue.

The landscaping plan provides screening and buffering in the form of tree varieties and shrubs. The applicant is proposing surplus landscaping on the subject properties to enhance the attractiveness of the site due to proximity of the industrial area to residential development areas.

The proposed development is consistent with the purpose and intent of the IP Zone with respect to promoting industrial development and related business services which incorporate high standards of design, landscaping and open space. The IP Zone is not intended to be used for primary retail or personal service uses however the Zoning Bylaw allows for related businesses to develop to serve the needs of commercial customers.

The industrial area will be well served by City Transit as there is service provided on Harbour Landing Drive and Parliament Avenue.

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

The subjects lands are within the Airport Noise Attenuation Overlay Zone and are bounded by the 30 NEF (Noise Exposure Forecast) contours, as established by Transport Canada to ensure

that future development of certain uses include noise impact analysis and acoustical insulation, certified by a professional engineer. This regulation will apply to any vocational school, office and restaurant uses and required studies will be requested at the time when tenant fit-up building permits are received for these uses.

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 couple neighbourhood.

- 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.

- 7.1.10 Convenient access to areas of employment.

Goal 4 – Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

- 7.15 Plan and develop NEW EMPLOYMENT AREAS, as shown on Map 1 – Growth Plan to include the following land-use and design elements:

- 7.15.3 Compatibility with adjacent residential land use through the minimization of off-site impacts.

- 7.21 Ensure an adequate supply of serviced industrial land to maintain a diverse range of development opportunities.

- 7.24 Within industrial areas, permit supporting services or amenities that complement industrial uses or cater to industrial employees or customers.

- 7.26 Consider light industrial development as part of *mixed-use* areas, providing that:

- 7.26.1 The proposed development is compatible with the natural environment and adjacent uses.

- 7.26.2 Adequate measures are undertaken to ensure appropriate design and transition between land uses.

Section D9: Health and Safety

Goal 3 – Special Policy Areas: Coordinate the development of unique or special areas to ensure orderly and compatible development.

11.14 Promote public safety and avoid issues of nuisance and incompatibility within the vicinity of the Regina International Airport by applying the following policies:

11.14.2 Prohibit residential land use within the 30 NOISE EXPOSURE FORECAST contour.

Section D10: Economic Development

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

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

12.7.5 Encourage new and existing industry clusters, including cultural and creative industries, to increase collaboration, innovation and shared industry infrastructure.

The subject property is identified on the attached Harbour Landing Concept Plan in Appendix A-4 as a commercial property. This development proposal is consistent with the Harbour Landing Concept Plan as the types of commercial development envisioned for this area were those that would complement airport operations and would be similar to development currently adjacent to the airport such as office, warehouse, storage and some institutional use. The IP Zone was established on the subject lands to facilitate commercial development of this nature.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides nine parking stalls for persons with disabilities which exceeds the minimum requirement of three stalls.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted	October 29, 2016
Letter sent to immediate property owners	October 13, 2016
Number of public comments sheets received	7

There were seven public comments received on this application. A more detailed accounting of the respondent's comments and the Administration's response is provided in Appendix B.

Following circulation, the Administration attempted follow up contact with the Albert Park Community Association but did not receive a response prior to the deadline for submission of this 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,

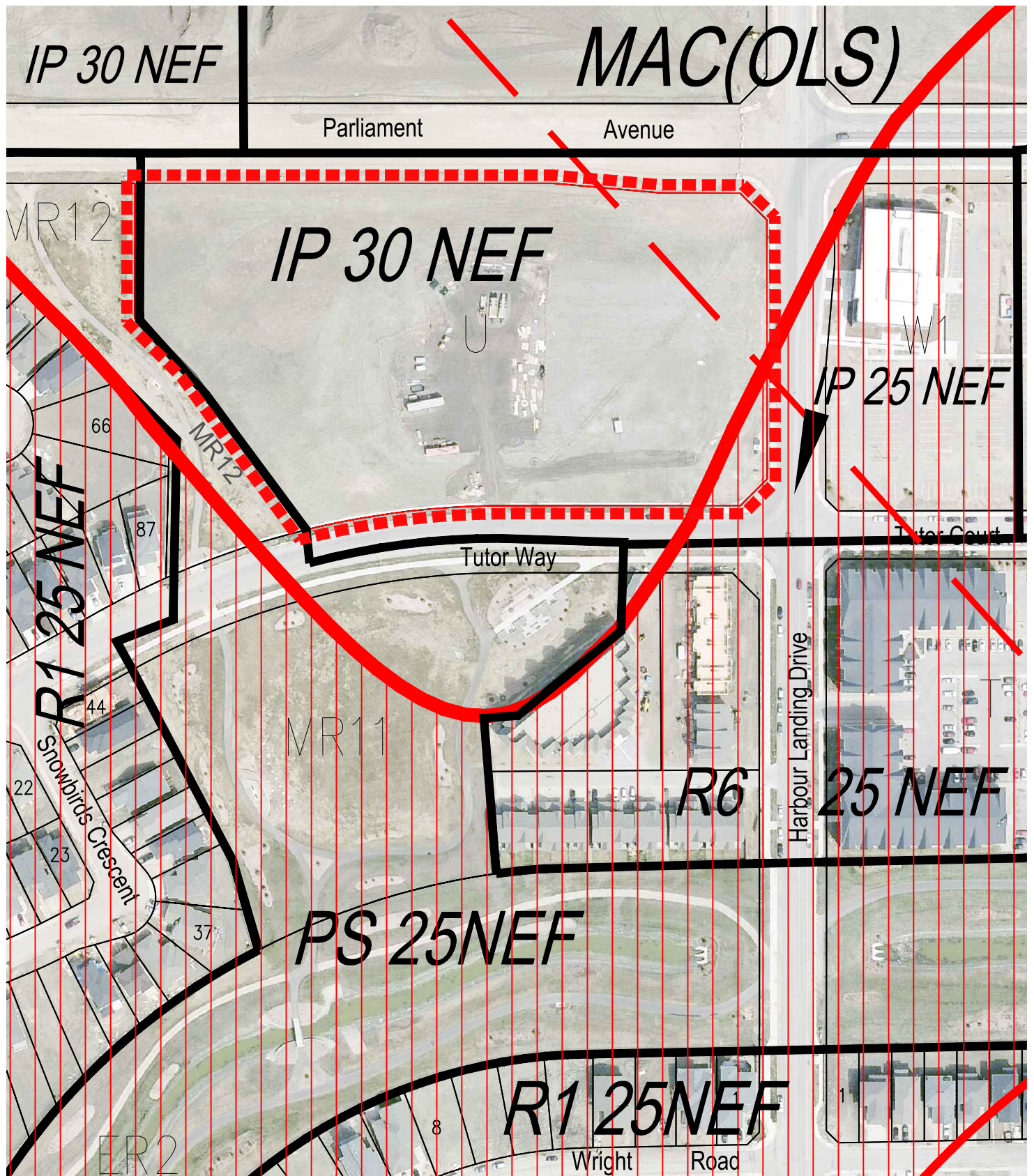
A handwritten signature in blue ink, appearing to read 'Louise Folk', written in a cursive style.


Louise Folk, Director
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 & Development



 Subject Property





Subject Property

Date of Photography: 2014



Project 16-DU-22

Civic Address/Subdivision 4701 Parliament Avenue

CEDAR
FENCE
1.8m
HIGH



~~NOT FOR CONSTRUCTION~~

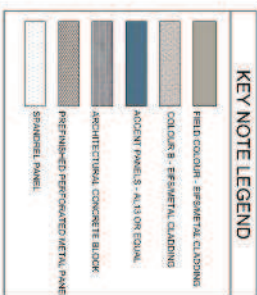
**PARCELLO
HARBOUR LANDING**

DISCRETIONARY USE
SITE PLAN

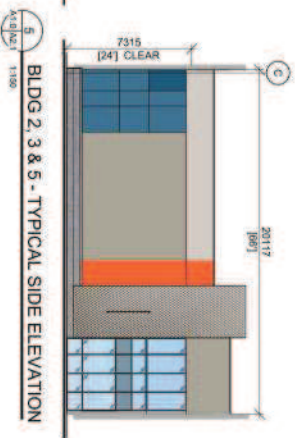
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BUILDING 1:150

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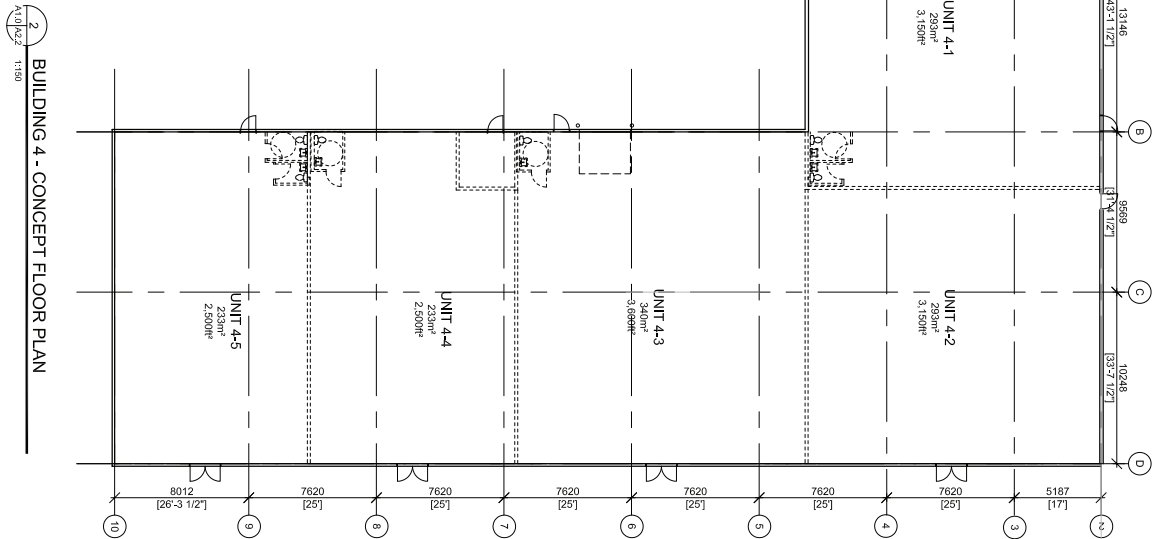
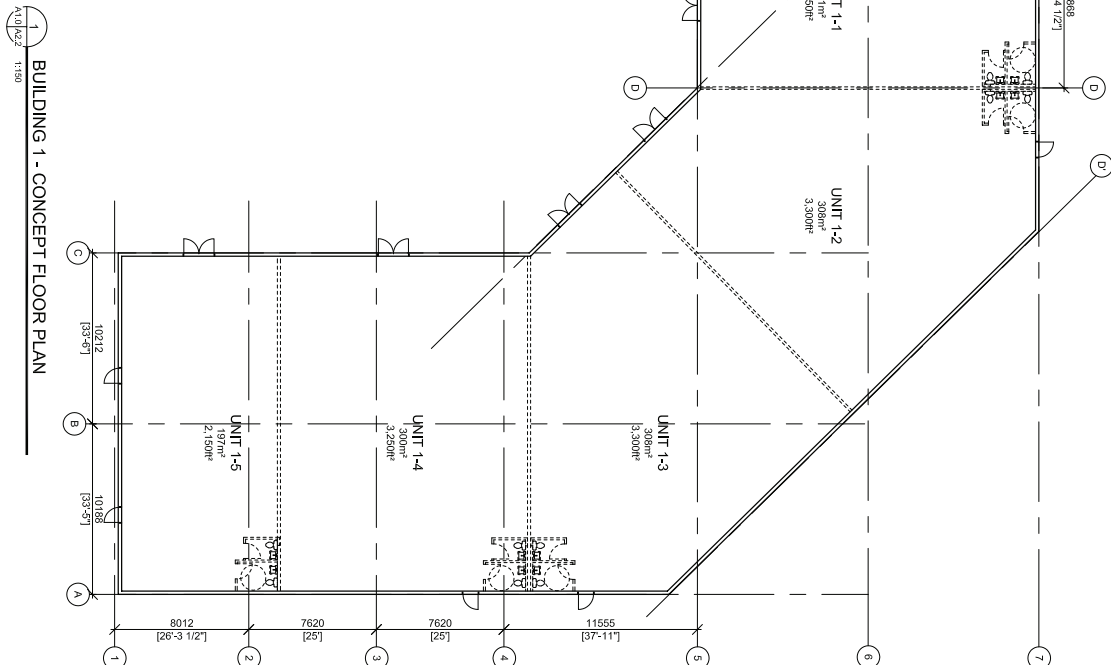
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SHEET TITLE

DESIGN BY	AK
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DESIGN BY	NO.
DRAWN BY	
CHECKED	
APPROVED	
OWNER	DATE MADE
SCALE	AS NOTED
DATE	2015-05-08
FILE NO.	DRAWING NO.
Number of Sheets	A4.1



NOT FOR CONSTRUCTION



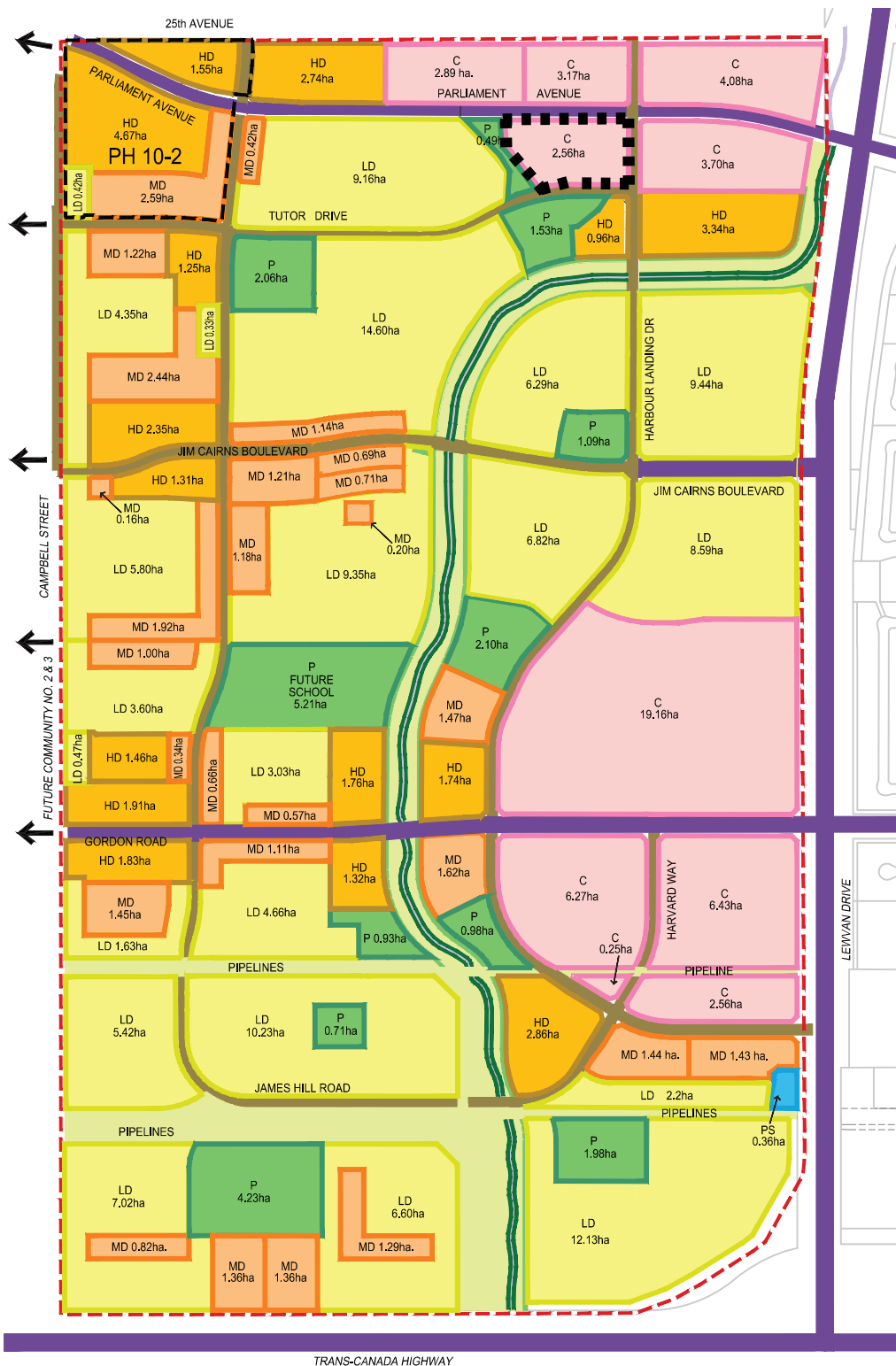
REVISIONS		
NO	DATE	REVISION
1	2018-01-01	ISSUED FOR CONSTRUCTION

PROJECT		
PARCEL U	HARBOUR LANDING	

SHEET TITLE	
FLOOR PLAN BUILDING 1 & 4 DISCRETIONARY USE	

DESIGN BY	YK
DRAWN BY	
CHECKED	
APPROVED	
OWNER	CREAL
SCALE	AS NOTED
DATE	2018-01-01
FILE NO.	DRAWING NO.
A2.2	A2.2

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2014-03-31 02:07PM By: jhovdebo



LEGEND

1. LAND USE

- PROPOSED
- LD Low Density Residential Up To 25 U/ha
 - MD Medium Density Residential 25-50 U/ha
 - HD High Density Residential Over 50 U/ha
 - P Park Space/Storm Water
 - C Commercial
 - ER Environmental Reserve Pipeline R.O.W. Storm Channel
 - AW Approval Withheld
 - PS Public Service

2. LINEAR AND STRUCTURAL ELEMENTS

- Arterial Roads
- Collector Roads
- Concept Plan Boundaries
- Phase 10-2

3. DEMOGRAPHIC INFORMATION

a) Projected Population	13,140
b) Number of Dwelling Units	
Single Family	2,362
Multi Family	2,745
Total	5,107
c) Projected School Population	
Elementary	1,417
High School	468
Total	1,885

ORIGINAL SHEET - ISO A4



MARCH 2014
113100520



Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>	1	<ul style="list-style-type: none"> • Traffic on Harbour Landing Drive • Truck Noise and Construction Noise • Waste Disposal Plan
<i>Accept if one or two features were different</i>	3	<ul style="list-style-type: none"> • Building Height along Tudor Way • Convenience Store and Licenced Restaurant use would bring late night traffic and noise. • Building Design • More green space
<i>I support this proposal</i>	3	<ul style="list-style-type: none"> • Looking forward to a maintained property.

1. Issue: Traffic and Noise

- Given that construction will be completed in the middle of a residential area, will those completing construction be required to abide by city rules which identify that machinery and noise is to be kept to a minimum before 8 AM and after 9 PM
- Given the proximity of residential housing to this complex, the potential of large trucks loading and unloading with back up alarms, and the potential for late night and early morning noise is not seen as a reasonable change to the current zoning for the property.
- The Convenience Store and Licenced Restaurant uses would bring late night noise.

Applicant's Response: The applicant is required to abide by all municipal regulations pertaining to machinery and noise throughout construction.

There are two proposed buildings subject to this discretionary-use application. The first flanks the intersection of Harbour Landing Drive and Parliament Avenue, located furthest from existing residential homes. The second fronts Parliament Avenue, immediately west of the first building and will be screened by subsequent phases of the development and a landscaped buffer. The nature of the applicant's development proposal and the intended design of the buildings will not be conducive to large trailer loading and unloading.

Administration's Response: The City's Noise Abatement Bylaw No. 6980 says that "No person shall load or unload motor trucks in any area designated as being a residential zone or within one City block of the boundary of such zone between the hours of ten (10:00) o'clock in the evening and seven (7:00) o'clock in the next forenoon."

Further to this the Regina Zoning Bylaw No. 9250 (Zoning Bylaw) ensures that noises from construction and maintenance activities are restricted between 10 pm and 7 am.

2. Issue: Waste Disposal

- Will the tenants will be required to dispose of medical/bio hazardous waste in an appropriate manner?

- What is the plan for waste disposal throughout the complex (ie. Food disposal and other)?
- Will undeveloped areas be kept tidy during developmental phases?

Applicant's Response: Any future tenants required to dispose of medical/bio hazardous waste are expected to follow the Saskatchewan Biomedical Waste Management Guidelines. There are a total of four screened garbage enclosures planned for the full development of the site. Garbage pick-up frequency will be scheduled with a private waste management company. With respect to site cleanliness, the applicant will be required to abide by all Ministry of Labour and municipal safety guidelines.

Administration's Response: The Zoning Bylaw requires that all garbage and refuse collection areas be screen with landscaping or fencing.

The City's Waste Management Bylaw No. 2012-63 requires that all biomedical waste be disposed of separately from garbage service and in accordance with *Saskatchewan Biomedical Waste Management Guidelines, 2008*.

3. **Issue: Building Design and Height**

- A one storey buildings would be preferred to a two storey building along Tudor Way.
- The building design should be softened to a more residential outside appearance to blend into Cornerstone development.

Applicant's Response: The subject property is zoned Prestige Industrial Service (IP) under the City of Regina's Zoning Bylaw No. 9250. The development standards for IP zones prescribe maximum building heights of 15 metres. The applicant is proposing buildings up to 9.5 metres in height at the highest parapet.

The Applicants generally feel the façade is quite muted or conservative and will blend in well with the adjacent office campus and future retail development to the north. A 'pop' of DREAM orange has been introduced into the design to brand the building/development without having to overwhelm the campus with signage.

Administration's Response: The buildings proposed along Tudor Way are intended to accommodate uses permitted within the IP – Prestige Industrial Service Zone and are not subject to approval through this application process. The permitted height for any building within the IP Zone is 15 metres. The proposed buildings are 9.5 metres in height.

The Zoning Bylaw does not provide guidelines for building design for industrial buildings, however the applicant has provided a typical elevation, colour and scale in Appendix A-3.2.

4. **Issue: More Green Space**

- A wider water and grass run connecting with the water run to the south (Westside of Cornerstone)

Administration's Response: The proposal exceeds all landscaping and buffering requirements of the Zoning Bylaw including screening requirements along the west property boundary.

February 1, 2017

To: Members
Regina Planning Commission

Re: 2016 City of Regina Office Policy Review

RECOMMENDATION

- 1) That item CR12-88, Proposed Commercial Office Policy and Zoning Code be removed from the list of outstanding items for City Council.
- 2) That the next Office Policy review occur with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* five year review in 2018.
- 3) That this report be forwarded to the February 27, 2017 meeting of City Council for approval.

CONCLUSION

Due to the significant amount of new office space development between 2012 and 2016, slowing economy and users' changing space requirements, the City of Regina's (City) citywide office vacancy rate was 14.9 per cent in mid-2016 while the downtown office vacancy level was 12.5 per cent - a substantial change from 2012 when the citywide vacancy rate was 4 per cent and the city had one of the lowest downtown office vacancy rates in Canada at 1.5 per cent.

Of the twelve Canadian markets surveyed by commercial real estate firm Avison Young in mid-2016, Regina's citywide office vacancy rate ranked fourth highest, behind Calgary, Lethbridge and Edmonton. Since 2012, the amount of office space in medium and major office buildings has increased by approximately 10 per cent to 668,055 square metres. The downtown/central city office area accounts for 80 per cent of this increase. The balance of the increase went to suburban areas, with the Harbour Landing Business Park accounting for the majority.

Although recent suburban office developments have occurred, Regina's downtown and central city areas continue to be home to a significant proportion of office inventory relative to other Canadian cities. In Regina, 83 per cent of office space is concentrated in the downtown/central city office area. The national average is 51 per cent. The City's office policy is effective in supporting downtown as the city's primary business centre - as per the intent of Section D5, Goal 5 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

Administration does not recommend changes to the policies at this time.

BACKGROUND

In 2012, City Council amended the *Regina Development Plan* (the former OCP) by replacing the office policy section with a new set of office policies (Section 4.15) that better supported the then-current office market, as well as the City's objectives regarding a sustainable and prosperous downtown. The 2012 revisions provided a relaxation of the previous policy, which strongly protected the downtown area as the primary location for office development. The revisions allowed for limited opportunities for suburban office park development where it could be demonstrated that there was a clear need for the office development and:

- The proposed office development would not result in the downtown/central city office area retaining less than 80 per cent of the city's total office floor area pertaining to medium (1,000 square metres to 4,000 square metres) and major office (larger than 4,000 square metres) floor area.
- The vacancy rate for offices in the downtown, as interpreted by the City, does not exceed 6.5 per cent.

The revised policy further directed suburban office development by:

- Prohibiting major offices outside of the downtown, excepting lands immediately adjacent to the downtown and offices associated with specified uses such as universities or hospitals; and
- Limiting new office park development to two office area locations and limiting the total amount of office floor area to 16,000 square metres per office area location.

The decision to amend the office policy was largely due to increased demand for alternate forms of office development, such as office parks, outside of the downtown area during a period of rapid economic and employment growth. The process to amend the office policy involved significant stakeholder participation and the completion of two City-commissioned office studies.

Although opinions regarding the distribution of office development differed among stakeholders, the solution was substantially supported by all stakeholders involved at the time. At the time of the 2012 amendment, City Council directed Administration to engage in a regular review of the policy for a period of five years to monitor implementation issues.

The office policy was again amended in 2013 through the adoption of the current OCP by including additional potential locations for office development outside of the downtown in designated Urban Centres (OCP, Map 6). Still, measures to protect the downtown as the primary location for office development were retained.

The office policy was further amended in 2015 to allow for safety related relocations of existing office buildings. Specifically, Section D5, Goal 5 was amended by adding a new section after Section 7.33. The new section (7.33A) states:

“That, notwithstanding any other policy herein, City Council may approve a proposed office building where the purpose of the proposed development is to accommodate the relocation of an existing use where, at the discretion of City Council, there is deemed to be a potential safety issue due to the proximity of the existing office use to a potentially hazardous site or operation.”

This report provides the Regina Planning Commission (RPC) and City Council information on the effectiveness of the office policy and potential impacts the policy may be having on Regina office market conditions. Specifically, a snapshot of current market conditions will be provided, along with an overview of the office policy's effectiveness. As with previous reviews, a group of interested stakeholders from the real estate, property management and development community were consulted.

DISCUSSION

Current Conditions

When the office policy was originally revised in 2012, Regina had one of the lowest downtown office vacancy rates at 1.5 per cent among mid- and large-sized Canadian cities. Since then, approximately 57,419 square metres (618,062 square feet) of office space has been added. Absorption of this additional space has slowed in recent years and the addition of new office buildings has resulted in the movement of some firms to newer buildings, leaving older buildings that have fewer amenities with vacant space. This has resulted in elevated vacancy rates. The mid-2016 downtown vacancy rate of 12.5 per cent is higher than the optimal level of five to eight per cent identified in the 2012 City-commissioned *Regina Office Study* and greater than 6.5 per cent, the threshold used by the City to either support or deny new office development in identified suburban office areas and urban centres (OCP, Section D5, Goal 5, 7.33.2).

In addition to a downtown vacancy threshold of 6.5 per cent, the office policy also establishes a long-term target relating to office distribution, stating that “over the life of the OCP, the City shall endeavour to ensure that at least 80 per cent of medium and major office development is located in the downtown/central city office area.” As of fall-2016, according to City assessment records, 83 per cent of the floor space in medium and major offices was located in the downtown/central city office area. A summary of the data is provided in Appendices A and B.

In addition to the existing office space, there are also approved medium-sized office buildings that have yet to commence construction. These are the final phase of Harbour Landing Business Park, which will offer roughly 3,614 square metres of office space and the repurposing of an existing commercial building at 2410 Dewdney Avenue, which will accommodate 3,451 square metres of office space. In addition to these, there are two new office buildings in the planning stages - the recently proposed Conexus head office building (7,432 square metres) planned for the University of Regina's College Avenue Campus on land recently donated by the City and a

proposed new building for the Canadian National Institute for the Blind (CNIB) (roughly 1,400 square metres), also in Wascana Centre.

The majority, 78 per cent of the approved and planned new office space noted above will be outside the downtown/central city office area and, of that, 71 per cent is located on Wascana Authority land and outside the City's regulatory jurisdiction. Although the proportion of planned suburban to downtown/central city office construction is high, the percentage of urban office space is expected to only decline slightly to 82 per cent of medium and major office in the downtown/central city office area, compared to 83 per cent this year. This conclusion assumes that all of the approved and proposed office space will be completed and no other office space will be added or removed from the existing inventory. While the downtown/central city share of medium and major office has remained relatively consistent between 2012 and 2016 (84.13 and 83.39 per cent, respectively), the addition of suburban office space may contribute to higher vacancy rates in this area.

Although vacancy rates are currently elevated in all office classes and all parts of the city, this may only be temporary. Office studies prepared by Dialog and MHBC Planning, Urban Design & Landscape Architecture for the City in 2012, found that Regina may require an additional 200,000 square metres of office floor area by 2035 to satisfy the growing market and population needs.

Observations

Administration has reviewed the existing policy and related zoning regulations to identify issues and challenges related to implementing the policy and the effect on Regina's office market. Two key issues were identified and are discussed below.

With the recent economic downturn, a number of industrial space users across the city have downsized, leaving vacant space in existing industrial properties. Some property owners have expressed interest in converting their properties to office uses. In some instances, the existing zoning permits office development below 1,000 square metres, but the user desires more than 1,000 square metres. That would require rezoning, but would also be prohibited under the office policy due to the current elevated vacancy rate. City Council may see such rezoning applications in the future. Administration would likely recommend that the rezoning be denied. The reason for this is that employment lands are important in ensuring the financial sustainability of the City.

Section D5 of the OCP directs the City to aim for balanced growth by ensuring an adequate supply of serviced industrial land to maintain a diverse range of development opportunities. To achieve this, the OCP further directs the City to "protect industrial lands by avoiding re-designation of industrial areas, except where the City determines that a different land use is more beneficial" (7.23). Refusing re-designation of industrial employment lands for office development also supports the OCP's goal of supporting the downtown as the city's primary business centre.

A second issue identified is related to the distinction between Office General and Office Industry. The reason this is an issue is that Office Industry, which allows for up to 1,000 square metres, is a permitted use in several industrial zones where Office General is either a discretionary use or a prohibited use.

Currently, Office Industry is defined as an “office associated with industries or businesses benefitting from close access to major corridors, regional customers, intermodal hubs, etc.” While the intent of this land use type has been to accommodate industrial users, this may be difficult to enforce as businesses could largely argue they would all benefit from close access to major corridors, regional customers and intermodal hubs.

Administration will continue to monitor the issues noted above. The definitions of land use types, including Office Industry, will be more thoroughly considered as a part of the Zone Forward Project, the Zoning Bylaw review and update project.

Stakeholder Comments

Administration has identified a core stakeholder group consisting of industry experts, including commercial real estate professionals, office developers and building managers, business improvement districts and others affected by the City’s office policies.

Administration has consulted with the group of stakeholders as a part of this review. The following questions were posed to the 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; and
- Any thoughts you may have on this subject that you would like to share.

The main issues identified by the stakeholders related to the office policy were:

- Policy measures are overly restrictive for the development of suburban business parks;
- Downtown vacancy rates are unrelated to demand from office users that are more appropriately located outside of the downtown;
- Requiring 80 per cent of office space to be located in the downtown/central city office area may be too high;
- If a vacancy rate is used at all, it should be revised upwards;
- Suburban business park development would capitalize on regional market growth and connectivity and curtailing it is a missed opportunity;
- Restricting new suburban office development will not drive users to unsuitable locations in the downtown, but may drive them to locate outside of the city or avoid investment altogether;

- The office policy is effective in terms of supporting the downtown as the city's primary business centre;
- The office policy has resulted in Regina having the highest density of downtown jobs in Canada, which is important in downtown vitality and maximizing transportation and infrastructure investments;
- Office growth in the downtown strengthens the area by drawing more secondary retail, entertainment and residential investment into downtown;
- The strong office policy supports sustainability goals by providing opportunities for increasing transit use and carpooling;
- The office policy has led to significant investment in the arts, culture, entertainment, restaurant and hotel sectors in downtown that would not have occurred without the density of office space and magnitude of consumers frequenting the downtown area;
- Downtown needs to be maintained as a central source of identity for Regina;
- Given the high downtown vacancy rate, no additional office development should be permitted elsewhere in the city until the vacancy rate falls below the established threshold;
- The relocation of tenants from downtown to suburban office parks has contributed to the vacancy rate in downtown;
- Pending office developments in Wascana Centre Authority Lands will have an impact on the downtown;
- Exemptions for major medical offices outside of the core should be reconsidered. There is a significant amount of underutilized retail and flex space throughout the city, which is well located, and could easily satisfy medical tenants.

Policy Implications

Status Quo:

The City's existing policy requires City Council to deny a proposed medium office development within an identified office area or urban centre when the downtown office area vacancy rate for medium and major office buildings is greater than 6.5 per cent. As the downtown vacancy rate is 12.5 per cent, no new medium office development outside the downtown/central city office area could be supported in the near-term. However, there are still office opportunities in the Global Transportation Hub (GTH), Wascana Centre Authority Lands and Regina Airport Lands - lands that are inside the city but outside the City's regulatory jurisdiction.

While recent suburban office development may have had some negative impact on the downtown office market and resulted in rising vacancy rates, the evidence to support this is not strong. In a relatively small office market such as Regina's, even small changes in inventory can lead to significant changes in vacancy rates. In recent years, a significant amount of office space has been added to the downtown area (e.g., Agriculture Place) and this new space likely has more to do with elevated vacancy rates than suburban development.

Relaxing of Office Policy:

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 downtown's strength as the primary business centre.

Administration agrees with the 2012 office market study that concluded larger-scale suburban office developments do compete with the downtown. 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. Allowing scattered office development would detract from the vibrancy of the downtown and jeopardize its standing as the civic and cultural hub of the city, which would be contrary to the OCP. As such, Administration does not recommend changing the policies at this time.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

The office policy promotes a compact built environment. This not only makes it more cost-effective to provide infrastructure, it is also more environmentally sustainable than dispersed development. A centralized employment hub is more easily served by public transit and allows citizens to make sustainable transportation choices - a goal of the OCP.

Policy and/or Strategic Implications

Maintaining the office policy supports the goals identified in Section D5 of the OCP. The policy ensures the downtown remains the city's primary business centre (Goal 5). It also supports the goal of maintaining the City Centre as the city's primary civic and cultural hub (Goal 2).

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

External stakeholders were engaged by email correspondence during the course of this review. Stakeholders included representatives from major commercial real estate firms active in the city, office developers and managers, Economic Development Regina, the Regina Downtown Business Improvement District (RDBID), the Global Transportation Hub Authority (GTHA), the Association of Regina Realtors and the Building Owners and Managers Association of Regina.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SBzdel'.

Shauna Bzdel, Director
Planning Department

Respectfully submitted,

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

Report prepared by:
Aman Gill, Senior Policy Analyst

Appendix A – Regina Office Data¹

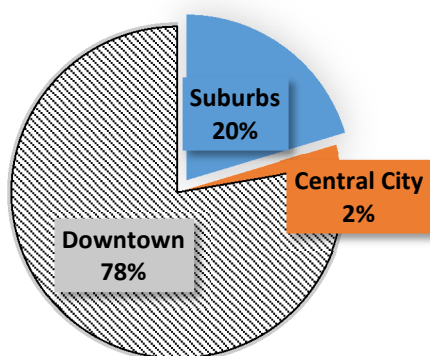
		2013	2014	2015	2016
Inventory Added	Downtown/ Central City	<ul style="list-style-type: none"> 20,114.24 m² (2010 12th Ave) 3,002.05 m² (1801 Broad St) 6,724.29 m² (1827 Albert St) 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> 14,864.5 m² (1834 Hamilton St.) 	<ul style="list-style-type: none"> 2,337.65 m² (2505 11th Ave)
	Suburbs	<ul style="list-style-type: none"> 3,457.65 m² (4561 Parliament Ave) 	<ul style="list-style-type: none"> 3,614 m² (4581 Parliament Ave) 	<ul style="list-style-type: none"> 3,614 m² (4545 Parliament Ave) 1,988 m² (1550 14th Ave) 	<ul style="list-style-type: none"> None
Total		33,298.23 m ²	3,614 m ²	20,466.5 m ²	2,337.65 m ²
Total Added Since 2012		59,756 m ² (643,212.32 ft ²)			
Total Inventory (fall 2016)		668,055.87 m ² (7,190,893.54 ft ²)			

		2013	2014	2015	2016
Distribution	Downtown/ Central City	84.13%	83.66%	83.33%	83.39%
	Suburbs	15.87%	16.34%	16.68%	16.61%

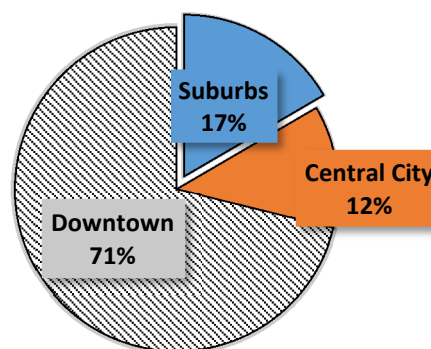
		2013 (Q1)	2014 (Q1)	2015 (Q2)	2016 (Q2)
Vacancy²	Downtown	5.8%	10.95%	11.12%	12.51%
	Suburban	6.1%	6.28%	10.00%	15.48%
	Citywide	6%	11.04%	10.90%	14.31%

Approved (but not commenced)	Downtown/ Central City	<ul style="list-style-type: none"> 2410 Dewdney Ave³ (3,451 m²)
	Suburbs	<ul style="list-style-type: none"> Harbour Landing, Phase IV (3,614 m²)
	Total Approved	<ul style="list-style-type: none"> 7,065 m² (76,047 ft²)

Floor Area Added, 2012 - 2016



Office Distribution, Fall 2016

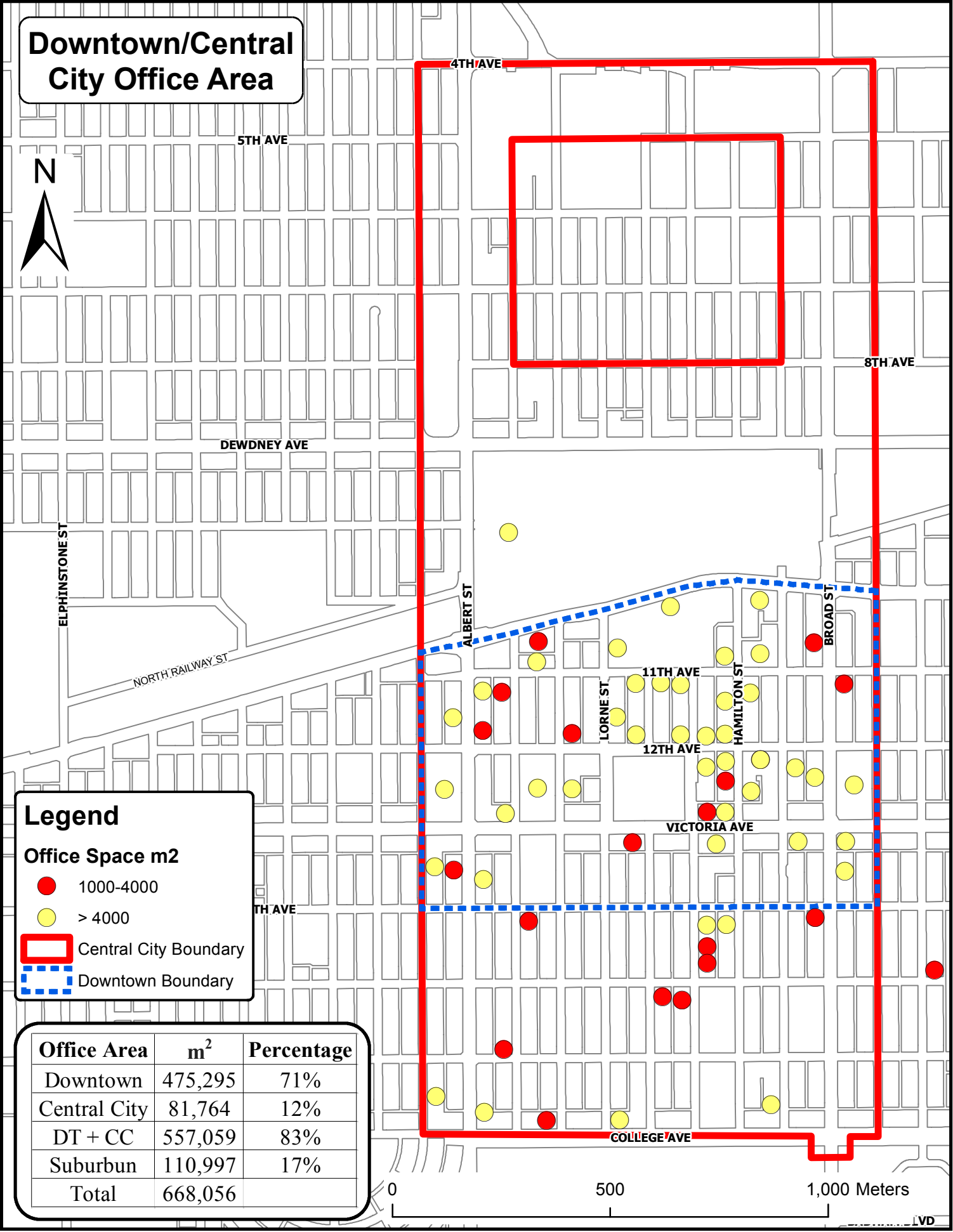
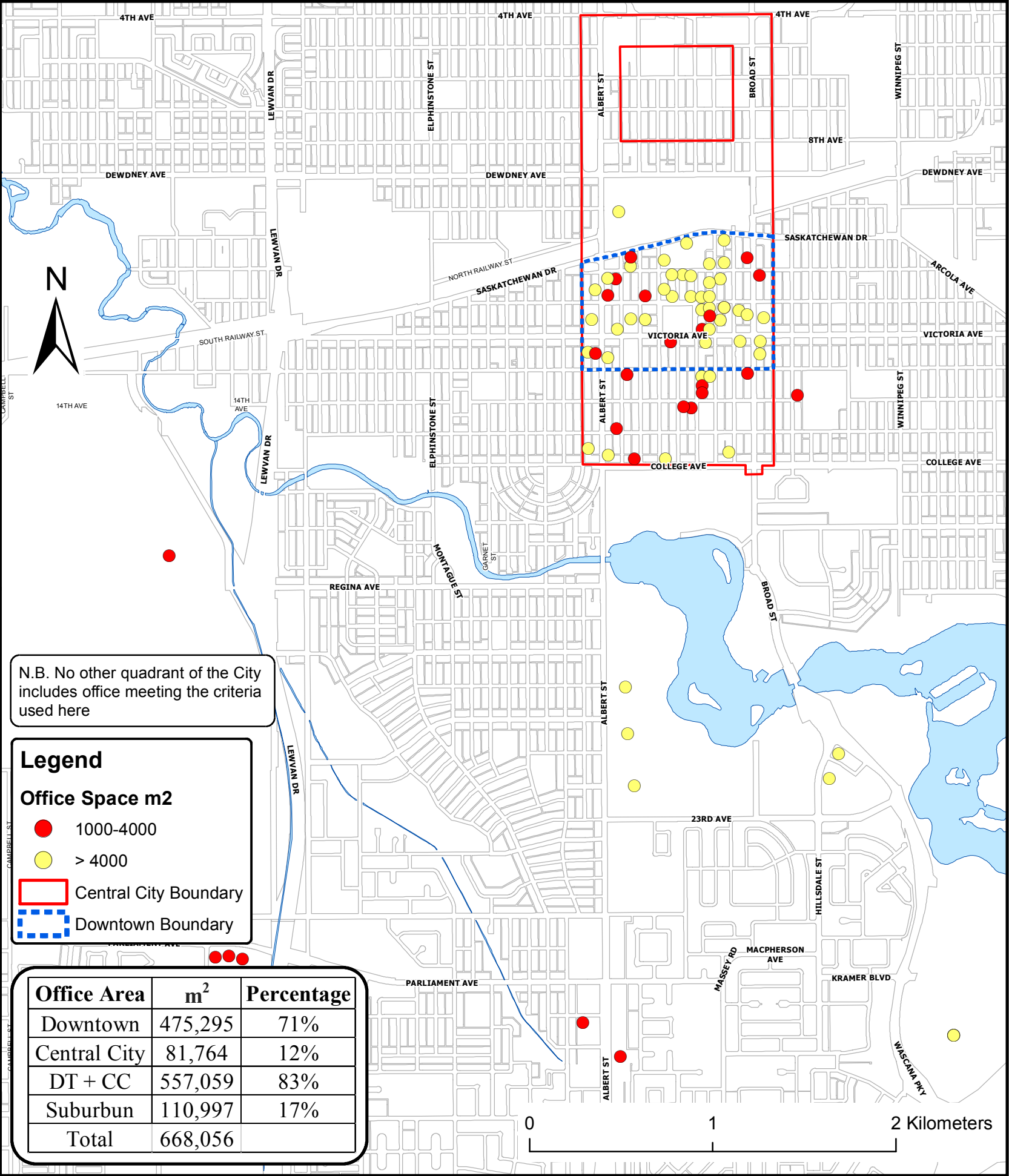


¹ Office distribution and inventory statistics based on City tax assessment data for office buildings $\geq 1,000$ m².

² Vacancy statistics are based on various commercial realtors' office market reports. The primary sources include Avison Young's regularly issued mid-year Regina Office Market Report and Colliers International's regular office market reports for Regina.

³ Repurposing of an existing commercial building in the Warehouse District.

Appendix B: Medium and Major Office Distribution, Fall 2016



February 1, 2017

To: Members
Regina Planning Commission

Re: Official Community Plan Amendment (16-OP-02) Zoning Bylaw Amendment (16-Z-17)
Humanitarian Service Facility – 1510 12Th Avenue and 1872 St. John Street

RECOMMENDATION

1. That the following amendment to the Core Neighbourhood Plan, being Part B.8 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, be APPROVED:

That the following item be added to Section 9.0 - Exceptions:

Civic Address	Legal Description	Development/Use
1510 12th Avenue and 1872 St. John Street	Lots 21-24, Block 301, Plan No. Old 33	MX - Mixed Residential Business

2. That the application to rezone Lots 21 to 24, Block 301, Plan No. Old 33 located at 1510 12th Avenue and 1872 St. John Street from R4A - Residential Infill Housing to MX - Mixed Residential Business, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the February 27, 2017 meeting of City Council for approval, which will allow sufficient time for advertising the required public notices for the respective bylaws.

CONCLUSION

The applicant (Carmichael Outreach) has operated in the Heritage Neighbourhood for 28 years. The applicant proposes to rezone the subject property from the current R4A - Residential Infill Housing zone to the MX - Mixed Residential Business zone. The applicant proposes to reuse the existing building on the site for a Humanitarian Service Facility, which is not a permitted use in the current R4A zone. A Humanitarian Service Facility is a permitted use in the MX zone.

The subject property is located within the Heritage Neighbourhood and is one block away from Carmichael's current location at 1925 Osler Street. The property adjacent to the west of this building is zoned MX. The rezoning would extend the MX zone one lot to the east.

The proposal complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is compliant with Part A of the *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). It is compliant with Part B of the OCP, as amended. Accordingly, the Administration recommends approval.

BACKGROUND

An OCP amendment and Zoning Bylaw amendment application have been submitted concerning the property at 1510 12th Avenue and 1872 St. John Street. A separate application for parcel consolidation is required should the approval of this development application be granted.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

DISCUSSION

Zoning and Land Use Details

The applicant is proposing to rezone the property from the R4A - Residential Infill Housing zone to the MX - Mixed Residential Business zone. The applicant is proposing to reuse the existing building on the property for a Humanitarian Service Facility in order to provide programs for people with a range of social needs in the community. A Humanitarian Service Facility is a permitted use in the MX zone.

Carmichael has existed in the neighbourhood for the last 28 years at their current location, 1925 Osler Street. The present building no longer meets their needs. The proposed new location is only one block away.

Land Use Details	<u>Existing</u>	<u>Proposed</u>
Zoning	R4A - Residential Infill Housing	MX - Mixed Residential Business
Land Use	Existing non-conforming Commercial	Humanitarian Service Facility
Number of Dwelling Units	0 units	0 units
Building Area	369.6 m ²	369.6 m ²

The subject property contains space for 12 vehicles on site. A minimum of 9 stalls are required for use of the building as a Humanitarian Service Facility. The Zoning Bylaw defines a Humanitarian Service Facility as:

“the use of premises by an organization to provide social or welfare services to those in need, for no fee or compensation, or at a fee recognized as being significantly less than that charged by profit-making organizations. Services typically provided by a Humanitarian Service Facility include:

- (a) information and referral services;
- (b) counselling;
- (c) skill development;

- (d) aid in the nature of food or clothing;
- (e) life skill and personal development programs;
- (f) alcohol, drug or substance abuse counselling or rehabilitation; and/or
- (g) drop-in or activity space,

Does not include premises used for residential accommodation. Humanitarian Service Facilities provide services directly to a client group on the premises, rather than serve only administrative functions.”

Surrounding land uses include a mixed-use (commercial and residential) building to the west, a parking lot to the southwest, and lower-density residential development in all other directions as well as a number of vacant lots.

Zoning Amendment

The existing building on the subject property was constructed in 1960 for the Disabled Veterans Association (DVA) and was occupied by that organization as a licensed club until 2007. Licensed clubs are prohibited in the R4A zone. However, operation of the DVA Hall was classified as a legally non-conforming use under the Zoning Bylaw.

The existing building is a commercial structure, and rezoning of the subject property to MX would reflect the existing building and more accurately address current development conditions on site. The existing building would comply with the development standards of the MX zone.

The property situated to the immediate west of the subject property is currently zoned MX - Mixed Residential Business. The applicant is proposing to rezone the subject property to the MX zone which is compatible with surrounding land uses and with the purpose and intent of MX zoning as it would provide a compatible land-use transition between commercial development to the west and the residential neighbourhood to the east.

Application of MX zoning to the property would not preclude future residential use or development and it could accommodate licensed restaurants or dining rooms on a discretionary-use basis. If the MX zone were in effect today, the Humanitarian Service Facility would be a permitted use.

Neighbourhood Plan Amendment

Rezoning the subject property to MX would comply with the policy direction in the Core Neighbourhood Plan. The proposal is consistent with the Implementation section of the Core Neighbourhood Plan, which provides direction to “introduce more appropriate commercial zoning on sites adjacent to residential areas.” The Neighbourhood Plan was implemented by using the MX zone to provide a transition between residential and commercial development. The Neighbourhood Plan designates the property as residential and the MX zone includes residential uses. However, the building form at this location has never been residential in use or in character. As the building was constructed as a licensed club prior to the implementation of the

Neighbourhood Plan, the extension of the adjacent MX zone by way of an OCP amendment would bring the existing building into conformity.

As the map in the Neighbourhood Plan does not expressly include the property within the MX boundaries, an amendment to the existing Plan is required to accommodate the applicant's proposal. The Administration supports the OCP amendment for the following reasons:

- The proposal meets policy objectives of the OCP with respect to developing complete communities. It supports the creation of a complete and inclusive neighbourhood and is supportive of community organizations and groups that provide vital services that address the well-being of Regina residents.
- The proposal responds positively to the purpose and intent of the MX zone by providing a transition between commercial and residential development.
- The proposed development fills a need for services, provides amenities in the area and will result in the reuse of an underutilized site and vacant building.

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 infrastructure 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

The proposal constitutes a viable reuse of an existing commercial building. The building has been vacant for a number of years and evidence of its run-down condition is illustrated by broken windows. The applicant proposes to reuse the existing building on the subject property for Humanitarian Service Facility programs and services.

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 3 – Urban Centres and Corridors: Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.

- 7.14 Identify segments and/or sites along identified URBAN CORRIDORS that should be subject to priority investment and redevelopment, through the *intensification* development strategy.

Section E: Realizing the Plan

Goal 12 – Mixed Residential Business Zone: Provide a compatible land – use transition between commercial development and residential neighbourhood.

- 14.55 Use the MX - Mixed Residential Business zone as a transition or buffer between high- traffic-generating commercial zones and residential neighbourhoods.
- 14.56 Limit the MX - Mixed Residential Business zone to low density, low-traffic-generating commercial and multiple unit residential development.
- 14.57 Apply the MX - Mixed Residential Business zone in a manner which supports the stability and viability of adjacent residential areas.

The Proposal is consistent with policies contained within Part B of the OCP with respect to:

Section B.8: Core Neighbourhood Plan

Implementation

- c) introduce more appropriate commercial zoning on sites adjacent to residential areas.

Other Implications

The proposal is consistent with the *Core Neighbourhood Sustainability Action Plan*. While this action is not a formal neighbourhood plan that forms part of the OCP it was endorsed by City Council in the summer of 2012 and had extensive community involvement. The proposal aligns with this plan in that it addresses the following strategies:

- Strategy 1: Strengthen resident engagement and build neighbourhood capacity
- Action 5: Establish a network of services that meet a continuum of need
- Strategy 4: Enhance food security and provide access to quality food
- Action 3: Improve access to existing food programs
- Strategy 5: Improve safety and reduce crime
- Action 4: Eliminate needle disposal on private and public property
 - Action 6: Address addictions as a key health issue (prevention and intervention)

Strategy 7: Green the core

- Action 9: Develop a strategy to create new uses for vacant lots and sites occupied by dilapidated buildings

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides one parking stall for individuals with disabilities which meets the minimum requirement of one stall.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted	November 10, 2016
Published in the <i>Leader-Post</i>	February 11, 2017 February 18, 2017
Letter sent to immediate property owners	November 9, 2016 (125m radius) November 22, 2016 (Osler Street to Winnipeg Street, Victoria Avenue to 11th Avenue)
Public open house held	December 7, 2016
Number of public comments sheets received	22 – opposed 29 – support

The application was circulated to the Heritage Community Association (HCA), Regina Police Service (RPS) and Regina Qu'Appelle Health Region (RQHR) for comment. The HCA supports the proposal. The RQHR works closely with Carmichael Outreach and the population they serve, and provides necessary harm reduction services. They are in support of Carmichael's services and had no particular concerns with the rezoning application. The RPS also supports Carmichael Outreach and is in support of their rezoning application. The application was also circulated to the Public and Separate School Boards for review and comment. The Catholic School division indicated in writing that it has "no concerns" and the Regina School Division No. 4 indicated in writing that it has "no comment."

There were 45 public comments received on this application. A more detailed account of the respondents' comments and the Administration's and Applicant's response is provided in Appendix B.

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 "Louise Folk", with a stylized flourish at the end.

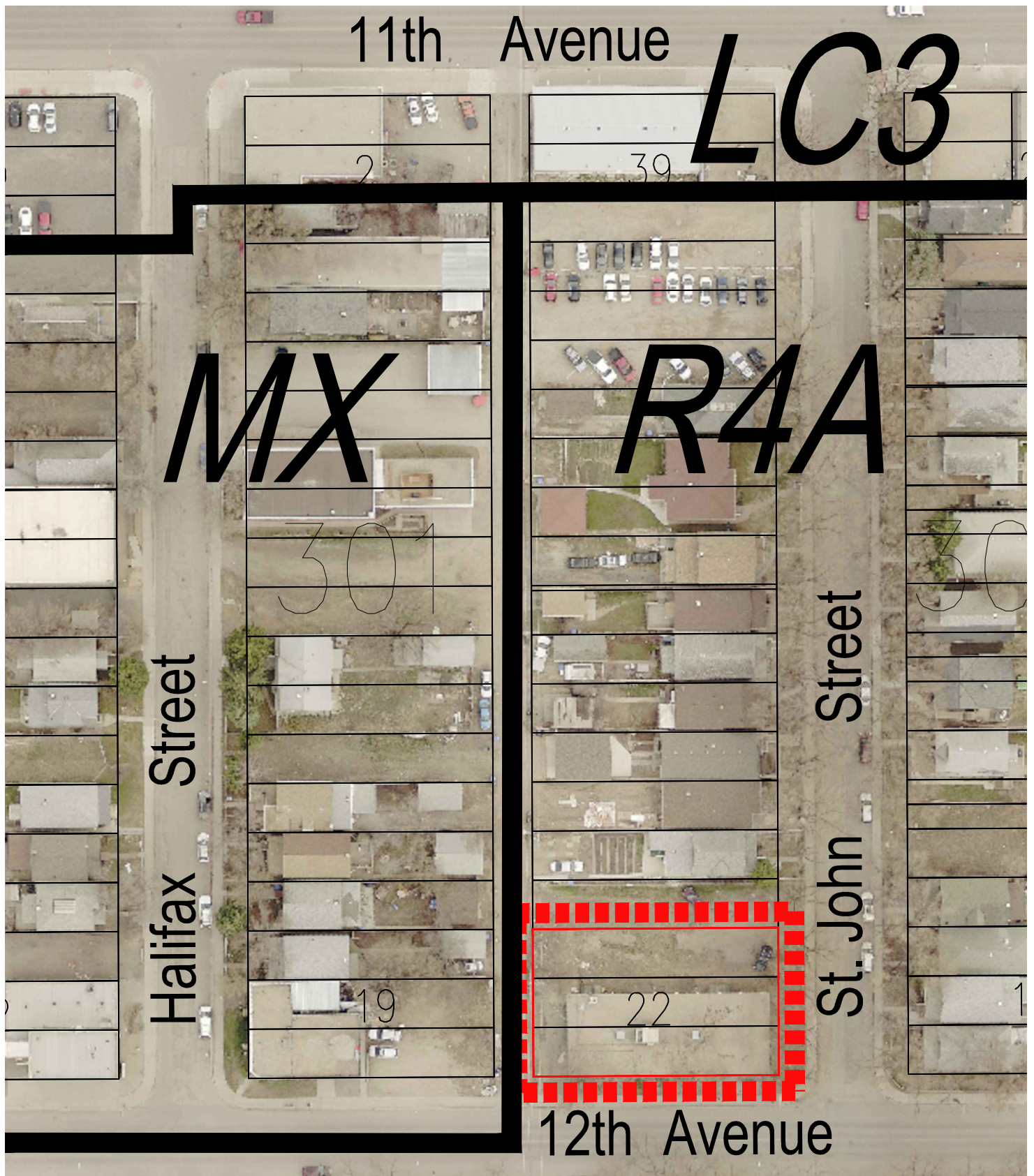
Louise Folk, Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk", with a stylized flourish at the end.

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Liberty Brears



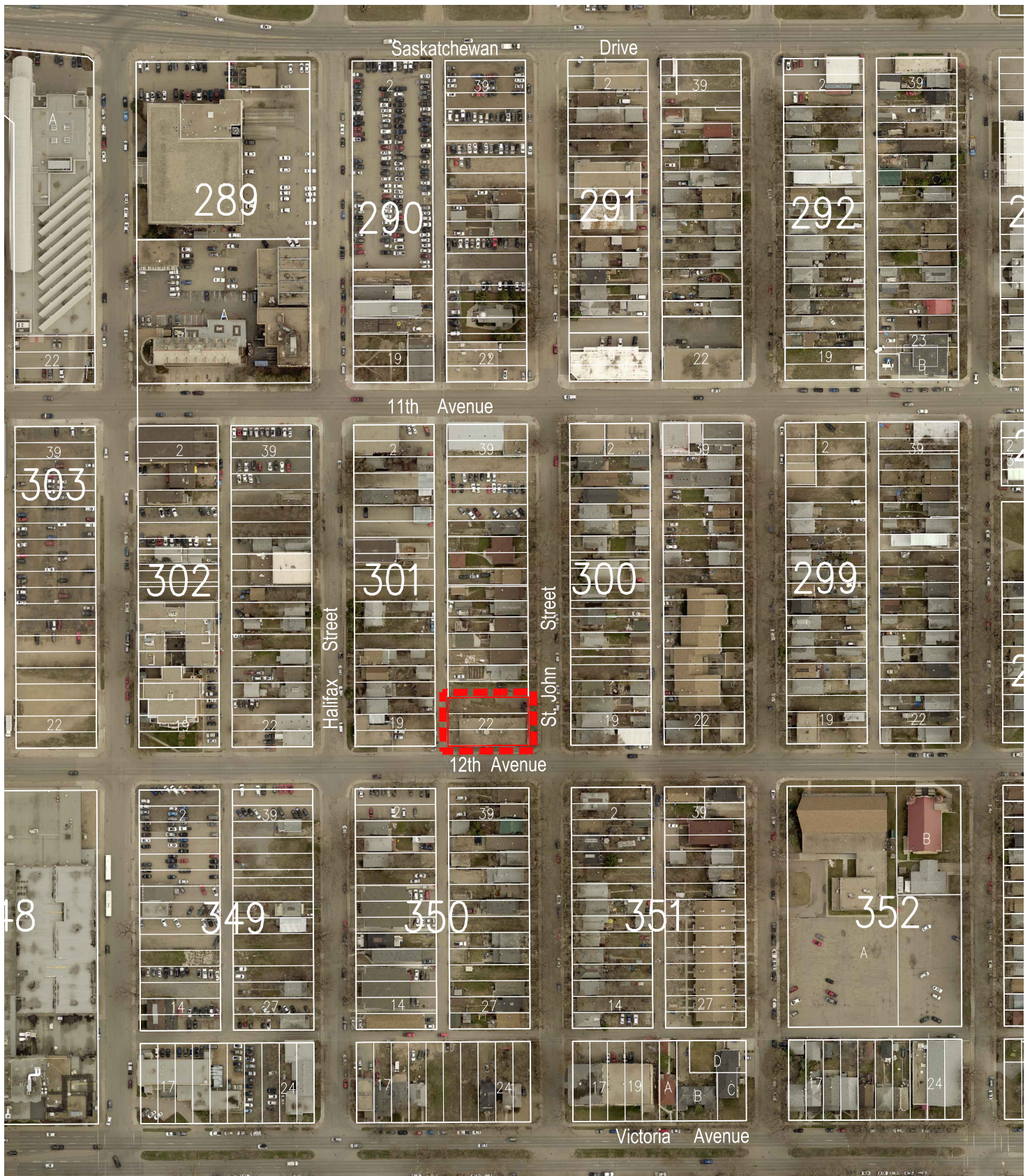
Subject Property



Project 16-Z-17

Civic Address/Subdivision

1510 - 12th Avenue



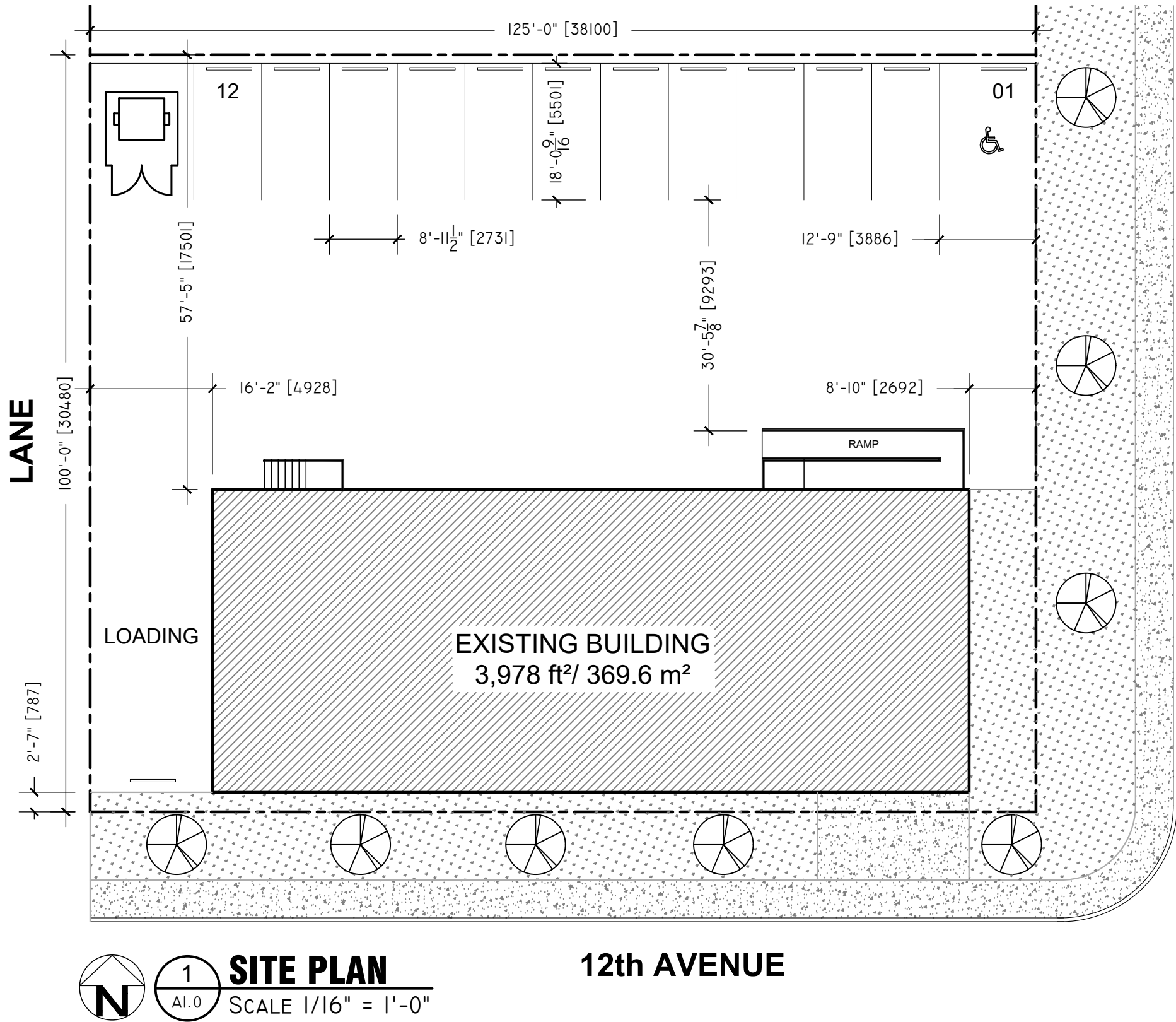
Subject Property

Date of Photography: 2014

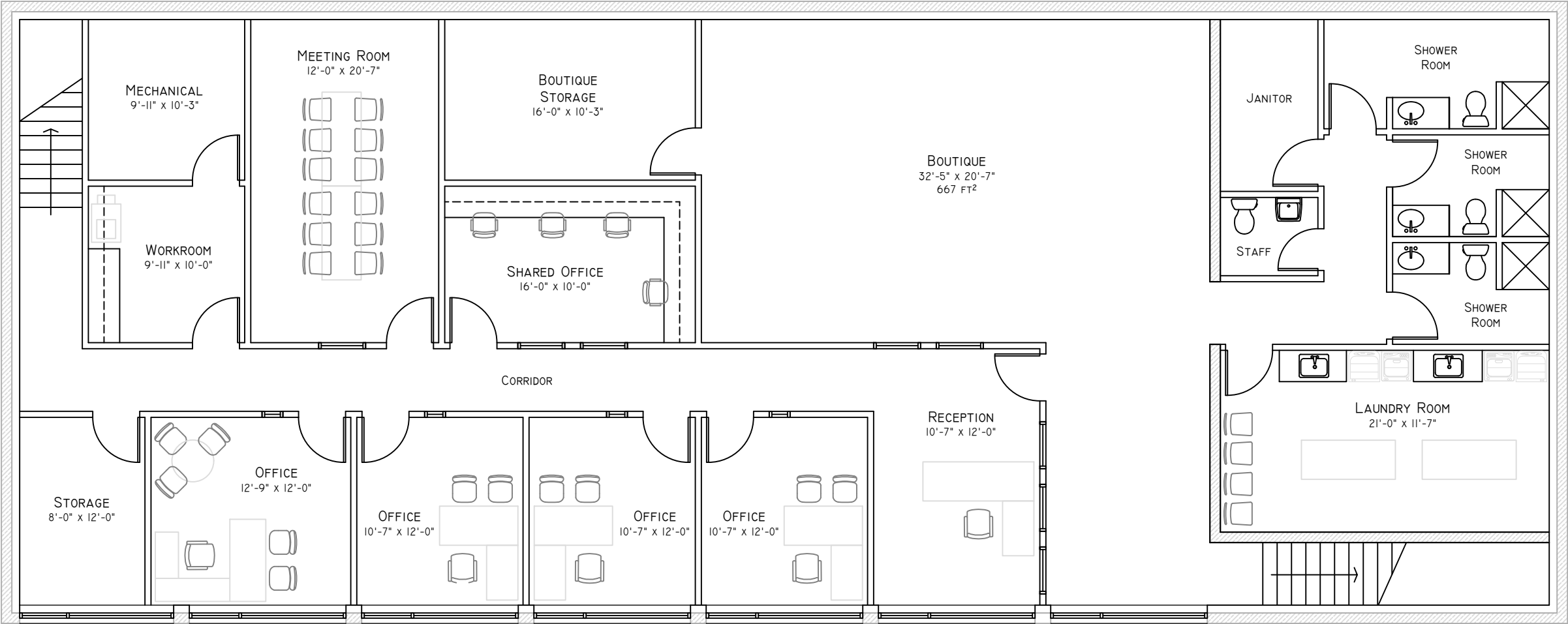


Project 16-Z-17

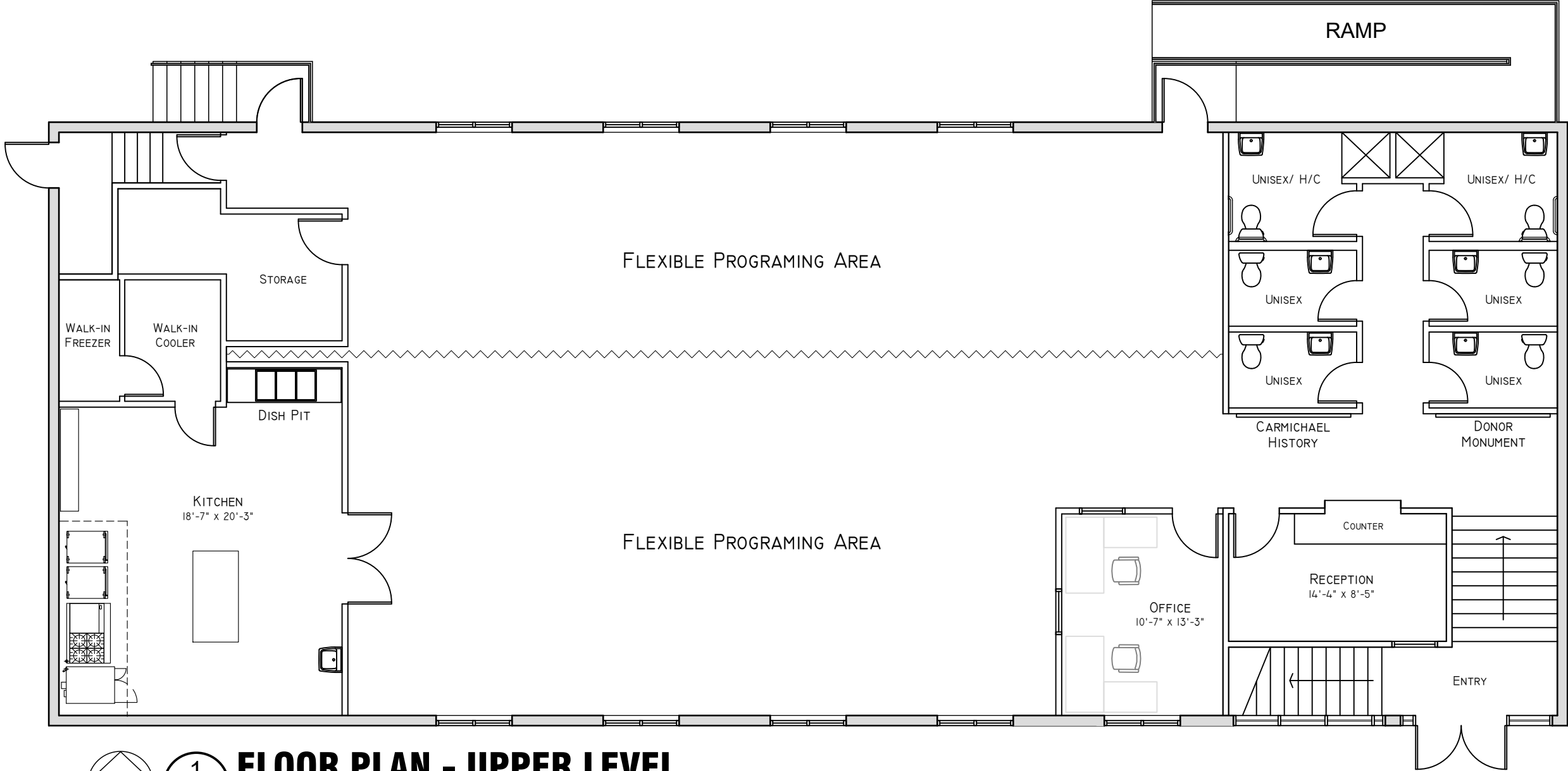
Civic Address/Subdivision 1510 - 12th Avenue



ZONING REVIEW		
REFERENCE: REGINA ZONING BYLAW 9250		
ZONING		
CURRENT ZONING:		
R4A RESIDENTIAL		
PREVIOUS USE:		
MEETING HALL - NON-CONFORMING USE		
PROPOSED USE:		
HUMANITARIAN SERVICE - PERMITTED IN MX ZONE		
DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
MINIMUM LOT AREA (m²) -	250 m²	1,161 m²
MINIMUM FRONTAGE (m) -	6 m	38.1 m
MINIMUM FRONT YARD SETBACK (m) -	5 m	0.78 m
MINIMUM REAR YARD SETBACK (m) -	1.52 m	17.5 m
MINIMUM SINGLE SIDE YARD SETBACK (m) -	NIL	4.9 m
MINIMUM TOTAL SIDE YARD SETBACK (m) -	NIL	7.6 m
MAXIMUM SITE COVERAGE (%) -	65%	32%
MAXIMUM BUILDING HEIGHT (m) -	15 m	5.5 m
MAXIMUM FLOOR AREA RATIO -	3.0	0.32
NOTE 1: 25% of the height of the adjacent wall		
PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
PARKING STALLS	4	12
DISABILITY PARKING	0	1



 **1 FLOOR PLAN - LOWER LEVEL**
A1.0 SCALE 1/8" = 1'-0"



 **1 FLOOR PLAN - UPPER LEVEL**
AI.0 SCALE 1/8" = 1'-0"

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	19	<p><u>Location within Residential Neighbourhood</u></p> <ul style="list-style-type: none"> • Carmichael Outreach should not be located in residential neighbourhood. • Lunch programs do not belong in residential neighbourhoods. • Carmichael Outreach serves entire city- 53,000 meals and 584,000 needles were handed out in a single year. Most clients are from other neighbourhoods. Carmichael does not belong in a residential neighbourhood. <p><u>Location near other Service Providers</u></p> <ul style="list-style-type: none"> • Carmichael Outreach should not be located within 300m of other properties which provide the same services (Marian Centre, Souls' Harbour Rescue Mission, Salvation Army) • All agencies that provide similar services should provide the service from one central location. • Consider Carmichael Outreach to be a healthcare facility and relocation to the building on 12th Ave. will put it too close to another healthcare facility, the Regina General Hospital. <p><u>Other suggested locations for Carmichael Outreach</u></p> <ul style="list-style-type: none"> • Carmichael should remain at its current location. • Carmichael Outreach should relocate north of the tracks between Albert Street and Winnipeg Street as this is not a residential area but is still close to downtown Regina. • As an organization geared toward young families, Carmichael should move to a non-residential area such as Dewdney Avenue between Broad and Albert. <p><u>Needle Exchange Program</u></p> <ul style="list-style-type: none"> • Opposed to anything in a harm reduction framework beyond counselling meetings. • Opposed to the needle exchange program offered at Carmichael Outreach. • Needle exchange program will be too close to an elementary school and a church. • Carmichael Outreach condones the use of drugs since they offer a needle disposal service. <p><u>Safety and Security in Neighbourhood</u></p> <ul style="list-style-type: none"> • Crime will increase in the neighbourhood if Carmichael Outreach relocates. The neighbourhood will be unsafe for families with children and for seniors.

		<ul style="list-style-type: none"> • The clientele loiter around the existing location and residents should not have to witness this. • The neighbourhood has started to improve. The relocation of Carmichael Outreach to the neighbourhood will reverse this trend. • This relocation will increase the incidents of prostitution, theft, drug abuse, service calls to Regina Police. Some clients have criminal records. It is unsafe for children. • The new location will be further from the Police Station which means it will be less accessible by the Police Force. • 97% of the clients of Carmichael Outreach are from neighbourhoods other than Heritage and after receiving service loiter around because they don't have a local address to return to. • The property at 1501 12th Avenue is already littered with empty bottles, needles, trash, mattresses etc. Carmichael does not make loiterers move on as is evidenced at their current location. • Soul's Harbour is moving to North Central, so demand for Carmichael's services will decrease.
<i>Support Proposal</i>	29	<p><u>General Comments</u></p> <ul style="list-style-type: none"> • I support the food and clothing services. The needle exchange program should remain at the Osler location. I have complete confidence in Carmichael's professionalism in carrying out their mission. • The increased size of the proposed location will enable people to eat lunch inside and will provide a safe location for people who need to get out of the cold. • Reuse of a vacant building and ongoing maintenance of the property will improve the look of the neighbourhood. • There is a lot of drug related activity on 12th Avenue. Carmichael's presence in the neighbourhood may be a positive intervention. • We need to support people who are struggling. <p><u>Building Accessibility Issues</u></p> <ul style="list-style-type: none"> • Exterior lighting on the building should be designed to limit light pollution (glare) to adjacent properties. • Ramp should be wide enough to accommodate motorized wheel chairs/scooters. • There should be a buzzer or accessible door opener to allow easy access. • There should be an elevator for access to the downstairs.

1. Issue – Location in Residential Neighbourhood

Applicant's Response: The Food Security & Nutrition Program consists of a daily meal service prepared on site at Carmichael Outreach that served over 60,000 meals this past year. There are 200 regular users of our lunch program and 50 semi-regular users who access the program when budgetary restrictions require. Many of these users are families from the Heritage Neighbourhood who face significant economic challenges. The program also offers a nutrition program each year that aims to increase food knowledge for families experiencing poverty. This year's class saw 10 families participate in programming over a 5 week period.

Our vision for the proposed new development is to be able to properly store, prepare and serve our meals. Currently staff work with an extremely limited kitchen of one gas-fired residential stove, a hot plate and two small up-right fridges. The new centre will allow us to develop a commercial kitchen which would enhance our ability to prepare meals and give us the additional benefit of serving our meals in our building rather than as a take-out service. This would help reduce food waste and unnecessary garbage in our community while upholding dignified service access.

Administration's Response: A Humanitarian Service Facility, which is the land use classification for Carmichael Outreach in the Zoning Bylaw, is a permitted use in the MX-Mixed Residential Business Zone. The intent of this Zone, in part, is to:

- Provide opportunities for the flexible use of properties in residential areas that are in transition from residential development
- Encourage the adaptive reuse of existing public and private structures.

There is MX zoned property directly adjacent to this site across the lane to the west. The proposal is to extend the MX zone to this site to accommodate the reuse of an existing commercial building that has never been used for residential purposes. The site will be landscaped to comply with the Zoning Bylaw. The parking area will be defined and suitably fenced. The building will be lit.

The proposal meets policy objectives of (*Design Regina: The Official Community Plan Bylaw No.2013-48*) (OCP) with respect to developing complete communities. The OCP supports the creation of a complete and inclusive neighbourhood and is supportive of community organizations and groups that provide vital services that address the well-being of Regina residents.

Core Neighbourhood Sustainability Action Plan: The proposal aligns with this plan in that it addresses Strategy 4: Enhance Food Security and Provide Access to Quality Food.

- Action 3: Improve access to existing food programs. The purpose of this action is to improve resident access to existing food programs and why some of the programs already in place are not being taken advantage of by residents in need.

2. Issue – Location Near Other Service Providers

Applicant's Response: Each organization that is located within the Heritage neighbourhood provides a different set of services. We are not a shelter or living space as is the Salvation Army, and we work to eliminate duplication of services between Carmichael Outreach, the Marion Centre, and Soul's Harbour.

Administration's Response: Carmichael Outreach has been located at 1925 Osler Street for many years. The Salvation Army and Marian Centre have also been in their current locations for some time. While these organizations do have many programs in common, there are different services provided. Due to close proximity, clients can access the services they require from these various organizations.

Core Neighbourhood Sustainability Action Plan: The proposal aligns with this plan in that it addresses Strategy 1: Strengthen resident engagement and build neighbourhood capacity.

- Action 5: Establish a network of services that meet a continuum of need. The purpose of this action is to ensure coordination between existing service organizations and fill the gaps where community needs are not being met. One of the top 3 aspects about Core that residents 'liked' or 'loved' was "proximity to services provided by Carmichael House and access to free food and snacks."

3. **Issue – Other Suggested Locations**

Applicant's Response: Over a two year period, we have researched various types of property and locations within the Heritage neighbourhood. After reviewing vacant properties, heritage properties, existing commercial on 11th Ave, each had their own challenges. Either the properties were cost-prohibitive, or the Heritage Community Association communicated that they would prefer to see business development in target areas. Our focus on the 12th & St. John property provides us with the best opportunity to easily renovate for our needs while moving to a property that promotes financial sustainability and keeps our donor dollars directed towards service provision.

Our desire to remain within the Heritage neighbourhood is two-fold. First, we have been in the neighbourhood for the entirety of our 28 year existence. Our current location provides geographical proximity to a substantial number of our service users, many of whom have mobility issues. We would desire to remain in a geographic location that is accessible to the people we serve. Secondly, at the conclusion of our 2013 strategic planning sessions, we undertook consultations with members of the community and some neighbourhood businesses and found that there was a strong desire for Carmichael Outreach to remain a part of the Heritage neighbourhood.

Administration's Response: The Heritage Neighbourhood has long been the location for organizations like Carmichael Outreach that provide humanitarian services. Carmichael Outreach provides services to residents of Regina, including families with young children, who are in need and requires a location that is accessible for clients who often do not have a means of transportation other than walking. This proposed new location is approximately 239 metres from the current location so it is still accessible. The proposed location is also a block from a bus route for those that have access to bus fare.

4. **Issue – Needle Exchange Program**

Applicant's Response: Carmichael Outreach has long recognized the need to provide support to people experiencing addiction. We seek to provide evidence-supported services within the framework of harm reduction as we work to reduce the personal and public harms of addiction. The Regina Qu'Appelle Health Region operates a Needle Exchange program, defined as a drug or substance abuse counselling and rehabilitation service, as part of our Outreach Centre and has a 99.8% exchange rate. The program has been a key piece in helping reduce the number of needles on neighbourhood streets. A needle drop box was newly

installed outside of Carmichael's building. Additionally, we offer multiple addiction support programs – a Narcotics Anonymous Program and traditional healing circle- all of which function within the framework of harm reduction supports.

Our vision is to offer a harm reduction clinic that would not be a direct piece of our service centre on 12th Avenue but the proposed development would host the Needle Exchange Program until an alternate location that can support an entire clinic can be secured and development can take place.

Administration's Response: The Needle Exchange Program has been a component of the service offered by Carmichael Outreach for many years. It is not a new service to their new proposed location. The Needle Exchange Program is supported by the Regina Qu'Appelle Health Region.

Core Neighbourhood Sustainability Action Plan: The proposal aligns with this plan in that it addresses Strategy 5: Improve Safety and Reduce Crime.

- Action 4: Eliminate needle disposal on private and public property. The purpose is to eradicate used-needle disposal in Core.
- Action 6: Address addictions as a key health issue (prevention and intervention). The purpose is to take immediate and long-term, sustainable action on reducing and preventing addictions and related problems. Drug and alcohol addiction has been addressed as a crime issue in the past. While it is recognized that addictions are related to crime and crime prevention, the purpose here is to focus on addictions as a primary health issue.

5. **Issue – Safety and Security in Neighbourhood**

Applicant's Response: In addition to the lunch and needle exchange programs Carmichael Outreach operates a Boutique. We facilitate between 10-12 donations each day that we sort and distribute to individuals and families in need in our community. We receive seasonal clothing, books, toys, boots and shoes, underwear, socks, sheets, housewares, pillows, blankets, small furniture items, and more. We also facilitate a Children's Needs Program that provides diapers, milk, wipes, cribs, strollers and car seats to families. Our current building lacks storage capacity and sorting space to maximize this program and we often are forced to turn donations away.

Our vision for a new centre would be necessary space to continue providing our Children's Needs Program (32,000 diapers annually, 150 litres of milk weekly) and to facilitate our Boutique. This would allow us to better support 208 adults and their 95 children that moved into housing through our Housing Support Program to establish their family home.

Administration's Response: The Heritage Community Association advised that a 2008 study on Crime Prevention Through Environmental Design that was done in the neighbourhood identified vacant properties to be a safety issue. This proposal, if approved, will result in a building that has been vacant for some time be reused. The building and its grounds will be maintained and landscaped. The building will be animated with people coming and going during opening hours. Activity on the street can be a deterrent to crime.

Regina Police Service advised that, to November 2016, there were 55 calls for service from Carmichael Outreach, down 30% from 2014. Two other service providers in the area have had 49 and 158 calls in 2016. A restaurant and a convenience store in the same

neighbourhood, have had 129 and 182 calls for service, respectively Regina Police Service actively patrol the Heritage neighbourhood (Service Centre Unit consisting of two teams of eight members).

Core Neighbourhood Sustainability Action Plan: The proposal aligns with this plan in that it addresses Strategy 7: Green the Core.

- Action 9 – Develop a strategy to create new uses for vacant lots and sites occupied by dilapidated buildings. The purpose of this action is to create adaptive reuse of vacant lots and dilapidated sites.

6. **Issue – Accessibility Issues**

Applicant's Response: We have struggled with accessibility concerns in our current building for some time due to the small footprint and tight quarters. It is often difficult for people with limited physical mobility to navigate the use of our current space. The proposed new site would enable us to eliminate a significant space crunch inside of the building and would promote greater accessibility for service users, whether for our meal program, the free clothing store, shower and laundry facilities, or meetings with staff. Additionally, we are already undertaking plans to implement multiple accessible access-points to the building, including the development of a wheelchair accessible ramp for rear entry, and a lift system for access off of 12th Ave. These accommodations would make the building fully accessible, and we will ensure compliance with the National Building Code of Canada in our design, implementation, and use.

Administration's Response: The re-development will require a Building Permit through the Building Permit process accessibility issues will be addressed to ensure compliance with The National Building Code of Canada.

February 1, 2017

To: Members
Regina Planning Commission

Re: Application for Street Name Change (16-SN-24) - Renaming of Tower Road Portion of
Tower Road Between East Victoria Avenue and Arcola Avenue

RECOMMENDATION

1. That the portion of street currently named Tower Road and indicated in Appendix A-1, attached to this report, shall be renamed Anaquod Road.
2. That this report be forwarded to the February 27, 2017 meeting of City Council for approval.

CONCLUSION

The Administration is proposing the City rename the portion of Tower Road between Victoria Avenue and Arcola Avenue. This is required as Tower Road, within the Southeast Sector Plan area, currently runs north south intersecting Victoria Avenue and Arcola Avenue. The portion of the road between Victoria Avenue and Arcola Avenue will be realigned and will function as a separate and distinct street from remnant portions of Tower Road to the north of Victoria Avenue.

The Administration is recommending that Tower Road be renamed to Anaquod Road in honour of Glen Anaquod. This name selection is supported by *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the *Regina Culture Plan*.

Accordingly, the Administration is recommending approval.

BACKGROUND

On November 1, 2016 the Civic Naming Committee approved Anaquod as a street name with the intention that it would be applied to a portion of Tower Road. A biography of Glen Anaquod is attached as Appendix A-2 for reference purposes.

This application is being considered pursuant to *The Cities Act*, which allows for a city to name streets. The process of naming a street is typically done through subdivision approval, which has been delegated to the Administration pursuant to *The Subdivision Bylaw No. 2003-3*. *The Subdivision Bylaw No. 2003-3* does not currently address renaming of a street. *The Cities Act* gives authority to rename streets within a municipality and requires that a city shall act through its City Council; therefore, City Council's resolution to change the name of a street is required.

DISCUSSION

The Administration is proposing to change the name of the portion of Tower Road between Victoria Avenue and Arcola Avenue as shown on Appendix A-1. This renaming is required for public convenience and future way-finding purposes. After construction of the East Bypass, the current Tower Road will no longer intersect with Victoria Avenue or Arcola Avenue. The road will be separate and distinct from the remaining portions of Tower Road to the north of Victoria Avenue. The remaining portion of Tower Road continues on within the Rural Municipality of Sherwood further south of Arcola Avenue. The remaining portion of existing Tower Road to the north of Victoria Avenue will remain unchanged and will continue be called Tower Road. An excerpt from the Southeast Sector Plan showing the future alignment of the renamed road is attached as Appendix A-3.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

While approval of street names has been delegated to the Administration through the Civic Naming Committee, the Administration highlights the choice of “Anaquod” being consistent with planning objectives related to cultural development, Part A of the OCP with respect to:

Section D8: Culture

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

- 10.2. Consider *cultural development, cultural resources* and the impact on HISTORICAL PLACES in all areas of municipal planning and decision-making.

The proposed renaming of the street is also consistent with the *Regina Culture Plan* with respect to:

Goal 7.3 – Commemorate and celebrate the City’s Cultural heritage

Objective: Ensure new Development Contributes to Sense of Place.

Similarly, the Southeast Neighbourhood Plan has also proposed the realignment of existing Tower Road and name change of the realigned portion in 6.3. Internal Road Network of the Plan.

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	N/A
Will be published in the Leader Post	N/A
Letter sent to immediate property owners	November 3, 2016
Number of Public Comments Sheets Received	0

There were no public comments received on this application.

The application was circulated to Arcola East Community Association. 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.

DELEGATED AUTHORITY

City Council's approval is required pursuant to *The Cities Act* for the renaming of a street.

Respectfully submitted,

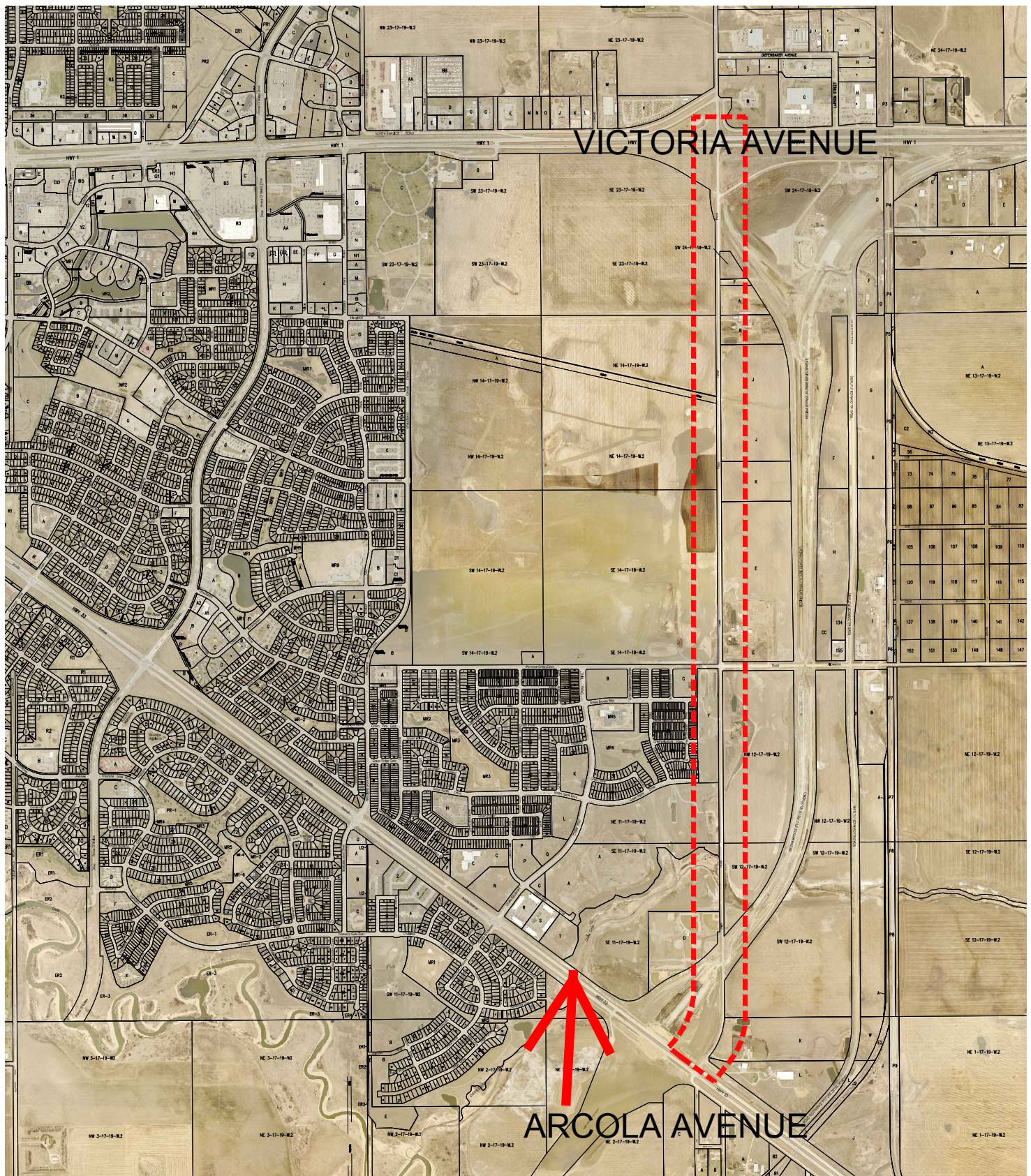


Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



PROPOSED PORTION OF THE ROAD TO BE RENAMED



Project 16-SN-24

Civic Address/Subdivision

Street Rename Application of Tower Road
between Victoria Avenue and Arcola Avenue

Appendix A-2

Biography of Glen Anaquod

Glen Anaquod was a proud member of Muscowpetung First Nation and descendent of the Young Dog Society. Following the loss of his parents at a young age, Anaquod was raised by his aunt and uncle. He attended the Lebreton Indian Residential School over the course of the 1950s and 1960s, leaving after Grade 11 to complete high school in Fort Qu'Appelle.

Over the course of his adult life, Anaquod became an alcohol addictions counsellor for his First Nation and, through pride and passion for his heritage, began to share the traditional, cultural and spiritual teachings of his people. He was often asked to share as an Elder representing the File Hills Qu'Appelle Tribal Council and Treaty 4 region, and participated in events such as the Annual North Central Smudge Walk. Upon joining the Aboriginal Student Center as the resident Elder, Anaquod was instrumental in providing guidance and promoting pride for First Nations history, culture, traditions and spirituality. The Aboriginal Student Centre still carries on those activities and traditions, including the Annual Glen Anaquod Memorial Tipi Raising Contest.

On June 11, 2008, when Prime Minister Stephen Harper made a Statement of Apology to former residential school students, Anaquod was asked to represent survivors at an event held in Fort Qu'Appelle. In an interview following the apology, he stated "When you dwell in the past, you can't move on. It's good to look back to learn what has happened, but we need to move on to become better." He went on to share his experience through the National Film Board documentary *We Were Children*, which highlights the experiences of First Nations children in the Canadian residential school system. In doing so, he hoped to share the truth and help others heal and move on in peace.

F17 | Road Network

