

August 2, 2018

To: Members  
Regina Planning Commission

Re: Discretionary Use Application (18-DU-11) - Proposed House-Form  
Commercial/Residential Building in TAR - Transitional Area Residential Zone 2119  
Lorne Street

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### RECOMMENDATION

1. That the Discretionary Use Application for a proposed House-Form Commercial/Residential Building located at 2119 Lorne Street, being Lot 22, Block 407, Plan No. 98RA28309, Old 33 be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Left Hand Architecture & Design Inc., and dated April 25, 2018.
  - b) The development shall generally comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the August 27, 2018 meeting of City Council for approval.

### CONCLUSION

The applicant Xiaomei (Sandy) Liu, on behalf of the landowners Haoqin Tang, Xiaohong Tang and Li Peng, proposes to convert a portion of the existing residential building into a House-Form Commercial/Residential Building use for a travel agency office. The existing building is a three storey detached dwelling of 114.5 square metres. The proposed intended commercial activities are classified an office use which is an allowable use under the House-Form Commercial/Residential Building land use classification under the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw).

The subject property is currently zoned TAR - Transitional Area Residential Zone, in which House-Form Commercial/Residential Building is discretionary. The existing parking on site exceeds the minimum parking requirements of the Zoning Bylaw.

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

## BACKGROUND

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

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

## DISCUSSION

The applicant, Xiaomei (Sandy) Liu, proposes to convert a portion of an existing single detached dwelling at 2119 Lorne Street as a House-Form Commercial/Residential Building use for a travel agency office. The existing building is a three storey detached dwelling of 114.5 square metres. The Zoning Bylaw defines a House-Form Commercial/Residential Building as a building as it existed in the Transitional Area, as of March 21, 1984, which was originally constructed as a detached dwelling and contains one or more defined commercial uses including offices. The building was constructed in 1913.

When a residence within the TAR - Transitional Area Residential Zone is converted to a House-Form Commercial/Residential Building, there is no additional parking requirements for the new use above what was required for the building prior to the change of use.

The proposal would be for the main floor to be used as travel agent office space. The basement of the building would remain undeveloped and used for storage and laundry. The second floor is currently used as a residential dwelling unit and the attic is unused.

The renovation work will be reviewed according to compliance with the *National Building Code of Canada (2015)* during the building permit review process.

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

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	TAR-Transitional Area Residential Zone	TAR-Transitional Area Residential Zone
Land Use	Detached Dwelling	House Form Commercial and Residential Dwelling
Number of Dwelling Units	1	1
Building Area	114.5 m <sup>2</sup>	114.5 m <sup>2</sup>

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	1 stall	6 stalls
Minimum Lot Area (m <sup>2</sup> )	250 m <sup>2</sup>	289.7 m <sup>2</sup>
Minimum Lot Frontage (m)	7.5 m	7.61 m

The surrounding land uses are low-rise apartment buildings to the east and south, a low-rise office building in the MX – Mixed Residential Business Zone to the north and low-rise apartment buildings to the west. There is also a single detached dwelling immediately south of this site that is still used as a residence and not as a House-Form Commercial Building.

The proposed development is consistent with the purpose and intent of the TAR - Transitional Area Residential Zone with respect to recognizing the predominant residential nature of the area.

The principal purpose of the TAR – Transitional Area Residential Zone is to recognize the predominantly residential nature of the area designated by the zone and to accommodate various types of residential uses in close proximity to the Downtown. This zone is divided into low, medium and high-rise height zones in order to allow development at various heights and densities in a controlled and compatible fashion.

### RECOMMENDATION IMPLICATIONS

#### Financial Implications

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

#### Environmental Implications

None with respect to this report

#### Policy/Strategic Implications

The proposal relates to the policies contained within Part A of the OCP with respect to:

##### Section D5: Land Use and Built Environment

##### Goal 1 – Complete Neighborhoods: Enable the development of complete neighborhoods

- 7.1 Require that new neighborhood, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

- 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.

- 7.16 Encourage local commercial within residential areas.

The proposal will generate economic activity and employment opportunities in the neighbourhood. It will also provide a service to the community contributing to overall city development policy objectives in the OCP of developing complete communities.

The proposal also relates to the policies contained within Part B.3 (*from Transitional Area Neighbourhood Plan*) of the OCP with respect to:

2.0. Transitional Area Policies

1.1. Existing Municipal Development Plan Policies

Regina RSVP, Inner City Development Plan

Policy Objectives

- 2) To control and maintain low density commercial development in the area
- 3) To provide a humane and pleasant interface between the Downtown and Wascana Centre.

The OCP policy supports the conversion of house form structures to commercial use to ensure that these buildings are retained and that development contributes to the mixed form character of the community.

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	May 18, 2018
Letter sent to immediate property owners	May 16, 2018
Public Open House Held	N/A
Number of Public Comments Sheets Received	0

There were no public comments received on this application. The application was circulated to the Centre Square Community Association (CSCA). 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.

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".

Louise Folk, Director  
Development Services

Respectfully submitted,

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

Diana Hawryluk, Executive Director  
City Planning & Development