

November 7, 2018

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment Application (18-Z-11) PS - Public Service Zone to MX -
Mixed Residential Business Zone 1464 Broadway Avenue

RECOMMENDATION

1. That the application to rezone Lot F, Block 8, Plan FU1637; located at 1464 Broadway Avenue, within the Gladmer Park Neighbourhood from, PS - Public Service Zone to MX - Mixed Residential Business 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 November 26, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaw.

CONCLUSION

The applicant, Aubrey Steadman of Gene's Ltd., with consent of the owner, Tartan Curling Club Co-operative, proposes to rezone the subject property from PS - Public Service Zone to MX - Mixed Residential Business Zone.

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

BACKGROUND

A Zoning Bylaw amendment application has been submitted to rezone the property at 1464 Broadway Avenue from PS – Public Service Zone to MX – Mixed Residential Business Zone.

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

DISCUSSION

The applicant, Aubrey Steadman of Gene's Ltd., with consent of the owner, Tartan Curling Club Co-operative, proposes to rezone the subject property from PS - Public Service Zone to MX -

Mixed Residential Business Zone to allow for greater flexibility for future redevelopment options. There are no accompanying development permits being reviewed at this time.

The existing curling club has been in operation at this location for nearly 60 years. However, the current landowners (Tartan Curling Club) have recently voted to terminate operations at this location and have put the subject property up for sale. The owners have conditionally agreed to sell the property to the applicant, who is also the immediate land owner to the east.

Under the proposed MX – Mixed Residential Business Zone the property can continue to be used as a curling rink, but there are alternative land uses that can also be accommodated. The City of Regina will review all future development applications in accordance with the Zoning Bylaw.

The intent of the current PS - Public Service Zone is to preserve and control areas used or intended to be used by the public for active and passive recreational purposes. As the future intent of the property is uncertain, the MX – Mixed Residential Business Zone is being proposed as the most appropriate rezoning option and is consistent with zoning on adjacent properties.

The intent of MX - Mixed Residential Business Zone is follows:

- To encourage the adaptive re-use of existing public and private structures and to ensure that new structures are compatible in use, scale and design with the surrounding uses.
- Application of this zone will be extended to any land for which new development or redevelopment of low-rise offices or a mixture of offices and housing is desirable, specifically the inner fringes of the Downtown zone and the outer edges of the adjoining older residential zones.

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

Land Use Details	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
Zoning	PS - Public Service	MX - Mixed Residential Business
Land Use	Recreational Services Facility	Unknown
Building Area	Existing building	Existing building

The surrounding land uses include commercial uses within the MX – Mixed Residential Business Zone to the east, multi-unit residential dwellings in the R6 - Residential Multiple Housing Zone to the south and west and a retirement residence (College Park II) in the DCD9 - Direct Control District for the Former Diocese of Qu'Appelle Lands to the north.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to

existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

Section D5: Land Use and Built Environment

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

- 7.5 Encourage appropriate mixed-use development within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report. Any proposed development will require to follow the accessibility parking regulations within the Zoning Bylaw.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	August 28, 2018
Will be published in the Leader Post on:	November 10, 2018 November 17, 2018
Letter sent to immediate property owners	August 24, 2018
Number of Public Comments Sheets Received	1

Administration received one letter of support for the proposed rezoning to MX - Mixed Residential Business Zone.

The application was circulated to the Heritage Community Association (HCA). Following circulation, Administration attempted follow up contact with HCA 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 'Fred Searle', written in a cursive style.

Fred Searle, A/Director
Development Services

Prepared by: Christian Tinney.

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