

December 6, 2018

To: Members
Regina Planning Commission

Re: Discretionary Use Application (18-DU-14) Religious Institution Addition – 2110 King Street

RECOMMENDATION

1. That the discretionary use application for an addition to an existing Religious Institution located at 2110 King Street, being Lots 35 - 40, Block 389, Plan DV4420, in the Cathedral Neighbourhood, 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 and A-3.5 submitted by Lane Arthur Architecture Ltd dated July 2018.
 - 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 17, 2018 meeting of City Council for approval.

CONCLUSION

The applicant, Layne Arthur Architecture Ltd., on behalf of the owners, Reg Kenzie, Vince Yoner and Terry Wall (King's Corner Church of God), propose an addition to the existing Religious Institution at 2110 King Street through an addition to the second storey. A Religious Institution, including any substantial addition, is a discretionary use within the R1A – Residential Older Neighbourhood Detached Zone.

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, Administration recommends approval.

BACKGROUND

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 applicant, Layne Arthur Architecture Ltd., on behalf of the owners, Reg Kenzie, Vince Yoner and Terry Wall (King's Corner Church of God), propose an addition to the existing Religious Institution at 2110 King Street.

The proposed addition consists of additional second floor space. The current building is 913 square metres in area and the 367 square metres addition would bring the total building area to 1,280 square metres. The proposed addition will increase the accommodation of parishioners from 206 to 275. The second floor addition is desired as a result of an increase to the congregation, to expand classroom space for programming, and to accommodate the relocation of office space and storage areas within the building.

The land use and zoning related details are provided in the table below:

Land Use Details	Existing	Proposed
Zoning	R1A- Residential Older Neighbourhood Detached Zone	R1A- Residential Older Neighbourhood Detached Zone
Land Use	Religious Institution	Religious Institution
Building Area	913 m ²	1,280 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	17 stalls	17 stalls
Minimum Lot Area (m ²)	250 m ²	1,753.2 m ²
Minimum Lot Frontage (m)	9 m	38.3 m
Maximum Building Height (m)	11 m	10.87 m
Maximum Floor Area Ratio	0.75	0.73
Maximum Coverage (%)	50%	50%

Parking

The Religious Institution was established on the property in 1962 under *Zoning Bylaw No. 2356*. At this time when the existing 206 seats were approved, the on-site parking requirements were nil. Although there were no requirements for on-site parking requirements, the property was developed with 15 parking stalls.

The proposed addition to the Religious Institution will accommodate an additional 69 seats, which would require 17 parking stalls (calculated at one parking stall per four seating places). Only the addition requires parking. This would bring the total required parking on the site to 17 parking stalls (zero for the first 206 seats and 17 for the additional 69 seats).

When this development proposal was originally circulated, the applicant had proposed to leave the site as-is with the 15 established parking stalls. When feedback was received by the public concerning the parking reduction, the applicant amended the parking areas and accommodated the required 17 parking stalls on site (as shown in Appendix A-3.1).

Surrounding land uses include detached dwellings to the north, south, east and west.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. Although not expected, the applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

Section D5: Land Use and Built Environment

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

7.1.4 Providing opportunities for daily lifestyle needs, such as services, convenience shopping and recreation.

7.1.9 Buildings which are designed and located to enhance the public realm, and contribute to a better neighbourhood experience.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two percent of the required 17 parking stalls to be accessible, which in this case would require zero parking stalls to be provided for persons with disabilities. The proposed development does not provide any parking stall for persons with disabilities.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	September 14, 2018
Letter sent to immediate property owners	September 13, 2018
Number of public comments sheets received	6
Will be published in the Leader Post on	N/A

Administration received four letters of support for the proposed religious institution addition. There was also one letter of opposition to the proposal and one letter that would accept the proposal if a feature were different with the proposal. All concerns expressed were related to the proposed parking relaxation, which has since been retracted by the applicant. A summary of comments is provided in Appendix B.

A copy of the application was circulated to the Cathedral Area Community Association (CACA) and the community association has indicated it has no concerns with the proposal.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,



Fred Searle, A/Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development