

November 26, 2018

To: His Worship the Mayor
And Members of City Council

Re: Discretionary Use Application (18-DU-12) - Medical Clinic in MX - Mixed Residential
Business Zone - 2020 Halifax Street

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- NOVEMBER 7, 2018**

That the discretionary use application for a proposed Medical Clinic located at 2020 Halifax Street, being Lots 11-18, Block 362, Plan No. Old 33 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 Neher & Associates and dated July 26, 2018; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – NOVEMBER 7, 2018

Pam Ford, representing Specialty RX, addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #2 does not require City Council approval.

Councillors: Bob Hawkins, Mike O'Donnell (Chairperson) and Barbara Young; Commissioners: David Bale, Frank Bojkovsky, Simon Kostic, Steve Tunison and Celeste York were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on November 7, 2018, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed Medical Clinic located at 2020 Halifax Street, being Lots 11-18, Block 362, Plan No. Old 33 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 Neher & Associates and dated July 26, 2018; 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 November 26, 2018 meeting of City Council for approval.

CONCLUSION

The applicant, Adesh Vora, representing the landowner, Genes Ltd. proposes to develop a Medical Clinic and an accessory retail pharmacy within an existing building in the Heritage Neighbourhood near the Regina General Hospital. The subject property is within the MX – Mixed Business Residential Zone in which a Medical Clinic is a Discretionary Use.

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

The building located at 2020 Halifax Street was originally built as the Regina Curling Club but was renovated and approved as an Office in 1987 through a Discretionary Use approval (87-DU-13).

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, City 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, Adesh Vora, representing the landowner, Genes Ltd. proposes to develop a Medical Clinic and an accessory retail pharmacy within an existing building in the Heritage Neighbourhood near the General Hospital. The existing space is currently vacant.

There are no proposed changes to the site through this application. The building at 2020 Halifax Street is currently separated into four separate tenant spaces, as shown in Appendix A-3.1. The Medical Clinic is proposed to occupy a vacant tenant space within the building.

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

Land Use Details	Existing	Proposed
Zoning	MX - Mixed Residential Business Zone	MX - Mixed Residential Business Zone
Land Use	Vacant	Medical Clinic
Building Area	1458 m ²	1458 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	15 stalls A Medical Clinic under 325 m ² requires no additional parking	No Change

The surrounding land uses include a mix of commercial to the north along Victoria Avenue, residential to the west, a commercial office building to the south and parking to the east.

The proposed development is consistent with the purpose and intent of the MX - Mixed Residential Business Zone with respect to providing opportunities for the flexible use of properties in a residential area.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. Although not expected by the proposal, 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 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.

The proposal is consistent with Part B.12 of the OCP, being the General Hospital Area Neighbourhood Plan, with respect to:

The goal of the Neighbourhood Plan, adopted in 2006, “is to strike a balance between enhancing the viability of the residential community while enabling the hospital to meet the needs of the Regina Qu’Appelle Health Region (now the Saskatchewan Health Authority) in accordance with its mandate to provide tertiary health services to residents of Regina and southern Saskatchewan”.

One of the objectives developed to address the specific needs of the neighbourhood is “to direct the location of future medical related development to locations consistent with the preservation of the residential character of the area”.

To achieve this objective, a Medical District was created around the General Hospital as shown on Map 11.4 in Appendix A-4. The Neighbourhood Plan further specifies:

- a) That future medical related uses be directed to the Medical District shown on Map 11.4.
- b) That there be no encroachment of medical related land uses into the residential neighbourhood as shown on Map 11.4.

The proposed use of the property at 2020 Halifax Street as a Medical Clinic meets the objective of the Neighbourhood Plan, which specifically states that medical related land uses be located within the Medical District.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development does not require any additional parking to be provided. However, the property provides one parking stall for persons with disabilities, which exceeds the minimum requirement of zero stalls.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	August 20, 2018
Letter sent to immediate property owners	August 28, 2018
Number of Public Comments Sheets Received	3

Administration received three public comments on this application. A more detailed accounting of those comments and Administration's response is provided in Appendix B.

A copy of 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,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary