

January 9, 2019

To: Members
Regina Planning Commission

Re: Discretionary Use Application (18-DU-15) Proposed Child Day Care Centre - 3615
Kings Road

RECOMMENDATION

1. That the discretionary use application for a proposed Child Day Care Centre located at 3615 Kings Road, being Lot A, Block 68, Plan No. 78R15074, in the Lakeview Centre subdivision, as shown in Appendix A-1 and A-2, 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-3.3 inclusive, prepared by Oko Haus Design Inc. and dated September 15, 2018.
 - b) The development shall be subject to Ministry of Education approval.
 - 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 January 28, 2019 meeting of City Council for approval.

CONCLUSION

The applicant, Sandcastles Childcare Inc., on behalf of the current owners, Meeting Room Holdings (Regina), proposes to repurpose an existing building formerly used as a Religious Institution in the Lakeview Neighbourhood to accommodate a 90 space Child Day Care Centre. The subject property is currently zoned R1 – Residential Detached, where a Child Day Care Centre 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, the 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, City Council may establish conditions for discretionary uses based on the 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, Sandcastles Childcare Inc., on behalf of the current owners, Meeting Room Holdings (Regina), are proposing a Child Day Care Centre at the subject property at 3615 Kings Road. The site currently contains a building that was previously used as a Religious Institution. The proposed Child Day Care Centre will provide care for up to 90 children.

The applicant is proposing to renovate and use the existing building on the site and add 97.5 square metres of floor area, which will be constructed on the east side of the existing building as shown in Appendix A-3.1. The total floor area will be 515.5 square metres. This is for information only, as it is the provincial government, not the City of Regina (City) that regulates the size of Child Day Care Centres and the number of children that can be accommodated.

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

Land Use Details	Existing	Proposed
Zoning	R1 – Residential Detached Zone	R1 – Residential Detached Zone
Land Use	Religious Institute	Child Day Care Centre
Building Area	418 m ²	515.5 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls	10 stalls	23 stalls
Min. Lot Area (m ²)	500 m ²	2872.74 m ²
Min. Lot Frontage (m)	15 m	15.895 m
Max. Building Height (m)	15 m	4.98 m
Max. Floor Area Ratio	1.5	0.18
Max. Coverage (%)	75%	18%

All parking will be contained on-site. According to the Zoning Bylaw, the Child Day Care Centre requires one parking space and nine drop off spaces. The current site has a total of 23 parking spaces which exceeds the minimum requirements.

The addition to the building is not a substantial addition, therefore, the property is not required to upgrade their landscaping as per the requirements within the Zoning Bylaw.

Surrounding land uses include a park to the west, low density residential and a school to the south and low density residential to the east and north.

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.

City Council recently approved (CR18-119) a two-year tax exemption for the years 2019 - 2020 equal to 40 per cent of the taxes levied with respect to all properties in the city that are owned and operated by licensed non-profit day care centres. Should the applicant meet the conditions of the exemption, they will be eligible.

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 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.

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.

Section D11: Social Development

Goal 1 – Social Sustainability: Promote and enhance social sustainability by recognizing that quality of life in a community depends on both its physical and community resources.

- 13.1 Develop community resources to provide opportunities for social activities, events and programming for Regina residents.
- 13.5 Encourage the provincial government and the community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Letter sent to immediate property owners	October 18, 2018
Public notification signage posted	October 23, 2018
Number of Public Comments Sheets Received	Four

There were four 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.

The application was circulated to the Lakeview Community Association and South Zone Board. 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 that reads "Rhonda Mailander". The signature is written in a cursive style with a large initial "R".

Rhonda Mailander, A/Director
Planning & Development Services

Respectfully submitted,

A handwritten signature in blue ink that reads "Diana Hawryluk". The signature is written in a cursive style with a large initial "D".

Diana Hawryluk, Executive Director
City Planning & Community Development

Prepared by: Pam Ewanishin

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