

March 6, 2019

To: Members
Regina Planning Commission

Re: Discretionary Use Application (18-DU-17) Proposed Retail Use and Addition to
Shopping Centre – 803 N Argyle Street

RECOMMENDATION

1. That the discretionary use application for the proposed Retail Use and Shopping Centre addition located at 803 N Argyle Street, being Parcel A, Plan No. 75R45335, in the Argyle Park subdivision, 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 Alton Tangedal Architect Ltd. and dated September 7, 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 March 25, 2019 meeting of City Council for approval.

CONCLUSION

The applicant, Alton Tangedal Architect Ltd., on behalf of the current owners, Kouvara Properties Inc., Kalamaki Properties Inc. and Kolitsas Holdings Inc., proposes to develop an addition to an existing shopping centre with potential retail uses within the tenant space. The subject property is currently zoned LC1 – Local Commercial, where an addition to the existing shopping centre and retail use over 300 square metres are discretionary uses.

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* (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, Alton Tangedal Architect Ltd., on behalf of the current owners, Kouvara Properties Inc., Kalamaki Properties Inc. and Kolitsas Holdings Inc., is proposing to build an addition to the existing shopping centre, which would include potential retail uses within the tenant space.

The existing shopping centre received discretionary use approval in 1979 and was developed in 1980. The addition to the shopping centre requires a discretionary use approval, as well as the additional retail space, since the threshold for retail use as a permitted use is 300 square metres. The floor area of the addition is 558 square metres and will be constructed on the south side of the building as shown in Appendix A-3.1. The total floor area of the building will increase from 1,332 square metres to 1,890 square metres.

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

Land Use Details	Existing	Proposed
Zoning	LC1 – Local Commercial Zone	LC1 – Local Commercial Zone
Land Use	Shopping Centre	Shopping Centre & Retail Addition
Building Area	1,332 m ²	1,890 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	82 stalls	114 stalls
Minimum Lot Area (m ²)	250 m ²	8,699 m ²
Minimum Lot Frontage (m)	6 m	134 m
Maximum Building Height (m)	13 m	5.5 m
Maximum Floor Area Ratio	1.75	0.22
Maximum Coverage (%)	65%	22%

The site currently has 82 parking stalls, an additional 32 parking stalls will be added for a total of 114 parking stalls. The proponent is also proposing to upgrade the landscaping on the property to conform to current standards. This includes additional trees, mulch and sod as shown on Appendix A-3.1.

Surrounding land uses include park space and schools to the north and east, a religious institution to the south and high density residential to the west.

The Public School Board had no specific objection to the proposal but did comment that the Regina School Division No. 4 of Saskatchewan may be concerned with future expansions if any additional traffic or access to the commercial activity was from Davin Crescent adjacent to Dr.

L.M. Hanna Elementary School. Continued conversations will occur with the Public School Board should further intensification be proposed for the site in the future.

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 owners 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 of Regina (City) standards and applicable legal requirements.

Environmental Implications

The subject property is located within the Moderate Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards through the building permit application process.

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.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides three parking stalls for persons with disabilities which exceed the minimum requirements by one stall

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	December 31, 2018
Letter sent to immediate property owners	December 20, 2018
Number of Public Comments Sheets Received	0

The application was circulated to the Argyle Park/Englewood Community Association. Following circulation, Administration followed up with the Argyle Park/Englewood Community Association who replied that they have no concerns.

The applicant, owners 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,



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Planning & Development Services
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Respectfully submitted,



Fred Searle, A/Executive Director
City Planning & Community Development