

March 25, 2019

To: His Worship the Mayor
And Members of City Council

Re: Discretionary Use Application (18-DU-18) Proposed Warehousing/Processing,
Hazardous Materials/Wastes – 855 Park Street

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– MARCH 6, 2019**

That the discretionary use application for a proposed Warehousing/Processing, Hazardous Materials/Wastes located at 855 Park Street, being Parcel A, Plan No. 102245598, in the Industrial Ross 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-3.2 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated November 25, 2016.
- b) The development shall be subject to applicable provincial ministerial approvals for handling of hazardous materials.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including Section 8D.2.

REGINA PLANNING COMMISSION – MARCH 6, 2019

Glen Hill, representing Colliers International, Kate O'Neil, representing Hungerford Properties, and Darrel Versa, representing Univar Canada, 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: Jerry Flegel, Bob Hawkins, and Barbara Young (Chairperson); Commissioners: David Bale, Frank Bojkovsky, Biplob Das, Andre Kroeger, and Jacob Sinclair were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 6, 2019, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed Warehousing/Processing, Hazardous Materials/Wastes located at 855 Park Street, being Parcel A, Plan No. 102245598, in the Industrial Ross 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-3.2 inclusive, prepared by KRN Tolentino Architecture Ltd. and dated November 25, 2016.
 - b) The development shall be subject to applicable provincial ministerial approvals for handling of hazardous materials.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including Section 8D.2.
2. That this report be forwarded to the March 25, 2019 meeting of City Council for approval.

CONCLUSION

The applicant, Univar Canada Ltd, on behalf of the current owners, 855 Park Street Properties GP Ltd., proposes to develop a tenant space in an existing building for the storing and wholesaling of industrial and agricultural chemicals. The subject property is currently zoned IB – Medium Industrial, where Warehousing/Processing, Hazardous Materials/Wastes is a discretionary use.

The proposal complies with the development standards and regulations contained in *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 the nature of the proposal 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.

The applicant, Univar Canada Ltd, is required to make applications to the Ministry of Environment and Ministry of Agriculture before the business can operate. The City of Regina's (City) approval would be conditional upon obtaining necessary Provincial approvals.

DISCUSSION

The applicant, Univar Canada Ltd, on behalf of the current owners, 855 Park Street Properties GP Ltd., is proposing a Hazardous Materials Warehouse at the subject property of 855 Park Street. The applicant proposes to lease a space in a newly renovated seven unit building (CRU 6 on Appendix A-3.1), for the storing and wholesaling of industrial and agricultural chemicals. Part of the operation will involve transfer of seed treatment products from totes to kegs. There were no proposed air emissions, solid waste residues or sludges, noise or wastewater concerns evident during the application review. The facility is proposed to be certified by the Agrichemical Warehousing Standards Association (AWSA) and as such will be audited every two years by third party auditors.

The total floor area of the whole building is 16,071 square metres. The applicant, Univar Canada Ltd, will lease a warehousing unit with a floor area space of 3,508 square metres, which will include a small office space. There are currently three other tenant spaces occupied within the building area (CRU 1, 2 & 5 on Appendix A-3.1).

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

Land Use Details	Existing	Proposed
Zoning	IB – Medium Industrial Zone	IB – Medium Industrial Zone
Land Use	Warehouse	Warehousing/Processing, Hazardous Materials/Wastes
Building Area	16,071 m ²	16,071 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	87 stalls	203 stalls
Minimum Lot Area (m ²)	2,000 m ²	46,094 m ²
Minimum Lot Frontage (m)	30 m	115.75 m
Maximum Building Height (m)	15 m	11.899 m
Maximum Floor Area Ratio	2.0	0.35
Maximum Coverage (%)	75%	35%

The subject property contains a total of 203 parking stalls. The existing three other tenants require 61 of the 203 parking stalls. The applicant, Univar Canada Ltd, requires 26 parking stalls, which leaves 116 parking stalls for future tenants.

The subject property was formerly owned and occupied by the Sears Warehouse. In 2016 part of the warehouse was demolished and the site was subdivided in February of 2017. The remaining building was renovated and demised into seven units.

Administration is working with the land owner on redevelopment options for the remainder of the site. The discretionary use application is specifically for the Warehousing/Processing, Hazardous Materials/Wastes use within the tenant space.

During the review of the proposal it was identified that, under the National Building Code, the proposed use would be considered a High Hazard Occupancy, which is allowed in a mixed-use building but is subject to analysis of both the National Building Code and National Fire Code by a professional designer.

These requirements will be verified during building permit review. Surrounding land uses include light and medium industrial uses to the east, west and south and a storm channel to the 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.

Environmental Implications

Since the proposal is a hazardous material, as part of the discretionary use, the applicant also had to submit an Industrial Use application. The application was reviewed by Administration to determine the environmental impact and risks of the proposed development. The applicant has also submitted, as part of the Industrial Use application, a list of hazardous materials used at the subject property, as well as an emergency response plan, which has been accepted.

The applicant is required to make further applications to the Ministry of Environment and Ministry of Agriculture before the business can operate. The City's approval would be conditional upon obtaining necessary Provincial approvals.

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 4 – Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

- 7.20 Permit industrial development in new employment area where supported by a secondary plan or concept plan and within existing approved employment areas.

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 six parking stalls for persons with disabilities, which exceeds the minimum requirements by three stalls.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	December 18, 2018
Letter sent to immediate property owners	December 14, 2018
Number of Public Comments Sheets Received	2

There were two public comments received on this application. A more detailed accounting of the respondent's comments and Administration's response is provided in Appendix B. There is no Community Association for this area.

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