

April 10, 2019

To: Members
Regina Planning Commission

Re: Discretionary Use Application (19-DU-02) - Proposed Medical Clinic 4535 Rochdale
Boulevard

RECOMMENDATION

1. That the discretionary use application for a proposed Medical Clinic located at 4535 Rochdale Boulevard, being Plan No. 101305673 in Garden Ridge 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 (prepared May 2003) and A-3.2.
 - 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 April 29, 2019 meeting of City Council for approval.

CONCLUSION

Cushman & Wakefield Regina (Applicant), on behalf of the owner, Durban Investments Inc., proposes to develop additional Medical Clinic space that includes physiotherapy and registered massage services in a portion of an existing commercial building located at 4535 Rochdale Boulevard. The property is within the MS – Mainstreet Zone where a Medical Clinic is a permitted use when the floor area per lot is less than 500 square metres and becomes a discretionary use when the use exceeds 500 square metres on a per lot basis. The property is currently a shopping centre with a variety of commercial 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

An application has been received to develop additional Medical Clinic space in the MS – Mainstreet Zone located at 4535 Rochdale Boulevard.

This application is being considered pursuant to the Zoning Bylaw, 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 (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 proposes to develop additional Medical Clinic space within an existing multi-tenant building located at 4535 Rochdale Boulevard. The site already contains some Medical Clinic uses including dental and doctor offices and with the proposed additional Medical Clinic space, the total on site space dedicated to Medical Clinic use will be approximately 715 square metres.

The property at 4535 Rochdale Boulevard is currently developed with two multi-tenant buildings and one single tenant building that accommodate a variety of commercial uses. The subject tenant space is currently vacant; however, there is no requirement for new parking stalls since the shopping centre site has been previously approved and developed and no addition is planned. The proposal will not require any site upgrades; therefore, there will be no impact on site design, building area or parking requirements.

Surrounding land-uses include other commercial lands within the MS – Mainstreet Zone to the north, commercial land uses within the MAC – Major Arterial Commercial Zone to the east and high density residential development to the west and south.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. 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.

The development will be taxed and assessed accordingly as development proceeds and will contribute to City tax revenues.

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.

- 7.5 Encourage appropriate mixed-use development within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

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.

- 7.16 Encourage local commercial within residential areas.

The proposed Medical Clinic provides an additional local commercial amenity that is compatible with the established surrounding residential and commercial areas.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of all required parking stalls to be accessible parking stalls. The overall site provides three parking stalls for persons with disabilities, which meets minimum requirements of the Zoning Bylaw.

Communications

Communication with the public is summarized below:

Public notification signage posted on:	February 8, 2019
Letter sent to immediate property owners	February 8, 2019
Will be published in Leader Post on:	April 13, 2019 April 20, 2019
Number of Public Comments Sheets Received	5

There were five public comments received on this application. A more detailed accounting of the respondent’s comments and Administration’s response is provided in Appendix B.

The application was circulated to the Walsh Acres/Lakeridge/Garden Ridge Community Association. Following circulation, 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,



Fred Searle, Director
Planning & Development Services
Prepared by: Brittney Beckie, City Planner I

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development