

September 11, 2019

To: Members
Regina Planning Commission

Re: Discretionary Use Application (19-DU-06) Proposed Car Wash in MAC - Major Arterial
Commercial Zone - 2035 Park Street

RECOMMENDATION

1. That the discretionary use application for a proposed Car Wash located at 2035 Park Street, being Parcel B, Plan No. 90R02904, Broders Annex 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 Neher & Associates and dated April 3, 2019; 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 September 30, 2019 meeting of City Council for approval.

CONCLUSION

The Applicant, Bill Babey, representing the Landowner, Discovery Properties Inc., proposes to develop a car wash within a vacant portion of an existing building located at 2035 Park Street. The proposed car wash will include four washing bays and one touchless bay, which are to be wholly contained in the envelope of the existing building. The subject property is currently zoned MAC – Major Arterial Commercial Zone in which a car wash is a discretionary use. No additional parking is required to accommodate the use.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and is considered generally compatible with adjacent land uses. 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* (Act).

Pursuant to subsection 56(3) of the Act, 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 proposes to develop a car wash within a vacant portion of an existing building located at 2035 Park Street (Subject Property). The building currently accommodates a commercial land use (Fantasy Land Bingo); the vacant portion formerly accommodated a separate commercial land-use (recreational service facility). Other existing commercial developments are located on the subject property within stand-alone and multi-unit buildings that include restaurants, drive-thru restaurant, and various other commercial uses. Surrounding land uses include high density residential to the east, commercial and low density residential to the west, medium density residential to the south and Victoria Avenue to the north.

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

Land Use Details	Existing	Proposed
Zoning	MAC – Major Arterial Commercial	MAC – Major Arterial Commercial
Land Use	Vacant	Car Wash
Building Area	1028.30 m ²	1028.30m ²
Tenant Space	651.80m ²	651.80m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	120	208
Minimum Lot Area (m ²)	250 m ²	15022.52 m ²
Minimum Lot Frontage (m)	6.0 m	136.80 m
Maximum Building Height (m)	15 m	No change
Maximum Floor Area Ratio	3.0	0.24
Maximum Coverage (%)	90%	24%

The proposal requires screening along any property lines adjacent to a property zoned as residential, and which is occupied as a religious institution. To achieve the required screening, the applicant is proposing a six-foot fence along the east property line and a portion of the south property line (reference Appendix A-3.1). A bypass aisle is not required for the development as there is no need for cars to bypass the car wash line to access other parts of the site. Since the proposal involves redevelopment of an existing commercial building, additional landscaping is not required.

The renovation work will be reviewed in accordance with the *National Building Code of Canada (2015)* during the building permit review process and upgrades to the building may be required. This will be evaluated further during the building permit review process.

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.

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 3 – Urban Centres and Corridors: Support urban centres and corridors as locations for pedestrian and transit-oriented mixed- use development and as hubs for community interaction and identity.

- 7.10 Support the development or redevelopment of lands within identified urban centres and urban corridors to incorporate:
 - 7.10.1 An appropriate mix of higher density residential and commercial development;
 - 7.10.2 Mixed-use, transit-oriented development; and
 - 7.10.3 Community amenities and open space.
- 7.11 Ensure land use, scale and density of development within an urban centre or urban corridor is compatible with servicing capacity and provides appropriate transition to surrounding areas.

The Administration acknowledges that a key objective of the OCP is to support development of Urban Corridors as a mixed-use environment. The proposed land-use is appropriate in this context as it involves the utilization of vacant space within an existing commercial building and is generally compatible with other existing commercial land-uses.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of required parking stalls (gross parking calculation) to be accessible. The site provides 13 accessible parking stalls which exceeds the minimum requirement of two accessible parking stalls.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	June 3, 2019
Letter sent to immediate property owners	May 30, 2019
Number of Public Comments Sheets Received	0

There were no public comments received on this application.

The application was circulated to the Al Ritchie Community Association who provided the following comments:

Our only concerns centre around the additional traffic congestion in the vicinity of the proposal. We could see additional motorists trying to enter the property mid block off of Park Street backing up traffic towards the Victoria Avenue intersection.

We could see additional traffic on the back alley to the south of the proposal. This would put higher maintenance and repair demands on that road. This could also translate into higher traffic congestion on the intersection of Park Street and 13th Avenue. Park Street is getting fairly busy in the summer and to add additional vehicles either wanting to get on Park Street or off will be an additional burden. This additional traffic coming into the adjacent parking lots where many people walk to and from the adjacent businesses could decrease pedestrian safety.

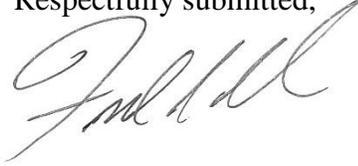
Administration forwarded these comments to the Applicant. A detailed account of the Applicant's and Administration's response is provided in Appendix B of this report.

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 blue ink, appearing to read "Fred Searle".

Fred Searle, Director
Planning & Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Laurie Shalley".

Laurie Shalley, A/Executive Director
City Planning & Community Development

Prepared by: Brittney Beckie