

Discretionary Use Application (PL201900066) - 2150 Anaquod Road

Date	March 4, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-6

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 2150 Anaquod Road, being Block F1, Plan 10224978, in Aurora Subdivision.
2. Direct Administration to issue a development permit 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 Bicorp Design Group and dated November 7, 2019.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its March 25, 2020 meeting.

ISSUE

Reenders Carwash Ltd. (the Applicant), operating on behalf of the current owner, Aurora Retail Corporation, proposes to develop a Car Wash at 2150 Anaquod Road. The subject property is zoned MLM – Mixed Large Market Zone under *Regina Zoning Bylaw No. 2019-19* and was MAC – Major Arterial Commercial under *Regina Zoning Bylaw 9250* (Zoning Bylaw). This application was submitted before the adoption of Regina Zoning Bylaw No. 2019-19 so will be reviewed under the regulations of the Zoning Bylaw where a car wash is a discretionary use. The Car Wash is located within the Aurora Subdivision.

The proposal has been assessed and is deemed to comply with the Zoning Bylaw and *Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP)*.

IMPACTS

Financial Impacts

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 new, or changes to existing, infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City standards and applicable legal requirements.

Policy/Strategic Impact

The proposed development supports the following OCP goals/ policies:

- Section C, Goal 1, Policy 2.2: Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan.
- Section D10, Goal 1, Policy 12.2: Minimize regulatory barriers to economic growth to the greatest possible extent while balancing the needs and aspirations of all Regina residents, fee-and taxpayers, and the sustainability of the city.

OTHER OPTIONS

Alternative options would be to refer the application back to Administration or deny the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. The applicant will receive written notification of City Council's decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

The Application proposes to develop a Car Wash within the vacant property located at 2150 Anaquod Road.

The proposed development will include the following features:

- A 2,014 square metre building as shown in Appendix A-3.1 to A-3.2 that includes

- three car wash lanes and 27 waiting spaces; and
- Twenty-three parking spaces.

According to the Zoning Bylaw, the Car Wash does not require parking spaces, but does require nine waiting spaces. This development, as proposed, includes 27 waiting spaces; therefore, it exceeds minimum requirements and otherwise conforms with the Zoning Bylaw.

In accordance with the public notice requirements of *The Planning and Development Act, 2007*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. The Arcola East Community Association was contacted but did not respond.

This application is deemed to be in compliance with all applicable policies, height, setbacks, landscaping, site coverage and other regulations, and procedures regarding communications and engagement.

DECISION HISTORY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

Respectfully submitted,



Fred Scarle, Director, Planning & Development Services

2/20/2020



Diana Hawryluk, Executive Director, City Planning & Community Dev.

2/26/2020

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ATTACHMENTS

- Appendix A-1
- Appendix A-2
- Appendix A-3.1
- Appendix A-3.2