

## Discretionary Use Application (PL201900060) – 631 E. Victoria Avenue

<b>Date</b>	March 4, 2020
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC20-7

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Car Wash located at 631 E. Victoria Avenue, being Plan DV270 Block 38B Lot 1-5; Plan DV270 Block 38 Lot 36-40 and Plan DV270 Block: X, in Broders Annex 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-3.3 inclusive, prepared by Howa Architecture and dated November 25, 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

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Mint Smartwash Regina (the Applicant), operating on behalf of the current owner, Payam Dehgani, proposes to develop a Car Wash at 631 E. Victoria Avenue. The subject property is zoned MH – Mixed High-Rise Zone under *Regina Zoning Bylaw No. 2019-19* and was MAC – Major Arterial Commercial under *Regina Zoning Bylaw No. 9250*. This application was submitted before the adoption of *Regina Zoning Bylaw No. 2019-19* so will be reviewed under the regulations of the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). A car wash is a

discretionary use under the former MAC zone. The proposed Car Wash is located within the Broders Annex 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**

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### **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 the proposed development, in accordance with City standards and applicable legal requirements.

### **Policy/Strategic Impact**

The proposed development supports the following OCP goals/ policies:

- Section C, Goal 3, Policy 3.8: Require intensification in built or approved neighbourhoods to be compatible with the existing built form and servicing capacity.
- 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**

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

## **COMMUNICATIONS**

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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**

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The Application proposes to develop a Car Wash within the vacant property located at 631 E. Victoria Avenue.

The proposed development will include the following features:

- A 594 square metre building as shown in Appendix A-3.1 to A-3.3 that includes a single express car wash lane
- Fifteen parking spaces

According to the Zoning Bylaw, the Car Wash does not require parking spaces, but does require five waiting spaces. This development, as proposed, includes six waiting spaces; therefore, it exceeds minimum requirements of 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 Al Ritchie Community Association was also contacted but did not respond. A more detailed accounting of the public notice comments is provided in Appendix B.

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

## DECISION HISTORY

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

Respectfully submitted,

Respectfully submitted,



Fred Searles, 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
- Appendix A-3.3
- Appendix B