

1378 Hamilton Street - Discretionary Use - PL202000049 -

Date	July 8, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-22

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the following proposed uses located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, in Warehouse District: Food and Beverage, Restaurant; Retail, Trade; Institution, Training; Wholesale Trade, Indoor; Food & Beverage, Lounge; Service Trade, Clinic; Service Trade, Light; Service Trade, Personal.
2. Direct the Development Officer 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 Alton Tangedal Architect Ltd., dated January 27, 2017.
 - b. Future development must comply with City of Regina's Design Standards Manual and Standard for Drainage from Building Site and Parking Lot Development in order to obtain a building permit."
 - c. Installation or removal of any concrete and/or asphalt works on City of Regina rights of way required for the development may only be undertaken pursuant to a 3-Way Surface Works Agreement to be entered into between the owner/developer and the City.
 - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.

3. Approve these recommendations at its July 29, 2020 meeting.

ISSUE

Alton Tangedal Architect Ltd. (Applicant), on behalf of Warehouse Properties Ltd. (Owner), proposes to develop one of eight potential uses (proposed development) at 1378 Hamilton Street (subject property), which is located in the Warehouse District. The subject property is zoned IL – Light Industrial Zone under *Regina Zoning Bylaw No. 2019-19* (Zoning Bylaw). The proposed development is being reviewed as a Discretionary Use, as the floor area exceeds 300 square metres in size.

A similar proposed development, for the subject property, received Discretionary Use approval in 2016. That approval expired in 2018; therefore, a new approval is being sought with more potential uses being proposed by the applicant to accommodate flexibility in reuse of the building.

This application is being considered pursuant to the *Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP); the *Warehouse District Neighbourhood Plan* and the Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and is deemed to comply with all applicable policies, regulations and standards.

Pursuant to subsection 56(3) of the *Planning & Development Act, 2007* (Act). City Council may establish conditions for discretionary uses based on the nature of the proposal (e.g. site, size, shape arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking, loading), but not including architectural details.

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 does not conflict with any OCP policies and is consistent with 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.*

The subject property is within the City Centre area and is being targeted for an additional 2,500 residents; therefore, the proposed development will provide services for existing and

future residents.

- Section C, Goal 2, Policy 2.4: *Make use of residual capacity of infrastructure in existing urban areas.*

The proposed development will make use of existing infrastructure, unless the need for upgrades are identified at building permit stage.

- Section C, Goal 3, Policy 2.8: *Require intensification in BUILT OR APPROVED NEIGHBOURHOODS to be compatible with the existing built form and servicing capacity.*
- Section D5, Goal 1, Policy 7.1.4: *Require that built neighbourhoods are developed to include opportunities for daily life needs, such as services, convenience shopping, and recreation.*
- Section D5, Goal 2, Policy 7.7.5: *Supporting HISTORIC PLACES, cultural and civic resources and events.*

The proposed development is an adaptive re-use of an existing building that reflects traditional architectural style within Warehouse District. The proposal supports further redevelopment of the Warehouse District including positive contribution to the recent market establishment and adaptive reuse at the Weston Bakery building across the street.

The subject property is located within Sub Area 3 (Small Business Commercial Core) of the Warehouse District Neighbourhood Plan (OCP Part B.13). The proposal is consistent with land use policy in the plan.

OTHER OPTIONS

Alternative options would be:

1. Approve the application subject to specific amendments to the plan.
2. Refer the proposal back to Administration. If City Council has specific concerns with the proposal it may refer it back to Administration for further review. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been made.
3. 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 applicant proposes to develop one of eight potential uses within an existing building located at 1378 Hamilton Street, which is located within the Warehouse District. The proposed development will include the following features:

- A 373 square metre unit within an existing building as shown in Appendix A-3.1 to A-3.2 containing either a
 - Food and Beverage, Restaurant
 - Retail, Trade
 - Institution, Training
 - Wholesale Trade, Indoor
 - Food & Beverage, Lounge
 - Service Trade, Clinic
 - Service Trade, Light; or
 - Service Trade, Personal
- Nineteen parking spaces.
- Landscaping improvements.

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

Land Use Details	Existing	Proposed
Zoning	IL – Light Industrial	IL – Light Industrial
Land Use	Vacant	Various
Building Area	373 m ²	373m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls	3	19 stalls
Min. Lot Area (m ²)	200m ²	1161m ²
Min. Lot Frontage (m)	30m	38m
Max. Building Height (m)	15m	5.4m
Max. Floor Area Ratio	1.5	0.32
Max. Coverage (%)	75%	32 %

The proposed development is in compliance with the Zoning Bylaw, including minimum required parking. Every proposed use has identical parking standards due to the parking regulation change with the new Zoning Bylaw being based on floor area. This development is proposed for an existing building and should have minimal impact on neighbouring properties. While there are parking concerns in the neighbourhood, the applicant is providing parking in excess of the minimum requirement.

The applicant is requesting for up to eight uses to be approved on this site. While there is only space for one tenant, the applicant has requested for flexibility in approved uses to have flexibility in attracting a tenant under current market conditions and to support expedited tenant transitions in the future.

The subject property is situated adjacent to commercial and industrial developments. This

area is experiencing transition, as former warehouse and industrial buildings are converted to commercial or residential properties. This proposed development, therefore, aligns with the current development trend and supply for the renewal of the Warehouse District.

The proposed development is located within a building that dates to the early period of the Warehouse District and that reflects architectural elements common in Warehouse District (e.g. brick; warehouse style) and is a good example of adaptive re-use of a building.. This building has been chronically vacant and allowing commercial uses helps contribute to the vitality of the Warehouse District.

This development is across the street from Local Market (the former Weston Bakery) and, as indicated, contributes positively to renewal within the Warehouse District and OCP policy objectives for development.

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. Regina's Warehouse District was contacted but did not respond. Comments from neighbouring properties are captured in Appendix B.

DECISION HISTORY

This property previously received a similar Discretionary Use approval on April 25, 2016 (CR16-48).

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

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

Respectfully Submitted,



6/25/2020 Diana Hawryluk, Executive Director, City Planning & Community Dev.

6/30/2020

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3.1
Appendix A-3.2
PL202000049 Appendix B