

March 7, 2018

To: Members
Regina Planning Commission

Re: Discretionary Use Application (17-DU-17) Off-Site Caveated Parking Lot - 1573
McDonald Street

RECOMMENDATION

1. That the Discretionary Use application for an Off-Site Caveated Parking Lot located at 1573 McDonald Street, being Lots 22, 23, and 24, Block 43, Plan No. AS1601 be approved, and that a Development Permit be issued subject to the following conditions:
 - a. The development is conditional on a parcel tie of the subject lots being registered on the titles prior to the issuance of a discretionary use development permit.
 - b. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.1a inclusive, prepared by Brad Dayton Drafting & Design and dated October 19, 2017.
 - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the March 26, 2018 meeting of City Council for approval.

CONCLUSION

The applicant proposes to use part of the property at 1573 McDonald Street for Off-Site Caveated Parking Lot for a proposed Recreational Service Facility located at 1560 McAra Street. A total of 24 parking stalls are proposed to be provided off-site.

The property requiring the Off-Site Caveated Parking is currently zoned IT - Industrial Tuxedo Park Zone, in which a Recreational Service Facility is a permitted use; however, the required Off-Site Caveated Parking Lot is a discretionary use in the IT Zone. The proposal will facilitate the development of a Recreational Service Facility that will provide a service for workers in the area and to the travelling public.

The proposal complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

An application for discretionary use has been submitted concerning the subject property located at 1573 McDonald Street.

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, City Council may establish conditions for discretionary uses based on: nature of the proposed development (including its site, size, shape and arrangement of buildings) and certain aspects of site design (such as site access and traffic patterns, landscaping, screening, parking and loading areas), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to develop an Off-Site Caveated Parking Lot on a portion of the property at 1573 McDonald Street (Appendix A-1). Off-site caveated parking is a parking lot that is intended to provide parking in support of a land use that is located on a separate property. In this proposal, the Off-Site Caveated Parking Lot will be used to support a proposed Recreational Service Facility located at 1560 McAra Street (Appendix A-2), which is a permitted use in the IT – Industrial Tuxedo Park Zone. As the two properties are owned by separate parties and are separated by an alley, an Off-site Caveated Parking Lot agreement is required. The City is party to this agreement and the agreement will be registered on the property title to ensure the parking areas are continually provided.

The property at 1560 McAra Street currently has 12 parking stalls but requires 36 parking stalls to support the proposed use of Recreational Service Facility. A total of 24 parking stalls are proposed to be provided at 1573 McDonald Street as a means to meet the minimum parking requirements of the Zoning Bylaw.

The portion of the property at 1573 McDonald Street that is proposed to be used as Off-Site Caveated Parking Lot consists of three separate lots (22, 23 and 24). A condition of the Discretionary Use approval is that these lots be legally tied to prevent the lots being sold independently and separately at a future date. Parcel ties are necessary to ensure that certain areas of land be considered a single parcel for the purposes of planning and development. As a single parcel, the tied parcels cannot be transferred or dealt with independently of each other, except with planning approvals.

The property at 1573 McDonald Street currently has vacant buildings, however, would still have adequate parking for the existing approved use on the property, in addition to the Off-Site Caveated Parking Lot dedicated for 1560 McAra Street.

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 additions 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 C: Growth Plan

Goal 2 – Efficient Servicing: Maximize the efficient use of existing and new infrastructure:

2.4 Make use of residual capacity of infrastructure in existing urban areas.

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.

The proposed development will facilitate the development of a Recreational Service Facility in the area which will provide a service for workers in the area and the travelling public.

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 stall for persons with disabilities, which meets the minimum requirements of the Zoning Bylaw.

COMMUNICATIONS

Communication with the public is summarized as follows:

| | |
|-------------------------------------------|------------------|
| Public notification signage posted on | December 1, 2017 |
| Letter sent to immediate property owners | December 1, 2017 |
| Public Open House Held | N/A |
| Number of Public Comments Sheets Received | 0 |

There were no public comment sheets received for the proposal.

A copy of the application was circulated to the nearby Heritage Community Association (HCA). The Administration attempted contact with the HCA following circulation of the proposal but was not able to obtain comments prior to the deadline for submission of this report.

DELEGATED AUTHORITY

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

Respectfully submitted,



Fred Searle, A/Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development