

March 7, 2018

To: Members
Regina Planning Commission

Re: Zoning Bylaw Amendment and Discretionary Use Applications (17-Z-19/ 17-DU-16) –
Rezoning from I - Institutional to MX - Mixed Business Residential Zone 2200 25th
Avenue

RECOMMENDATION

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1. That the application to rezone Parcel BB, Plan No. 102164992 located at 2200 25th Avenue from I - Institutional Zone to MX - Mixed Business Residential Zone, be approved.
2. Upon the approval of the amendment to *Regina Zoning Bylaw No. 9250*, the Discretionary Use application for proposed Dwelling Units in the MX - Mixed Business Residential Zone be approved, and that a Development Permit be issued subject to the following conditions:
 - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd., dated August 31, 2017.
 - b. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the March 26, 2018 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to rezone the property located at 2200 25th Avenue from I - Institutional Zone to MX - Mixed Residential Business Zone to accommodate the redevelopment and reuse the subject property by converting a portion of the former convent dormitory units into 15 dwelling units. Dwelling units are a discretionary use in the MX – Mixed Residential Business Zone. The applicant has no further plans at this time to alter the site or building with the exception of adding a parking lot to the rear of the building.

Rezoning the property to MX – Mixed Residential Business Zone is appropriate for the neighbourhood and context, and the overall development is supported by *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) policy with respect to encouraging adaptive re-use, compatibility of use, and residential intensification goals.

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 in the OCP. Accordingly, the Administration recommends approval.

BACKGROUND

Zoning Bylaw amendment and discretionary use applications have been received concerning the subject property located at 2200 25th Avenue.

The subject property was originally developed in 1959 as a convent for the Sisters of the Precious Blood. Development on site consists of a two and a half storey structure and chapel. In 1985, the Archdiocese of Regina purchased the property when the Sisters built a smaller convent just north on the same property. The building became an educational and training centre, known as John Paul II Centre, housing several programs and services delivered by the Archdiocese of Regina. The applicant (Nicor Group) purchased the building from the Archdiocese of Regina in 2014. Currently, a portion of the building is rented by Hopes Home Inc. as a day care and the remaining spaces within the building are vacant.

This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007* (Act).

DISCUSSION

Zoning and Land Use Details

The applicant proposes to rezone the subject property from I - Institutional Zone to MX - Mixed Business Residential Zone. The proposed amendment to accommodate the development of former dormitory units on the upper floor into 15 self-contained dwelling units. The size of the dwelling units would range from 26.75 square metres to 37.9 square metres (288 square feet to 409 square feet.). Two of the 15 dwelling units are proposed to be accessible.

Dwelling units are not permitted in the I - Institutional Zone; however, they are a discretionary use in the MX – Mixed Business Residential Zone. The applicant is not proposing any additions to the existing buildings or to the building exteriors. The only change to the site development will be the potential addition of parking at the rear of the building if needed to satisfy parking requirements. Existing mature landscaping on site will not be impacted by the addition of the parking at the north end of the subject property.

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

Land Use Details	Existing	Proposed
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Zoning	I – Institutional	MX - Mixed Business Residential
Land Use	Day Care Centre, vacant Chapel and vacant Dormitory Units	Day Care Centre and Dwelling Units
Building Area	1020.00 m ²	1020.00 m ²
Number of Dwelling Units	33 former Dormitory Units	15 dwelling units

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	17	40
Minimum Lot Area (m ²)	250	5306.5
Minimum Lot Frontage (m)	6	60.05
Maximum Building Height (m)	15	7.87
Maximum Floor Area Ratio	3.0	0.31
Maximum Coverage (%)	65%	19.22%

The proposed rezoning is consistent with the purpose and intent of the MX – Mixed Business Residential Zone with respect to:

- Providing opportunities for the flexible use of properties in residential areas that are in transition from residential development.
- Assisting in maintaining the general character of areas, but at the same time ensuring that accommodation is made for services required by residents of the zone.
- Encouraging the adaptive re-use of existing public and private structures, and to ensure that the new structures are compatible in use, scale and design with the surrounding uses.

A MX – Mixed Business Residential Zone at this location is consistent with the above stated intent and would accommodate development that is compatible with surrounding land uses. The MX – Mixed Business Residential Zone allows for a range of permitted and discretionary residential and lower impact commercial land uses. For example, a club, community centre, or day care centre is a permitted use in MX – Mixed Business Residential Zone whereas a licensed club, restaurant and retail use is discretionary. A list of permitted and discretionary uses in both the zones are attached to the report as Appendix C for comparison purposes. The applicant has indicated that the former chapel space, the only remaining vacant space in the building, is proposed to be used by an adult day care centre which is permitted use in MX – Mixed Business Residential Zone. Regardless of the immediate intent of the applicants, any use allowable within the MX – Mixed Business Residential Zone could potentially establish on the property, subject to the applicable development standards.

Surrounding land uses include Dr. Martin LeBoldus High School to the west, a convent to the north (identified as Parcel CC on Appendix A-2), detached dwellings immediately to the east and south across 25th Avenue.

The amendment supports adaptive re-use of the historic property. While the property is not designated heritage, the applicant has no plans to significantly alter the physical character of the building.

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 relates to the policies contained within Part A of the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighborhoods:

Enable the development of complete neighborhoods

7.1 – Require that new neighborhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

7.1.5 – A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;

Goal 4 – Employment Areas

Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

7.16 – Encourage local commercial within residential areas.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required parking stalls (gross parking calculation) for persons with disabilities. The proposed development provides two parking stalls for persons with disabilities, which exceed the minimum requirements by one stall.

The *Uniform Building and Accessibility Standards Act* requires five per cent of units in new rental buildings to be barrier-free, which includes including accessible washrooms, as well as

space in bedrooms, kitchen and balcony. For this proposal, this equates to one barrier-free unit per building. The applicants' proposal will include two barrier free units. The building is also equipped with elevators.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	November 3, 2017
Will be published in the Leader Post on	March 10, 2018 March 17, 2018
Letter sent to immediate property owners	November 22, 2017
Public Open House Held	N/A
Number of Public Comments Sheets Received	9

The proposal was circulated to collect feedback from nearby public and private property owners on proposed development. Administration received nine responses before the deadline.

The application was circulated to the Hillsdale Community Association (HCA). Upon request of HCA, the Administration attended a meeting with the HCA on December 5, 2017 to discuss the proposed development. The meeting was also attended by the applicant. The developer committed to continuing to provide information to the HCA as development proceeds and future plans for development on site are known and to work collaboratively with the community on future redevelopment of the property.

After the meeting, the HCA sent a response to the circulation stating they are not opposed to the development but has the following comments:

1. The type of tenants in proposed dwelling (micro) units
2. Conflict of shared entrance between residential and commercial spaces
3. Parking lot on the north of the property and loss of matured trees
4. Future of already existing brick and cement wall along the east boundary

HCA also supported the idea of adaptive re-use of the existing building.

The Administration forwarded these comments along with technical and public reviews to the applicant. The applicant has responded to the comments in writing. A detailed account of the comments and public responses, along with responses from Administration and the applicant, 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, A/Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk".

Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Punya Sagar Marahatta