

April 4, 2018

To: Members  
Regina Planning Commission

Re: Discretionary Use Application (18-DU-03) Recreational Service Facility (Yoga Studio)  
#102 – 3775 Pasqua Street

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**RECOMMENDATION**

1. That the discretionary use application for a proposed Recreational Service Facility located at #102-3775 Pasqua Street, being Lot 1, Block E, Plan 101879860 in Lakeview South be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall generally be consistent with the plans attached to this report as Appendix A-3.1, prepared May 19, 2006;
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 30, 2018 meeting of City Council for approval.

**CONCLUSION**

The applicant proposes to develop a Recreational Service Facility (Yoga Studio) in a portion of an existing commercial building located at 3775 Pasqua Street. The property is within the DCD5 – Direct Control District for Lakeview South – Pasqua Street, in which a Recreational Service Facility is a discretionary use. The property currently accommodates a variety of local commercial uses.

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 *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

**BACKGROUND**

An application has been received to develop a Recreational Service Facility in the form of a Yoga Studio in the DCD5 – Direct Control District for Lakeview South – Pasqua Street located at 3775 Pasqua Street in the Lakeview South Subdivision.

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 proposal (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

## DISCUSSION

The applicant proposes to develop a Recreational Service Facility in the form of a Yoga Studio within an existing 218 m<sup>2</sup> unit, which is part of a multi-tenant building located at 3775 Pasqua Street. The property is within the DCD5 – Direct Control District for Lakeview South – Pasqua Street. The purpose of this Direct Control District is to provide for sensitive development of the subject lands due to their proximity to both the airport and adjacent residential lands.

The property at 3775 Pasqua Street is currently developed with two multi-tenant buildings and accommodates a variety of local commercial uses. The previous use of the unit was a Personal Service Establishment; however the space is currently vacant. There is no requirement for new parking stalls as the parking requirements are the same for both the previous use and the proposed use and the proposal does not require any site upgrades. Therefore there will be no impact on site design, building area or parking requirements.

Surrounding land uses include other commercial lands within the DCD5 – Direct Control District for Lakeview South – Pasqua Street to the north, low density residential development to the east, 25<sup>th</sup> Avenue to the south and Pasqua Street to the west.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. Although no infrastructure changes are anticipated, 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 D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods

- 7.5 Encourage appropriate mixed-use development within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

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.

- 7.16 Encourage local commercial within residential areas.

The proposed Recreational Service Facility (Yoga Studio) provides an additional local commercial amenity that is compatible with the established developed area.

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

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	January 29, 2018
Letter sent to immediate property owners	January 29, 2018
Public Open House Held	N/A
Number of Public Comments Sheets Received	1

There was one public comment sheet received on this application which expressed support for the proposal.

The application was circulated to the Lakeview Community Association (LCA). The Administration did not receive a response prior to the deadline for submission 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 black ink, appearing to read "Louise Folk". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Louise Folk, Director  
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk". The signature is cursive and somewhat stylized, with a large loop at the end.

Diana Hawryluk, Executive Director  
City Planning & Development

Prepared by: Autumn Dawson