

April 4, 2018

To: Members
Regina Planning Commission

Re: Discretionary Use Application (17-DU-24) Proposed Shopping Centre – Capital Crossing 3701 & 3801 Rochdale Boulevard

RECOMMENDATION

1. That the Discretionary Use application for a proposed Shopping Centre located at 3701 and 3801 Rochdale Boulevard, being Block 6, Plan 102079661 in the Capital Crossing area of the Hawkstone Neighbourhood 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-3.2, prepared by Property Development Support Services Inc. and dated November 2017.
 - 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 Shopping Centre at 3701 and 3801 Rochdale Boulevard which is in the Capital Crossing area of the Hawkstone Neighbourhood. The subject property is currently zoned MAC- Major Arterial Commercial Zone in which a Shopping Centre is a discretionary use. The property is currently vacant.

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

The applicant proposes to develop a major commercial retail centre (Shopping Centre) with an estimated floor area of 16,439.5 m² and an estimated site area of 80,900 m². In addition to retail space, intended occupancies include a broad range of commercial uses such financial institutions, entertainment and leisure, personal services and restaurants.

The proposal complies with the Capital Crossing area of the Hawkstone Concept Plan, which identifies this site for commercial development.

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 major commercial retail Shopping Centre on an undeveloped parcel of land in the Capital Crossing area of the Hawkstone Neighbourhood. A Shopping Centre is a Discretionary Use in the MAC – Major Arterial Commercial Zone and the administration reviews for setbacks, traffic impacts, parking and landscaped areas and compatibility with adjacent properties and land uses. Any Permitted Use in the MAC – Major Arterial Commercial Zone is permitted to develop in any established Shopping Centre, subject to obtaining building permits and any Discretionary Use in the MAC – Major Arterial Commercial Zone will need to go through the Discretionary Use application process for the specific land use.

The location of the proposed Shopping Centre is on the southwest corner of the intersection between Rochdale Boulevard and Argyle Street North. Connectivity to the development area has recently been improved since Argyle Street North was opened in 2017. This has connected the Capital Crossing area to the abutting neighbourhood to the south and provided direct access to the Ring Road. Rochdale Boulevard, which is developed immediately north of the subject property, also provides direct access to the site.

Some of the adjacent lands within the Capital Crossing area have not yet been developed; however, the Concept Plan (Appendix A-3.6) calls for commercial land to the north and a mix of commercial, high density residential and park space to the east. Existing surrounding land uses include lands developed as large format commercial retail immediately to the west (Walmart). This development proposal will provide additional commercial services to the northwest sector of the city.

The land use and zoning related details are provided in the table below:

Land Use Details	Existing	Proposed
Zoning	MAC- Major Arterial Commercial Zone	MAC- Major Arterial Commercial Zone
Land Use	Vacant	Shopping Centre
Building Floor Area	N/A	16,439.5 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	548 stalls	893 stalls provided on site

Minimum Lot Area (m ²)	250 m ²	80,900 m ²
Maximum Building Height (m)	15.0 m	13.4 m
Maximum Floor Area Ratio	3.0	0.20
Maximum Coverage (%)	90%	20.32%

The applicant has proposed 893 parking stalls on the subject property, which exceeds the required parking stall number of 548.

The subject lands are well serviced by transit and the City’s Transit Department has responded that there will be a need to install additional bus stops on Argyle Street North and Rochdale Boulevard as this area develops.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject properties will receive 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

The subject property is located within the moderate aquifer sensitivity zone. The proposal is required to comply with the applicable performance regulations that limit the depth of excavation (4.5 metres) and not expose the aquifer. There are further land use restrictions for those uses that may pose a risk to the aquifer.

The proximity to the pipeline corridor to the south may pose a risk to residential units. Although no residential units are included in this application, residential units can be considered in the MAC – Major Arterial Zone and within a Shopping Centre. The City will require that any subsequent application submissions for residential units to be accommodated by a qualitative and quantitative risk assessment. .

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.

2.5 Develop compact and contiguous neighbourhoods.

Section D5: Land Use and Built Environments

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

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

7.1.8 A distinctive character, identity, and sense of place.

7.1.9 Buildings which are designed and located to enhance the public realm, and contribute to a better neighbourhood experience.

Goal 6 – Built Form and Urban Design: Build a beautiful Regina through quality design of its neighbourhoods, public spaces and buildings.

7.34 Support design excellent by ensuring that public and private spaces and buildings contribute to a sense of place and an enhanced public realm through high-quality design and strategic location.

The proposed Shopping Centre will contribute positively to the objective of making Hawkstone a complete community by providing a diversity of commercial choices in close proximity to existing and future residential areas.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required parking stalls (gross parking calculation) to be accessible. The proposed development provides 39 parking stalls for persons with disabilities, which exceeds the minimum requirements of 11 parking stalls.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	January 22, 2018
Letter sent to immediate property owners	January 18, 2018
Public Open House held	N/A
Number of Public Comments Sheets received	0

The application was circulated to the Argyle Park/Englewood Community Association (APECA). The Administration attempted contact with the community association but was not able to obtain comments prior to the deadline for submission of this report.

The application was circulated to Enbridge Pipelines Incorporated because of the proximity of residential component to the existing pipeline that runs adjacent to the property. Enbridge had requested that no permanent structures be permitted within the easement area.

The applicant and interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving 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".

Louise Folk, Director
Development Services

Respectfully submitted,

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

Diana Hawryluk, Executive Director
City Planning & Development