

Discretionary Use Application (PL201900029) Proposed Child Daycare Centre - 1300 N Courtney Street

Date	January 8, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-1

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Child Day Care Centre located on proposed Parcel 130 at 1300 N Courtney Street in the Rosewood Park Concept Plan.
2. Direct Administration 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-3.4 inclusive, prepared by NewRock Developments and dated November 15, 2019.
 - b. The development is subject to the execution of a service agreement and subdivision for Rosewood Park Phase 1, Stage 2.
 - c. The development shall be subject to Ministry of Education approval.
 - d. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. Approve these recommendations at its January 29, 2020 meeting.

ISSUE

NewRock Developments Inc. (the Applicant), operating on behalf of the current owners,

Canadian Midwest District of The Christian And Missionary Alliance, proposes to develop a 90-space Child Day Care Centre on proposed Parcel 130 within the Rosewood Park Concept Plan. The subject property was zoned R5 – Residential Medium Density under *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) under which application was made, where a Child Day Care Centre is a discretionary use, and is located with an area subject to an approved neighbourhood plan (Coopertown Neighbourhood Plan) and concept plan (Rosewood Park Concept Plan).

Child Day Care Centre is regulated as discretionary use, within the R5 – Residential Medium Density zone, in the Zoning Bylaw in order to ensure that the development is compatible in a residential context from the perspective of off-site impacts, parking and traffic.

The proposal has been assessed and is deemed to comply with the Zoning Bylaw; *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP); the Coopertown Neighbourhood Plan and the Rosewood Park Concept Plan.

IMPACTS

Financial Impacts

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City of Regina's (City) responsibility to operate and maintain through future budgets.

City Council recently approved (CR18-119) a two-year tax exemption for the years 2019 - 2020 equal to 40 per cent of the taxes levied with respect to all properties in the city that are owned and operated by licensed non-profit day care centres. Should the applicant meet the conditions of the exemption, they will be eligible.

Environmental Impacts

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone; therefore, will be required to comply with the applicable protection performance standards, which are reviewed at building permit phase. The proposed land-use (Child Day Care Centre) is not categorized as an industrial development and no environmental impacts, which might warrant analysis and mitigation measures, are anticipated.

Accessibility Impact

The proposed development will provide one accessible parking stall, which conforms to the minimum requirement for the site.

Policy/Strategic Impact

The proposed development supports the following OCP goals/ policies:

- Section D11, Goal 1, Policy 13.5: Encourage the provincial government and the community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment.
- Section D5, Goal 1, Policy 7.1.4: Require that new neighbourhoods are planned and developed to include the following: Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation.

OTHER OPTIONS

Alternative options would be to refer the application back to Administration or deny the application.

COMMUNICATIONS

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.

DISCUSSION

The Rosewood Park neighbourhood is in the process of being developed and currently consists of a joint-use school (Plainsview School and St. Nicholas School) and a religious institution (Rosewood Park Alliance Church). Lands to the north are undeveloped; however, are identified for residential development in accordance with the Rosewood Park Concept Plan. Lands to the east, on the opposing side of Courtney Street, consists of the existing Maple Ridge neighbourhood.

The proposed development will include the following features:

- A 788 square metre building as shown in Appendix A-3.1 to A-3.4.
- Twenty-five parking spaces, which will be used for parking and drop off. Access to parking will be provided from Mapleford Boulevard. All parking will be contained on-site.

According to the Zoning Bylaw, the Child Day Care Centre requires one parking space and nine drop-off spaces; therefore, proposed development exceeds minimum requirements. The development, as proposed, conforms with the Zoning Bylaw.

In addition to meeting the City's requirements, the proposed development must be in conformity with the applicable regulatory requirements of the Government of Saskatchewan (Province). Regarding childcare facilities, the Province regulates such matters as capacity, space requirements, etc.

Subdivision of the Subject Property and the required servicing agreement have not yet been completed but are required prior to the proposed development proceeding (see Recommendation # 2b of this Report). Issuance of development and other permits is conditional on subdivision approval.

This application was submitted to the City before the new *Regina Zoning Bylaw 2019-19* came into effect and, accordingly, will be reviewed under the regulations of the *Regina Zoning Bylaw 9250* (Zoning Bylaw).

Letters were mailed to immediate property owners and a sign is posted on the site. The Sherwood Estates / McCarthy Park and Twin Lakes Community Associations were contacted. Twin Lakes Community Association responded with comments concerning on-street parking and traffic. A more detailed accounting of the public notice comments and the Twin Lakes Community Association comments is provided in Appendix B.

This application is deemed to be in compliance with all applicable policies and regulations and procedures regarding communications and engagement.

DECISION HISTORY

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

Respectfully submitted,



Fred Searle, Director
Planning & Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Community Development

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ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3.1
Appendix A-3.1a
Appendix A-3.2
Appendix A-3.3
Appendix A-3.4
Appendix B