

August 13, 2013

To: Members,
Regina Planning Commission

Re: Applications for Zoning Bylaw Amendment (13-Z-13) and Discretionary Use (13-DU-17)
Proposed Height Overlay and Off-Site Caveated Parking Lot
1506 Pasqua Street and 4201, 4215, 4217 Dewdney Avenue

RECOMMENDATION

1. That the application to rezone Parcel A, Plan No. 102012613 located at 1506 Pasqua Street from MAC - Major Arterial Commercial to MAC.H22, be APPROVED.
2. That the Discretionary Use application for an Off-Site Caveated Parking Lot located at 4201, 4215 and 4217 Dewdney Avenue, being Lots 12, 13, 15, 15, 16, Block 3, Plan No. FB2842 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-3.5 inclusive, prepared by Raymond S.C. Wan Architect, Inc. and dated April 2013; and
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 9, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The following information is provided with respect to the subject proposal:

- The subject property is located within CPR Annex Subdivision and is currently vacant and undeveloped
- The subject property is currently zoned MAC – Major Arterial Commercial with a proposal to add a height overlay to MAC.H22 which would accommodate a building height to a maximum of 22 metres at this location
- The proposed zoning amendment will accommodate as a permitted use a hotel development. The following details pertaining to this project are provided for informational purposes:
 - 147 rooms
 - Indoor pool with waterslide
 - Restaurant and meeting rooms
 - On-site sports court
 - 133 surface parking stalls (82 on-site and 51 off-site).

The development will revitalize the area around the key intersection of Lewvan Drive and Pasqua Street which has seen some disinvestment in recent years and add support the ‘node and corridor’ along Dewdney Avenue as envisioned by the City’s Official Community Plan (OCP). Furthermore, with Evraz Place located to the south of the site, a centre for entertainment, agri-business, sporting, recreation and home to the Queen City Ex, there is ample opportunity to strengthen the tourism industry within the City.

BACKGROUND

Applications for Zoning Bylaw Amendment and Discretionary Use have been submitted concerning the property at 1506 Pasqua Street (hotel site) and 4201, 4215, 4217 Dewdney Avenue (off-site parking lot).

These applications are being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed (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

Zoning and Land Use Details

The applicant is thus requesting a zoning bylaw amendment from MAC – Major Arterial Commercial to MAC.H22 – Major Arterial Commercial with a Height Overlay of 22 m. The applicant intends to develop a hotel on site which is a permitted land use in the MAC zone. The hotel development is proposed at 19.8 metres in height which would project beyond the 15 metre maximum height limit in the MAC zone. In addition, the applicant has also submitted a Discretionary Use application for an Off-Site Caveated Parking Lot to accommodate the balance of required parking not provided on the hotel site. This lot is located immediately to the north of the hotel site across a public lane.

The following details are provided:

Land Use Details		
	<u>Existing</u>	<u>Proposed</u>
Zoning	MAC	MAC.H22
Land Use	Vacant	Off-site Caveated Parking (discretionary) and Hotel (permitted)
Number of Dwelling Units	nil	nil
Building Area	nil	9,720.4 m ²

Zoning Analysis		
	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	147 1 stall per guest room	133 Does not meet minimum standards
Minimum Lot Area (m ²)	250 m ²	5,368.9 m ²
Minimum Lot Frontage (m)	6 m	43 m
Maximum Height (m)	15 m	19.8 m
Gross Floor Area	nil	9,720.4 m ²
Floor Area Ratio	3.0	1.8
Site Coverage (%)	90%	26%

The hotel would require 147 parking stalls and as such would be deficient in the amount of required parking by 14 stalls. The applicant intends to apply for a Zoning Appeals in advance of the application for building permit to seek a variance in the minimum parking requirement. In the event that the variance is not granted the applicant will need to make modifications to the existing design to meet the minimum parking requirements prior to the issuance of a building permit.

Site Context

The subject property is located just south of Dewdney Avenue, between Lewvan Drive and Pasqua Street in the CPR Annex subdivision, and within the boundaries of the North Central Community Association. The surrounding area is predominantly commercial with a mixture of commercial and residential to the north of Dewdney Avenue. Within the wider context, Evraz Place is located to the south of the subject property and the Pasqua Hospital located on the adjacent block to the east. It should also be noted that the Dewdney Liquor Store is located across the lane to the north of the proposed hotel site and shares the lane for both access and deliveries.

The MAC – Major Arterial Commercial Zone is designed for the development of retail, service and office businesses serving the travelling public and residents of the City at large, which require locations with good visibility and accessibility along major arterial roadways.

The proposed development is consistent with the purpose and intent of the MAC zone with respect to:

- Locating commercial development on major arterial and collector streets; and
- Developing commercial land uses in a manner that is compatible with other land uses

Height Overlay

The Zoning Bylaw contains provisions for the establishment of height overlay areas in situations where given the context of a property there may be a desire to establish an alternate height condition than is stipulated within the underlying zoning district. With respect to the subject property the maximum permitted height in the MAC zone is 15 metres. The applicant is proposing to use this provision of the Zoning Bylaw to develop a hotel with a height of 19.8 metres, to a maximum of 22 metres to allow for architectural finishes, such as parapets.

The Administration supports the application of the height overlay in this case of the following reasons:

- The proposed development is in close proximity to a key gateway intersection where it is desirable to develop structures with some significant scale and massing
- The height overlay would be consistent with the scale, height and massing of the nearby Pasqua Hospital
- The additional height will have minimal impact on surrounding properties including residential

RECOMMENDATION IMPLICATIONS

Financial Implications

As this parcel is vacant and undeveloped, new services (i.e., sewer, water) are required as there are currently no services running to the subject property. As such, the developer is responsible for the costs of extending these services and for any upgrades needed to meet fire flow needs. Further, the developer would also be responsible for all costs associated with upgrades to catch basins and storm sewers if the development results in the building being over the storm sewer line.

This development will be well served by transit with two routes currently operating in both directions on Dewdney Avenue.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

Official Community Plan

The proposal is consistent with the policies contained in Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- To promote the development of public spaces including street rights-of-way and the Exhibition Grounds that contributes to the amenity of the urban environment.
- Encouraging the maintenance and revitalization of inner city neighbourhoods.
- Promoting infill redevelopment and rehabilitation
- Encouraging the redevelopment of sites in a manner which enhances the amenity of the neighbourhood

The proposal is also consistent with the policies contained in Park K – North Central Neighbourhood Plan of the OCP with respect to:

- 3.6.3 Policy District C – Albert Street – Dewdney Avenue Commercial District

It is the intent of this district to provide for a range of commercial activities normally located along arterial roadways. As such, commercial uses should serve both the travelling public and the residents of the City at large, and should be located along major arterials. From an urban

design context, commercial uses should be oriented towards the major arterials and accommodate parking for the volumes of traffic that are attracted to the use. Further, parking areas should be screened and landscaped in a manner to ensure that this area is attractive given that the arterial roadways are gateways to the City.

The Administration recognizes the significant advantages related to the revitalization of the Dewdney and Pasqua area this proposal will bring to the neighbourhood and the need to establish commercial nodes to aid in tourism.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides 3 parking stalls for persons with disabilities which meets the minimum parking standards for persons with disabilities calculated at 2% of the required parking.

COMMUNICATIONS

Public notification signage posted on:	June 13, 2013
Will be published in the Leader Post on:	August 24, 2013 August 31, 2013
Letter sent to immediate property owners	June 10, 2013
Public Open House Held	N/A
Number of Public Comments Sheets Received	6

The Administration received six comment sheets, all of which were in support of the proposed Height Overlay and Off-Site Parking Lot. The only concern raised was the landscaping and sidewalk that was proposed to be developed in the alley however, the Administration advised the applicant that there is to be no improvements constructed on the alley right of way to ensure no impediment for access for delivery vehicles to the liquor store. Therefore, the plan was revised to remove these improvements and there were no further concerns.

The applicant and other interested parties will receive 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,



Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Mark Andrews

Appendix A-1	Subject Property Map
Appendix A-2	Aerial Photograph
Appendix A-3.1	Site Plan
Appendix A-3.2	Main Floor Plan
Appendix A-3.3	Typical Floor Plan
Appendix A-3.4	Elevations
Appendix A-3.5	Elevations