

August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-14) Proposed Medical Office over 150m² in
the LC3 - Local Commercial Shopping Street Zone, 1100 11th Avenue

RECOMMENDATION

1. That the discretionary use application for a proposed Medical Office located at 1100 11th Avenue, being Lots 21 and 22, Block 294, Plan No. OLD33, 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-3.7 inclusive, prepared by KE2 Design and dated March 25, 2013; and
 - 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 August 26, 2013 meeting of City Council.

CONCLUSION

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

- The subject property is currently zoned LC3 – Local Commercial Shopping Street
- The subject property is located within the Heritage Neighbourhood
- Medical Office will specialize in internal medicine and kidney procedures and will have occupancy on both floors
- Pharmacy (retail) located on the main floor
- A total of 4 parking stalls located at the rear, which meets the minimum parking requirements
- The pharmacy portion is approved as a permitted use (classified as retail) in the zone and the additional offices and exam rooms require Council approval as they exceed the permitted use threshold of 150m²

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is generally consistent with the intent of the LC3 – Local Commercial Shopping Street Zone.

BACKGROUND

An application for Discretionary Use has been submitted concerning the property at 1100 11th Avenue.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, 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 development (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

Land Use Details		
	<u>Existing</u>	<u>Proposed</u>
Zoning	LC3 – Local Commercial Shopping Street	LC3 – Local Commercial Shopping Street
Land Use	Retail	Retail/Office
Number of Dwelling Units	Nil	Nil
Building Area	313.1 m ²	313.1 m ²

Zoning Analysis		
	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	0 stalls No parking required under 325 m ²	4 stalls
Minimum Lot Area (m ²)	100 m ²	464.6 m ²
Minimum Lot Frontage (m)	5 m	12 m
Maximum Building Height (m)	13 m	Existing Building
Maximum Floor Area Ratio	2.0	0.67
Maximum Coverage (%)	100%	72%

The applicant proposes to use the main floor and basement of an existing building for a medical clinic (office), specializing in internal medicine and nephrology (kidney procedures). Although this would be for medical offices, the land use classification in the Zoning Bylaw would be “office, general.”

In the LC3 Zone, offices are permitted to a maximum gross floor area of 150 m². Proposed office space that use greater than 150 m² but less than 300 m² is discretionary, subject to approval from City Council. The proposal will result in adaptive reuse of an existing commercial building and reinvestment along this inner city commercial street. No additions to the building are planned.

The proposal also includes a pharmacy that will encompass a portion of both the main and lower level of the building. The pharmacy is classified as retail use, which is permitted if less than 150 m² in the LC3 zone. In this case, the pharmacy portion does not exceed this threshold.

Site Context

The surrounding area is predominantly a mixture of small commercial enterprises and low density residential to the east and west, residential to the north and Core Community Park on the south side of 11th Avenue.

It is the intent of the LC3 – Local Commercial Shopping Street Zone to support business development in unique areas of the City and allows for flexibility in building and site design to harmonize new developments with existing building and shopping environments. Furthermore, this Zone supports the objectives of the OCP to integrate neighbourhood shopping facilities in residential areas that minimize the impacts of commercial development on the existing residential areas.

As the adaptive reuse of an existing building will not significantly alter or change the intensity of use in the LC3 zone, the Administration recognizes that it is generally consistent with the intention of the Zone with regards to integrating commercial and retail activity within an existing residential zone.

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 additional 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: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

5.3 Built Environment Objectives

- a) To encourage the review of the design of new development in relation to its development context, particularly in areas identified as having special design characteristics or constraints; and
- b) To encourage the maintenance and revitalization of inner city neighbourhoods

The proposed reuse of an existing building will help to maintain a compact urban form, effectively utilize existing infrastructure, and conserve the energy embodied in the materials and construction of the building.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	June 12, 2013
Letter sent to immediate property owners	June 10, 2013
Public Open House Held	N/A
Number of Public Comments Sheets Received	3

The Administration received three comment sheets two of which were in full support and the other did not support the proposal. The primary concern raised was the limited parking provided on-site. The parking regulations set in this zone do not require parking for offices less than 325 m² gross floor area. The applicant however is providing four parking stalls, and the Administration therefore has no concerns related to parking and supports the proposal.

Government Agencies

The application was circulated to both the Public and Separate School Boards for review and comment. Regina Catholic Schools advised they did not have any concerns regarding the proposal. The Public School Board did not provide comments before the finalization of this report.

The application was also circulated to the Heritage Community Association and the Central Zone Board for review and comment. The Heritage Community Association provided their comments on June 17, 2013 and generally had no concerns with the proposal as its use is generally supported by the LC3 Zone. One primary concern raised was permitting increased office space may undermine 11th Avenue's ability to develop into a vibrant commercial street. The Central Zone Board did not provide comments before the finalization of this report.

DELEGATED AUTHORITY

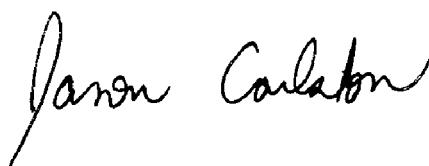
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development