

August 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-15) Proposed Shopping Centre
3435 Quance Street

RECOMMENDATION

1. That the discretionary use application for a proposed Shopping Centre located at 3435 Quance, being Lot 34, Block 115, Plan No. 98RA28988, located in the Spruce Meadows subdivision 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-3.3 inclusive, prepared by P3A and dated March 25, 2012 and December 14, 2012;
 - 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 development proposal is summarized as follows:

- The applicant proposes to develop a shopping centre consisting of two buildings and size commercial tenants in total (restaurant, bank, retail, and three licensed restaurants)
- The subject property is zoned LC2 – Local Commercial and is located within the Spruce Meadows Subdivision

Issues identified by the public include:

- Increased traffic at corner of Tregarva Drive and Quance Street
- The amount of parking provided on site
- The location and enclosure of trash receptacles
- Tree species used to landscape the west side of Building 1

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in Regina Development Plan Bylaw No. 7877 (Official Community Plan).

BACKGROUND

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

Land Use Details		
	<u>Existing</u>	<u>Proposed</u>
Zoning	LC2-Local Commercial	LC2-Local Commercial
Land Use	Vacant	Shopping Centre
Number of Commercial Units	0	6 uses (1) Bank (1) Retail (1) Restaurant (3) Licensed Restaurant
Building Area	0 m ²	Building 1 – 551.2 m ² Building 2 – 733 m ²

Zoning Analysis		
	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	50 stalls Bank - 1 stall / 60 m ² Restaurants - 1 stall / 5 seats Retail - 1 stall / 20 m ²	55 stalls
Minimum Lot Area (m ²)	250 m ²	4,542.6 m ²
Minimum Lot Frontage (m)	6 m	42.6 m
Maximum Building Height (m)	13 m	7.56 m
Gross Floor Area	0	1,284 m ²
Maximum Floor Area Ratio	1.75	.28
Maximum Coverage (%)	65 %	28 %

A building permit has been issued for this property for four commercial uses all of which are permitted in the LC2 zone and construction on site has commenced. Discretionary use approval is being pursued by the applicant in order to allow for two additional commercial uses on the site. The proposed additional uses change the land use classification of the site to a Shopping Centre as shopping centres included five or more commercial uses. The proposal is compliant with the landscaping standards in the Zoning Bylaw.

The surrounding land uses include low-density residential to the south, medium-density residential to the west and a mix of big-box commercial to the north and east.

The proposed development is consistent with the purpose and intent of the LC2 with respect to:

- The establishment of commercial and personal service uses at moderate intensity in new neighbourhoods.
- Allow not only retailing of convenience goods and provision of personal services but also the retailing of durable fashion goods, as well as all types of office uses.

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.

This property will be well served by Transit, with multiple routes running east and west on Quance Street. Transit has a bus stop adjacent to this property (eastbound) on Quance which will remain there.

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:

- 5.4 (i) – That shopping and recreational uses in neighbourhoods should be located to maximize the number of residents who live within walking distance.

The proposal is also consistent with the policies contained in Part D – Southeast Sector Plan, of the OCP with respect to:

- 5.4 (b) – Commercial development proposals located within the commercial/residential interface areas shown in Map 5.1 (Appendix 3.4) shall provide for sensitive integration of commercial land uses adjacent to existing and proposed commercial-residential interface areas.

The proposed development will provide added retail convenience to surrounding residents who will be able to walk to the site and patron a number of the proposed uses in one trip, reducing the number of vehicles on site and on surrounding streets. Overall, the proposal is consistent with the scale and range of commercial uses contemplated for this policy area.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides three parking stalls for persons with disabilities which exceed the minimum requirements by two stalls.

COMMUNICATIONS

Public notification signage posted on:	June 28, 2013
Letter sent to immediate property owners	July 3, 2013
Public Open House Held	N/A
Number of Public Comments Sheets Received	7

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

DELEGATED AUTHORITY

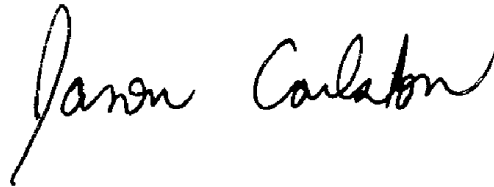
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Fred Searle, Manager
Current Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Lauren Miller