

August 26, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (13-DU-07)
Proposed Expansion of Canadian Tire Store – 2325 Prince of Wales Drive

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- AUGUST 13, 2013**

1. That the discretionary use application for the proposed expansion of an existing retail store located at 2325 Prince of Wales Drive , being Block H Plan No. 101874359 Extension 0, Spruce Meadows 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, A-3.2 and A-3.3 dated March 27, 2013, prepared by Neoteric Architecture; and
 - b) The reduction in the required number of parking stalls by 20% (86 stalls) due to the site’s proximity to transit routes be APPROVED, and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

REGINA PLANNING COMMISSION – AUGUST 13, 2013

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk’s Office; and
- Sean Reid, Neoteric Architecture, representing Canadian Tire Corporation.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O’Donnell; Commissioners: David Edwards, Daryl Posehn, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on August 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for the proposed expansion of an existing retail store located at 2325 Prince of Wales Drive , being Block H Plan No. 101874359 Extension 0, Spruce Meadows 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, A-3.2 and A-3.3 dated March 27, 2013, prepared by Neoteric Architecture; and
- b) The reduction in the required number of parking stalls by 20% (86 stalls) due to the site's proximity to transit routes be APPROVED, and
- c) 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 applicant proposes to:

- Expand the existing Canadian Tire store to add more warehousing (811.60 m²) and retail space (2,093.94 m²). The garden centre (no change to existing area) will also be relocated to a location north of the existing building.
- The subject property is currently zoned MAC-Major Arterial Commercial
- The subject property is located within Spruce Meadows.

The proposal will be compliant with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* if the parking regulation is granted pursuant to Section 14B.7.2 of the Bylaw 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	MAC	MAC
Land Use	Retail Store	Retail Store
Number of Dwelling Units	n/a	n/a
Building Area	9,370.57 m ²	12,276.11 m ²

Zoning Analysis		
	<u>Required</u>	<u>Proposed</u>
Number of Parking Stalls Required	431 stalls 345 with 20% reduction	345 stalls
Minimum Lot Area (m ²)	250 m ²	28,327.99 m ²
Minimum Lot Frontage (m)	6 m	178.74 m
Maximum Building Height (m)	15 m	7.1 m
Gross Floor Area	n/a	12,276.11 m ²
Maximum Floor Area Ratio	3.0	0.43
Maximum Coverage (%)	90%	38.6%

Surrounding land uses include commercial to the north, vacant land zoned for major arterial commercial development to the east and residential development to the south and west.

The proposed garden centre will be screened from Prince of Wales Drive with fencing (black iron with cultured stone pilasters) and shrubs. The rear elevation will be in keeping with the existing building. All existing landscaping will be retained or be re-instated after construction is completed.

The proposed development is consistent with the purpose and intent of the MAC-Major Arterial Commercial Zone with respect to:

- Locating retail businesses serving the travelling public and the residents of Regina which require locations with good visibility and accessibility along major arterial roadways.

The applicant has determined that the number of parking stalls is sufficient to enable the operation of the expanded store and provide for the needs of the customers and is requesting a 20% reduction in the amount of required parking in accordance with Section 14B.7.2 of the Zoning Bylaw. This section enables City Council to reduce the number of required parking stalls by 20% if the use is located in a commercial zone and is within 76.2 metres of any street with transit service headways of 20 minutes or less during morning or evening rush hours. In this case, two bus routes provide service on streets adjacent to this site. One operates at 15 minute frequencies and the other operates at 30 minute frequencies during rush hours. The Administration has determined that this development complies with the intent of this section of the Zoning Bylaw.

The Zoning Bylaw has parking standards for each type of use and the number of stall required to be provided is a cumulative total. There are some synergies in that a customer could go to the garden centre and the retail area in one trip, only using one parking stall. In addition, the stalls assigned to the garden centre could be used by customers of the retail and automotive areas of the store in the off-season.

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:

- 3.3 h) – To facilitate economic development (including commercial and industrial development) that will expand and diversify Regina’s tax base.
- 4.1 e) – To expand Regina’s market trade area, while maintaining a viable downtown retail sector.

A development of this size and the nature of some of its functions could not be accommodated in a downtown environment. The development is well suited to its location near a major arterial roadway.

The proposal is also consistent with Part D Southeast Sector Plan, of the OCP in that the development is located within the area identified for commercial development that is compatible with an existing urban corridor/major arterial (Victoria Avenue).

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides nine parking stalls for persons with disabilities which meets the requirements of the Zoning Bylaw.

COMMUNICATIONS

Public notification signage posted	April 24, 2013
Letter sent to immediate property owners	May 14, 2013
Number of public comments sheets received	3 All three supported the development.

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary