

November 13, 2013

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (13-DU-27) Proposed House-Form Commercial Office,
2317 Smith Street

RECOMMENDATION

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2317 Smith Street, being Lot 22, Block 458, Plan 98RA28309, Centre Square neighbourhood 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-3.4 inclusive, prepared by KRN Residential Design and dated August 29, 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 November 25, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- Office for a residential design firm in a two-storey House-Form building with attic.
- The subject property is currently zoned TARH15-Transitional Area Residential.
- The subject property is located within the Centre Square neighbourhood.
- Compliant with the definition of House-Form Commercial/Residential Building in the Zoning Bylaw.
- Community issues related to the lack of parking.

The proposal complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* and is consistent with the polices contained in the *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		
	Existing	Proposed
Zoning	TAR	TAR
Land Use	Residence (currently vacant)	House-Form Commercial Office
Number of Dwelling Units	1	n/a
Building Area	158 m ²	158 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	1 stall (1 per detached dwelling)	3 stalls
Minimum Lot Area (m ²)	250 m ²	387 m ²
Minimum Lot Frontage (m)	7.5 m	10.16 m
Maximum Building Height (m)	15 m	6.5 m
Maximum Floor Area Ratio	.75	.41
Maximum Coverage (%)	50%	32.6%

Surrounding land uses include residential and house-form commercial uses in all directions. The existing trees, shrubs and grassed areas will be retained. A new walkway will be constructed from the parking area in the rear yard to the building.

The proposed development is consistent with the purpose and intent of the TAR- Transitional Area Residential Zone with respect to preservation of the existing house forms to maintain the unique and often heritage-significant streetscapes of the neighbourhood.

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 b) To encourage the maintenance and revitalization of inner city neighbourhoods. Repurposing existing residential buildings, while keeping their existing form, will ensure the buildings are maintained and continue to contribute to the streetscape, reducing the risk of demolition.

The proposal is also consistent with the policies contained in Part F (Transitional Area Development Plan), of the Official Community Plan with respect to Commercial land use in the Transitional Area Residential Zone, specifically within house-form buildings, is provided for in order to encourage to maintenance, renovation and restoration of these house-form buildings.

Commercial land uses should be accommodated in building forms and locations which are compatible with the residential land use and character of the Area.

Other Implications

None with respect to this report.

Accessibility Implications

The provincial *Uniform Buildings and Accessibility Standards Act* exempts buildings less than 600 sq.m. in area from compliance.

COMMUNICATIONS

Public notification signage posted on:	September 2013
Letter sent to immediate property owners	September 23, 2013
Number of Public Comments Sheets Received	3 One in favour. Two opposed.

The lack of parking was mentioned as the concern by those residents opposed to the proposal. Section 14B3.9 of the Zoning Bylaw states that when an existing house form building is converted to a House-Form Commercial/Residential building use, no parking shall be required for the new use above what was required for the building prior to the change of use. The property was in residential use and the requirement for parking was one stall. The office development is providing three parking stalls and is therefore compliant with the Zoning Bylaw.

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