

December 16, 2013

To: His Worship the Mayor  
and Members of City Council

Re: Application for Discretionary Use (13-DU-03) Proposed High Rise Building  
(Commercial, Hotel, Residential) 1971 Albert Street

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**RECOMMENDATION OF THE REGINA PLANNING COMMISSION  
- DECEMBER 4, 2013**

That the discretionary use application for a proposed building greater than 12 m in height and with an FAR greater than 2.0 and the D-Downtown Zone located at 1971 Albert Street, being Lot 50, Block 342, Plan No. 102032255, Old 33 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-3.3.9 inclusive, prepared by API Consulting and dated January 17, 2013 and September 9, 2013;
- b) Weather protection (i.e. awnings or canopies) along Albert Street or Victoria Avenue shall be generally continuous and extend at least 2.0m from the building wall;
- c) A detailed landscaping plan shall be submitted with a building permit and shall demonstrate at least 10m<sup>3</sup> of soil per tree, and include benches, bicycle racks and waste disposal to the satisfaction of the Development Officer.
- d) A report shall be submitted that demonstrates how the weather tower will be restored and maintained to the satisfaction of the Development Officer, prior to issuance of the building permit.
- e) The building permit shall demonstrate how hotel rooms will be protected from light from the weather tower with window coverings or other means without compromising the integrity of the feature.
- f) The applicant shall submit a conceptual plan for the heated transit shelter to the satisfaction of the Development Officer, prior to issuance of the building permit.
- g) The applicant shall enter into an agreement with the City with respect to the provision of bonusable public amenities.
- h) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

*REGINA PLANNING COMMISSION - DECEMBER 4, 2013*

The following addressed the Commission:

- Ben Mario, City Planner, made a presentation, a copy of which is on file in the City Clerk's Office; and
- Greg Black and Lin Saplys, representing API/ Westgate Properties Ltd., made a presentation, a copy of which is on file in the City Clerk's Office.

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, Phil Evans, Ron Okumura, Phil Selenski, and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on December 4, 2013, considered the following report from the Administration:

### RECOMMENDATION

1. That the discretionary use application for a proposed building greater than 12 m in height and with an FAR greater than 2.0 and the D-Downtown Zone located at 1971 Albert Street, being Lot 50, Block 342, Plan No. 102032255, Old 33 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-3.3.9 inclusive, prepared by API Consulting and dated January 17, 2013 and September 9, 2013;
  - b) Weather protection (i.e. awnings or canopies) along Albert Street or Victoria Avenue shall be generally continuous and extend at least 2.0m from the building wall;
  - c) A detailed landscaping plan shall be submitted with a building permit and shall demonstrate at least 10m<sup>3</sup> of soil per tree, and include benches, bicycle racks and waste disposal to the satisfaction of the Development Officer.
  - d) A report shall be submitted that demonstrates how the weather tower will be restored and maintained to the satisfaction of the Development Officer, prior to issuance of the building permit.
  - e) The building permit shall demonstrate how hotel rooms will be protected from light from the weather tower with window coverings or other means without compromising the integrity of the feature.
  - f) The applicant shall submit a conceptual plan for the heated transit shelter to the satisfaction of the Development Officer, prior to issuance of the building permit.
  - g) The applicant shall enter into an agreement with the City with respect to the provision of bonusable public amenities.
  - h) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the December 16, 2013 meeting of City Council.

## CONCLUSION

The applicant proposes:

- A high rise building containing commercial space, a hotel, and residential

The subject property is:

- Currently zoned D-Downtown
- Located within the Downtown neighbourhood

A slightly different proposal was approved in 2011. The building massing has changed, and more density added since the previous proposal.

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

In recent years, the site was occupied by the Plains Hotel and Good Time Charlie's Pub, which was demolished in late 2011. The site initially received approval in September 2009 as a 19 storey building with 105 hotel rooms and 106 dwelling units. The project received re-approval in May 2010 to increase the height of the building to 26 storeys, add dwelling units to total 126, and hotel rooms to total 130. Development of the approved building did not proceed within two years which caused the City's approval to lapse.

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 (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

<b>Land Use Details</b>		
	<b>Existing</b>	<b>Proposed</b>
Zoning	D-Downtown	D-Downtown
Land Use	Vacant	High rise Hotel, Apartments, Commercial
Number of Dwelling Units	0	180

<b>Zoning Analysis</b>		
	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls Required	52 stalls total 48 stalls for hotel 4 stalls for commercial Parking exempted for residential	231 stalls
Minimum Lot Area (m <sup>2</sup> )	N/A	2,871.4 m <sup>2</sup>

Minimum Lot Frontage (m)	N/A	57 m
Max. Building Height (m)	40 m (eligible for bonus)	82.8 m
Gross Floor Area	N/A	2,6448.1
Max. Floor Area Ratio	4.0	9.2
Max. Coverage (%)	N/A	60.6%

The applicant proposes to develop a high rise building on the subject property. The building would include 11 floors of hotel space including 144 guest rooms; a 26 storey residential tower with 180 dwelling units; and ground floor retail use; and four underground levels of parking with 231 stalls. Any building with an FAR greater than 2.0 or higher than 12 metres is a discretionary use.

The revised proposal also features the following details:

- Vehicular access would be provided via a one way (eastbound) private lane parallel to the north property line. The entrance to the underground parkade would be from the rear of the building.
- The main floor of the building fronting Victoria Avenue would include a restaurant patio, retail space, and entrance to the lobby for the residential tower.
- Hotel uses would front Albert Street and the main entrance to the hotel lobby would be oriented to the Albert-Victoria intersection.
- Residential units would include 32 studio style; 105 one-bedroom; 38 two bedroom units; and 5 penthouse suites. All units are intended for condominium ownership.
- The proposed building also has a smaller building footprint than previously approved designs. The current building provides a 9.69 metre setback from the north property line whereas previously no setback was provided.

The proposed development is consistent with the purpose and intent of the D-Downtown Zone with respect to:

- To strengthen the downtown as the economic and cultural hub of Regina by making it an attractive place to work, live, shop consistent with the vision of Part G – Regina Downtown Neighbourhood Plan of Regina Development Plan Bylaw No. 7877 (Official Community Plan).

#### Bonus for Added Height and Density

The height and density of the building exceed the maximum permitted in the D-Downtown Zone. The Administration and the Applicant have agreed on the following bonusable amenities, consistent with Chapter 17 of the Zoning Bylaw to accommodate the building:

- Apartments (residential units) – the purpose of which is to increase the residential population of the downtown.
- Landscaping – enhanced landscaping for added amenity for pedestrians, for aesthetic purposes, and to promote tree growth in the downtown.
- Weather tower – the applicant will be restoring the neon weather indicator that was a prominent feature on the former Plains Hotel and incorporating it in the new building.
- Transit Shelter – the applicant will be installing a heated bus shelter on Albert Street as an amenity for transit users.

- Enhanced Weather Protection – weather protection along Albert Street and Victoria Avenue will protect pedestrians from wind and rain.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The subject property 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.

The residential units will be eligible for tax incentives as per the Downtown Residential Incentives Program.

### Environmental Implications

As required by the regulations in the D-Downtown Zone, the applicant has submitted a pedestrian level wind assessment. The study predicts that the building would create no unsafe conditions, but wind speeds would be “uncomfortable” in the intersection of Albert Street and Victoria Avenue in the winter months. Elements of the building and landscaping such as balconies, canopies, trees, and podium step back will help to reduce the impact of wind on the public realm. The Administration accepts the study.

### 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:

- Map 4.1 and Table 4.1, which directs 20 percent of new residential growth to infill locations to meet objectives of the 235,000 growth scenario
- 4.10– That major office uses, hotels, convention centres, government buildings, entertainment uses and cultural facilities shall be encouraged to locate in the downtown

The proposal is also consistent with the policies contained in Part G, of the OCP with respect to:

- The goal to accommodate between 2,500 to 5,000 new residents in the downtown over the next 15 years (2027) to create a downtown neighbourhood where people can walk to work contribute to a quality public realm where pedestrians are prioritized.

The proposed building would accommodate approximately 300 new residents in the downtown in addition to the hotel guests in the 144 new rooms. Both of these populations will demand local entertainment, services and high quality amenities where users of the downtown can benefit. Residential developments are key to achieving the vision of the downtown.

### Other Implications

None with respect to this report.

Accessibility Implications

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

COMMUNICATIONS

Public notification signage posted on:	May 22, 2013
Letter sent to immediate property owners	June 4, 2013
Public Open House Held	N/A
Number of Public Comments Sheets Received	2

One property owner indicated concern regarding increased traffic in the lane. The Administration notes that the Downtown Zone directs garage entrances to the rear lane to minimize vehicle-pedestrian conflict.

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



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Joni Swidnicki, Secretary