

May 26, 2014

To: His Worship the Mayor  
and Members of City Council

Re: Application for Contract Zoning (13-CZ-8)  
Proposed Daycare Centre and Respite Care Facility  
James Hill Road and Tutor Way, Harbour Landing Phase 10 Stage 1

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**RECOMMENDATION OF THE REGINA PLANNING COMMISSION - APRIL 23, 2014**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone James Hill Road, being Lot FF in Block 72, Plan 1/4 SW 11-17-20 W2M from UH – Urban Holding to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall conform to the attached plans labelled Hope's Home Harbour Landing, prepared by P3A, and dated December 20, 2013, in Appendix A-3.1-2;
  - b. Space allocated for respite care facility be developed as shown on the attached site plan;
  - c. Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the shared driveway along James Hill Road;
  - d. Execution of an shared access/encroachment agreement between the owner of the subject property and the adjacent property owner for the future shared breezeway;
  - e. Landscaping of the lot shall comply with the requirements of Chapter 15 of the *Zoning Bylaw No. 9250*;
  - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
  - g. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the drop-off area on Tutor Way be at least 15 metres to the west of the intersection.
4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

*REGINA PLANNING COMMISSION – APRIL 23, 2014*

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- John Aston, representing A to B Development Consultants and Allison Wells, representing Hope's Home and;
- Evan Hunchak, representing Dream Development.

The Commission adopted a resolution to concur in the recommendation contained in the report, after adding the following recommendation:

- That the drop-off area on Tutor Way be at least 15 metres to the west of the intersection.

Recommendation #4 does not require City Council approval.

Councillors: Jerry Flegel, Mike O'Donnell and Barbara Young; Commissioners: David Edwards, Ron Okumura, 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 April 23, 2014, considered the following report from the Administration:

#### RECOMMENDATION

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  - g. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the May 26, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

## CONCLUSION

The applicant proposes to develop a vacant site into a multipurpose facility that accommodates a daycare centre, a respite care facility, a supportive living home, and accessory offices. The proposal is consistent with the policies contained in *Regina Development Plan Bylaw No. 7877* (Official Community Plan).

## BACKGROUND

An application has been received for rezoning and concept plan amendment for the subject property located at the SW corner of James Hill Road and Tutor Way.

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*.

## DISCUSSION

Land use and zoning details are summarized as follows:

|                                    | <b><u>Existing and Required</u></b> | <b><u>Proposed</u></b>  |
|------------------------------------|-------------------------------------|---|
| Zoning                             | UH – Urban Holding                  | C- Contract   |
| Land Use                           | Vacant                              | Daycare Centre, Respite Care Facility, Supportive Living Home, Accessory Office |
| Number of Parking Stalls Required  | 21 Stalls and 9 drop-off spaces     | 50 stalls and 9 drop-off spaces   |
| Minimum Lot Area (m <sup>2</sup> ) | 500 m <sup>2</sup>                  | 7541 m <sup>2</sup>   |
| Minimum Lot Frontage (m)           | 15 m                                | 72 m  |
| Maximum Height (m)                 | 20 m                                | 7 m   |
| Building Area                      | Not Applicable                      | 3120.62 m <sup>2</sup>  |
| Maximum Coverage %                 | 50%                                 | 29%   |

The applicant (Hope's Home) proposes to develop the subject property to consolidate its services, which are currently offered at different locations in the city, at one site. There are two buildings planned for the site. The main building is proposed to accommodate a daycare for 90 children, as well as a respite care facility for ten children with high medical needs. The main building will also have offices and a library on the second floor. A secondary building is proposed to be located west of the main building on the same site, which will accommodate a supportive living home for four young adults who will be graduates of the children's programs.

The applicant proposes to connect the main building to another building sited on the lot directly south of the subject property via a breezeway across the property line. The adjacent building will be another care facility whose users will share some amenities with Hope's Home, such as the lounge and café on the south side of the main building. The users of both buildings will also share the proposed Paratransit lay-by on the east side of the property along James Hill Road. A development application for the adjacent site has not yet been received.

The applicant provides five drop-off stalls on site along the west entrance of the daycare. Four more on-street stalls will be requested along Tutor Way to accommodate vans and larger vehicles needed to transport children, which will not impact the circulation of the interior parking lot. The number of parking stalls exceeds the minimum requirement by 29 to accommodate the high ratio of staff and children at Hope's Home. In this way, on-street parking will be minimized around the property.

The subject property is currently zoned UH – Urban Holding. An application for Harbour Landing Phase 10 Stage 1 has been received and is being considered concurrently for rezoning, concept plan amendment and subdivision.

Conventional zoning does not allow the proposed breezeway connection from the main building on the site to a future building on the property to the south. The breezeway would be an encroachment of the side yard setback up to the south property line. Other than the extension of a breezeway to the south property line, the development conforms to the conventional zoning standards of *Regina Zoning Bylaw No. 9250*.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to accommodating unique development opportunities. Currently, a respite care facility is a use that is not contemplated in the *Regina Zoning Bylaw No. 9250*. To accommodate this use and the proposed future breezeway, a contract zone is necessary. The contract zone will also allow for the development of and a daycare centre.

Surrounding land uses include proposed medium density residential lands to the west and proposed high density residential lots to the north within the Harbour Landing Phase 10 subdivision. The lot directly to the south will be a proposed care facility.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

None with respect to this report.

### 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:

- 7.0– Housing Objectives
  - Facilitating choice and integration of housing for special needs groups in the community
  - Promoting the location of daycare centres near or within larger social housing and non-profit housing projects to assist single parent households and working couple households of low to moderate income.

- Encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood
- Ensuring that physically disabled persons are afforded a wide range of choice in housing in terms of the type, location, affordability and design requirements to achieve independent living.

The proposed development will offer daycare services and housing for children and young people who require medical care. This housing option is a valuable addition to the Harbour Landing subdivision. The supportive living facility provides a suitable living arrangement to help residents achieve independent living.

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

- 3.4 Facilitate Housing Choice
  - Facilitating the development and integration of a range of housing types and prices
- 7.1 Community Services
  - Encouraging institutional uses to locate near or adjacent to arterial and/or collector roads and near transit routes.

The respite care and supportive living facilities are located along collector roads, allowing easier access to the site for residents, program users, and staff.

The development is also aligned with the Regina Comprehensive Housing Strategy to address the need for housing diversity and housing for individuals with specific needs.

Transit service is not currently provided to this portion of the concept plan area. However, the future transit route is identified on the concept plan and transit service will be provided at some point in the future along James Hill Road.

#### Other Implications

The proposed development is consistent with the following policies contained in Design Regina, which was approved by City Council in December 2013 and will replace the Regina Development Plan as the city's Official Community Plan once approved by the Province including:

- providing a diversity of housing types to support resident from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;
- encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods;
- working with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs;
- permitting group care facilities in residential and mixed-use neighbourhoods; and

- encouraging the provincial government and the community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment.

#### Accessibility Implications

Most of the children who use the facilities on site require the use of a wheelchair. As such, both buildings on the property are barrier-free.

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:    | January 29, 2014             |
| Will be published in the Leader Post on:  | May 10, 2014<br>May 17, 2014 |
| Letter sent to immediate property owners  | Not Applicable               |
| Public Open House Held                    | Not Applicable               |
| Number of Public Comments Sheets Received | 0                            |

#### 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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Elaine Gohlke, Secretary