

PL202000049 - Discretionary Use - 1378 Hamilton Street

Date	May 6, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-12

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Food and Beverage, Restaurant located at 1378 Hamilton Street, being Lots 21-24, Block 181, Plan No. OLD33, in Warehouse District Subdivision.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Alton Tangedal dated January 27, 2017.
 - b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its May 27, 2020 meeting.

ISSUE

Alton Tangedal Architect Ltd. (Applicant) on behalf of Warehouse Properties (Owner), propose to develop a Restaurant, Food and Beverage (proposed development) at 1378 Hamilton Street (subject property), which is located in the Warehouse District. The subject property is zoned IL – Light Industrial Zone under *Regina Zoning Bylaw No. 2019-19* (Zoning Bylaw). The proposed development is being reviewed as a Discretionary Use, as

the floor area exceeds 300 square metres in size.

A similar proposed development, for the subject property, received Discretionary Use approval in 2015. That approval expired in 2017; therefore, a new approval is being sought.

The proposal has been assessed and is deemed to comply with the *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). The suitability of the development at the proposed location has also been evaluated based on the prescribed criteria for Discretionary Uses established in Subpart 1.E.3 of the Zoning Bylaw.

Pursuant to subsection 56(3) of the *Planning & Development Act, 2007* (Act). City Council may establish conditions for discretionary uses based on the nature of the proposal (e.g. site, size, shape arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking, loading), but not including the colour, texture or type of materials and architectural details

IMPACTS

Financial Impacts

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 new, or changes to existing, infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City standards and applicable legal requirements.

Policy/Strategic Impact

The proposed development does not conflict with any OCP policies and is consistent with the following OCP goals/ policies:

- Section C, Goal 1, Policy 2.2: Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan.
- Section C, Goal 2, Policy 2.4: Make use of residual capacity of infrastructure in existing urban areas.
- Section C, Goal 3, Policy 2.8: Require *intensification* in BUILT OR APPROVED NEIGHBOURHOODS to be compatible with the existing built form and servicing capacity.
- Section D5, Goal 1, Policy 7.1.4: Require that built neighbourhoods are developed to include opportunities for daily life needs, such as services, convenience shopping, and recreation.
- Section D5, Goal 2, Policy 7.7.5: Supporting HISTORIC PLACES, cultural and civic resources and events.

The subject property is located within Sub Area 3 (Small Business Commercial Core) of the Warehouse District Neighbourhood Plan (OCP Part B.13); however, this document does not include policy regarding Sub Area 3.

OTHER OPTIONS

Alternatives options would be:

1. Approve the application with amendments to the plan.
2. Refer the application back to the Administration – if City Council has specific concerns with the proposal it may refer back to the Administration for further review. Referral of the report back to the Administration will delay consideration and decision of the proposal until requested information has been gathered or changes to the proposal have been made. This would result in delay of approval on the scale and nature of request.
3. Deny the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. The applicant will receive written notification of City Council's decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

The Applicant proposes to develop a Restaurant, Food and Beverage (dine-in restaurant) within an existing building located at 1378 Hamilton Street, which is located within the Warehouse District. The proposed development will include the following features:

- A 373 square metre unit within an existing building as shown in Appendix A-3.1 to A-3.2 containing a restaurant.
- Nineteen parking spaces.
- Landscaping improvements.

The proposed development is in compliance with the Zoning Bylaw. Respecting parking, specifically: only three parking spaces are required; therefore, the application exceeds Zoning Bylaw requirements by providing nineteen spaces.

This development is proposed for an existing building and should have minimal impact on neighbouring properties. While there are parking concerns in the neighbourhood, the applicant is providing parking far in excess of the requirement. The proposal is consistent with the neighbourhood plan and no adverse impacts on nearby properties is anticipated.

The subject property is situated adjacent to commercial and industrial developments. This area is experiencing transition, as former warehouse and industrial buildings are converted to commercial or residential properties. This proposed development, therefore, aligns with the current pattern of the area. The proposed development is located within a building that dates to the early period of the Warehouse District and that reflects architectural elements common in Warehouse District (e.g. brick; warehouse style). The existing building does not have a heritage designation; however, the proposed development may, nonetheless, be considered as an example of adaptive re-use of a "historic" building.

This development is across the street from Local Market (the former Weston Bakery) and contributes positively to renewal within the Warehouse District.

In accordance with the public notice requirements of *The Planning and Development Act, 2007*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. Regina's Warehouse District was contacted but did not respond. Comments from neighbouring properties are captured in Appendix B.

DECISION HISTORY

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

Respectfully submitted,



Fred Scarle, Director, Planning & Development Services

4/28/2020

Respectfully submitted,



Diana Hawryluk, Executive Director, City Planning & Community Dev.

4/29/2020

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3.1
Appendix A-3.2
PL202000049 Appendix B