

Discretionary Use - 1915 & 1955 Retallack Street - PL202000087

Date	August 5, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-25

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of Dwelling, Group Care, Dwelling, Unit and Assembly, Community land uses located at 1915 and 1955 Retallack Street, being Lot A and B, Block 339, Plan No. 101887623 in the Cathedral neighbourhood.
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 1080 Architecture Planning + Interiors, dated April 23, 2020;
 - b. The applicant shall enter into a Development Levy Agreement; and
 - c. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw 2019-19*.
3. Approve these recommendations at its August 26, 2020 meeting.

ISSUE

1080 Architecture (Applicant), on behalf of YWCA Regina (Owner), proposes to develop a new YWCA facility (proposed development) at 1915 & 1955 Retallack Street (subject property), which is located in the Cathedral neighbourhood, in the Lucy Eley Park and former Victoria School site. There are several proposed uses within the development.

The subject property is zoned I – Institutional Zone under *Regina Zoning Bylaw No. 2019-19* (Zoning Bylaw). The proposed development has a range of land uses under the Zoning Bylaw including, Dwelling, Group Care and Assembly, Community which are discretionary uses within this zone. Dwelling, Unit is discretionary when accessory to a discretionary or permitted use. The development also includes Institution, Humanitarian and Institution, Day Care, which are permitted uses within this zone.

This application is being considered pursuant to *The Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and complies with all applicable policies, regulations and standards. The subject property is located within the Cathedral Area Neighbourhood Plan and is identified as institutional and park space. The neighbourhood plan indicates the need for further childcare spaces, which is a part of the proposed development.

Pursuant to subsection 56(3) of the 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 may not include conditions associated with architectural details.

IMPACTS

Financial Impacts

The subject properties receive 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 in accordance with City standards and applicable legal requirements. The applicant is responsible for paying the applicable development levy. The subject property was formally City of Regina land and was transferred to YWCA in 2019.

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.*

This area is within the intensification area of Map 1 and is within the City Centre. This will bring not only residential growth to the City Centre, but new cultural and institutional uses.

- Section A, Goal 3, Policy 2.9: *Direct at least 10,000 new residents to the CITY CENTRE, which will accommodate the city's highest population and employment densities.*

The proposed development represents a net gain of 14 residential units from the existing YWCA on McIntyre Street. The proposed development will contribute positively to the objective on this policy.

- Section D11, Goal 4, Policy 13.14: *Work with others to ensure that all residents have secure access to basic needs, such as food, housing and other services.*

YWCA will provide amenities such as housing, childcare, and mental health services to marginalized residents.

- Section D11, Goal 5, Policy 13.21: *Collaborate with First Nations, Métis and Inuit communities and other levels of government to identify opportunities to support Aboriginal initiatives within the city.*

The proposed development provides several Aboriginal cultural spaces, including a sacred space.

- Section D11, Goal 1, Policy 13.5: *Encourage the provincial government and the community to establish locally-based attainable childcare facilities, which are essential to enabling parents to secure access to employment.*

The proposed development includes two child day care centres.

Other Impacts

A Transportation Impact Assessment (TIA) was submitted and reviewed by Administration. The details and key finding of the TIA are including in the discussion section of this report.

There are no environmental implications.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific conditions or amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal it may refer it back to Administration for further review. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been made.

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

Proposal

The applicant proposes to develop a building consisting of a women's shelter, an outreach centre, affordable housing, two child day cares, community space and a sacred space. The proposed development is intended to be on a site comprising 9350 square metres of land located within the Cathedral neighbourhood. This land includes Lucy Eley Park and the former Victoria School. It was transferred by the City to YWCA on January 28, 2019 (CR19-5) and will be comprised of several uses. Access will be provided via 12th Avenue, Retallack Street, and Rae Street.

The land use and zoning details of this proposal are summarized in the following tables:

Land Use Details	Existing	Proposed
Zoning	I - Institutional	I - Institutional
Land Use	Vacant Open Space, Active	Dwelling, Group Care Dwelling, Unit Assembly, Community Institution, Humanitarian Institution, Day Care
Building Area	Nil	8508 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls	46	48
Min. Lot Area (m ²)	500m ²	9407 m ²
Min. Lot Frontage (m)	15m	82.3 m
Max. Building Height (m)	15m	13.5 m
Max. Floor Area Ratio	1.5	0.86
Max. Coverage (%)	75%	38%

Discretionary Use

Within the I – Institutional Zone, Dwelling, Group Care and Assembly, Community are Discretionary Uses. Dwelling, Unit is discretionary when accessory to a discretionary or permitted use. The Institution, Humanitarian and Institution, Day Care are permitted within this zone. This facility will have a mix of uses that are complementary and serve as a community hub.

The proposed development requires 65 parking stalls. However, Table 1.T2.1 (1) in the Zoning Bylaw allows for up to a 30 per cent reduction in parking in the City Centre with no public amenity required. This mechanism exists due to the abundance of multi-modal transportation options in the City Centre and the proximity to transit corridors. The TIA identified that time-restricted parking and access to transit will negate the need for on-site parking. The proposed development is within the City Centre boundary. When applying this reduction, only 46 parking spaces are required, and the proposed development exceeds minimum parking requirements established in the Zoning Bylaw.

The subject property currently contains an open space which is identified as Parcel B on the attached Appendix A-1. This open space was named in honour of Lucy Eley who was a Cathedral Area resident who had a strong interest in community development and volunteerism. This open space is not a dedicated municipal reserve space meaning that it is not part of the formal dedicated park space for the neighbourhood. While it is not a dedicated park space the community has recognized this space as an open space opportunity for use by the community.

The proposed development will impact this area. However, the proposed development was designed in manner to retain as much open space as possible at the south end of the development site where Lucy Eley Park is located. In designing the area there has been focus on retention of as many trees as possible including the addition of new landscaping and trees. The YWCA is also constructing a playground at in this area and that the open space and playground will be available for community use. The applicant has indicated that it is their intent to recognize Ms. Eley on the site and that there will be further consideration and discussion to determine the appropriate recognition.

The proposed development conforms with the regulations and development standards in the Zoning Bylaw from a site design perspective and is deemed to be suitable for the location, as it has convenient access to the major roadways of Albert Street, Victoria Avenue and Saskatchewan Drive. It replaces a vacant site with a community use.

Community Engagement

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. The Cathedral Area Community Association was contacted and passed a motion to support this development. Comments from neighbouring properties are summarized in Appendix B.

The applicant organized and held a total of eight community consultations that took place between September 20, 2018 and July 6, 2020.

DECISION HISTORY

On January 28, 2019 City Council transferred this property to YWCA, at no cost, with the intended purpose of developing this facility (CR19-5).

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

Respectfully Submitted,



7/22/2020

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

7/29/2020

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

Appendix A-1

Appendix A-2

Appendix A-3.1

Appendix A-3.2

PL202000087 Appendix B