

1654 11th Avenue - Discretionary Use Application (PL202000217)

Date	February 3, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-6

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application to allow a proposed "Assembly, Community" land use located at 1654 11th Avenue, being Lot A, Block 289, Plan No. 90R36844m as shown in Appendix A-3-6.
2. Direct the Development Officer to issue a development permit subject to the following conditions:
 - a. The development shall be generally consistent with the plan attached to this report as Appendix A-3 to A-6, prepared by SPRA and dated November 9, 2020.
 - b. A Heritage Alteration Permit shall be required for any alterations, such as repairs, demolitions or additions to the Municipal Justice Building.
 - c. The development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
3. Approve these recommendations at its meeting on February 10, 2021.

ISSUE

Strategic Prairie Regional Alliance (applicant), on behalf of the City of Regina, Land, Real Estate & Facilities Department (owner), proposes to redevelop the property at 1654 11th Avenue (building address 1770 Halifax Street), known as the Municipal Justice Building (MJB), to accommodate an "Assembly, Community" land use (i.e. a community centre),

which is a discretionary use in the I - Institutional Zone.

All properties in the city of Regina are assigned a zoning designation under *The Regina Zoning Bylaw, 2019* (Zoning Bylaw). Within each zoning designation, land use can be permitted, not permitted or discretionary. Discretionary uses require a public and technical process and review by the Regina Planning Commission and approval by City Council in order to proceed.

This application is being considered pursuant to *The Planning and Development Act, 2007* (The 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.

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 building) and aspects of site design (e.g. landscaping, site access, parking, loading), but not including architectural details.

IMPACTS

Financial Impacts

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The owner/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 Impacts

The proposed development supports the following goals, policies and objectives of Part A of the OCP:

- Section D8, Goal 1: Support Cultural Development and Cultural Heritage: Enhance quality of life and strengthen community identity and cohesion through supporting cultural development and cultural heritage.
 - Policy 10.10: *Develop and enforce vacant building, property maintenance, and property standards by-laws to protect heritage properties against deterioration.*

OCP defines Community Amenity as “*a built form or public realm feature, element, or structure that provides a desirable or favourable service or benefit to the local community, and at no cost to the community*” therefore, this proposal fits the definition and provides distinctive neighbourhood characteristic of a complete neighbourhood model.

The proposed development contributes to the quality of life of the neighbourhood and is an important adaptive re-use of a historically significant building in the Heritage Community. This contributes positively to the OCP objectives of building complete communities.

Accessibility Impacts

The proposed development requires five accessible stalls, which the applicant is providing.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer the application back to Administration to address or make additional recommendations and direct that the report be reconsidered by Planning Commission or brought directly back to Council following such 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. Development of “Assembly, Community” land use will not proceed on the subject property if City Council rejects 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. Public notice of the public hearing required to be conducted by City Council upon consideration of the proposed bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

DISCUSSION

Proposal

The applicant proposes to redevelop the property at 1654 11th Avenue, known as the Municipal Justice Building (MJB), to accommodate an “Assembly, Community” (i.e. a community centre) land use, which is a discretionary use in the I - Institutional Zone.

The historical portion of the MJB will be retained and repurposed. The building addition to the north will be demolished and replaced with a proposed new addition. The new addition will include a gymnasium and a multipurpose room of approximately 778 square meters and nine meters in height. The proposed development will be a part of the Regina Police Services campus but will function as a community centre for the public as well.

The MJB is also being considered as a designated Heritage Property through a separate application process and is subject to approval by City Council. Subject to designation, a Heritage Alteration Permit will be required for any alterations, such as repairs, demolitions or additions to the MJB building. This is addressed as a condition of approval.

Any changes to the property must be consistent with the Heritage Designation Bylaw and the *Standards and Guidelines for Conservation of Historic Places in Canada*. Architectural details of the proposal will be reviewed through the Heritage Alteration Permit process. Architecture is beyond the scope of a discretionary use approval, pursuant to *The Planning and Development Act, 2007*.

Land Use & Zoning

The subject property is zoned I – Institutional Zone in which “Assembly, Community” is discretionary use. Based on the Administration’s evaluation of the criteria, the development is suitable at the proposed location, and this represents an important adaptive re-use of the building.

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

Land Use Details	Existing	Proposed
Zoning	I – Institutional Zone	I – Institutional Zone
Land Use	Vacant (former MJB)	“Assembly, Community” (i.e. community centre)
Building Area (MJB only)	1,843m ²	2,690m ² (includes 847m ² of addition to the MJB)

Zoning Analysis	Required	Proposed
Min. Lot Area (m ²)	500m ²	23,466m ²
Max. Building Height (m)	15m	12.6m (MJB) 9.0m (Addition)
Number of Parking Stalls (RPS Campus)	262 (One stall is required per 100 square metres of total floor area)	432 (Available)
Site Coverage (%) (RPS Campus)	75	47

**represents the entire RPS campus*

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice of the application, and a public notification sign was posted on the subject site and the Administration did not receive any comments. The Heritage Community Association was included in the circulation of the application and is in support of the development.

DECISION HISTORY

- City Council approved rezoning and closure of Osler Street on May 27, 2020 (CR20-31).

- A Heritage designation application for the subject property was considered by Regina Planning Commission on January 6, 2021 and is being considered by the Council on January 27, 2020.

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

1/22/2021

Respectfully Submitted,



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

1/25/2021

Prepared by: Binod Poudyal, City Planner II

ATTACHMENTS

- Appendix A-1 (Subject Property Map)
- Appendix A-2 (Aerial Map)
- Appendix A-3 (Site Plan)
- Appendix A-4 (Main Floor Plan)
- Appendix A-5 (Floor Plans)
- Appendix A-6 (Building Elevation)