

1802 E. Stock Road - Discretionary Use - PL202000241

Date	March 3, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-23

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation, located at 1802 E. Stock Road, being Plan 101955427 Ext 2 Block 41A, in the Industrial Ross Subdivision, subject to the following development standards and conditions:
 - a. the development shall generally be consistent with the plans attached to this report as Appendix A-3.1 and A-3.2; and
 - b. except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019*.
2. Authorize the Development Officer to issue a development permit subject to the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its March 10, 2020 meeting.

ISSUE

The applicant, Kathy Peters, on behalf of Queen City Volleyball Club Inc. (c/o Rick Stewart, Colliers International Inc.), proposes to develop a vacant unit within the existing building at 1802 E. Stock Road to accommodate an indoor volleyball training facility for female youth ages 13 to 18. An “Assembly, Recreation” use is a discretionary use in the IL – Industrial

Light 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 (i.e. prohibited), not permitted or discretionary. Discretionary uses require public and technical process, review by the Regina Planning Commission and City Council's approval to proceed.

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 deemed to comply 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 a 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 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.

Accessibility Impacts

The existing site requires one accessible stall, however includes three accessible stalls on site.

Policy / Strategic Impacts

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

- Section C: Growth Plan - Goal 3: Intensification: *Enhance the city's urban form through intensification and redevelopment of existing built-up areas.*

This area is within the intensification area of OCP Map 1c. The proposal will see the redevelopment of a vacant unit for recreational use.

- Section D5, Goal 4: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.
 - Policy 7.24 *Within industrial areas, permit supporting services or amenities that complement industrial uses or cater to industrial employees or customers.*

On July 17, 2019, the *Zoning Bylaw No. 2019-19* was brought forward to Council for

adoption, which included changes to “Assembly, Recreation” (formerly “Recreational Service Facility”) in the IH – Industrial Heavy Zone from permitted to discretionary.

As a discretionary use, Council is provided with the discretion to determine the proposed development's suitability, evaluated based on the criteria prescribed in Part 1E.3 of the Zoning Bylaw. The proposal aligns with all other development standards outlined by the Zoning Bylaw.

The proposed development will provide an added recreational amenity to the city.

- Section D10, Goal 2: Optimize the economic development potential of Regina, the region, and the Province of Saskatchewan
 - Policy 12.5.1: *Identifying and leveraging opportunities to expand existing industries.*

The development will provide an opportunity to offer a permanent training facility for female volleyball athletes from ages 13-18 and contribute to recreational amenity in the community.

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 it back to Administration to consider further recommendations and direct that the report be reconsidered by Planning Commission or brought back directly to Council following such further review. Referral of the report back to Administration will delay approval of the development until the requested information has been gathered or changes to the proposal have been made.
3. Deny the application. Development of an “Assembly, Recreation” 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 Council's consideration of this application is given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of Council's decision in accordance with the Act.

DISCUSSION

Proposal

The applicant proposes to develop a vacant unit within the existing building to accommodate an “Assembly, Recreation” use (volleyball training facility) for female youth

ages 13 to 18. The facility will include a total of three indoor volleyball courts.

The proposed site plan and floor plan have been provided as Appendix A-3.1 and A.3.2.

Consideration

The subject property is currently zoned IH - Industrial Heavy Industrial, in which an “Assembly, Receration” use is discretionary. The subject property (Appendix A-1) currently consists of a building with a gross floor area of 4,729 square metres. Existing land use within the building includes supplies wholesale and distribution, offices, warehousing and a vacant unit.

The unit is 1197.75 metres squared in area and will include a total of three volleyball courts and washroom facilities (Appendix A-3.2). 63 parking stalls, including three accessible parking stalls, are available on site (Appendix A-3.1). Six short-term bicycle stalls will be provided near the entry of the unit.

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

Land Use Details	Existing	Proposed
Zoning	IH – Industrial Heavy	IH – Industrial Heavy
Land Use	Vacant Unit	“Assembly, Recreation” (Discretionary)
Building Area (m ²)	4,729	No Change
Unit Area (m ²)	1197.75	No Change

Zoning Analysis	Required	Provided
Number of Parking Stalls	27 parking stalls (One stall is required per 175m ² of total floor area)	63 parking stalls for existing development
Number of Bicycle Stalls	Mimimum six short term stalls	Six short term stalls to be accommodated (bike rack)

The subject property is located to the southeast intersection of Solomon Drive and Stock Road, where the surrounding land uses primarily include industrial and commercial activities in all directions (Appendix A-2). Lands immediately to the north of the property are vacant.

Based on Administration’s evaluation of the proposal concerning the land use, development standards, and criteria established in Part 1E.3 of the Zoning Bylaw, the development is suitable at the proposed location. No adverse impacts have been identified.

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 sign was posted on the subject site. Administration did not receive comments from the public through this outreach.

DECISION HISTORY

Council Approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

2/23/2021

Respectfully Submitted,



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

2/23/2021

Prepared by: Linda Huynh, City Planner II

ATTACHMENTS

Appendix A-1 (Subject Property Map)

Appendix A-2 (Aerial Map)

Appendix A-3.1 (Site Plan)

Appendix A-3.2 (Floor Plan)