

Discretionary Use - 4700 Parliament Avenue - PL202000200

Date	April 7, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-30

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed “Service Trade, Wash-Light” (car wash) located at 4700 Parliament Avenue, being legally described as Blk/Par Y1, Plan 102350269 subject to the following standards and conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendices A3.1 - A3.2 inclusive, prepared by AECOM and dated October 16, 2020; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw, 2019*.
2. Authorize the Development Officer to issue a development permit with respect to the application, 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 meeting on April 14, 2021, following the required public notice.

ISSUE

The applicant, CTM Design Services Ltd. and property owner Shell Canada, propose to develop a convenience store, gas bar, and car wash at 4700 Parliament Avenue. The subject property is in the Harbour Landing subdivision and zoned MH - Mixed High-Rise

Zone under the *Regina Zoning Bylaw, 2019* (Zoning Bylaw) where a Service Trade, Wash – Light (car wash) is a discretionary use. The convenience store and gas bar are permitted land uses in the MH - Mixed High-Rise Zone. However, the car wash falls under the land use classification of 'Service Trade, Wash - Light' land use under the Zoning Bylaw, which is a discretionary use in the MH - Mixed High-Rise Zone.

All properties in the city of Regina are assigned a zoning designation under the Zoning Bylaw. Within each zoning designation, land use is permitted, not permitted (i.e. prohibited) or discretionary. Discretionary uses require a public and technical process and review by the Regina Planning Commission and City Council's approval to proceed.

This application is being considered pursuant to *The Planning & 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, the 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.

Environmental Impacts

The City of Regina has a community goal of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this, City Council has asked Administration to provide energy and greenhouse gas implications of recommendations so that they can evaluate the climate impacts of their decisions. The development of this car wash will not likely result in an increase in overall trips to car washes in the city. It will likely result in residents using this car wash instead of another, resulting in net neutral greenhouse gas emissions overall.

Accessibility Impacts

As per the Zoning Bylaw, Chapter 4, subpart 4B.6.2(1), a minimum of two per cent of the required parking stalls shall be provided in the form of accessible parking stalls in the MH – Mixed High-Rise Zone. As no parking stalls are required by the total floor area of the proposed building, no accessible parking stalls are required. However, one has been proposed by the applicant.

Policy /Strategic Impact

The proposed development supports the following OCP goals/ policies:

- Section C, Goal 3, Policy 3.8: *Require intensification in built or approved neighbourhoods to be compatible with the existing built form and servicing capacity.*

The proposed location is within a built or approved neighbourhood that utilizes existing services.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific development standards or conditions being attached as 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 recommendation on those points and direct that the report be reconsidered by Planning Commission or brought directly back to Council following such further review.
3. Deny the application. Development of a “Service Trade, Wash – Light” 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 the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision. Public notice of City Council's consideration of this application will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of Council's decision in accordance with *The Planning and Development Act, 2007*.

DISCUSSION

Proposal

The application proposes to develop a Service, Trade, Wash-Light (car wash) within the vacant property located at 4700 Parliament Avenue.

The proposed development will include the following features:

- A 114 square metre car wash as shown in Appendix A-3.1 to A-3.2, which is a discretionary use in the MH – Mixed High-Rise Zone.
- A 168 square metre convenience store with a gas bar, which are permitted uses in the MH - Mixed High-Rise Zone.

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

Land Use Details	Existing	Proposed
Zoning	MH - Mixed High-Rise Zone	MH - Mixed High-Rise Zone
Land Use	Vacant Lot	"Service Trade, Wash- Light" Car Wash (Discretionary) "Retail Trade Shop" Convenience Store (Permitted) "Service Trade, Motor Vehicle- Light" Gas Bar (Permitted)
Building Area (m ²)	None	282

Zoning Analysis	Required	Proposed
Number of Parking Stalls	2	8
Maximum Site Coverage	65%	12.9%
Minimum Lot Frontage (m)	6	66.7
Minimum Lot Area (m ²)	250	4, 064
Maximum Building Height (m)	15	6

This application is deemed compliant with all applicable policies and regulations in the Zoning Bylaw. Based on the Administration's evaluation of the proposal for the land use, development standards, and criteria established in Part 1E.3 of the Zoning Bylaw, the development is a suitable use for the proposed location. No adverse impacts have been identified.

Access to the subject property is provided by a right-in-right-out driveway on Parliament Avenue and via a drive-way access from Harbour Landing Drive, as shown in Appendix A-3.1. There are plans for signalization of the intersection at Parliament Avenue and Harbour Landing Drive. The signals are planned for installation in 2021.

The surrounding land uses include a hotel under construction to the north, future commercial land and CO-OP grocery store to the east, office buildings (Harbour Landing Building Park) and commercial use to the south and future commercial to the west.

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. The Harbour Landing Community Association was contacted but did not respond. The City received two letters of support from the public, as well as a suggestion to add electric charging stalls. Electric charging stalls are not required under the Zoning Bylaw.

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

Respectfully Submitted,



3/26/2021

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

3/30/2021

Prepared by :Kimberly Hemm, City Planner I

ATTACHMENTS

Appendix A-1
Appendix A-2
Appendix A-3.1
Appendix A-3.2