

Discretionary Use - 665 University Park Drive - PL202100028

Date	June 2, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-38

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Retail Trade, Motor Vehicle - Light” located at 665 University Park Drive, being Block N, Plan No. 92R14384 in the River Bend Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.2, prepared by Neher & Associates, dated December 23, 2020;
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon 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 June 9, 2021, following the required public notice.

ISSUE

The Applicant, Neher & Associates, representing the owner, Olympic Motors, proposes to redevelop the former Costco Wholesale site into a car dealership for Regina Auto Gallery

that is classified as “Retail Trade, Motor Vehicle - Light” (proposed development). The subject property and building is vacant (since the Costco store relocated) and is located within the River Bend Neighbourhood, located at 665 University Park Drive. The subject property is zoned MLM – Mixed Large Market Zone in which “Retail Trade, Motor Vehicle – Light” is a discretionary use when larger than 1,000 square metres. The proposed development is 15,410 square metres in area, comprising both indoor and outdoor retail.

All properties in the city of Regina are assigned a zoning designation under the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw). Within each zoning designation, land-use can be permitted, not permitted or discretionary. Discretionary use applications require a public and technical review; consideration and recommendation by the Regina Planning Commission and consideration 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 is 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 buildings) 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 of Regina (City) standards and applicable legal requirements.

Accessibility Impacts

The MLM – Mixed Large Market Zone requires a minimum of three accessible parking stalls. The proposal provides nine accessible, which meets the minimum requirement.

Environmental Impact

City Council set a community goal for the City of Regina of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions.

The use of an existing facility for the proposed dealership eliminates greenhouse gas emissions generated from the construction of a new building.

The former Costco gas station on site has been remediated and reviewed under the National Building Code 2015. The Ministry of Environment of the Government of Saskatchewan deemed the decommission compliant in September 2018.

Policy/Strategic Impact

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

- Section D5, Goal 5, Policy 7.1.7: *Require new large-format retail to be located on URBAN CORRIDORS or within identified URBAN CENTRES*
- Section C, Goal 2: Maximize the efficient use of existing and new infrastructure.

The proposed development is located on a major arterial roadway and is a large format retail building/site. The development will facilitate the redevelopment of a large vacant commercial property and ensure that existing infrastructure is utilized.

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 for further review and direct that the application be brought back to Regina Planning Commission or directly to City Council for reconsideration following such 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 “Retail Trade, Motor Vehicle – Light” land use will not proceed on the subject property if City Council rejects the application. If Council defeats or does not move a recommendation to approve (with or without conditions), Council must consider an alternate motion to reject the application. The motion must include the reasons for the denial based on the evaluation criteria.

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 Regina Planning Commission and Council meetings when the application will be considered. Public notice of City Council’s consideration of this application will also be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of City Council’s decision in accordance with The Act.

DISCUSSION

Proposal

The applicant proposes to develop “Retail Trade, Motor Vehicle – Light” in a vacant Building, Detached (former Costco retail store) with both indoor and outdoor retail.

The subject property is zoned MLM – Mixed Large Market Zone in which “Retail Trade, Motor Vehicle – Light” is a discretionary use when larger than 1000 square metres. The proposed development conforms with the intent and development standards and requirements of the MLM – Mixed Large Market Zone; however, as the proposed development is 15,410 square metres, requires consideration through the discretionary use process.

Overall, the development includes 11,010 square metres of indoor retail space and 4,400 square metres of outdoor retail space. There are no planned additions to the existing building.

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

Land Use Details	Existing	Proposed
Zoning	MLM – Mixed Large Market Zone	MLM – Mixed Large Market Zone
Land Use	Vacant	Retail Trade, Motor Vehicle - Light
Building Area	11,010 m ²	11,010 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls	145	248
Min. Lot Area (m ²)	1500 m ²	43,264 m ²
Min. Lot Frontage (m)	22.5 m	161 m
Max. Building Height (m)	15.0 m	Existing
Max. Floor Area Ratio	1.5	0.25
Max. Coverage (%)	60%	28.7%

The proposed development requires 145 parking stalls (one parking stall per 75 square metres of indoor retail, after the first 150 square metres). The proposal provides 248 parking stalls, which exceeds the maximum requirements. This excludes approximately 277 stalls intended for vehicular display which means that there is capacity for 525 parking stalls onsite.

The proposed development will generate less traffic volumes than the previous retail use. The primary access to the site is from University Park Drive. Secondary accesses are provided from Star Lite Street and two shared access agreements with adjacent properties.

The surrounding land uses include mixed commercial to the north, east, south and west. Victoria Square Mall is nearby, to the west of University Park Drive.

Based on Administration's evaluation of the proposal for land-use, development standards, and criteria established in Part 1E.3 of the Zoning Bylaw, the development is suitable for 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. The Arcola East Community Association was contacted but did not respond. There were no comments from neighbouring property owners.

DECISION HISTORY

On February 10, 1992 City Council approved the rezoning of the subject property from UH – Urban Holding Zone to C – Contract Zone (CR92-11).

On February 26, 2018 City Council approved the rezoning of the subject property from C – Contract Zone to MAC – Major Arterial Commercial (CR18-8).

Upon adoption of *Regina Zoning Bylaw, 2019* the subject property was rezoned to MLM – Mixed Large Market Zone (2019-19).

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

5/19/2021

Respectfully Submitted,



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

5/26/2021

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

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