



Discretionary Use - 1730 Cowan Crescent - PL202100040

Date	July 7, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-42

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Institution, Day Care” located at 1730 Cowan Crescent, being Lot 40, Block 33, Plan GE191 in the Hillsdale Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. 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 July 14, 2021, following the required public notice.

ISSUE

The applicant, 1080 Architecture Ltd., representing the owner, Sylvia Gaudreault, proposes to redevelop an existing residential dwelling into an “Institution, Day Care” (daycare). The subject property is located within the Hillsdale Neighbourhood, located at 1730 Cowan

Crescent. The subject property is zoned R1 – Residential Detached Zone, in which a daycare is a discretionary use.

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, discretionary or prohibited. Discretionary use applications require a public and technical review; consideration and recommendation by the Regina Planning Commission and consideration and decision by City Council in order 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 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 proposed development requires no accessible parking stalls.

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 daycare eliminates greenhouse gas emissions generated from the construction of a new building. As all children will be attending the nearby elementary school, there will be minimal new GHG from vehicle emissions as there are not anticipated to be any new trips generated.

Policy/Strategic Impact

The proposed development complies with OCP policies and is supported by the following

OCP goals/ policies:

- 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 contributes to adding new day care spaces within the city. The proximity to the University of Regina, a nearby elementary school, and other employment lands contributes to locally based attainable childcare facilities.

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 the daycare 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 property has been zoned R1 – Residential Detached Zone since it was developed in

1958. The applicant proposed to convert an existing detached residential building at 1730 Cowan Crescent into a daycare for up to 30 children. The development proposes to provide one parking stall on site, one loading stall on site, and two loading stalls in front of the proposed development.

The surrounding land uses are residential to the north and west, a daycare to the east, and Ecole Monseigneur de Laval elementary school to the south.

The owner also operates a daycare next door at 2 Turgeon Crescent and the Cooperative Française Centre Educatif Gard'Amis at the nearby École Monseigneur de Laval Pavillon Élémentaire (Laval). This would become the third daycare under the same proprietor in the vicinity.

The applicant has indicated that they expect all children for this daycare to be students at the nearby Laval elementary school. As such, there is anticipated to be minimal new traffic generated as the children are already being dropped off in the area.

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

Land Use Details	Existing	Proposed
Zoning	R1 – Residential Detached Zone	R1 – Residential Detached Zone
Land Use	Dwelling, Unit	Institution, Day Care
Building Area	11,010 m ²	11,010 m ²

Zoning Analysis	Required	Existing
Number of Parking Stalls	1	1
Number of Loading Stalls	3	1 on driveway 2 on street
Min. Lot Area (m ²)	325 m ²	584 m ²
Min. Lot Frontage (m)	10.5 m	18.3 m
Max. Building Height (m)	11.0 m	Existing
Max. Floor Area Ratio	1.5	Existing
Max. Coverage (%)	50%	34.4%
Min. Landscape Area (%)	10%	50.8%

The proposed development requires one parking stall and three loading stalls. The applicant has provided one parking stall. There is one loading stall on the driveway and two loading stalls in front of the property.

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. Minimal adverse impacts have been identified. There is anticipated to be minimal increase in traffic and the proposed development will support the nearby elementary school.

Provincial Legislation

Daycares are also regulated by the Government of Saskatchewan. This land use is defined as a “Child Care Centre” by the provincial government. They require the proprietor to be licensed if they care for more than eight children at once.

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 Hillsdale Community Association was contacted and responded in favour of the application. Comments from neighbouring properties are included in Appendix B.

DECISION HISTORY

The property has been zoned R1 – Residential Detached Zone since it was developed in 1958.

City Council’s approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,


Autumn Lawson, Director, Planning & Development Services


Karen Gasmio, A/Executive Director

6/30/2021

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

- Appendix A-1
- Appendix A-2
- Appendix B