

1905 E. Redbear Avenue - Discretionary Use - PL202000227

Date	March 3, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-21

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for a proposed Assembly, Recreation use, located at 1905 E. Redbear Avenue, being Plan 73R077003 Block 45 Lot K, 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 to A-3.3 dated November 2020 inclusive, prepared by Jason Gilchuk of Gilchuk Design and Drafting; and
 - b. Except as otherwise required by this approval, the development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 2019-19*.
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 March 10, 2020 meeting.

ISSUE

The applicant, Thomas King on behalf of Regina Squash Centre Ltd., and owner John Gross of JPG Holdings Inc., proposes to develop a vacant unit within the existing building at 1905 E. Redbear Avenue to accommodate an indoor squash court facility. This is classified

as an “Assembly, Recreation” use, which 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, 2019-19* (Zoning Bylaw). Within each zoning designation, land use can be permitted, not permitted (i.e. prohibited) or discretionary. Discretionary uses require a 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 was 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 does not require an accessible parking stall; however, one has been provided.

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 and 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 development will provide an opportunity to offer an additional recreational facility for Regina residents.

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 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 where the application is considered. 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 City 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, Recreational” use (squash court facility) that will provide three squash courts. The proposed site plan, main floor plan and second-floor plan are included as Appendix A-3,1, A-3.2 and A-3.3.

Consideration

The subject property is currently zoned IH - Industrial Heavy Industrial Zone, in which “Assembly, Recreation” use is discretionary. The existing building has a gross floor area of 748.24 square metres and includes a contractor warehouse.

Within the unit proposed for the squash court facility, the main floor (Appendix A-3.2) is 371.6 square metres in area and will include a total of three squash courts, an accessible washroom, reception and office space, as well as a mechanical room. The second floor (Appendix A-3.3) is 60.59 square metres in area and includes change rooms. The gross floor area of the unit will be approximately 432.19 square metres. A total of eight parking stalls, including an accessible parking stall, are available on site.

The surrounding land uses (Appendix A-2) include commercial and industrial activity in all directions. To the southwest of the site, an existing “Assembly, Recreation” facility and an off-leash dog park are within walking distance. Immediately abutting the west and east of the property are undeveloped parcels of land.

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)
Unit Area	432.19 square metres	No Change

Zoning Analysis	Required	Existing
Number of Parking Stalls	Five (One stall is required per 175 square metres of total floor area)	Eight parking stalls for existing development

Based on 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 suitable at the proposed location. No adverse impacts have been identified.

Community Engagement

In accordance with the public notice requirements of *The Public Notice 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

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,



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 Photo)
- Appendix A-3.1 (Site Plan)
- Appendix A-3.2 (Floor Plan - Main Level)
- Appendix A-3.3 (Floor Plan - Second Level)