

July 3, 2015

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (15-DU-06) Proposed House-Form Commercial Office
2154 McIntyre Street

RECOMMENDATION

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2154 McIntyre Street, being Lot 38, Block 404, Plan No. 98RA28309, Centre Square neighbourhood be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3, prepared by Jason Gilchuk, Gilchuk Design and Drafting and dated March 25, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
2. That this report be forwarded to the July 27, 2015, meeting of City Council.

CONCLUSION

The applicant proposes to develop office space for administrative purposes in the existing two-storey house-form building in the Centre Square neighbourhood (formerly known as the Transitional Area). This proposal is supported by policies in Part B.3 Transitional Area Neighbourhood Plan of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) to retain existing house-form buildings in the area.

In addition, the proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Accordingly, the Administration is recommending approval.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to *Subsection 56(3) of The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on; nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

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

Land Use Details	Existing	Proposed
Zoning	TAR- Transitional Area Residential	TAR- Transitional Area Residential
Land Use	Detached Dwelling	House-Form Commercial Office
Number of Dwelling Units	1	None
Building Area	71.9 m ²	71.9 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	1 stall	3 stalls
Minimum Lot Area (m ²)	250 m ²	290.3 m ²
Minimum Lot Frontage (m)	7.5 m	7.62 m
Maximum Building Height (m)	15 m	Approx. 6 m
Maximum Floor Area Ratio	.75	.44
Maximum Coverage (%)	50%	24.8%

The proposed development is consistent with the purpose and intent of the TAR-Transitional Area Residential Zone. This zone recognizes the predominately residential character of the neighbourhood, but does allow some commercial redevelopment at City Council's discretion in an existing detached dwelling that existed in the neighbourhood prior to March 21, 1984. This residence was constructed in 1928. No changes to the building exterior are proposed and the existing landscaping will be retained.

Surrounding land uses include a mix of single detached dwellings and apartments to the north, east and south, and commercial development along Albert Street to the west.

RECOMMENDATION IMPLICATIONS

Financial Implications

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 additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Policy 7.16 reads as follows:

- Encourage local commercial within residential areas.

Repurposing existing residential buildings, while keeping their existing form, will ensure the buildings are maintained and continue to contribute to the streetscape, reducing the risk of demolition.

The proposal is also consistent with the policies contained in *Part B.3 Transitional Area Neighbourhood Plan of the OCP* with respect to:

- Commercial land use in the TAR-Transitional Area Residential Zone, specifically within house-form buildings, is provided for in order to encourage to maintenance, renovation and restoration of these house-form buildings.

Commercial land uses should be accommodated in building forms and locations which are compatible with the residential land use and character of the area.

Other Implications

None with respect to this report.

Accessibility Implications

The provincial *Uniform Buildings and Accessibility Standards Act* exempts buildings less than 600 m² from compliance.

COMMUNICATIONS

Public notification signage posted on:	April 24, 2015
Letter sent to immediate property owners	April 20, 2015
Number of public comment sheets received	2

The application was circulated to the Centre Square Community Association for comments. Comments were not received prior to the deadline for completion of this report. Following circulation the Administration attempted follow up contact with the Centre Square Community Association but did not receive a response prior to the deadline for submission of this report. The two public comment sheets received expressed support for this proposal.

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,



Louise Folk, Director
Development Services
Prepared by: Sue Luchuck

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development