

August 5, 2015

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (15-DU-07) Proposed Office and Retail Uses
2410 Dewdney Avenue

RECOMMENDATION

1. That the discretionary use application for proposed General Office and Retail greater than 1000m² in the MAC zone, located at 2410 Dewdney Avenue, being Lots 20-34 all inclusive, Block 206, Plan No. Old 33 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-3.1 and A-3.2 inclusive, prepared by P3A Architecture and dated June 23, 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 August 31, 2015 meeting of City Council.

CONCLUSION

The applicant proposes to repurpose an existing commercial building in Regina's Warehouse District located at 2410 Dewdney Avenue. The repurposed building will have available rentable space of 3,451 m². The applicant is seeking discretionary use approval to allow for flexibility to accommodate more than 1000 m² of Retail or 1000 m² of General Office space, which are discretionary uses in the MAC-Major Arterial Commercial Zone.

The proposal will result in the reinvestment and renewal of an older commercial building along the Dewdney Avenue corridor in the Regina's Warehouse District. The proposal also complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250*, and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* pertaining to office development and land use. Accordingly, the Administration recommends approval.

BACKGROUND

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

Pursuant to subsection 56(3) of the *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on; nature of the proposal (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 applicant proposes to repurpose an existing commercial building. The building was constructed in 1954 as a warehouse. Since 1988, Fiorante Floors and Interiors has occupied the building, which also contains an existing retail use (Don's Photo).

The subject property is zoned as MAC-Major Arterial Commercial and the applicant is seeking discretionary use approval to accommodate general office exceeding 1000m² and retail space exceeding 1000m². Specific tenants or amounts of space needed are not known at this time however, one or both of these uses may exceed 1000m². The amount of retail and office may also be fluid over time, so the approval would allow for adjustments in floor area to occur. The applicant has indicated that the existing business (Don's Photo) will remain in the subject property. Other potential businesses would include a medical office and restaurant, which are permitted and would not require City Council's consideration.

The zoning and land use analysis is summarized as follows:

Land Use Details	Existing	Proposed
Zoning	MAC- Major Arterial Commercial	MAC- Major Arterial Commercial
Land Use	Retail and warehouse	Retail, office and restaurant
Number of Dwelling Units	N/A	N/A
Building Area	4026.83 m ²	4026.83 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	72 stalls	79 stalls
Minimum Lot Area (m ²)	250 m ²	4701.04 m ²
Minimum Lot Frontage (m)	6 m	48.96 m
Maximum Building Height (m)	15 m	10.67 m
Gross Floor Area	4026.83 m ²	4026.83 m ²
Maximum Floor Area Ratio	3	0.91
Maximum Coverage (%)	90%	44%

Parking stalls calculation is based on a potential mix of uses. The applicant is proposing to develop the rear portion of the property, which will increase the complement of onsite parking from 29 parking stalls to 79 parking stalls. Detailed parking calculations will be completed at the time of tenant fit up during the building permit review stage.

The subject property is located in Regina's Warehouse District. Surrounding uses include a mix of commercial uses. The subject property is located at the western edge of the historical Dewdney Avenue Warehouse District corridor. The former CP Intermodal yards are located to the southeast and will be redeveloped in the future as part of the Regina Revitalization Initiative. Located immediately to the south is a hotel, which is nearing construction completion as well as the Regina Centre Crossing commercial development and the newly constructed Keg restaurant.

The proposed development is consistent with the purpose and intent of the MAC-Major Arterial Commercial Zone with respect to accommodating retail, service and office developments along controlled-access roadways where establishments can benefit from good visibility from a major arterial roadway.

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. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Policy Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Urban Centers and Corridors

- Supporting the redevelopment of existing retail areas to higher density, mixed-use, and transit-oriented development with densities appropriate to servicing capacity.
- Ensuring that land use, scale and density of development within the Urban Corridor is compatible with servicing capacity and provides appropriate transition to surrounding areas.

Office use between 1,000 m² and 4,000 m² are classified as “medium sized” office under the Office Development policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Medium sized office development is restricted to various locations around the city. The subject property is within the Downtown/Central City Office Area, which allows for consideration of medium sized office development.

The proposed development compliments the overall development of the area, and results in the renewal of an older commercial buildings along the key Dewdney Avenue corridor in Regina’s Warehouse District. The subject property is well connected to transit.

Other Implications

None with respect to this report.

Accessibility Implications

Regina Zoning Bylaw No. 9250 requires 2% of the required 72 parking stalls (gross parking calculation) or two parking stalls be provided for persons with disabilities. The proposed development provides two parking stalls for persons with disabilities, which meets the minimum requirements.

COMMUNICATIONS

Communications with the public is summarized as follows:

Public notification signage posted on	May 12, 2015
Letter sent to immediate property owners	May 19, 2015
Public Open House Held	N/A
Number of Public Comments Sheets Received	3

This application was circulated to Regina's Warehouse District for their comments. The Administration attempted follow up with the District, but did not receive comments prior to the deadline for submission of this report. The Administration received three comments from property owners in the immediate area. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

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

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development