

Discretionary Use – 4701 Wascana Parkway

Date	April 11, 2024
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202400020

BACKGROUND

Section 1D.1.2(2) of the *Zoning Bylaw, 2019* (Zoning Bylaw) specifies that all applications for discretionary use are delegated to the Development Officer, except those which meet specified criteria – this application does not meet the specified criteria; therefore, it is delegated to the Development Officer.

APPLICATION

Veracity Planning Solutions Inc. (the Applicant) proposes to develop a specialized long-term care facility with 240 bedrooms (Proposed Development) at 4701 Wascana Parkway (Subject Property), which is considered a “Dwelling, Assisted Living,” as per the *Regina Zoning Bylaw, 2019*.

Details of the Proposed Development include:

- Building height up to 30m; total floor area of 20,545m².
- 171 parking stalls or 1.78 stalls per dwelling unit.
- 12,147m² of outdoor amenity area (secured courtyards and recreation yard)

The Subject Property is zoned Institutional and Height Overlay – Wascana, and the Proposed Development must be reviewed through the discretionary use procedure for the following reasons:

- Per the Institutional Zone, the height exceeds 15 metres.
- Per the Height Overlay Zone – Wascana Centre, the height exceeds 13 metres.

The Subject Property is currently owned by the Province of Saskatchewan. In 2023, the provincial government chose this location as a preferred site for a Specialized Long-Term Care Facility and started the procurement process for the development. As part of this process, the Subject Property and surrounding lands were transferred from Provincial Capital Commission (PCC) authority to the City. An amendment to the Official Community Plan (CR23-103) was approved to recognize the affected lands as a “New Employment Area” in addition to being rezoned to the Institutional Zone.

REVIEW CRITERIA

The application was reviewed in accordance with the criteria set forth in Section 1E3.5 of the Zoning Bylaw, as follows:

- (a) **consistency with the vision, goals and policies of the Official Community Plan**

The application supports and is consistent with *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Notably, the Proposed Development supports social programs and services to address the diverse needs of residents, including the most vulnerable populations.”

The Proposed Development will include:

- Services that support populations benefiting from specialized care.
- Design and amenity features that highlight accessibility and socialization.

(b) consistency with the objectives and policies of any applicable special study or policy document for the site, area or neighbourhood with emphasis on:

(i) land use

No City neighbourhood plan or concept plan applies. Before the Subject Property was transferred to City authority and subject to City policies, the *Wascana Centre Master Plan* applied, which recognized the Subject Property as suitable for institutional development.

(ii) intensity of development; and

The Proposed Development, which will accommodate a high-density residential population and institutional employment, is typical for the Wascana Centre, to the north, which includes the University of Regina (and residential dormitories); Saskatchewan Polytech (directly adjacent) and other large-scale institutions. Lands to the south are not developed, and no low-density residential area is nearby.

The expected level of intensity will benefit from proximity to the Ring Road and Wascana Parkway and is not expected to pose environmental issues.

(iii) impact on public facilities, infrastructure or services

Water and sewer lines must be extended to the Subject Property. Further analysis and approvals for servicing is required at the development permit stage.

An existing transit service is immediately adjacent to the Subject Property, which currently services Saskatchewan Polytech.

(c) consistency with regulations of the Zoning Bylaw

The land use and zoning-related details of this proposal are summarized as follows:

Land Use Details	Existing	Proposed
Zoning	I – Institutional	I - Institutional
Land Use	Undeveloped	Dwelling, Assisted Living
Building Footprint	N/A	4,185 m

Zoning Analysis	Standards	Proposed
Required Parking Stalls (accessibility)	2	4
Recommended Parking Stalls (total)	96	171
Minimum Lot Frontage (m)	15	241
Minimum Lot Area (m ²)	500	46,962 (4.7 ha)
Maximum Site Coverage	75%	9%
Maximum Building Height (m)	30	21.7
Minimum Landscape Area (m ²)	7,044 (15% of lot)	21,347

The Proposed Development meets the requirements of the Zoning Bylaw.

Through a Zoning Bylaw amendment (January 1, 2024 – CR24-1), on-site parking is now only “recommended” instead of “required,” which means it is optional. Despite parking not being required, except for accessibility parking, the Applicant is proposing 171 stalls, which exceeds the recommended minimum amount (96) by 75 stalls.

No building elevations have been submitted with this application. However, the site plan indicates the building footprint and detailed site layout.

- (d) potential adverse impacts or nuisances affecting:**
- (i) nearby land, development, land uses, or properties;**
 - (ii) neighbourhood character;**
 - (iii) the environment;**
 - (iv) traffic;**
 - (v) a public right-of-way; and**
 - (vi) any other matter(s) affecting public health and safety**

No adverse impacts on adjacent properties, neighbourhood character, environment, traffic or safety are anticipated; further servicing analysis will confirm. The surrounding lands are undeveloped, except for the existing Saskatchewan Polytech institute directly to the north. The Proposed Development aligns with the intent and character of the Wascana Centre.

The right-of-way surrounding the subject property will be subject to subdivision and a servicing agreement. As these details have not yet been considered details within the site plan, such as boulevard spaces and access locations, will be confirmed at more detailed stages of review.

Through the Height Overlay Zone, proposed developments with a height exceeding 13 metres must be reviewed from the perspective of the Wascana Centre Master Plan height objectives and consultation with the PCC – the PCC was consulted and has no objections.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw* by way of:

- (a) written notice sent to assessed property owners within 75m; and
- (b) website posting on regina.ca.

The public circulation area was expanded from 75m to match the area used for the previous rezoning circulation. This expansion incorporated adjacent landowners within the RM of Sherwood.

Posting of a sign on the Subject Property was deemed not necessary due to the Subject Properties isolated location and inaccessibility to public access.

Following public notice, zero comments have been received.

SUMMARY

The Proposed Development complies with the applicable OCP policies on “social development,” as it will accommodate and serve residents with special needs. Further, as an institutional use, it is expected to complement and enhance the neighbouring Wascana Centre.

RECOMMENDATION

The application for a proposed discretionary use for a ‘Dwelling, Assisted Living’ located at 4701 Wascana Parkway, being part of Parcel B - Plan 102069143 Ext 220, is APPROVED, subject to the following standards and conditions:

1. The development shall generally be consistent with the plans attached to this report as Appendix B-1 and B-2.
2. The maximum building height shall be up to 30m.
3. As a prerequisite for development permit approval (and building permit approval), subdivision of the subject property shall be approved (with a servicing agreement) and the resulting parcel shall be registered.
4. Authorize the Development Officer to issue a development with respect to the application.

Respectfully Submitted,


A/Manager, City Planning

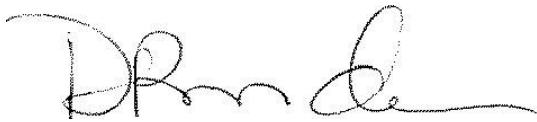

Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

This discretionary use application is:

- APPROVED (per recommendations in this report)
 APPROVED (per below conditions)
 DENIED

1. The approval shall be limited only to allowing the building as generally shown on plans in Appendix B-1 and Appendix B-2 to be constructed to a maximum height of 30 meters.
2. Further to condition 1, all technical details not considered in this approval shall be subject to review and approval of a development permit application.
3. As a prerequisite for development permit approval (and building permit approval), subdivision of the subject property shall be approved (with a servicing agreement) and the resulting parcel shall be registered.



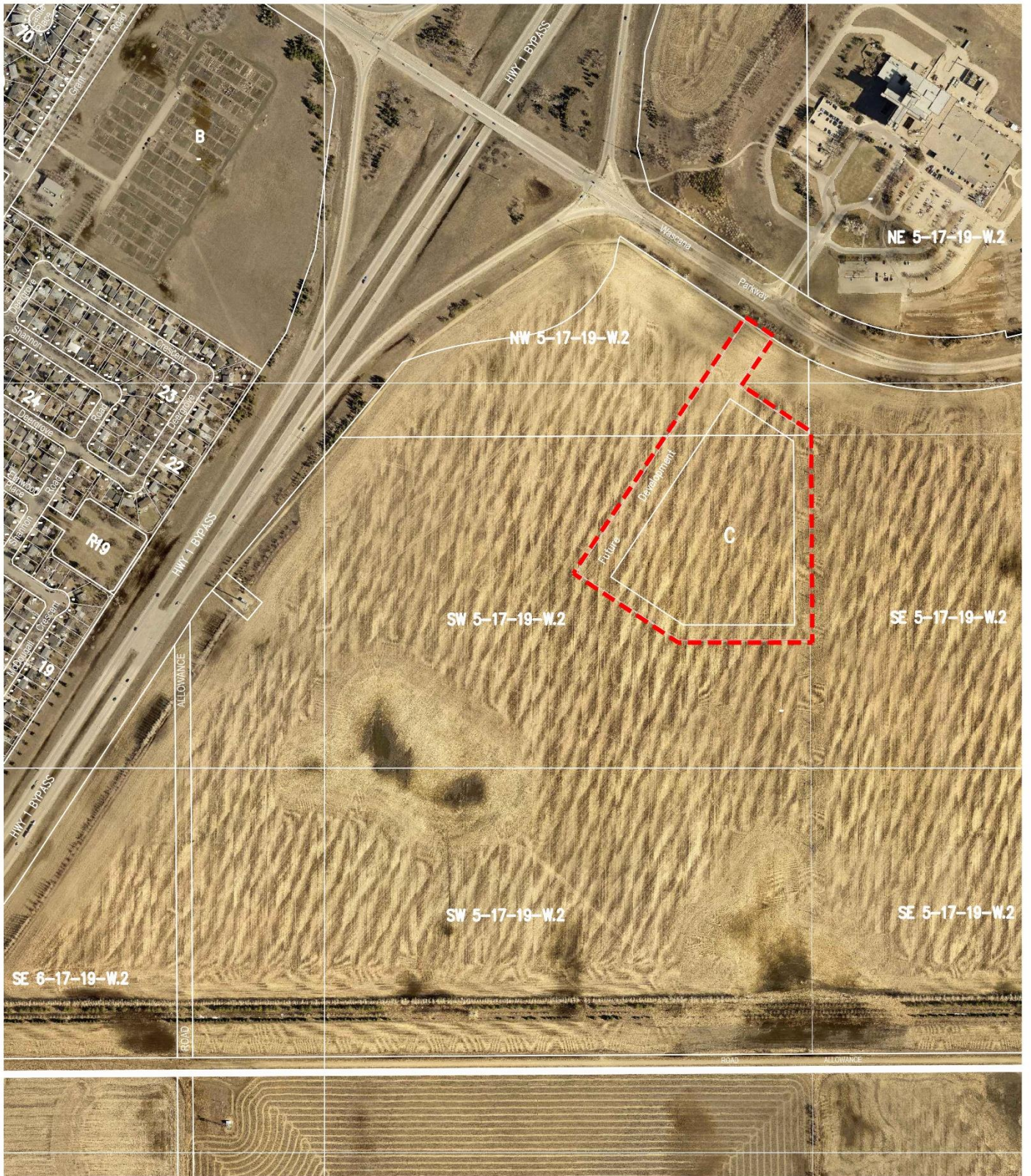
April 16, 2024

Deborah Bryden, Deputy City Manager,
City Planning and Community Services
(Development Officer)

Dated

Report prepared by: Tyson Selinger

Attachments: Appendix A-1 – Aerial Photograph
Appendix A-2 – Aerial Photograph
Appendix B-1 – Site Plan
Appendix B-2 – Building Elevations
Appendix C-1 – First Level Floor Plan
Appendix C-2 – Secondary Levels Floor Plan



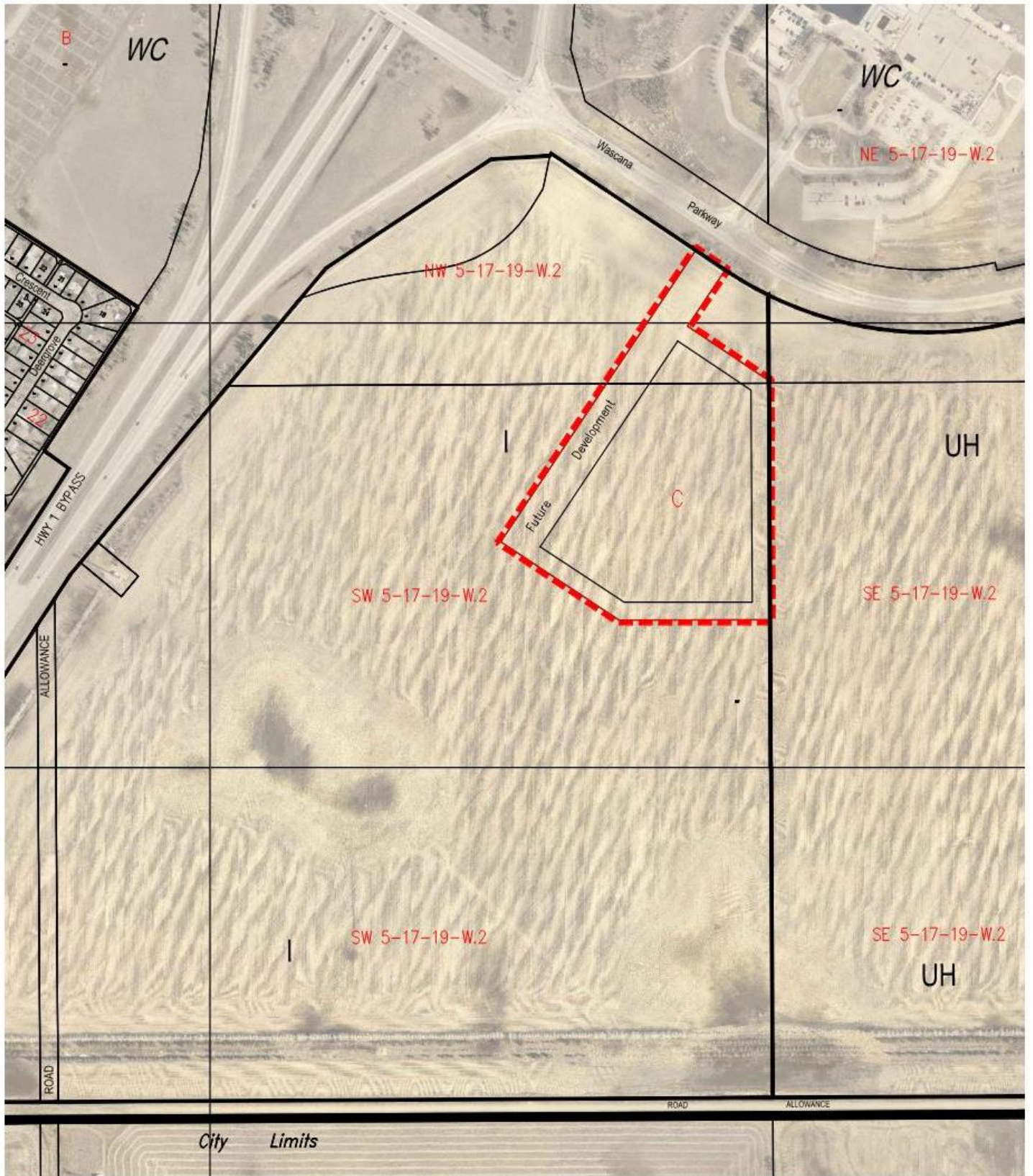
Subject Property


Date of Photography: 2023



Project PL202400020

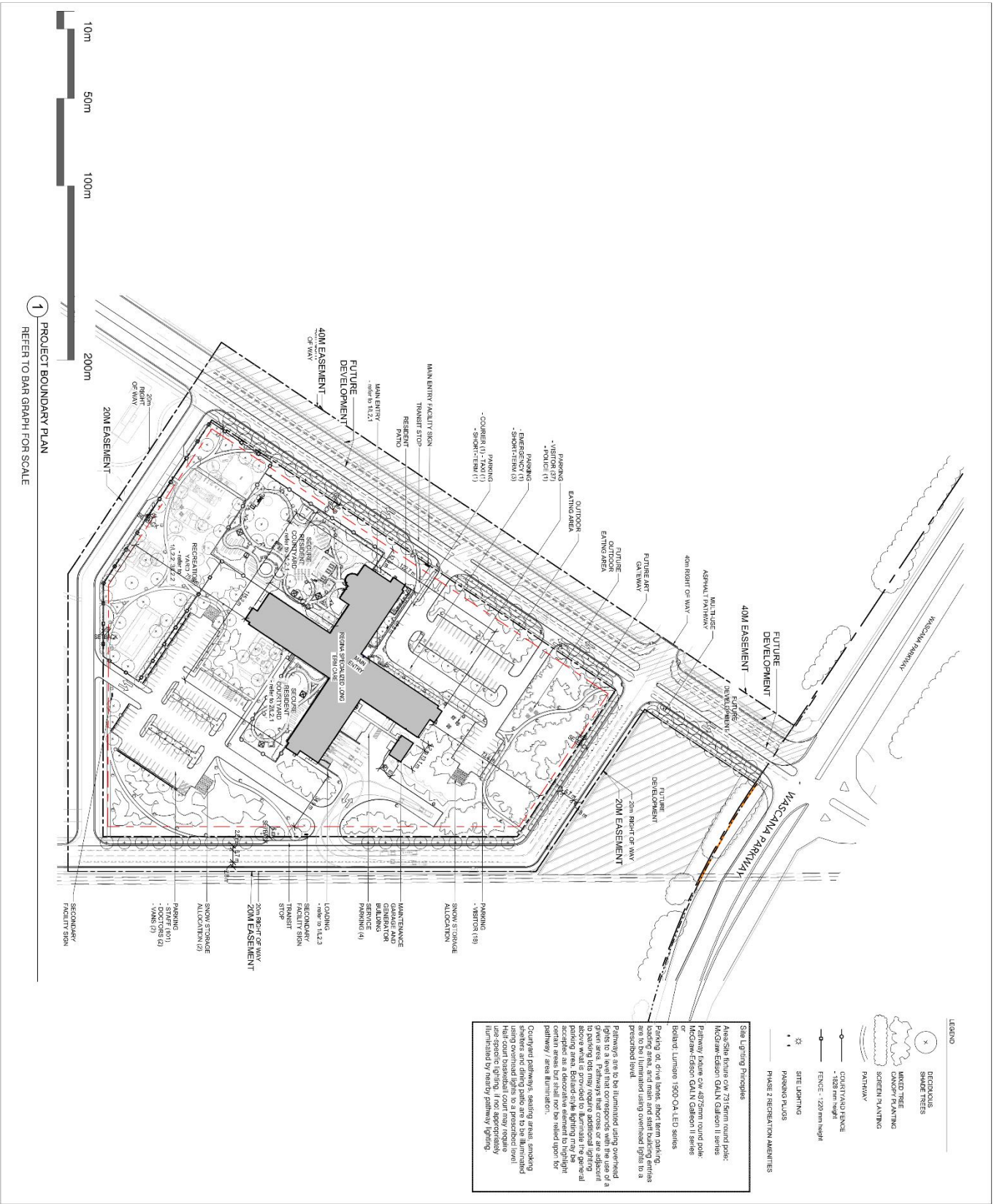
Civic Address/Subdivision 4701 Wascana Parkway



 Subject Property

Date of Photography : 2023





Site Lighting Principles

Area/Site fixture over 75' diam round pole:
 - Waco/Eaton GAIN 04500 11 series
 - Pathway fixture over 4875mm round pole:
 - Waco/Eaton GAIN 04500 11 series
 - Bollard: Luminaire 1500-CA-LED series

Parking lot Area/Site fixture over 4875mm round pole:
 - Bollard: Luminaire 1500-CA-LED series

Building Area/Site fixture over 4875mm round pole:
 - Bollard: Luminaire 1500-CA-LED series

Pathways site to be illuminated using overhead lights to a level that corresponds with the uses of a given area. Pathways that cross or are adjacent to a building shall be illuminated to a level above what is provided to illuminate the general parking area. Bollard-style lighting may be used in parking areas but shall not be relied upon for pathway / area illumination.

Overhead pathways, seating areas, smoking shelters and dining patio are to be illuminated using overhead lights to a prescribed level. Heat coat overhead cover may require additional lighting to illuminate the area below. Heat coat overhead cover may require additional lighting to illuminate the area below.

- LEGEND**
- DECIDUOUS SHADE TREES
 - LANDSCAPE SCREEN PLANTING
 - COURTYARD FENCE
 - 1.50m post height
 - FENCE - 1.20m post height
 - SITE LIGHTING
 - PARKING PLANS
 - PHASE 2 RECREATION AMENITIES

Group2 Architecture Interior Design Ltd.
 PRELIMINARY

Group2
 Architecture
 Interior Design

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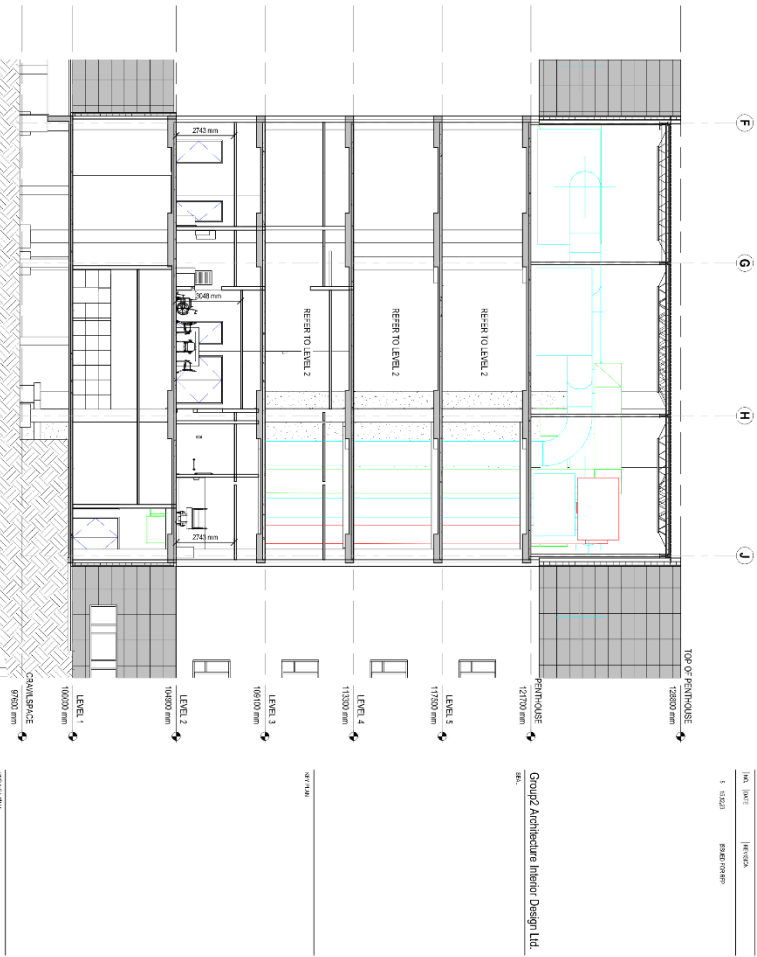
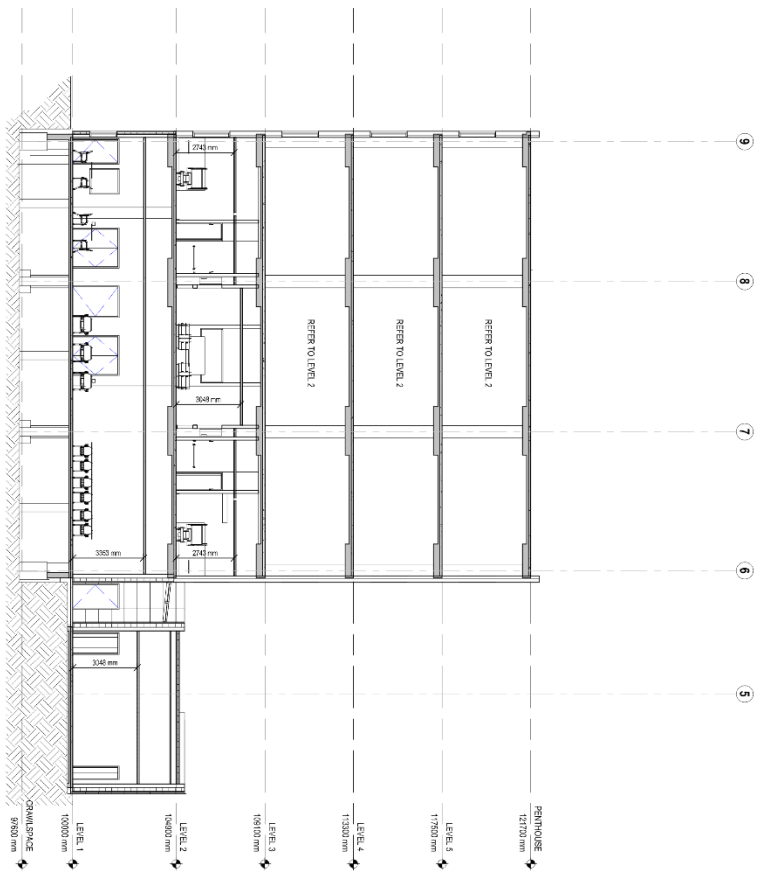
PROJECT TITLE: **REGINA SPECIALIZED LONG TERM CARE**

DATE: **21/06/20**

SCALE: **L1:1**

ISSUES / REVISIONS

No.	Date	Revised By	Revised For
1	2020-05-15	ISSUED FOR RFP	



PROJECT: REGINA SPECIALIZED LONG TERM CARE BUILDING SECTIONS

DATE: 21/06/2024

SCALE: A3:10

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	21/06/2024	FINAL ISSUE

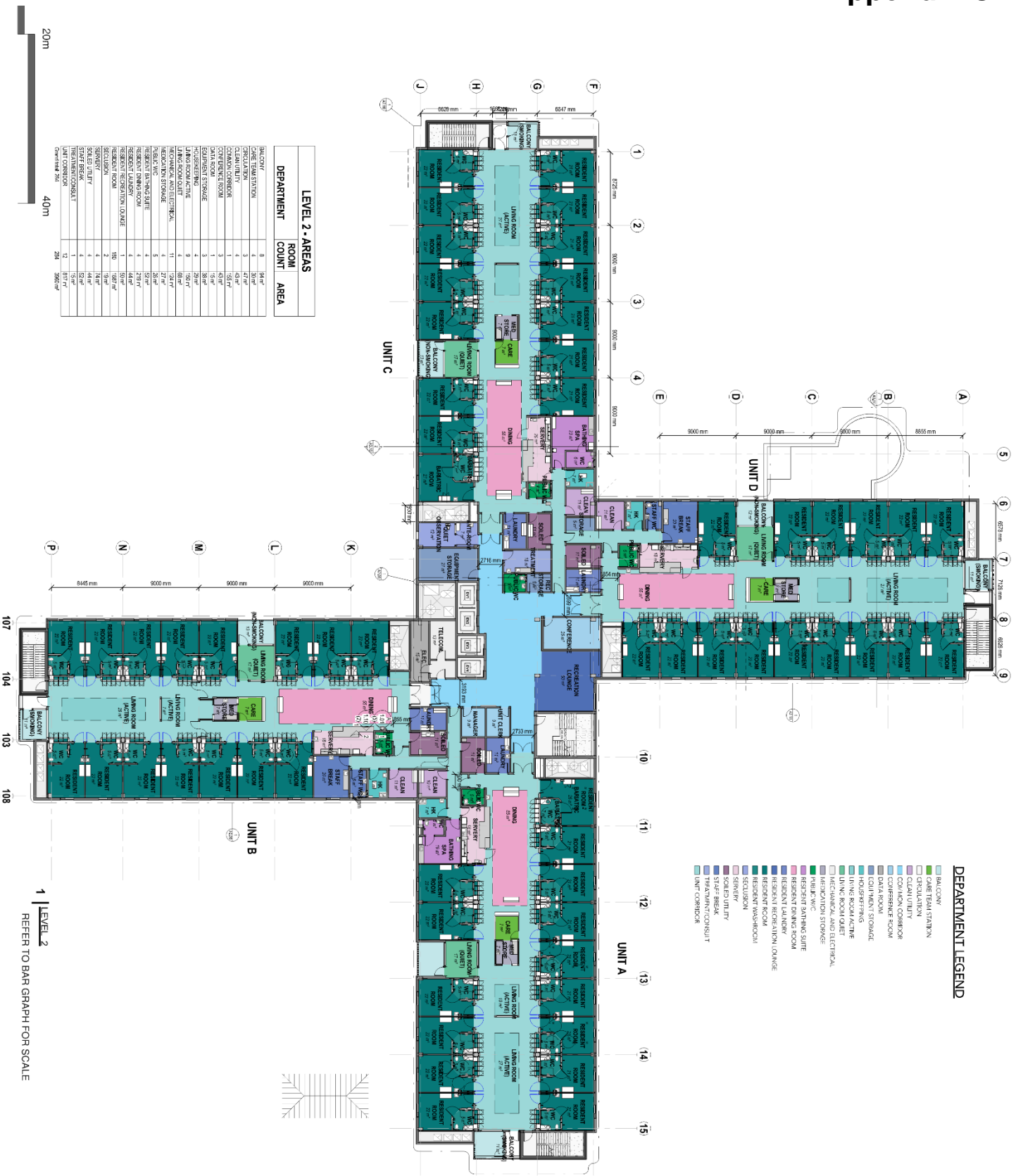
Group2 Architecture Interior Design Ltd.



1 LEVEL
REFER TO BAR GRAPH FOR SCALE

DEPARTMENT LEGEND

- BALCONY
- BATHROOM
- CIRCULATION
- CLEAN UTILITY
- COMMON CORRIDOR
- CONFERENCE ROOM
- DATA ROOM
- EQUIPMENT STORAGE
- LIVING ROOM ACTIVE
- LIVING ROOM QUIET
- MECHANICAL/ELECTRICAL
- MEDICATION STORAGE
- PUBLIC WC
- RESIDENT SWANING SUITE
- RESIDENT WALK-IN CLOSET
- RESIDENT LAUNDRY
- RESIDENT RECREATION LOUNGE
- RESIDENT ROOM
- RESIDENT WASHROOM
- SECLUSION
- STAFF WALK-IN CLOSET
- STAFF BREAK
- STAFF CONSULT
- UNIT CORRIDOR



LEVEL 2 - AREAS		
DEPARTMENT	ROOM	COUNT
BALCONY		9
BATHROOM		34
CIRCULATION		47
CLEAN UTILITY		4
COMMON CORRIDOR		43
CONFERENCE ROOM		1
DATA ROOM		1
EQUIPMENT STORAGE		3
LIVING ROOM ACTIVE		9
LIVING ROOM QUIET		4
MECHANICAL AND ELECTRICAL		11
MEDICATION STORAGE		4
PUBLIC WC		5
RESIDENT SWANING SUITE		4
RESIDENT WALK-IN CLOSET		4
RESIDENT LAUNDRY		4
RESIDENT RECREATION LOUNGE		1
RESIDENT ROOM		130
RESIDENT WASHROOM		4
SECLUSION		2
STAFF WALK-IN CLOSET		4
STAFF BREAK		4
STAFF CONSULT		4
UNIT CORRIDOR		12
Overall 2nd		284
Overall 2nd		3806 m ²

20m

40m

1 LEVEL 2
REFER TO BAR GRAPH FOR SCALE

PROJECT TITLE
**REGINA SPECIALIZED
LONG TERM CARE**

FLOOR PLAN - LEVEL 2

CLIENT
COURTESY OF SASKATCHEWAN
DRIVEN | LAMP

DATE
21/06/16

21066

A2.03

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Group2
Architecture
Interior Design

Saskatchewan

ISSUES / REVISIONS

NO.	DATE	REVISION
1	2016/06/16	ISSUE

Group2 Architecture Interior Design Ltd.