Discretionary Use – 2223 E Victoria Avenue

<table>
<thead>
<tr>
<th>Date</th>
<th>October 15, 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>To</td>
<td>Diana Hawryluk, Development Officer</td>
</tr>
<tr>
<td>From</td>
<td>Planning and Development Services</td>
</tr>
<tr>
<td>Item #</td>
<td>PL202100162</td>
</tr>
</tbody>
</table>

BACKGROUND

Section 1D.1.2(2) of the Regina Zoning Bylaw 2019 (Zoning Bylaw) requires all applications for discretionary use be delegated to the Development Officer, except those that meet specified criteria. Since the proposed application does not meet the specified criteria the application is delegated to the Development Officer.

APPLICATION

The applicant proposes to develop a mini golf facility 571 square metres in area within Victoria Square Mall (2223 E Victoria Avenue). The use is classified as Assembly, Recreation in the Zoning Bylaw and is a Discretionary Use in the MLM - Mixed Large-Market Zone when larger than 3000 square metres per lot. The existing GoodLife Fitness within the mall is approximately 3000 square metres in size, thus, additional spaces for Assembly, Recreation requires a Discretionary Use on this lot. The proposed development would be the second Assembly, Recreation use on site, totalling approximately 3570 square metres. The proposed unit within Victoria Square Mall, highlighted on Appendix A-1, has been vacant for roughly two years. The proposed floor plan is attached as Appendix A-3.

REVIEW CRITERIA

The application is reviewed as per the criteria established in Section 1E3.5 of the Zoning Bylaw as follows:

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

- Section C, Goal 2: Maximize the efficient use of existing and new infrastructure.
  
  The development will facilitate the redevelopment of a vacant unit and ensure that existing infrastructure is utilized.

- Section D5, Goal 5, Policy 7.15.1: Clustering of complementary development
The proposed development is located within a shopping mall that provides a diversity of complementary uses, including retail, restaurants, entertainment, fitness, and medical uses. Further entertainment within the mall supports the vitality of this location.

(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
   o None applicable.

(ii) intensity of development; and
   o None applicable.

(iii) impact on public facilities, infrastructure or services;
   o None applicable.

(c) consistency with regulations of the Zoning Bylaw; and

The land use and zoning related details of this proposal are summarized in the following table:

<table>
<thead>
<tr>
<th>Land Use Details</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>MLM- Mixed Large-Market Zone</td>
<td>No Change</td>
</tr>
<tr>
<td>Land Use</td>
<td>Various Uses Assembly, Recreation Vacant (current unit)</td>
<td>Assembly, Recreation</td>
</tr>
<tr>
<td>Unit Area</td>
<td>579 square metres</td>
<td>Existing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Analysis</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Parking Stalls</td>
<td>1329</td>
<td>No change</td>
</tr>
<tr>
<td></td>
<td>1055 Required for site 8 Required for this unit</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Frontage (m)</td>
<td>Existing</td>
<td>No change</td>
</tr>
<tr>
<td>Minimum Lot Area (m²)</td>
<td>Existing</td>
<td>No change</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>Existing</td>
<td>No change</td>
</tr>
<tr>
<td>Maximum Building Height (m)</td>
<td>Existing</td>
<td>No change</td>
</tr>
<tr>
<td>Minimum Landscape Area (m²)</td>
<td>Existing</td>
<td>No change</td>
</tr>
</tbody>
</table>

There are no other criteria specific to the discretionary land use/building type in the Zoning Bylaw.
(d) potential adverse impacts or nuisances affecting:

(i) nearby land, development, land uses, or properties;
   o No impacts were identified through the review.

(ii) neighbourhood character;
   o The proposed development is located within an existing shopping mall and will not have an impact on the neighbourhood character.

(iii) the environment;
   o No impacts were identified through the review.

(iv) traffic;
   o There is not anticipated to be any significant change to traffic patterns around Victoria Square Mall.

(v) a public right-of-way; and
   o No impacts were identified through the review.

(vi) any other matter(s) affecting public health and safety
   o No impacts were identified through the review.

PUBLIC NOTICE

The public has been notified about the application as required by The Public Notice Policy Bylaw.

Following public notice, one comment has been submitted, which have been summarized below:

<table>
<thead>
<tr>
<th>Response</th>
<th>Number of Responses</th>
<th>Issues Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completely opposed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accept if many features were different</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accept if one or two features were different</td>
<td></td>
<td></td>
</tr>
<tr>
<td>I support this proposal</td>
<td>1</td>
<td>None identified</td>
</tr>
</tbody>
</table>
SUMMARY

The application complies with all criteria for discretionary use approval in the Zoning Bylaw. There were no negative public comments, or any technical issues raised by stakeholders.

The proposed development is located within a long-term vacant unit within Victoria Square Mall. The existence of a large "Assembly, Recreation" elsewhere within the mall will not present a negative impact on the surrounding community. There is parking in excess of the Zoning Bylaw requirement on-site and it is not anticipated that this use going into a vacant unit will generate any negative impacts.

Respectfully Submitted,

[Signatures]

Manager, City Planning

Director, Planning & Development Services
DECISION OF DEVELOPMENT OFFICER

The application for a proposed discretionary use for an "Assembly, Recreation", located at 2223 E Victoria Avenue being Parcel X, Plan 86R67421 in the Glen Elm Park neighbourhood 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 A-3.1, described as Unit 7, dated August 2021, prepared by de Lint + Edwards Architects; and

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 if required.

☑ Approved

☐ Denied

Oct 15/21

Diana Hawryluk, Executive Director
City Planning & Community Development
(Development Officer)

Report prepared by: Michael Sliva

Attachments:
Appendix A-1 – Aerial Photograph
Appendix A-2 - Aerial Photograph
Appendix A-3 – Application Plans