Discretionary Use – 2030 Osler Street

<table>
<thead>
<tr>
<th>Date</th>
<th>March 25, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>To</td>
<td>Deborah Bryden, Development Officer</td>
</tr>
<tr>
<td>From</td>
<td>Planning and Development Services</td>
</tr>
<tr>
<td>Item #</td>
<td>PL202200016</td>
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BACKGROUND

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

APPLICATION

The applicant, Kaitlyn Brown, on behalf on the property owner, Nanda’s Holding, proposes to develop a parkade for 150 vehicles at 2030 Osler Street. The site is currently being used as a surface parking lot, comprising 51 parking stalls. The proposal also includes four proposed commercial spaces on the main floor for future retail. “Retail Trade, Shop” is a permitted use in the DCD-D Zone. The proposed parkade is classified as “Transportation, Parking Structure” in the Zoning Bylaw and is a discretionary use in the DCD-D – Direct Control District Downtown.

With vehicular access to the parkade from Osler Street. This proposal is to service the adjacent Marriott Hotel at 1717 Victoria Avenue. The proposed development is proposing to use the bonussing provision in the Zoning Bylaw to be compliant. The proposed site plan and elevations are attached as Appendix A-3.1 and 3.2, respectively.

REVIEW CRITERIA

The application is reviewed as per the criteria established in Section 1E3.5 of Zoning Bylaw, 2019, as follows:

(a) consistency with the vision, goals and policies of the Official Community Plan
   - Section C, Goal 3, Policy 2.7: Direct future higher density intensification to the City Centre, existing urban centres and corridors and adjacent intensification
areas where an adequate level of service and appropriate intensity and land use can be provided.

The development is a form of intensification within the City Centre, by bringing in more parking, retail, and investment.

- Part B.4.4.8 Policy 34 Regina Downtown Neighbourhood Plan: Section D5, Goal 6, Policy 7.34: THAT the City of Regina will incorporate parking standards and restrictions in the zoning bylaw to ensure development decisions result in an active and animated public realm and limits the amount of visible parking from the street.

The proposed development includes street-facing retail that visually blocks vehicular parking.

(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

None applicable

(ii) intensity of development; and

None applicable.

(iii) impact on public facilities, infrastructure or services;

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>DCD – Direct Control District Downtown</td>
<td>No Change</td>
</tr>
<tr>
<td>Land Use</td>
<td>Transportation, Parking Lot</td>
<td>“Transportation, Parking Structure” and “Retail Trade, Shop”</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>Nil</td>
<td>1291 square metres</td>
</tr>
</tbody>
</table>
### Zoning Analysis

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Parking Stalls</td>
<td>Nil</td>
<td>150</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>100%</td>
<td>92.6%</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>2.5</td>
<td>0.38</td>
</tr>
<tr>
<td>Maximum Building Height (m)</td>
<td>13.25</td>
<td>14.7</td>
</tr>
<tr>
<td>Maximum Street Wall Height (m)</td>
<td>7.5</td>
<td>13.2</td>
</tr>
<tr>
<td>Build-to Lines (m)</td>
<td>2.0</td>
<td>1.0</td>
</tr>
</tbody>
</table>

Three items require bonussing and are indicated above as Maximum Building Height, Maximum Street Wall Height, and Minimum Street Setback. Zoning Bylaw Regulations 6A.4.7 (6) and 6A.8.1 (5) enable these items to be bonussed. The specific bonussing agreement will occur prior to issuance of the Building Permit and will be registered on title. A total of 1024 square metres (the total building area non-compliant with the regulations in the above table) of development will need to be bonused, with a combination of amenities that benefit the community as per Table 6A.T5 of the *Regina Zoning Bylaw No. 2019-19*.

6A.F2 stipulates that this location as a “Street With High Motor Vehicle Parking Standards”. This requires the main floor to have some form of Active Use along the street itself. This is being provided through the four proposed retail uses.

(d) **potential adverse impacts or nuisances affecting:**

(i) **nearby land, development, land uses, or properties;**

This is a significant intensification on the site, however, due to the net increase in parking and the nature of the development it is not anticipated there will be negative issues on neighbouring properties.

(ii) **neighbourhood character;**

The proposed development is located within the Downtown neighbourhood, where higher density development is encouraged. The property is bordered to the east by low and medium density residential uses, including the Phoenix Residential Society. This is part of the Core Neighbourhood Edge within the *Regina Downtown Neighbourhood Plan*, which requires buildings to be a compatible scale to the surroundings. The proposed development is slightly taller than the three-story Phoenix Residential Society, providing a smooth transition from Downtown height to Core Area (Heritage) residential uses.
(iii) the environment;
No impacts were identified through the review.

(iv) traffic;
There is anticipated to be a mild increase in traffic along Osler Street. However, additional parking provided on site will remove parked vehicles from the surrounding streets.

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

(vi) any other matter(s) affecting public health and safety
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 by way of

(a) sign posting on the subject property
(b) written notice sent to assessed property owners within 75m; and
(c) website posting on regina.ca and posting on the City Hall Public Notice Board.

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></td>
</tr>
</tbody>
</table>
The Regina Downtown BID was circulated the application and did not provide comment. Since the public response did not raise a significant degree of concern, and no technical concerns were raised, this application is delegated to the Development Officer.

A property manager of the surrounding property raised concerns about how their properties might be impacted by construction of the parking structure. They expressed the need to maintain access to the north-south laneway for emergency vehicles, solid waste collection, social services building access and the 100-stall underground parkade for Sask Energy. The applicant was made aware of these concerns and discussed with the caller about how these issues would be addressed during the building permit stage (e.g. construction staging so that at least one of the laneways is accessible at any given time).

**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 on an existing surface parking lot at 2030 Osler Street. The application meets all applicable goals in the *Regina Downtown Neighbourhood Plan*. The proposed retail along Osler Street contributes to making downtown a more vibrant place.

Respectfully Submitted,

Manager, City Planning

Director, Planning & Development Services
DECISION OF DEVELOPMENT OFFICER

The application for a proposed discretionary use for a “Transportation, Parking Structure”, located at 2030 Osler Street being Lots 11-15, Block 363, Plan OLD33 in the OLD33 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 – 3.2, dated February 11, 2022, prepared by JMA Architecture;

2. Authorize the Development Officer to issue a development permit with respect to the application.

3. The development shall comply with the prescribed development standards and regulations unless prior to issuance of any building permit in relation to the development the applicant and the City shall have entered into a development agreement allowing for exception to such standards in exchange for certain facilities or services in accordance with subpart 1F.2 of The Zoning Bylaw.

X Approved

○ Denied

March 25, 2022

Date

Deborah Bryden, A/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-3.1 – Site Plan
Appendix A-3.2 – Elevation Drawings
The drawings and specifications as instruments of service are the copyright property of the Architect. The design documents are prepared solely for use by the party that the Architect and their consultants have entered into a contract. The Architect shall not be held liable for misrepresentation by any other party using these documents without the expressed written consent of the Architect and their Consultants. The contractor shall verify dimensions and data for the project, and is held responsible to report those discrepancies and conditions in the field to the Architect for adjustment.

DATE: 12/09/21
DRAWN BY: D. Lindblad
STAMP: 12/09/21
ISSUANCE: REV. NUMBER: 50

PROJECT TITLE: MARRIOTT HOTEL PARKADE PROPOSAL
SCHEME #2
OSLER STREET, REGINA

3D VIEWS

3D CUT VIEW FROM OSLER LOOKING SOUTHWEST

3D CUT VIEW FROM OSLER LOOKING NORTHWEST