**Discretionary Use – 4500 E Victoria Avenue**

<table>
<thead>
<tr>
<th><strong>Date</strong></th>
<th>July 28, 2022</th>
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<tbody>
<tr>
<td><strong>To</strong></td>
<td>Deborah Bryden, Development Officer</td>
</tr>
<tr>
<td><strong>From</strong></td>
<td>Planning and Development Services</td>
</tr>
<tr>
<td><strong>Item #</strong></td>
<td>PL202200095</td>
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**BACKGROUND**

Section 1D.1.2(2) of the Zoning Bylaw specifies that 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 (U Haul) proposes to develop a “Retail Trade, Shop” (retail), “Retail Trade, Motor Vehicle-Light” (U-Haul vehicle rental), and “Storage, Personal” (self-storage) facility at 4500E Victoria Avenue (Appendix A-1). The Subject Property is in the *Tower Crossing Secondary Plan* (TCSP) policy area on the city’s east periphery.

The proposed development is located on a site zoned Mixed Large Market Zone and the gross floor area of the proposed self-storage and the U-Haul vehicle rental portion of the proposed development are both greater than 1,000 square metres; therefore, the application is being pursued as a Discretionary Use, per Chapter 4, Part 4C, Table 4C.T2 of the *Zoning Bylaw, 2019*.

The site currently contains a short-term residential accommodation, dog kennels, and a driving school, which will be removed prior to construction.

**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**

The Subject Property is within the Urban Corridor policy area of the OCP. Although the OCP generally supports mixed-use and intensified development in the Urban Corridor, the proposed development represents a new and modern business; therefore, while not all OCP goals are achieved, a level of intensification is being met along with redevelopment.
Notwithstanding the general intent of the Urban Corridor policy, Part B.15 (TCSP) of the OCP establishes a refined vision for the Urban Corridor segment that is adjacent to Tower Crossing - the proposed development is in alignment with Part B.15, as noted below.

(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;
   (ii) intensity of development; and
   (iii) impact on public facilities, infrastructure, or services

The Subject Property is located within the commercial policy area of the TCSP (OCP – Part B.15), which supports commercial and light industrial development:

Section 3.3.1: In order to recognize the changing market and servicing expectations, it is the intent of this Plan to transition the southern part of the Plan area to an orderly, well planned and full serviced commercial area while still allowing the potential continuation of compatible light industrial land use.

The proposed development is in alignment with this policy, as it represents a large-lot commercial development that will benefit from convenient access to major roadways.

An initiative is underway to supply the Tower Crossing Commercial Area with full water and wastewater servicing. The development application was reviewed from an infrastructure and servicing perspective and no issues were identified.

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

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

<table>
<thead>
<tr>
<th>Land Use Details</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>MLM-H</td>
<td>MLM</td>
</tr>
<tr>
<td>Land Use</td>
<td>Various Uses</td>
<td>“Retail Trade, Shop” “Retail Trade, Motor Vehicle-Light” and “Storage, Personal”</td>
</tr>
<tr>
<td>Building Area</td>
<td>N/A</td>
<td>14452 m²</td>
</tr>
<tr>
<td>Zoning Analysis</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td>Number of Parking Stalls</td>
<td>186</td>
<td>186</td>
</tr>
<tr>
<td>Minimum Lot Frontage (m)</td>
<td>22.5 m</td>
<td>121 m</td>
</tr>
<tr>
<td>Minimum Lot Area (m²)</td>
<td>1500m²</td>
<td>32227 m²</td>
</tr>
<tr>
<td>Maximum Site Coverage</td>
<td>65%</td>
<td>19%</td>
</tr>
<tr>
<td>Maximum Building Height (m)</td>
<td>15 metres</td>
<td>15 metres</td>
</tr>
<tr>
<td>Minimum Landscape Area (m²)</td>
<td>3223m²</td>
<td>4888.5m²</td>
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A Holding Overlay Zone applies to the Subject Property in order to address potential environmental contamination issues, as described below. As a condition of Discretionary Use approval, a development permit will be withheld until confirmation from the Ministry of the Environment, Government of Saskatchewan, is provided indicating that the site has been rendered suitable for the intended land-use from an environmental perspective. Further, the Holding Overlay Zone will need to be removed via Council approval.

(d) potential adverse impacts or nuisances affecting:

(i) nearby land, development, land uses, or properties;
The proposed land use aligns with the intent of the TCPS; has access to a service road; is not in close proximity to residential lands and is not expected to generate off-site impacts, except traffic and some potential light spillage; therefore, the proposal is deemed to be compatible with adjacent land use.

(ii) neighbourhood character;
The Subject Property is located within an identified commercial area accommodating commercial and light industrial development. The proposed development is consistent with this character.

(iii) the environment;
The Subject Property is suspected of having environmental contamination due to the historic use as a gas station, therefore, the Applicant may be required to undertake remediation prior to a development permit being approved. The regulatory implications associated with this are described above.

The site contains no natural features.

(iv) traffic;
No impacts were identified through the review.

(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) written notice sent to property owners within 75metres
(b) website posting on regina.ca

No responses were received from the public. Since the public response did not raise a significant degree of concern, this application is delegated to the Development Officer.

SUMMARY

- The application complies with all criteria for discretionary use approval in the Zoning Bylaw.
- There is no conflict with the OCP Part A.
- The proposed development is deemed suitable for the Subject Property from a land-use perspective and the *Tower Crossing Secondary Plan*.

RECOMMENDATION

The application for a proposed discretionary use for “Storage, Personal” and “Retail Trade, Motor Vehicle-Light” located at 4500 E Victoria Avenue being Plan: 61R01031 Block: D; Plan: FS2354; Block: B / Plan: FR3848 and Block: C in the Tower Crossing Secondary Plan area is approved subject to the following standards and conditions:

1. As a prerequisite for the issuance of a development permit, the Applicant shall:
   a. Pay any applicable fees or charges;
   b. Enter into a development agreement; if required;
   c. Demonstrate confirmation, from the Ministry of Environment, that the site is suitable for the intended land-use from an environmental perspective.

2. The development shall be generally consistent with plans attached to this report as Appendix B1, B2, and B3.

3. The three affected parcels shall be consolidated prior to a building permit being issued.

Respectfully Submitted,

Manager, City Planning

A/Director, Planning & Development Services

Report prepared by: David Ferrone, City Planner I, City Planning Branch

Attachments:
Appendix A-1 – Aerial Photograph
Appendix A-2 – Aerial Photograph
Appendix B-1 – Application Plans/ Site Plans
Appendix B-2 – Floor Plans for Four Story Building
Appendix B-3 – Elevation Plans for Four Story Building

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DISCRETIONARY USE APPLICATION
DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

☒ APPROVED
☐ DENIED

Deborah Bryden, Executive Director,
City Planning and Community Development
(Development Officer)

July 27, 2022

Dated