

## Discretionary Use – Unit 16-5875 Rochdale Boulevard (PL202300108)

<b>Date</b>	August 14, 2023
<b>To</b>	Deborah Bryden, Development Officer
<b>From</b>	Planning and Development Services
<b>Item #</b>	PL202300108

### 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. Since the proposed application does not meet the specified criteria, the application is delegated to the Development Officer.

### APPLICATION

---

The Applicant, Sherwood Co-operative Association Limited, has applied to convert (develop) existing space within a commercial complex at Unit 16-5875 Rochdale Boulevard from “Food & Beverage, Restaurant” to “Retail Trade, Shop”. This proposed development requires approval through the Discretionary Use procedure as the building is located within an Urban Corridor, and the addition of this “Retail Trade, Shop” will exceed a gross floor area of 3000 square metres per lot (approximately 7,690 square metres total), as per the requirements of the applicable Mixed High-Rise Zone.

The specific proposed development is a liquor retail outlet; however, the application relates to the general category of Retail Trade, Shop, as there are no references or regulations, specifically, for liquor retail outlets in the Zoning Bylaw.

The existing building footprint is 9,494 square meters, with the unit occupying 731 square meters (less than 10 per cent). The Applicant is not proposing any changes to the unit footprint or floor area.

The proposed development is located within an Urban Corridor and is surrounded by a mix of existing commercial, residential, and institutional (Michael A. Riffel Catholic High School).

### 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**

The application is consistent with policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), including maximizing existing infrastructure (Section C, Goal 2) and requiring large-format retail within Urban Corridors (Section D5, Goal 5, Policy 7.1.7). The addition of the retail space will create a one-stop-shopping experience that aids in the economic

viability of Rochdale Crossing and reduces the number of trips made by private automobiles.

- (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;**

No neighbourhood plan, concept plan or special study or policy document applies.

- (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:

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	MH	MH
Land Use	Various (Commercial)	Retail Trade, Shop
Building Footprint	9494m <sup>2</sup>	No change

<b>Zoning Analysis</b>	<b>Required</b>	<b>Proposed</b>
Number of Parking Stalls	125 stalls 8 for this Unit	Existing 386 stalls
Minimum Lot Frontage (m)	Existing	No change
Minimum Lot Area (m <sup>2</sup> )	Existing	No change
Maximum Site Coverage	Existing	No change
Maximum Building Height (m)	Existing	No change
Minimum Landscape Area (m <sup>2</sup> )	Existing	No change

The proposed development will not result in the need for additional parking, landscaping or other site standards or requirements.

The application conforms with the following 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;**
  - (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**

The proposed development will be located in an existing commercial complex that includes similar retail and service commercial land-use; therefore, no increase to land-use intensity, and no issues, are expected.

## **PUBLIC NOTICE**

---

The public has been notified about the application as required by *The Public Notice Policy Bylaw, 2020* 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.

Following public notice, 2 comments have been submitted, which have been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	- Do not want a liquor store at this location.
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	- Proximity to existing grocery store.
<i>Total</i>	<b>2</b>	

Regina Catholic School system raised concerns about the proximity of the liquor store to Michael A. Riffel Catholic High School. Specifically, the concerns were about the impact of alcohol advertisements on impressionable youth and undermining absence and rehabilitation strategies. Saskatchewan Health Authority also commented, citing similar concerns, but acknowledges there are a few liquor outlets in the area.

The reference to “liquor retail outlet” is intended only, to provide additional detail regarding the proposed development. The City’s Zoning Bylaw does not include references or regulations specific to this use, as it is considered similar to other typical land uses within the Retail Trade, Shop classification regarding measurable land use impact. The Saskatchewan Liquor and Gaming Authority manages liquor retail permits.

## **SUMMARY**

---

The proposed development complies with all applicable policy and Zoning Bylaw regulations, including criteria for discretionary use approval, and is deemed suitable for the location. One public submission, in opposition, was received – the City respects and appreciates all comments; however, the concern relates to matters beyond the OCP and Zoning Bylaw.

## **RECOMMENDATION**

---

The application for a proposed discretionary use for a “Retail Trade, Shop” located at Unit 16 – 5875 Rochdale Boulevard being Block A4, Plan 102073519 Ext. 0 in the Sherwood Estates

McCarthy 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-1.
2. Authorize the Development Officer to issue a development permit with respect to the application.

Respectfully Submitted,


---

Manager, City Planning

---

Director, Planning & Development Services

---

**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)

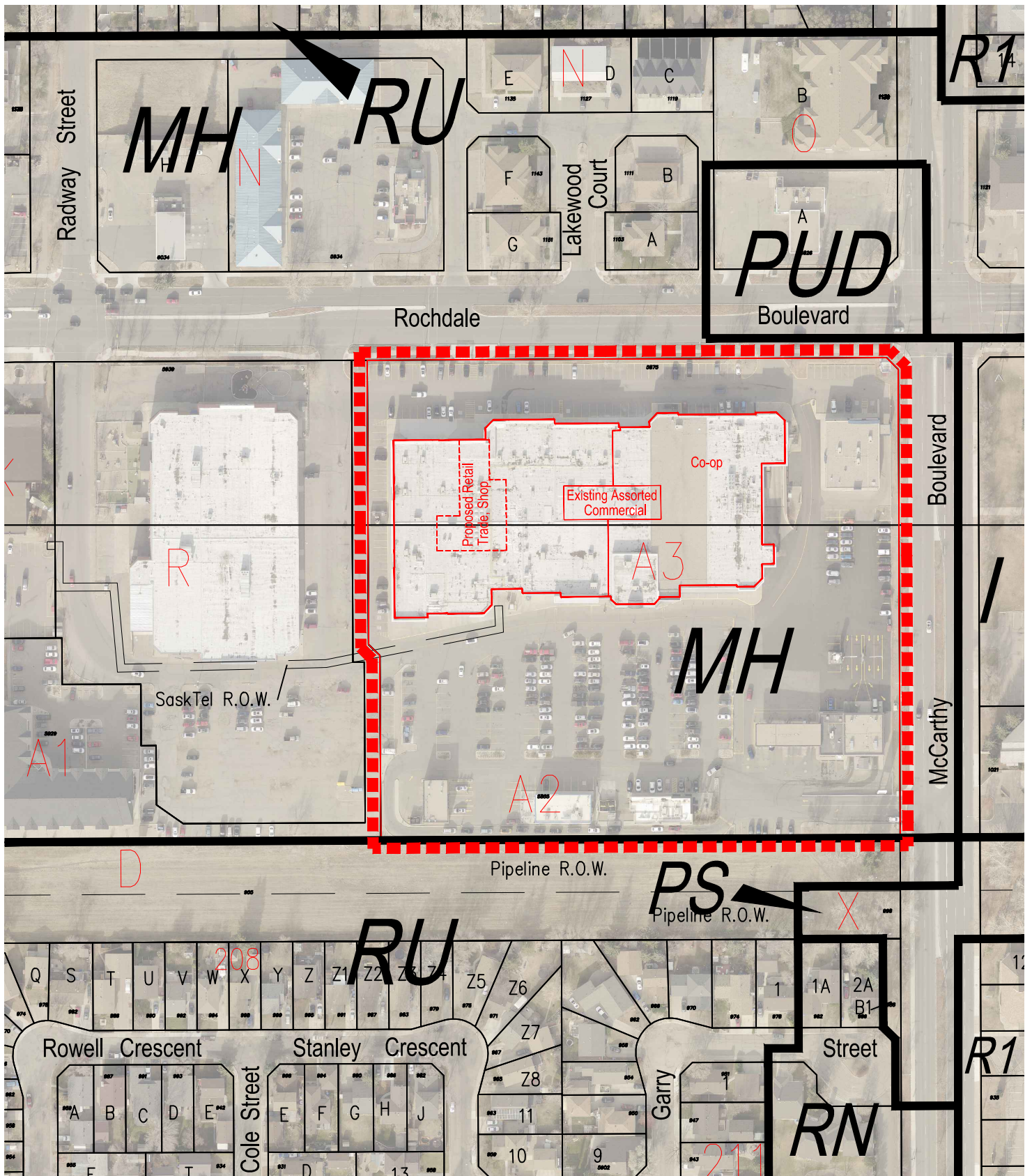
August 14, 2023

---

Dated

Report prepared by: Zoey Drimmie, City Planner I

Attachments:  
Appendix A-1 – Aerial Photograph  
Appendix A-2- Aerial Photograph  
Appendix A-3- Floor Plan



Subject Property

Date of Photography : 2020







Date of Photography: 2020





