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

<table>
<thead>
<tr>
<th>Date</th>
<th>August 14, 2023</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>PL202300108</td>
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</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Land Use Details</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>MH</td>
<td>MH</td>
</tr>
<tr>
<td>Land Use</td>
<td>Various (Commercial)</td>
<td>Retail Trade, Shop</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>9494 m²</td>
<td>No change</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Analysis</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Parking Stalls</td>
<td>125 stalls</td>
<td>Existing 386 stalls</td>
</tr>
<tr>
<td></td>
<td>8 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>

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:

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

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)

Dated August 14, 2023

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

Project: PL202300108
Civic Address/Subdivision: Unit 16 - 5875 Rochdale Boulevard

Date of Photography: 2020

Appendix A-1
Subject Property

Date of Photography: 2020

Project PL202300108  Civic Address/Subdivision  Unit 16 - 5875 Rochdale Boulevard
SCHEDULE "A"