

Discretionary Use – 8701 Dewdney Avenue

Date	August 20, 2024
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202400117

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 – this application does not meet the specified criteria; therefore, it is delegated to the Development Officer.

APPLICATION

WSP Canada Inc. (the Applicant, on behalf of Costco) proposes to develop a 14,800m² “Retail Trade, Shop”, with “Retail Trade, Fuel Station” (Proposed Development) at 8701 Dewdney Avenue (Subject Property).

The Subject Property is zoned MLM – Mixed Large Market Zone, which requires that the following aspects of the Proposed Development be reviewed through the discretionary use procedure:

- “Retail Trade, Shop”, as it is located within an Urban Center and is greater than 6000m²;
- “Retail Trade, Fuel Station”, as it is less than 75m from the nearest dwelling land use.

The Subject Property is located within the Westerra Neighbourhood. The surrounding land uses are: commercial and future medium-density residential (east); primarily vacant land intended for low and medium-density residential (south); Pinkie Road and land within the RM of Sherwood and Sakimay First Nations (west); Dewdney Avenue (north).

The Subject Property forms part of an evolving, master-planned urban and retail centre.

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 forms part of an identified Urban Centre (OCP Part A – Map 1a) and is consistent with the objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) in relation to Urban Centres:

- Subject Property forms part of a larger, evolving mixed-use hub within Westerra
- “Large-format retail” is an acceptable land-use within Urban Centres (Policy 7.17).

The Proposed Development supports OCP objectives relating to “complete neighbourhoods” (Policy 7.1), as it will serve as a catalyst for attracting other commercial retail and services, and amenities generally, which can benefit the neighbourhood.

The Proposed Development, as “large-format retail”, supports OCP objectives relating to economic prosperity and expanding employment opportunities (Section D10, Goal 2).

- (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 an area subject to the requirements of the *Westerra Neighbourhood Plan* (OCP – Part B.14). Specifically, policies applicable to the Large Format Retail sub-area apply, which support the development of large-scale retail, intended to be a regional draw and serve as a catalyst for future commercial development - the Proposed Development aligns with this policy.

The Proposed Development is in alignment with land-use, transportation and servicing strategy associated with the *Westerra Neighbourhood Plan*, which recognize the Subject Property as an area reserved for large-format retail development.

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

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

Land Use Details	Existing	Proposed
Zoning	MLM – Mixed Large Market Zone	No change
Land Use	Vacant	“Retail Trade, Shop” & “Retail Trade, Fuel Station”
Building Footprint	Not Applicable	14,809m ²
Zoning Analysis	Standards	Proposed
Required Parking Stalls (Accessible)	4	16
Recommended Parking Stalls	196	1284
Minimum Lot Area (m ²)	1500	91,476
Maximum Site Coverage	65%	16.2%
Maximum Building Height (m)	15	9.49
Minimum Landscape Area	10%	16.4% (14,989.9m ²)

The Proposed Development meets the requirements of the Zoning Bylaw.

Through a Zoning Bylaw amendment (January 1, 2024 – CR24-1), on-site parking is now only “recommended” instead of “required,” which means it is optional. Despite parking not being required, except for accessibility parking, the Applicant is proposing 1284 stalls, which exceeds the recommended minimum amount (196).

- (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 is in alignment with the land-use plan of the *Westerra Neighbourhood Plan*, which is a framework for defining the special relationship between various land-uses, including residential versus non-residential land-use.

The Proposed Development (“Retail Trade, Shop”) is located in area, identified the *Westerra Neighbourhood Plan*, reserved for “large-format retail”; therefore, is consistent with the intended character of this evolving commercial hub.

The Proposed Development (“Retail Trade, Fuel Station”) is a discretionary use due to the proximity of the fuel equipment to the residential development to the east. However, the fuel station at this location is deemed acceptable as both properties will be required to have landscaping along the property line; and the residential development was approved within 75m of the existing Sherwood Co-op fuel equipment.

No negative environmental impacts are anticipated:

- The Subject Property is located over a “Low Sensitivity” aquifer area.
- The Proposed Development will not include uses generating emissions.
- Underground fuel tanks, associated with the proposed fuel station, will need to be installed in accordance with provincial and City regulations, which are intended to prevent environmental contamination.

The Applicant will be required to complete a traffic impact assessment and undertake any off-site roadway upgrades to ensure adequate traffic management.

The review did not identify any impacts on other matters affecting public health and safety.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw* by way of:

- Sign posting on the subject property.
- Written notice sent to all properties within the Westerra Neighbourhood (exceeds typical 75 metre notification radius).
- Website posting on regina.ca.

620 comments were submitted, which are summarized below:

Response	Number of Responses	Issues Identified
Completely opposed	19	<ul style="list-style-type: none"> • Traffic impacts • Inappropriate location • Smaller-scale retail
Accept if features were different	35	<ul style="list-style-type: none"> • Inappropriate location • Fuel station offerings • Expand transit services • Traffic impacts
I support this proposal	566	<ul style="list-style-type: none"> • Support additional Costco • Alleviate pressures on existing Costco • Creation of new jobs • Catalyst for future retail
Other	3	

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and is in alignment with applicable policy and regulations.

RECOMMENDATION

The application for a proposed discretionary use for a “Retail Trade, Shop” and “Retail Trade, Fuel Station,” located at 8701 Dewdney Avenue, being Parcel A, Plan 102224393 Ext. 2 in the Westerra Neighbourhood is APPROVED, subject to the following standards and conditions:

1. The development shall be generally consistent with the plans attached to this report as Appendix B-1, dated June 24, 2024, prepared by WSP Canada Inc.
2. The Applicant or Landowner shall enter into an agreement with the City to undertake any off-site roadway upgrades, as required by the City and identified by a traffic impact assessment approved by the City.
3. 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 is required.

Respectfully Submitted,

Ben Mario Anson

Manager, City Planning

Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

- APPROVED
 DENIED



August 21, 2024

Deborah Bryden, Deputy City Manager,
City Planning and Community Services
(Development Officer)

Dated

Report prepared by: Zoey Drimmie, City Planner I

Attachments:

Appendix A-1 – Location

Appendix A-2 – Zoning

Appendix B-1 – Site Plan

Appendix B-2 – Landscaping Plan

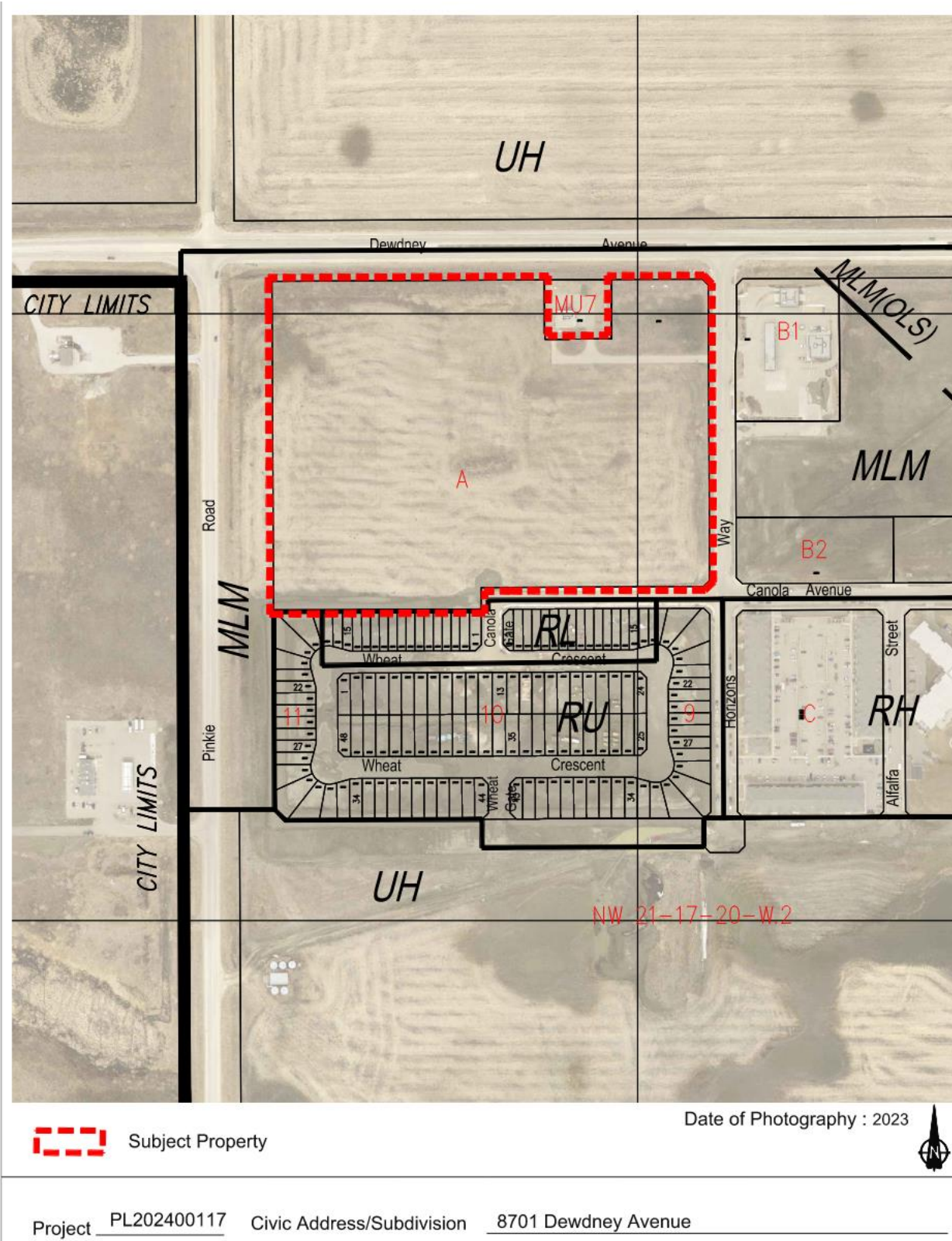
Appendix B-3 – Store Elevation

Appendix B-4 – Fuel Station Elevation

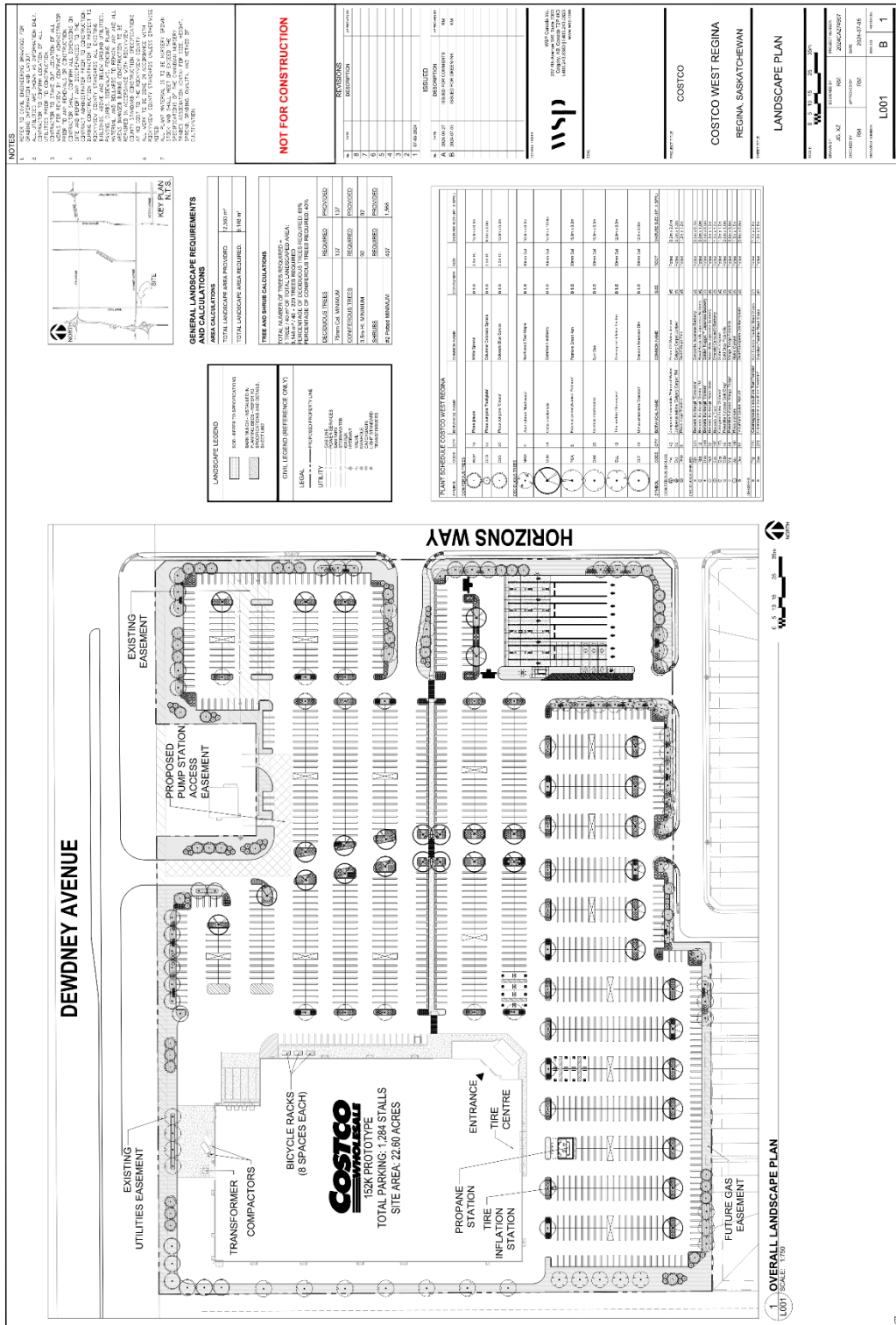
Appendix A-1 – Location



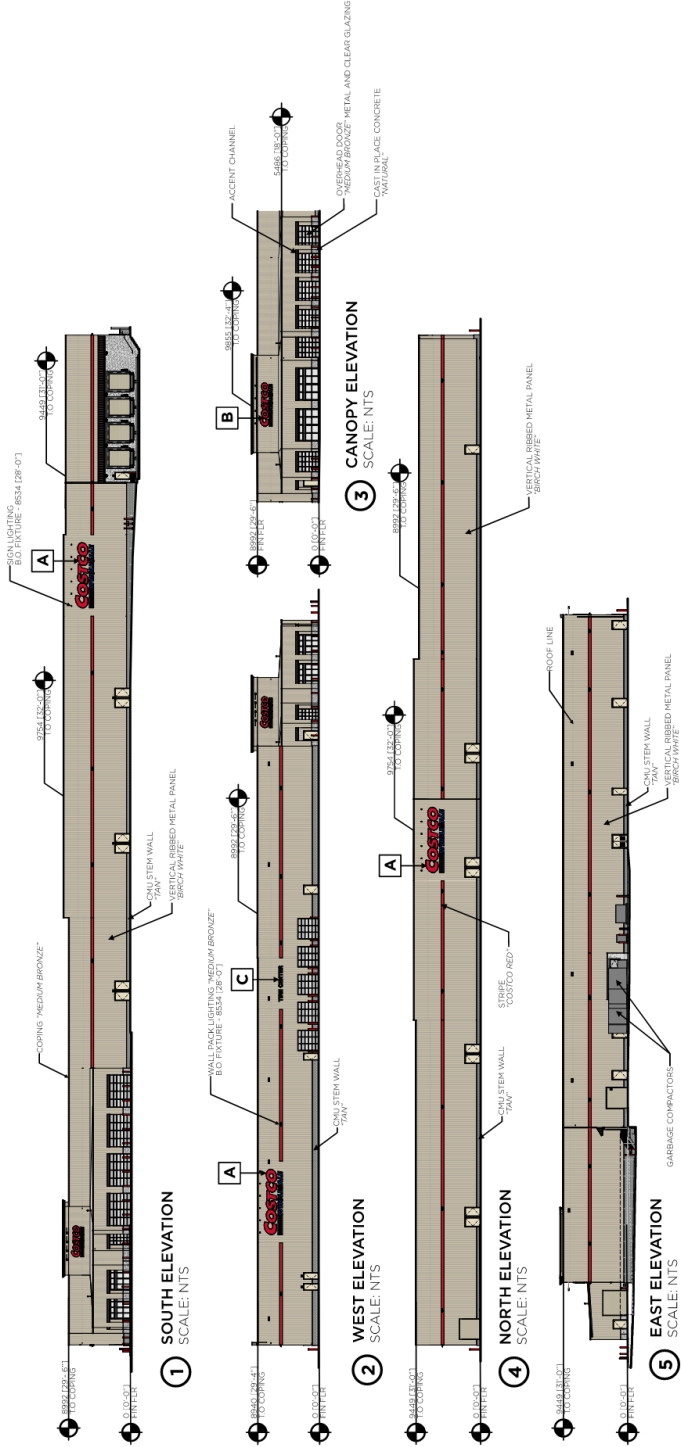
Appendix A-2 – Zoning



Appendix B-2 – Landscaping Plan

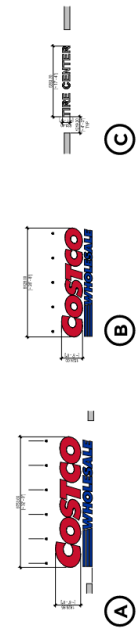


Appendix B-3 – Store Elevation



SIGN TABLE

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	3	COSTCO WHOLESALE	1829mm C [6'-0" C]	26.01 sq [280 sq]	104.05 sq [1,120 sq]
B	1	COSTCO WHOLESALE	1524mm C [5'-0" C]	16.26 sq [175 sq]	16.26 sq [175 sq]
C	1	TIRE CENTRE	5382mm X 533mm [17'-4" X 1'-9"]	2.88 sq [31 sq]	2.88 sq [31 sq]
				TOTAL SIGN AREA	123.19 sq [1,326 sq]



WAREHOUSE ELEVATIONS

MULVANNY | G2 ARCHITECTURE
 APRIL 24, 2024
 W. REGINA, SK
 PG. 7

Appendix B-4 – Fuel Station Elevation



① CANOPY AND DISPENSER ISLANDS
SCALE 1:50



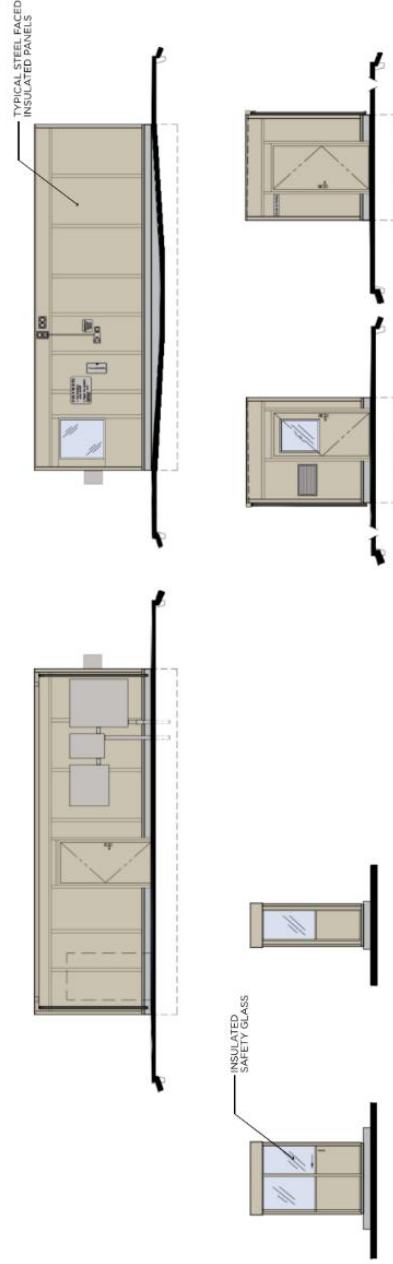
② CANOPY AND DISPENSER ISLANDS
SCALE 1:50

SIGN TABLE

QUANTITY	SIGN	SIZE	AREA (EACH)
4	COSTCO WHOLESALE	2607 (8'-6 5/8") X 743 (2'-5 1/4")	194 SM (20,85 SF)

TOTAL SIGN AREA: 775 SM (83,385 SF)

ELEVATION	TOTAL AREA (SM (SF))	TOTAL SIGNAGE AREA	% OF SIGNAGE COVERAGE
SOUTH	35 SM (378 SF)	15 SM (158 SF)	10.8%
WEST	26 SM (277 SF)	194 SM (20,85 SF)	5.5%
NORTH	26 SM (277 SF)	194 SM (20,85 SF)	5.5%
EAST	28 SM (277 SF)	194 SM (20,85 SF)	5.5%



④ WARMING HUT ELEVATIONS
SCALE 1:25

③ CONTROLLER ENCLOSURE ELEVATIONS
SCALE 1:25

COSTCO WHOLESALE FUEL ELEVATIONS

REGINA, SK (HORIZONS)

FUEL FACILITY ELEVATIONS
DD31-01

JUNE 2024