

## Zoning Bylaw Amendment Application (PL201900036) – 1550 Saskatchewan Drive

<b>Date</b>	February 6, 2020
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC20-5

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the rezoning and Official Community Plan amendment application from IL – Light Industrial to MH – Mixed High Rise on Lots: 29 To 42, Block: 248, Plan: OLD33, Lots: 4 to 10, Block: 248, Plan: OLD33 and Lot: A, Block: 248, Plan:100299056 at 1525 South Railway Street, 1550 Saskatchewan Drive, 1630 St John Street, 1625 Halifax Street, 1631 Halifax Street and 1647 Halifax Street in the Core Area Neighbourhood.
2. Direct the City Solicitor to prepare the necessary bylaws to amend *The Regina Zoning Bylaw, 2019* and *Design Regina: The Official Community Plan Bylaw No 2013-48* to authorize the amendments as set out in this report.
3. Approve these recommendations at its February 26, 2020 meeting, to allow sufficient time to advertise the required public notice for the respective bylaws.

### ISSUE

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Anthony Marquart on behalf of Fitzroyalty Management GP Inc. (the Applicant), submitted application to rezone the subject properties from IA1 – Light Industrial to MAC - Major Arterial Commercial, to facilitate development of land uses for commercial mixed-use purposes. This application was submitted under *Regina Zoning Bylaw No. 9250*, which was in effect until December 20, 2019. *The Regina Zoning Bylaw 2019* was adopted before the consideration of this application by Regina Planning Commission and City Council and under the new bylaw the subject properties will be rezoned from IL – Industrial Light Zone to MH- Mixed High-Rise Zone.

Current policies within Core Area Neighbourhood Plan (Official Community Plan – Part B.8) identify this location for light industrial land use. As such, the proposed rezoning would require amendments to OCP Part B.8.

There is no associated development application with this rezoning application.

The proposal has been assessed and is deemed to comply with the Zoning Bylaw and *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). The proposed change in land use necessitates an amendment to the Core Area Neighbourhood Plan (Appendix A-3).

### **Financial Impacts**

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any new, or changes to existing, infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City standards and applicable legal requirements.

### **Policy/Strategic Impact**

The proposed development supports the following OCP goals/ policies:

- Section C, Goal 3, Policy 2.7: 7 Direct future higher density intensification to the City Centre, existing Urban Centres and Corridors and adjacent Intensification Area where an adequate level of service and appropriate intensity and land use can be provided.
- Section D10, Goal 1, Policy 12.2: Minimize regulatory barriers to economic growth to the greatest possible extent while balancing the needs and aspirations of all Regina residents, fee-and taxpayers, and the sustainability of the city.

The subject site is located within the City Centre as identified on Map 1 – Growth Plan in OCP Part A – Citywide Plan.

### **OTHER OPTIONS**

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Alternative options would be to refer the application back to Administration or deny the application.

### **COMMUNICATIONS**

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The Applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

## DISCUSSION

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The applicant proposes to rezone the subject properties from IA1 – Light Industrial to MAC - Major Arterial Commercial. The City of Regina has adopted *Regina Zoning Bylaw No. 2019-19* since this application was made and will result in the property being rezoned to MH – Mixed High-Rise Zone. The properties currently consist of largely vacant land and an SGI Driver Exam Office. There is no associated development application with this rezoning application.

Current policies within Core Area Neighbourhood Plan (OCP – Part B.8) identify this location for light industrial land use. As such, the proposed rezoning would require amendments to OCP Part B.8. The Administration supports the amendment to the plan on the basis that these properties are adjacent to downtown, as well as to existing MH – Mixed-Rise Zone properties, and act as a future commercial gateway into the Downtown.

Immediate neighbouring properties received letters and a public notification sign was posted on the site. The Heritage Community Association was contacted. No comments were received.

Through the review, no public opposition or compliance issues were identified.

## DECISION HISTORY

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City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,



Fred Searle, Exec. Director, City Planning & Community Dev.

Respectfully Submitted,



Diana Hawryluk, Executive Director, City Planning & Community Dev.

1/22/2020

Prepared by: Michael Sliva, City Planner II

## ATTACHMENTS

Appendix A-1  
Appendix A-2  
Appendix A-3