



## **OCP/Concept Plan and Zoning Bylaw Amendments - 201 Fleet Street - PL202100153 & PL202100156**

<b>Date</b>	November 3, 2021
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC21-66

### **RECOMMENDATION**

---

Regina Planning Commission recommends that City Council:

1. Approve amendments to the Fleet Street Business Park Secondary Plan, being Part B.9 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, as outlined in Appendix A-2.
2. Approve the amended Fleet Street Business Park Phase 1 Concept Plan, as shown in Appendix A-4.
3. Approve the application to rezone the proposed parcel MU1, located at 201 Fleet Street and being a portion of existing Parcel Y, Plan AC6035, Ext 0 and of existing Parcel X, Plan AC6035, Ext 1, as shown in Appendix A-1, from UH – Urban Holding Zone to PS – Public Service Zone.
4. Direct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.
5. Approve these recommendations at its meeting on November 10, 2021.

## ISSUE

---

The City of Regina Real Estate Branch (Applicant) proposes to subdivide and purchase a portion of land (Subject Property) within the Fleet Street Business Park Secondary Plan area to accommodate a proposed water distribution facility - reservoir and pump station (Proposed Development). As a prerequisite for subdivision and development, the Applicant is applying for the following:

- Amendment to the Fleet Street Business Park Secondary Plan (Secondary Plan), being Part B.9 of *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP), to address transportation servicing requirements and technical/ administrative matters.
- Amendment to the *Fleet Street Business Park Phase 1 Concept Plan* (Concept Plan) to revise the land-use and phasing designation of the Subject Property and to adjust the transportation network.
- Amendment to the *Regina Zoning Bylaw, 2019* (Zoning Bylaw), by rezoning the Subject Property from UH – Urban Holding Zone to PS – Public Service Zone. The Proposed Development is a Permitted Use in the PS – Public Service Zone.

A property owner/developer can submit applications to amend the OCP, Concept Plan and Zoning Bylaw. These processes require the Regina Planning Commission's (RPC) review and City Council's approval. These applications include a public and technical review process in advance of consideration by RPC and Council.

These applications are being considered pursuant to *The Planning and Development Act, 2007* (Act), OCP and the Zoning Bylaw. The proposal has been assessed and is deemed to comply with applicable legislation, policy and regulation.

## IMPACTS

---

### Financial Impact

The Applicant will be responsible for the cost of any additions, or changes to existing, infrastructure that may be required to support the development, directly or indirectly, in accordance with City standards and applicable legal requirements.

### Environmental Impact

City Council set a community goal for Regina to achieve net-zero emissions and sourcing net-zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct implications on energy consumption and greenhouse gas emissions.

### **Policy / Strategic Impacts**

The proposal supports the following OCP goals/ policies:

- Section B, Goal 2, Policy 1.5: Provide infrastructure that meets expected growth and service levels, in accordance with financial resources and capabilities.
- Section D4, Goal 5, Policy 6.14: Plan and build infrastructure from a long-term perspective and permit servicing only when aligned with the servicing needs for long-term growth.

The proposed amendments to the Secondary Plan, Concept Plan and Zoning Bylaw align with the OCP's Growth Map and objectives relating to coordinated growth and the delivery of core services. The Proposed Development will enhance the City's water network, ensuring it continues to deliver expected demand and maintain acceptable domestic and fire flow requirements as the City grows.

### **OTHER OPTIONS**

---

Alternative options would be:

1. Deny the applications to amend the Secondary Plan, Concept Plan, and the Zoning Bylaw. Denial will result in the Proposed Development not proceeding.
2. Refer the applications back to Administration. If City Council has specific concerns with the proposal, it may refer the applications back to Administration to address or make additional recommendations and direct that the report be reconsidered by RPC or brought directly back to Council following such further review. Referral of the report back to Administration will delay approval of the development until the requested information has been gathered or changes to the proposal have been made.

### **COMMUNICATIONS**

---

The Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. Public notice of Council's intention to consider the Secondary Plan, Concept Plan and Zoning Bylaw amendments will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of the City Council's decision.

### **DISCUSSION**

---

#### **Proposal**

The Proposed Development will consist of a new City-owned and operated water distribution facility with a reservoir(s) and pumping station. Some areas east of Ring Road are already experiencing

pressure deficiencies during peak hour demand periods. As growth continues, pressure issues are expected to increase which may result in low water pressure and fire flow concerns. To accommodate growth in east Regina while maintaining service levels for existing areas, the City's *Water Master Plan* recommends constructing a new pumping station located in the northeast sector. This new facility will form part of a new "Eastern Pressure Solution" that will enhance the City's water distribution.

Based on a pre-design study completed in December 2020 by AECOM – consultant retained by the City to provide engineering services for the Eastern Pressure Solution project – the City has selected the Subject Property for constructing the Proposed Development. It will have to be operational by 2025 to accommodate anticipated growth and maintain current service levels. AECOM has started the detailed design for the Proposed Development and endeavours to issue construction contracts by Summer 2022. Construction will be spread out over several phases between 2022 and 2026.

To pursue the Proposed Development on the Subject Property, amendments to the Secondary Plan, Concept Plan and Zoning Bylaw are necessary.

The Subject Property is intended to be 14.11 hectares in size and located in the southwest corner of the Fleet Street Business Park Secondary Plan Area. The lands to the west are being used for industrial purposes (Ross Industrial Park); the CN and CP Rail corridors are directly to the south. As per the Secondary Plan, the lands to the north and east are undeveloped but identified for future industrial development.

### **Secondary Plan Amendment**

The Secondary Plan establishes a strategy for accommodating a new industrial park in the city's northeast sector and was approved by Council in 2014. The Plan Area includes 325 hectares of land; however, as per Secondary Plan policies, only 20 hectares may be developed as an initial phase. Further servicing analysis and upgrades to the road networks are required for additional land to be developed. The Proposed Development represents the first rezoning and development proposal for the Plan Area, as the proposed initial phase of the industrial park, envisioned by the landowner in 2014, never occurred.

As per Secondary Plan policy, the Subject Property is designated as "Rail Service District". At the time the Secondary Plan was adopted, the intent of the landowner was to develop an intermodal and warehousing development on lands abutting the railway corridor, including the Subject Property. The existing designation does not allow for major public facilities; therefore, an amendment to the Secondary Plan is required by including "public use" as an acceptable land-use within the Rail Service District.

Additional proposed amendments to the Secondary Plan include:

- Removal of the approved Concept Plan from the appendix section of the Secondary Plan, as Administration was subsequently advised that concept plans should not form part of a

secondary plan and should be approved separately.

- Revisions to transportation and assessment requirements, as a major Phase 1 development has not occurred, as originally expected, and the Proposed Development is expected to generate only minimal traffic.

The proposed Secondary Plan amendments are outlined in Appendix A-2 of this report.

### **Concept Plan Amendment**

The Concept Plan identifies a land-use and phasing for the roadway network for future development. The Subject Property is located outside the current Phase IA designation area identified as an initial phase. Additionally, an east-west local road planned through the Subject Property interferes with the Proposed Development. Therefore, the following amendments to the Concept Plan are necessary to proceed further:

- Revise the lands in Phase IA to include the Subject Property, which will allow the development to proceed immediately (note: this phasing applies only to the lands within the Secondary Plan and is not related to OCP phasing);
- Reconfigure road network to accommodate the Proposed Development while still maintaining an effective road network for future phases and full build-out.

The existing, approved Concept Plan is included, for reference purposes, as Appendix A-3 of this report and the proposed new Concept Plan is included as Appendix A-4.

### **Zoning Bylaw Amendment**

The Subject Property is currently zoned UH – Urban Holding Zone, which intends to provide an orderly transition of undeveloped land to other uses for eventual urban development. The Applicant proposes to rezone it to the PS –Public Service Zone to recognize its ultimate land-use as public use permitted in the PS – Public Service Zone. The land-use and zoning related details are provided in the table that follows:

<b>Land Use Details</b>		
	<b>Existing</b>	<b>Proposed</b>
Zoning	UH – Urban Holding	PS – Public Service
Land Use	Vacant Land	Public Use (Eastern Water Pressure Solution consisting of a new water pump station and storage reservoirs, complete with a new water supply line)

Zoning Analysis		
	Required	Proposed
Minimum Lot Area (m <sup>2</sup> )	500	141,100
Minimum Lot Frontage (m)	15	23.5

The PS – Public Service Zone is intended to preserve and control areas used, or intended to be used, by the public for active and passive recreational purposes. While the Proposed Development does not fulfill a recreational need, it will provide a public service by accommodating a City utility facility. The PS – Public Service Zone is commonly applied to parcels of land that serve this purpose.

### Community Engagement

Following the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice of the application, and a public notification sign was posted on the subject site. Administration did not receive any comments from the nearby residents.

### DECISION HISTORY

---

On July 28, 2014, City Council approved the Fleet Street Business Park Secondary Plan and Phase I Concept Plan applications (CR14-84).

Respectfully Submitted,

Respectfully Submitted,



Aurora Dawson, A/Executive Director

10/20/2021



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

10/27/2021

Prepared by: Amar Guliani, City Planner II

### ATTACHMENTS

Appendix A-1 \_Subject Property Map

Appendix A-2\_Policy Revisions

Appendix A-3 - Existing Land Use

Appendix A-4\_Proposed Land Use