



## Official Community Plan Amendment & Zoning Bylaw Amendment - 3005 Saskatchewan Drive- PL202100161

<b>Date</b>	December 1, 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>	RPC21-68

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Amend *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding an exemption to Policy 17 in the OCP Part B.6 *Cathedral Area Neighbourhood Plan* to allow for mixed-use at 3005 Saskatchewan Drive.
2. Rezone the property located at 3005 Saskatchewan Drive, being Lot 25, Block 316, Plan 99RA11005, in the OLD33 Subdivision, from IL – Light Industrial Zone to MH – Mixed High-Rise Zone.
3. Instruct 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.
4. Approve these recommendations at its meeting on December 8, 2021.

### ISSUE

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Lofty Heights Christian Centre (Applicant) and ICO Property Holdings Inc. (Owner) propose to rezone the subject property at 3005 Saskatchewan Drive from IL – Light Industrial Zone to MH – Mixed High-Rise Zone to facilitate development of an “Assembly, Religious” land

use (church). The subject property is located within the Cathedral neighbourhood. The property is currently zoned as IL-Light Industrial Zone, in which a church land use is a prohibited use.

Current policies within the Cathedral Area Neighborhood Plan (*Design Regina: The Official Community Plan Bylaw No. 2013-48* – Part B.6) identify this location for light industrial land use; therefore, to facilitate the proposed rezoning an amendment to Section 6 of the Cathedral Area Neighbourhood Plan is required.

Property owners can submit applications to change the zoning designation of their property. This application requires an amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw), both of which require review by Regina Planning Commission (RPC) and approval by City Council. These applications include a public and technical review process in advance of consideration by RPC and Council.

This application is being considered pursuant to *The Planning and Development Act, 2007* (Act); the OCP and Zoning Bylaw. The proposal has been assessed and is deemed to comply with the Act, OCP (Parts A and B.6) and the Zoning Bylaw.

## **IMPACTS**

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### **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 of Regina (City) standards and applicable legal requirements.

### **Environmental Impact**

City Council set a community goal for the City of Regina of achieving net-zero emissions and sourcing of 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 use of an existing facility for the proposed development eliminates greenhouse gas emissions (GHG) generated from the construction of a new building.

### **Policy/Strategic Impact**

The proposed development complies with OCP – Part A policies and is consistent with the following OCP – Part A goals/ policies:

- Section D5, Goal 2, Policy 7.7; 7.7.4: Collaborate with stakeholders to enhance the City Centre by: Supporting the development of a mixed- use environment, with

design and density emphasis adjacent to major corridors and public spaces.

The proposed development contributes to a diversity of land uses along Saskatchewan Drive.

- Section D5, Goal 2, Policy 7.9: Explore actions necessary to convert vacant or underutilized properties to market-ready development sites to realize intensification in the CITY CENTRE.

This property is located within the City Centre and adaptive re-use of the space contributes to a mixed-use environment.

## **OTHER OPTIONS**

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Alternative options would be:

1. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer it back to Administration for further review.
2. Deny the application and the subject property would remain zoned IL – Light Industrial Zone.

## **COMMUNICATIONS**

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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 City Council's consideration of this application will also be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of City Council's decision.

## **DISCUSSION**

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### **Proposal**

The applicant proposes to rezone the subject property to MH – Mixed High Rise Zone to allow for property to be redeveloped as a church. The current zoning IL – Light Industrial Zone prohibits the proposed land use. A church is a permitted use in the MH – Mixed High Rise Zone, therefore if the amendments are approved, the Administration would consider details of the proposal through the standard development permit and building permit process, however, the applicant has submitted plans for reference.

The building is currently being used as a “Retail Trade, Shop” and “Storage, Warehouse” by the property owner, ICO Bath Supply. The existing business intends to relocate to the Ross

Industrial Park.

Minor changes to the subject property are intended to bring the parking layout to current standards

### **Considerations**

The land-use and zoning details of this proposal are summarized in the following tables:

<b>Land Use Details</b>	<b>Existing</b>	<b>Proposed</b>
Zoning	IL – Light Industrial Zone	MH – Mixed High-Rise Zone
Land Use	“Retail Trade, Shop” “Storage, Warehouse”	“Assembly, Religious”
<b>Zoning Analysis</b>	<b>Required</b>	<b>Existing</b>
Min. Lot Area (m <sup>2</sup> )	250	1,527
Lot Frontage (min)	6.0	28.5
Front Setback (min)	3.0	7.2
Rear Yard Setback (min)	0	1.8
Maximum Lot Coverage (max)	65%	48.6%
Maximum FAR (max)	3	0.49
Maximum Height (max)	15.0	6.6
Number of Parking Stalls	10	12

Other aspects of the proposed development conform with the Zoning Bylaw. The surrounding land uses are mixed commercial to the west, low-density residential to the south, vacant land to the east, and parking, Saskatchewan Drive, and the CP Rail corridor to the north.

In accordance with the application standards for the MH – Mixed High Rise Zone, this zone is to (a) provide for intensification while ensuring compatibility with the surrounding uses; or (b) have good visibility and accessibility along non-local streets. The MH – Mixed High Rise Zone is commonly applied to properties along major corridors such as Albert Street and Victoria Avenue, and which abut a residential zone or land use. Therefore, this zone is appropriate for the subject property.

### **Cathedral Neighbourhood Plan Amendment**

To consider the proposed rezoning to the MH - Mixed High-Rise Zone an amendment to the Cathedral Area Neighbourhood Plan (OCP) is required, as the plan limits land-use of the subject properties to light industrial. The amendment is considered appropriate as the proposed use and rezoning aligns with current development trends along this segment of the Saskatchewan Drive corridor and aligns with the OCP – Part A, which supports the enhancement and diversification of land use of the City Centre. Although each application is

unique, and considered on its own merits, similar applications to rezone properties from IL to MH were approved along Saskatchewan Drive at 1550 Saskatchewan Drive (CR20-13) and at 3405 & 3431 Saskatchewan Drive (CR20-97).

The subject property is part of a study area for the Saskatchewan Drive Corridor Plan, a project that is currently underway. One goal of the study is to develop a land-use strategy for the properties along Saskatchewan Drive Corridor. The Cathedral Area Neighbourhood Plan, which was developed in the late 1980's, is also planned to be reviewed and updated as part of the Neighbourhood Plan Program and work is tentatively scheduled for 2024. These planning process will consider the future land uses based on current needs and conditions.

### **Community Engagement**

In accordance with 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. The Cathedral Area Community Association was contacted and responded in support. Two neighbours responded in favour.

### **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,

Respectfully Submitted,



Aurora Dawson, A/Executive Director

11/17/2021



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

11/24/2021

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### **ATTACHMENTS**

Appendix A-1

Appendix A-2

Appendix A-3