



Official Community Plan Amendment, Zoning Amendment, and Lane Closure - 1717, 1725, 1729 & 1743 Broad Street - PL202200150, PL202200110, & PL202200111

Date	January 17, 2023
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC23-1

RECOMMENDATION

Regina Planning Commission recommends that City Council:

- 1) Amend Section 3.3.7.3 of Part B.4 (*Regina Downtown Neighbourhood Plan*) of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by adding, as Policy 12:

“That the Regina Police Services headquarters site be regarded as a specialized and existing institutional land-use that has unique on-site requirements and that, therefore, may be exempted, at the City’s discretion, from the policies of this Plan (e.g. land-use, public street/ building interface; institutional interface; frontage condition), with the proviso that:

- a) New principal buildings adjacent to Broad Street shall not be subject to the exemptions of this subsection and shall be subject to the policies of this Plan.
- b) Where the street frontage land-use, adjacent to Broad street, is an outdoor use (e.g. parking, outdoor storage), the outdoor use shall be screened from the street by landscaping and/or fencing or wall enclosure (graffiti resistant) that reflects, to the satisfaction of the City, exemplary design standards, which are intended to enhance the street/ public realm from the perspective of aesthetics and safety, considering the overall objectives for this street (i.e. “grand boulevard” concept).

(e.g. interesting and artistic panel design; lighting arrangements that accentuate the structure both during day and night, etc.)

- 2) Approve the application to close the lanes legally described as Blk L1, Plan 101891695, Extension 0 and St/L 327, Plan No. Old 33, Extension 1, as shown in Appendix A-3.
- 3) Approve the application to rezone the following properties from DCD - D - Downtown Direct Control District zone to I - Institutional zone:
 - a) Lot B, Block 288, Plan 101891695, Extension 0;
 - b) Lot 5, Block 288, Plan Old 33, Extension 1;
 - c) Lots 6-10, Block 288, Plan Old 33, Extension 0; and
 - d) Lot 41, Block 288, Plan 101160436, Extension 15.
- 4) Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of the City Council following approval of these recommendations and the required public notice.
- 5) Approve these recommendations at its meeting on January 25, 2023.

ISSUE

In order to accommodate an expansion of the Regina Police Services headquarters facility (RPS facility), the Applicant (City of Regina) is proposing amendments to *The Official Community Plan Bylaw No. 2013-48* (OCP); the *Zoning Bylaw 2019* (Zoning Bylaw) and to also close part of an adjacent laneway. The expansion area (Subject Property) fronts Broad Street, within the downtown, and is subject to the policies of the *Regina Downtown Neighbourhood Plan* (RDNP), which forms part of the OCP (Part B.4).

The lane is being closed because it runs beneath the building overhang, which is a security risk for the RPS facility. Closure of the lane would also allow for consolidation to create one contiguous property, allowing the RPS to establish secure perimeters and establish use of the property that fronts Broad Street. The proposed amendments to the OCP and Zoning Bylaw are intended to accommodate an outdoor storage area and to ensure that the zoning of the Subject Property aligns with the zoning of the RPS facility. Subject to approval, Administration would process an application to consolidate the Subject Property with the RPS facility, as well as an application to approve the outdoor storage area as an accessory use.

These applications are being considered pursuant to the *Planning and Development Act, 2007* (the Act); *The Cities Act*, the OCP and the Zoning Bylaw and have been subject to a technical and public review. Administration supports the proposed amendments, recognizing the unique operational

requirements of the RPS facility within the important context of the downtown, and recommends approval.

IMPACTS

Policy/ Strategic

This proposed RDNP amendment aligns with the City's strategic priority of Vibrant Community, specifically "Plan for the future of Regina and its Community Priorities" by supporting a development opportunity on a vacant site; supporting property-street interface treatment that enhances the streetscape, aesthetically, and ensuring that future buildings are consistent with the RDNP objectives.

There are no financial, environmental or accessibility impacts associated with this report.

OTHER OPTIONS

1. If Council has specific concerns with the proposal, it may refer the application 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 further review.

Referral of the report back to Administration will delay approval of development associated with the Institutional zone until the requested information has been gathered or changes to the proposal have been made.

2. Council can deny the application. Development associated with the Institutional zone will not proceed if Council rejects the application. Interim or temporary use of the subject property, such as outdoor storage, would not be permissible. Use options for the lot would be limited. The subject property likely would remain vacant until a permanent building and facility is constructed on the property.
3. If Council has concerns with the rezoning of the site, but not the lane closure application, it may approve only recommendation 2. This would allow the RPS to safely occupy the building without security risk of public access directly beneath the building. The rezoning application may be dealt with separately, as per Council's directions.

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 City Council's consideration of this application and of the public hearing that will be conducted when Council considers the proposed bylaw amendments 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

The applicant proposes to rezone the Subject Property and close the abutting lane. The closure of the abutting lane is an immediate priority as the lane currently runs beneath an overhang of the building and will pose a security risk to the RPS facility. The overall purpose of the rezoning applications is to allow for consolidation of the Subject Property with the RPS facility so that it can be used as an outdoor storage compound associated with RPS facility operations. The lots are currently in a vacant state. (Appendix A-2)

OCP Policy

Fostering a mixed-use environment and active, pedestrian-friendly streets are key objectives of the Regina Downtown Neighbourhood Plan (RDNP). Broad Steet is identified in the RDNP as a future “grand avenue”, which envisions broad sidewalks, enhanced landscaping with a double row of trees, decorative elements and an intimate relationship between buildings and the street.

An amendment to the RDNP is proposed, which recognizes, and supports, the unique and specialized functions of the RPS facility, such as outdoor land-uses. At the same time, the proposed amendment supports the streetscape objectives of the RDNP by requiring that:

- The development of future buildings, on the Subject Property, conform to the RDNP;
- Where an outdoor land-use is being proposed, the property-street interface treatment (e.g. screening) be well designed, aesthetically.

Zoning and Land-use

A proposed rezoning of the Subject Property, from D-DCD – Downton Control District Zone to I-Institutional Zone, is being sought to align the Subject Property with the RPS facility zoning, considering the intent to consolidate. The result of this rezoning is that the standards of the D-DCD – Downton Control District Zone to I-Institutional Zone, which implement the RDNP policy, will no longer apply.

While I - Institutional Zone does not specifically require development that strictly complies with the RDNP built-form policy (i.e., active frontages, build-to lines), the proposed RDNP amendments require that any future buildings on the Subject Property to be subject to the current RDNP policy.

If the applications are approved, the proposed outdoor storage will be processed under the

accessory use provisions of the Zoning Bylaw. Through the process to review and issue a development permit, considerations such as access and landscaping will be assessed by Administration.

Lane Closure

The proposed lane closure (Appendix A-1) is intended to address a security risk for the RPS Headquarters West building as well as accommodate the proposed outdoor storage area and to establish secure RPS facility perimeters. The current lane configuration runs below the existing building overhang and is a risk to RPS operations. Through the process of re-subdivision, the lane is being reconfigured to continue to provide access to Broad Street.

The application has been subject to review by adjacent landowners, affected stakeholders and City Administration. No objections were submitted and Administration has determined that the lane is no longer needed for use by the travelling public.

Engagement

In accordance with the requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the Subject Property received written notice of the application, and a sign was posted on the subject site - no comments were received.

Additionally, notification was submitted to the Regina Business Improvement District – no comments were received.

DECISION HISTORY

On September 21, 2009 City Council approved the *Regina Downtown Neighbourhood Plan* (OCP – Part B.4). (CR09-145)

On November 27, 2017 City Council approved the purchase of the former STC building and parking lots to support the expansion of the Regina Police Service facilities. (CR17-120)

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Executive Director
City Planning & Community Development

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ATTACHMENTS

Appendix A-1

Appendix A-2

Appendix A-3