



## Official Community Plan Amendment & Zoning Bylaw Amendment – 2925 Saskatchewan Drive – PL202300047

<b>Date</b>	June 13, 2023
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC23-18

### 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 development at 2925 Saskatchewan Drive.
2. Approve the application to rezone the subject property located at 2925 Saskatchewan Drive shown on Appendix A-1, being Lots 3-4, Block 315, Plan Old 33 & Lots 31-32, Block 315, Plan 99RA11005, from IL - Industrial Light Zone to MH – Mixed High-Rise Zone by amending Zoning Map 2688(A) in Chapter 9.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendation, 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 June 21, 2023.

### ISSUE

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The applicant proposes to rezone the subject property at 2925 Saskatchewan Drive from IL – Industrial Light Zone to MH – Mixed High-Rise Zone to facilitate future development.

The proposal requires an amendment to *Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP) Part B.6 – Cathedral Area Neighbourhood Plan* as well.

## **IMPACTS**

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### **Policy/Strategic Impact**

The proposed rezoning and intended development support the City's *Vibrant Community* Strategic Priority by contributing to a vibrant city centre and creating opportunities to build cultural infrastructure. The overarching theme that connects the City's Strategic Priorities is: "Recognizing our relationship to the land, we grow our community and improve quality of life." This statement reinforces an Indigenous worldview that our relationship to the land is foundational, and our respect and care for this relationship informs and influences our decision-making.

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

## **OTHER OPTIONS**

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1. Refer the report back to Administration for revision or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to Council.
2. Deny the application. Council's decision to deny an application to amend the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw) or OCP is final.

## **COMMUNICATIONS**

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Public engagement included a public notice letter, submitted to landowners and occupants within 75 metres of the Subject Property, and on-site signage. There were three responses, including the Cathedral Neighbourhood Association, all of which supported the rezoning.

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. The Applicant will also receive written notification of City Council's decision.

Public notice of the public hearing required to be conducted when City Council considers the proposed bylaws will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

## **DISCUSSION**

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### **Overview**

KRN Tolentino Architecture Ltd. (Applicant), on behalf of Bodhicitta Buddhist Association of Canada (Owner) proposes to rezone 2925 Saskatchewan Drive to MH – Mixed High-Rise Zone. The applicant has indicated that they intend to develop a Buddhist Temple, although any permitted use in the MH – Mixed High-Rise Zone would be allowed for this site if rezoned.

The following approvals are required to accommodate the proposal:

- Amendment to the *Cathedral Area Neighbourhood Plan* (OCP – Part B.6) – redesignate the Subject property from light industrial to mixed-use.
- Amendment to the Zoning Bylaw – to rezone the Subject Property from IL – Industrial Light Zone to MH – Mixed High-Rise Zone, as IL – Industrial Light Zone prohibits the anticipated land use ‘Assembly, Religious’ (Buddhist Temple).

The subject property is currently vacant. The surrounding land uses include a religious institution to the west, low-density residential to the south, commercial to the east, and parking and the CP Rail corridor to the north.

### **Analysis**

The proposed rezoning supports the objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) by creating mixed-use environments along major corridors (Section D5, Goal 2, Policy 7.7.4), and utilizing vacant properties as a means to intensification in the City Centre (Section D5, Goal 2, Policy 7.9).

The proposed development requires an amendment to the *Cathedral Area Neighbourhood Plan* (OCP) by redesignating the Subject Property from light industrial to mixed-use. The amendment is deemed appropriate as the proposed rezoning follows current development trends along this segment of the Saskatchewan Drive corridor; it also aligns with the OCP – Part A, which supports the enhancement and diversification of land use of the City Centre. While each application is unique and evaluated on its own merit, three recent amendments from IL to MH have been approved along Saskatchewan Drive: 1550 Saskatchewan Drive (CR20-13), 3405 & 3431 Saskatchewan Drive (CR20-97), and 3005 Saskatchewan Drive (CR21-170).

The subject property is part of a study area for the Saskatchewan Drive Corridor Plan, a project is currently underway to establish a secondary plan to guide future land use, public realm and transportation decisions for the study area that spans from Winnipeg Street to the east to McTavish Street to the west. Although the plan has not yet been approved, the rezoning application has been compared against the draft plan’s goals, policies and guiding principles and will support the outcomes outlined for the Cathedral Neighbourhood portion of the plan.

### **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,



Autumn Dawson, Director  
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Executive Director  
City Planning & Community Development

Prepared by: Zoey Drimmie, Social & Cultural Development Assistant

**ATTACHMENTS**

Appendix A-1 PL202300047

Appendix A-2 PL202300047

Appendix B - Public Consultation Summary