



## Zoning Bylaw Amendment – 4500 Campbell Street – PL202300059

<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>	RPC23-17

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:

1. Approve the application to rezone the property located at 4500 Campbell Street shown on Appendix A-1, being Part of NE-3-17-20-2, from UH – Urban Holding Zone to I – Institutional Zone by amending Zoning Map 2283(A) in Chapter 9.
2. 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.
3. Approve these recommendations at its meeting on June 21, 2023.

### ISSUE

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The applicant proposes to rezone the subject property at 4500 Campbell Street from UH – Urban Holding Zone to I – Institutional Zone to facilitate the development of an “Institutional, Education” land use (school).

## **IMPACTS**

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### **Financial Impact**

The City of Regina (City) is purchasing the land and will retain ownership. City Council approved the expenditure of three million dollars for the purpose of purchasing property and contributions towards land development (CR23-32).

### **Policy/Strategic Impact**

The proposed rezoning and intended development support the City's *Community Safety & Well-being* and *Vibrant Community* strategic priorities. The intended development alleviates the current pressures at the existing school in Harbour Landing, advances inclusivity, and creates recreational and cultural infrastructure in the community. The proposed rezoning and intended land use also ensures there is consideration made to planning for the future of Regina and community priorities.

The overarching theme that connects the City's Strategic Priorities: "Recognizing our relationship to the land, we grow our community and improve quality of life." This statement reinforces an Indigenous worldview that our relationship with the land is foundational, and our respect and care for this relationship informs and influences our decision-making.

### **Environmental Impact**

The proposed rezoning has limited direct impacts on energy consumption and greenhouse gas (GHG) emissions. However, the future development of a new school will likely result in a decrease in overall trips from students that live in this neighborhood, since they will likely attend to the school nearby rather than others located at different areas in the city. Also, this may lead to more active modes of transportation. As a result, this will translate into a decrease in GHG emissions that would have been generated from additional trips and longer commuting distances.

## **OTHER OPTIONS**

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Deny the application: the subject property would remain zoned UH - Urban Holding Zone. Denial is not recommended as it would delay the planning and development of the new school.

## **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. The Harbour Landing Community Association was notified of the application and did not provide a response.

The City received six responses on the application as summarized in Appendix B. The majority of responses support the application, acknowledging the community benefit.

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**

The City of Regina (Applicant) proposes to rezone 4500 Campbell Street (Subject Property) from UH – Urban Holding Zone to I – Institutional Zone to facilitate the development of a new school immediately west of Harbour Landing. The subject property is currently vacant. This location was chosen in collaboration with the Government of Saskatchewan, City of Regina, and both school boards. Dream Asset Management Corporation is the current landowner; the City of Regina will become the owner of the land once the servicing agreement and subdivision is approved.

The surrounding land uses include residential development to the east, vacant land to the south and west, and the Rural Municipality of Sherwood No. 159 office to the north.

### **Analysis**

The proposed rezoning and intended use support several objectives of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) relating to Long-term Growth (Section C, Goal 1), Social Sustainability and Inclusion (Section D11, Goals 1 & 5), and Open Space and Recreation (Section D7, Goals 1 & 2).

The proposed parcel will maintain frontage from Campbell Street, which will serve as the primary and physical access. The parcel is off set from a future extension of Gordon Road, allowing for a future rear lane and residential frontage. Further details of this development including the school site design and surrounding infrastructure will be determined through separate administrative processes.

There is currently no concept plan for this area; the OCP (Section E, Goal 6, Policy 14.37A.2) allows Council to waive phasing requirements where the need for a new school is demonstrated.

## **DECISION HISTORY**

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On October 13, 2021, City Council approved an Official Community Plan amendment (Section E, Goal 6, Policy 14.37A.2) to waive the phasing requirements for schools (CR21-143)

On April 5, 2023, City Council approved the three-million-dollar purchase of the school land (CR23-32).

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 PL202300059

Appendix A-2 PL202200059

Appendix B - Public Consultation Summary