

3405 & 3431 Saskatchewan Drive - Zoning Bylaw & Official Community Plan Amendment - PL202000139

Date	December 9, 2020
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC20-34

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Amend Section 6 of Part B.6 of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by establishing the authorization for the following properties to be rezoned to the MH – Mixed High-Rise Zone: 3405 and 3431 Saskatchewan Drive, legally described as Lots 42 & 43, Block 333, Plan No. 99RA05074 & Lot 6, Block 333, Plan OLD33.
2. Approve the application to rezone the properties located at 3405 and 3431 Saskatchewan Drive, legally described as Lots 42 & 43, Block 333, Plan No. 99RA05074 & Lot 6, Block 333, Plan OLD33, from IL – Light Industrial Zone to MH – Mixed High-Rise Zone.
3. Direct the City Solicitor to prepare the necessary bylaws to authorize the amendments to the respective bylaws.
4. Approve these recommendations and consider the proposed bylaws at its December 16, 2020 meeting, following the required public notice.

ISSUE

The applicant and owner (James Archibald of Arch Transco) proposes to rezone 3405 and 3431 Saskatchewan Drive (subject properties) from IL- Light Industrial Zone to MH – Mixed High-Rise Zone to accommodate future development opportunities under the MH – Mixed

High-Rise Zone. There is no associated development proposal with this application at this time.

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, the proposed rezoning would require an amendment to Section 6 of the Cathedral Area Neighbourhood Plan. Additionally, the subject properties are part of a study area for a project that is currently underway: The Saskatchewan Drive Corridor Plan. One goal of this project is to develop a land-use strategy for the Saskatchewan Drive corridor which would include properties along this portion of Saskatchewan Drive.

Property owners can submit applications to change the zoning designation of their property. This requires an amendment to the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw) and requires review by Regina Planning Commission (RPC) and approval of the amendment by City Council. Amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) also require Council approval and in addition, require Ministerial approval by the Minister of Municipal Affairs. 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); OCP and Zoning Bylaw. The proposal has been assessed and is deemed to be in compliance with the Act, OCP (Part A) and the Zoning Bylaw.

IMPACTS

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 standards and applicable legal requirements.

Policy/Strategic Impact

The proposed development does not conflict with any OCP – Part A policies and is consistent with the following OCP – Part A goals/ policies:

- Section C, Goal 3, Policy 2.7: *Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan.*
- 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.*
- Section D5, Goal 1, Policy 13.6: *Encourage intensification as a means to revitalize and renew neighbourhoods and existing community resources.*

The subject properties are located within Regina's City Centre along a main corridor of

Saskatchewan Drive. The rezoning will accommodate future commercial and/or mixed-use urban development to support the Saskatchewan Drive corridor and the City Centre's role as a hub of commercial and residential activity within Regina. The proposal will contribute diversity of land use options and enhancement of the Saskatchewan Drive Corridor.

OTHER OPTIONS

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. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been made.
2. Deny the application. The zoning and OCP amendments on the subject property will not proceed if City Council denies the application.

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 the public hearing to be conducted upon consideration of the proposed bylaws will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of City Council's decision.

DISCUSSION

Proposal

The Applicant proposes to rezone the subject property from IL – Light Industrial Zone to MH – Mixed High-Rise Zone. The Applicant has indicated that the intent of the proposed rezoning is to accommodate greater land-use flexibility, as the existing IL – Light Industrial Zone has limitations, including restrictions where a property abuts a commercial or residential property. For example, food service related uses are prohibited to be sold in the IL – Light Industrial Zone when within 100 metres of a residential or mixed-use lot. The subject properties currently consist of a vacant building and a car wash, located at 3431 and 3405 Saskatchewan Drive respectively.

In addition, an amendment to the Cathedral Neighbourhood Plan is being requested by the Applicant. The amendment would change the designation of the land use from Light Industrial use to Mixed-Use.

The subject properties front the Saskatchewan Drive Corridor (within City Centre), which is a diversifying corridor that links the Downtown with other key areas in the City Centre. The subject properties are located along the northern edge of the Cathedral Neighbourhood; to the west and east is a mix of commercial and light industrial land uses. Additional light industrial land uses, including the Canadian Pacific Railway main rail line are located to the

north. This segment of Saskatchewan Drive is experiencing change, as former light industrial land-uses transition to more mixed-use commercial retail and services.

Policy Analysis

The proposed rezoning to the MH - Mixed High-Rise Zone conflicts with the Cathedral Area Neighbourhood Plan, as the MH - Mixed High-Rise Zone allows for a mix of commercial and residential development while the applicable designation of the Cathedral Area Neighbourhood Plan limits land-use, of the subject properties, to light industrial. Although there is a policy conflict, the proposed rezoning is in alignment with current development trends along this segment of the Saskatchewan Drive corridor and is in alignment with OCP – Part A, which supports the enhancement and diversification of the City Centre. It should also be noted that the Cathedral Area Neighbourhood Plan is over 30 years old and will be reviewed and updated in the coming years, tentatively scheduled for 2024. The new plan will consider the future location for land use based on current needs and conditions.

The subject properties are also located within the study area of the Saskatchewan Drive Corridor Plan project, which is currently underway. One goal of this project is to develop a land-use strategy for the Saskatchewan Drive corridor. As the project is ongoing, it will further assess and inform future decisions on land use along the corridor. However, Administration recommends approval of this application at this time as the MH- Mixed High-Rise Zone is appropriate along key corridors such as Saskatchewan Drive and reflects the role and function of appropriate land use along this corridor.

Land-Use Analysis

The proposed rezoning is deemed to be compatible with surrounding residential uses to the south and commercial land-uses to the east and west. It should be noted that the entire block is not subject to the application: The parcel on the corner of Elphinstone Street and Saskatchewan Drive and a parcel located between the subject properties will remain zoned as IL- Light Industrial Zone; however, further evaluation of other properties along the corridor will be informed by the outcome of the Corridor Study and future review of the Neighbourhood Plan.

Servicing

No issues from a transportation and servicing perspective were raised at this stage; however, any proposed development for the subject properties will be subject to further review as part of the respective development/building permit application process.

Community Engagement

In accordance with the public notice requirements of *The Planning and Development Act, 2007*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. The Cathedral Area Community Association was contacted and offered their written support due to the location being a “gateway to Cathedral” and “hometown feel and walkability” of the neighbourhood. Comments from neighbouring properties are captured in Appendix B.

DECISION HISTORY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,



Fred Scarle, Director, Planning & Development Services

11/26/2020

Respectfully Submitted,



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

12/3/2020

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ATTACHMENTS

Appendix A-1

Appendix A-2

PL202000139 Appendix B