

Discretionary Use – 3130 Saskatchewan Drive (PL202300144)

Date	September 29, 2023
To	Deborah Bryden, Development Officer
From	Planning and Development Services
Item #	PL202300144

BACKGROUND

Section 1D.1.2(2) of the *Zoning Bylaw, 2019* (Zoning Bylaw) specifies that all applications for discretionary use are delegated to the Development Officer, except those that meet specified criteria. Since the application does not meet the specified criteria, the application is delegated to the Development Officer.

APPLICATION

YWCA Regina (Applicant) proposes to develop a Transportation, Parking Lot (parking lot) at 3130 Saskatchewan Drive (Subject Property).

The proposed parking lot is intended to accommodate personnel associated with the construction of the new YWCA facility, which is located 200 metres to the southeast, at the intersection of Retallack Street and 12th Avenue. According to the Applicant, the parking lot will be used, primarily, between 6 am and 8 pm Monday to Friday, and is only needed for a 14-month period, while the YWCA facility is being constructed. The need for parking is due to a deficiency of parking availability at, and adjacent to, the YWCA facility site.

The Saskatchewan Drive/ North Railway Direct Control District zone, which applies to the Subject Property, identifies Transportation, Parking Lot as a potential land-use, subject to the discretionary use procedure and associated criteria. The policy of the *Cathedral Area Neighbourhood Plan* (Part B.6 of Design Regina: The Official Community Plan Bylaw No. 2013-48) also applies to the Subject Property, as described below.

The Subject Property is owned by the City of Regina (City) and is located in the Cathedral Neighbourhood, between Saskatchewan Drive and the Canadian Pacific - Kansas City Southern (CPKC) railway corridor (Appendix A-1). Prior to City ownership, the Subject Property accommodated an office building and a storage operation. The City purchased the Subject Property as part of an initiative to redevelop the Saskatchewan Drive corridor.

REVIEW CRITERIA

The application is reviewed as per the criteria established in Section 1E3.5 of the Zoning Bylaw, as follows:

(a) consistency with the vision, goals and policies of the Official Community Plan

The Subject Property is located within the City Centre and the City Centre policy area of *Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP)*.

Although the OCP generally supports residential, commercial and mixed-use intensification within the City Centre, the Subject Property is exempt from these objectives due to site constraints (parcel size and railway proximity). Further, it is anticipated that the south portion of the Subject Property will be incorporated into an expanded Saskatchewan Drive corridor, in accordance with the draft *Saskatchewan Drive Corridor Plan* (discussed below).

(b) consistency with the objectives and policies of any applicable special study or policy document for the site, area or neighbourhood with emphasis on:

- (i) land use**
- (ii) intensity of development; and**
- (iii) impact on public facilities, infrastructure or services**

The Subject Property is subject to the policies of the *Cathedral Area Neighbourhood Plan (CANP)* – specifically, the Saskatchewan Drive Commercial District Policy Area. The policy of the CANP supports light industrial at this location and does not prohibit parking lots.

The City is currently preparing a new corridor plan for Saskatchewan Drive, which, if approved, will replace the policies of CANP, in relation to the Saskatchewan Drive corridor. Although the objectives and policy of the Saskatchewan Drive Corridor Plan (SDCP) have yet to be confirmed and approved, a likely outcome of the approved SDCP will be a redesign and reconstruction of the Saskatchewan Drive corridor, including widening. Should widening occur, a portion of the Subject Property will be subdivided for this purpose.

Considering the temporary needs of the Applicant, and the potential policy implications of the SDCP, the Administration is recommending that, should the application be approved, a condition be included that the approval expire within 14 months.

(c) consistency with regulations of the Zoning Bylaw

The proposed development conforms with the land-use and development standards of the Saskatchewan Drive/ North Railway Direct Control District (DCD-SD) zone, and all other applicable regulations of the Zoning Bylaw.

In addition, and relating to, Administration's recommendation that the parking lot be subject to a 14 month approval expiration, Administration recommends that the landscaping requirements of the DCD-SD zone be fully relaxed (waived). The authority to relax landscaping requirements is set forth in Ch. 1, Part 1F, 1F.2 (2.8)(f) of the Zoning Bylaw.

(d) potential adverse impacts or nuisances affecting:

- (i) nearby land, development, land uses, or properties;**
- (ii) neighbourhood character;**
- (iii) the environment;**
- (iv) traffic;**

- (v) a public right-of-way; and
- (vi) any other matter(s) affecting public health and safety

The proposed development is deemed suitable for the Subject Property, from the perspective of neighbourhood character, land-use compatibility and environmental considerations, considering the “auto-oriented” and light industrial character of the Saskatchewan Drive corridor, and railway proximity.

Pedestrian safety (parking lot users crossing Saskatchewan Drive) is a potential issue identified by Administration, as there is no sidewalk along the north side of Saskatchewan Drive, adjacent to the Subject Property, and no cross walks in close proximity. As a condition of discretionary use approval, Administration is recommending that, prior to the issuance of a development permit, the need for traffic control be further examined and, if required, as determined by the City, implemented by the Applicant.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw, 2020* by way of:

- (a) sign posting on the subject property;
- (b) written notice sent to assessed property owners within 75m; and
- (c) website posting on regina.ca.

One comment was received – this was from an owner of property fronting Saskatchewan Drive who indicated support for the proposed development.

The Cathedral Area Community Association (CACA) has also been notified – as a response, the Planning Committee of the CACA has indicated opposition to the proposed development citing, as rationale:

- Existing parking availability.
- Conflict with OCP objectives relating to sustainability and limiting surface parking.
- Concerns with dust.
- Concerns that the City will approve extensions to the permit approval, beyond 14 months.

The Administration’s response to the above noted comments are as follows:

- The proposed parking lot is intended to accommodate personnel associated with the construction of the YWCA facility and, therefore, is only needed for the construction phase (14 months) - there is no intent to use the parking lot for other purposes.
- The proposed parking lot land-use does not conflict with the *Cathedral Area Neighbourhood Plan*. If a new discretionary use application is submitted, for parking lot land-use extension, after 14 months, the proposed development will be subject to any OCP policy that applies at that time (e.g. *Saskatchewan Drive Corridor Plan - SDCP*).
- The Subject Property is vacant; will eventually be subject to the policies of the *SDCP*, and, part of it, will be incorporated into the Saskatchewan Drive Corridor.

- Although privately owned parking may be available, Administration supports temporary parking, for limited purposes, for the reasons noted in this report.

SUMMARY

The proposed development complies with applicable policy and Zoning Bylaw regulations, including discretionary use approval criteria, and is deemed suitable for the location.

Further, the proposed condition requiring that the parking lot land-use approval expire by 14 months will ensure that there is no conflict between the proposed development and any future widening of Saskatchewan Drive or policy associated with the SDCP.

RECOMMENDATION

That the application for a “Transportation, Parking Lot” discretionary use, located at 3130 Saskatchewan Drive, being Lot 3-Blk/Par B-Plan 94R41933 Ext 0, in the Cathedral Neighbourhood, be APPROVED, subject to the following standards and conditions:

1. The development shall generally be consistent with the plan attached to this report as Appendix A-3.
2. The development approval shall expire, and the Transportation, Parking Lot land-use shall cease, by, or before, 14 months following issuance of the development permit.

Respectfully Submitted,



Manager, City Planning



Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

- APPROVED
 DENIED



September 29, 2023

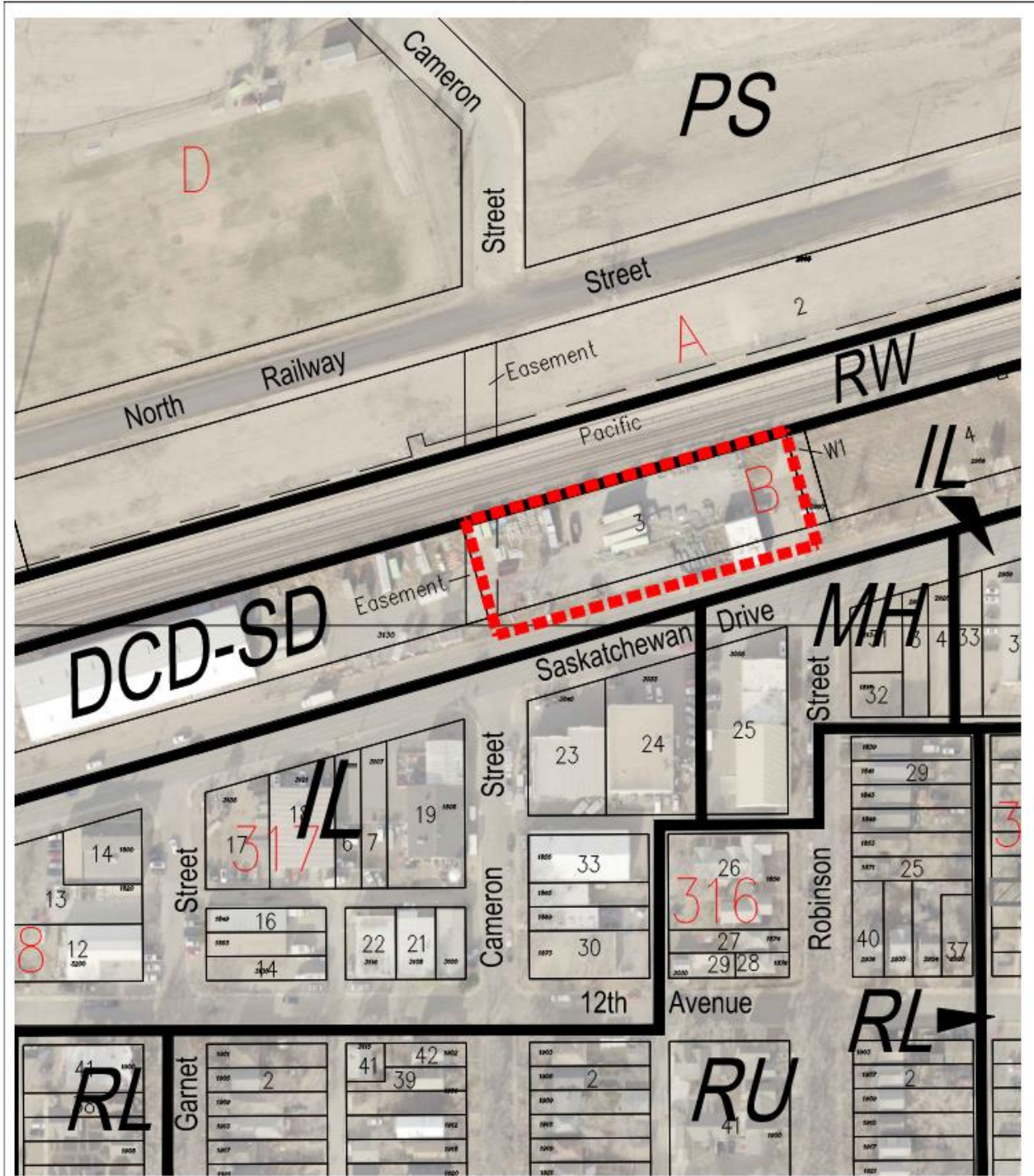
Deborah Bryden, Executive Director,
City Planning and Community Development
(Development Officer)

Dated

Report prepared by: Jeremy Fenton, Senior City Planner

Attachments:

- Appendix A-1 – Aerial Photograph
- Appendix A-2 – Aerial Photograph
- Appendix A-3 – Site Plan

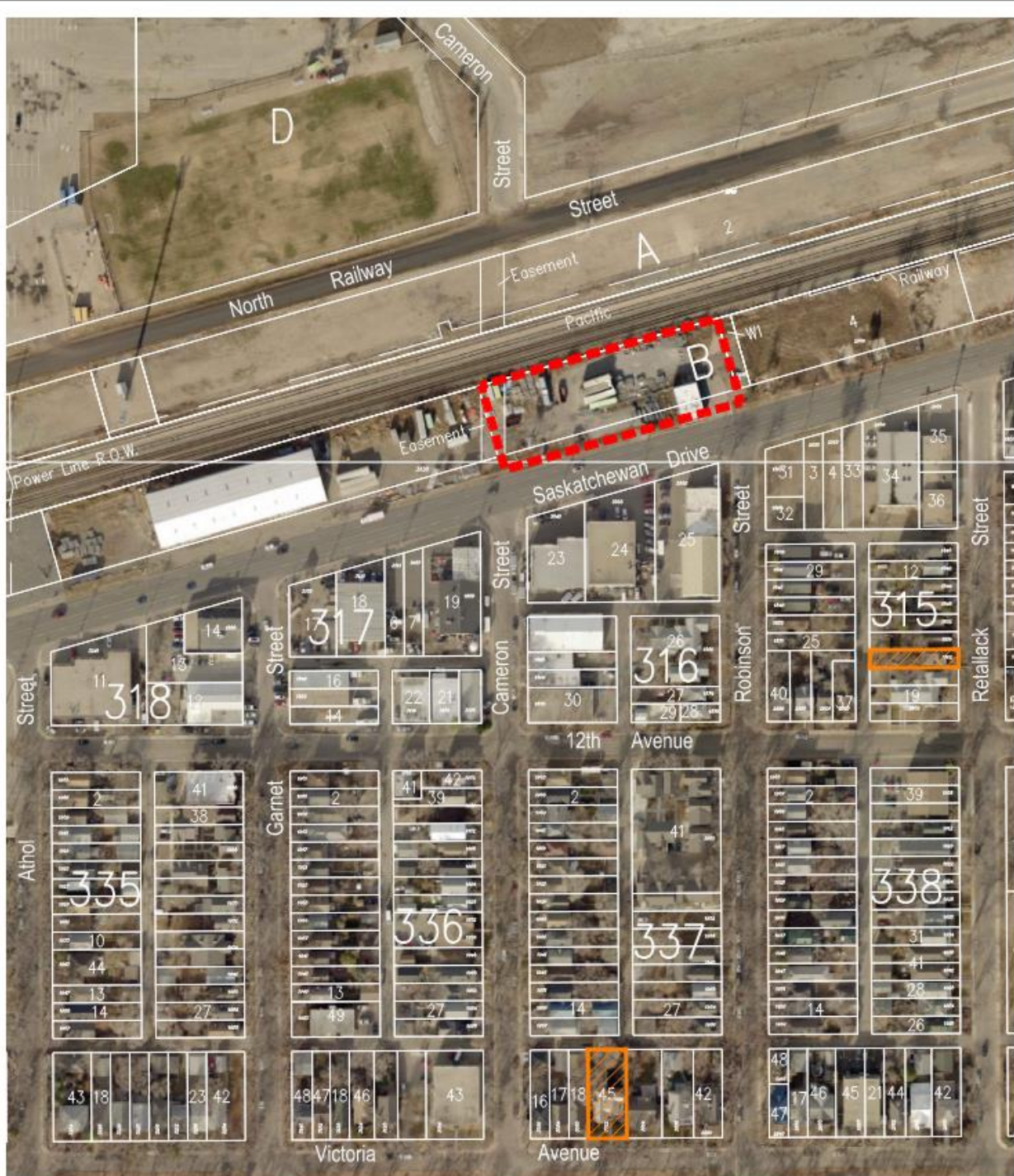


Subject Property

Date of Photography : 2020



Project PL202300144 Civic Address/Subdivision 3130 Saskatchewan Drive



Subject Property

Date of Photography: 2020



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