

Discretionary Use – 1711 E Dewdney Ave

Date	August 1, 2025
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202500164

BACKGROUND

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

APPLICATION

102141694 Saskatchewan Ltd. (Applicant) proposes to develop a “Retail Trade, Cannabis” land use (“Proposed Development”) at 1711 E Dewdney Ave (Subject Property).

The Subject Property is located within the Glencairn Shopping Centre, within the Glencairn Neighbourhood, and is zoned MH – Mixed-High Rise Zone.

Within the MH Zone, “Retail Trade, Cannabis” (“cannabis retail store”) land use is a Discretionary Use when within 60 metres of an “Assembly, Community” (e.g. library). The Glem Elm Regina Public Library (“Public Library”) is located approximately 26 metres from the Proposed Development, measured from the wall of the cannabis retail store to the nearest portion of the lot containing the Public Library; therefore, the Discretionary Use process applies.

Land to the south and east are zoned MH– Mixed High-Rise Zone, which accommodates the shopping centre and other commercial and recreation uses. To the north and west, lands are zoned RH – Residential High-Rise Zone, which accommodates residential. Directly to the west, is a rear lane and the Public Library. The Subject Property has direct access to Dewdney Avenue, which is classified as an arterial roadway, and is bound by transit routes/ stops on 3 sides.

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.

In accordance with *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), the Subject Property is designated “Built of Approved Neighbourhoods”; and, therefore, may be developed at this time (no phasing applies) in accordance with this designation.



Economic Prosperity and expanding employment opportunities are key objectives of the City of Regina (City), as set forth in the OCP. Section D5, Goal 4 encourages local commercial within residential areas. The Proposed Development supports these objectives.

(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.

No neighbourhood plan, concept plan, or special study or policy document applies.

(c) consistency with regulations of the Zoning Bylaw.

The Proposed Development is located within an existing unit of an existing commercial building. There are no changes to the building associated with this Discretionary Use application and the proposed unit complies with the requirements of the MH – Mixed-High Rise Zone.

The Zoning Bylaw has specific regulations for cannabis retail stores within Chapter 1; Part 1E; Section 1E.1.6A - the application complies with these requirements, which are:

- (a) Consent from the property owner,
- (b) Completed application for a cannabis retail store permit from the Saskatchewan Liquor and Gaming Authority,
- (c) Application be reviewed and approved through the discretionary use process.

Further, The Zoning Bylaw has specific criteria for assessing cannabis retail stores within Chapter 1; Part 1E; Section 1E.3.5A, which is described below.

(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 located within an existing multi-unit commercial building and is using a space previously occupied by a commercial use; therefore, no adverse impacts are expected regarding neighbourhood character, the environment or traffic.

It is a requirement of the Zoning Bylaw (Chapter 1; Part 1E; Section 1E.3.5A) that proposed cannabis retail stores be assessed from the perspective of “location and visibility”, relative to the specified “sensitive” land use (i.e. Public Library), and the “presence of youth”. These review criteria also relate to Section 1E3.5 (d)(i); (vi), noted above (respectively: land use and public health/ safety). Considering site-specific factors and context, it is noted that:



- The Proposed Development is within a separate building and lot from the Public Library, separated by a laneway, and does not face the Public Library; therefore, the Proposed Development is sufficiently separated and buffered visually. Furthermore, the cannabis retail store is required by SLGA regulations to visually screen the front windows.
- Like any retail store, cannabis retail stores are transactive, meaning customers tend to come and go, rather than linger or socialized outside doors, which may occur in a restaurant or lounge; therefore, this may lessen the likelihood of nuisance or interaction issues.
- There are no parks or schools situated on the abutting parcels.

The Regina Public Library was consulted and noted no objection concerning the proposal.

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 75 metres; and
- (c) website posting on regina.ca.

Following the public notice, 41 comments were submitted, which has been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	35	<ul style="list-style-type: none"> • Cannabis retail store will exacerbate crime – there are already high crime rates (e.g. substance abuse, robberies, loitering) • Cannabis retail store not optimal - other types of land uses are needed, such as a grocery store • Cannabis retail store too close to “sensitive” land uses – library, day care and schools
<i>Accept features were different</i>	0	
<i>I support this proposal</i>	6	<ul style="list-style-type: none"> • Area is underserved for cannabis stores • Location is convenient
<i>Total</i>	41	

The Dewdney East Community Association was circulated the public notice but did not respond.

Regarding the concern relating to crime and safety:

The controlled and regulated sale of cannabis products is a legal and permissible activity, per the Criminal Code of Canada and the regulations of the Government of Saskatchewan. The City recognizes this legality and allows this retail land use within all neighbourhoods, subject to the regulations of the Zoning Bylaw, including above noted review criteria, and applicable federal and provincial requirements.



Ensuring that entranceways are easily accessed and visible from the street from a safety perspective is an important consideration for all commercial development. It is noted that the Proposed Development entrance and front is visible from Dewdney Avenue and, also, forms part of a large parking area, which enhances visibility and benefits from parking area lighting.

The landowner will be responsible for maintaining on-site security, including lighting, etc., and the Regina Police Services is responsible for enforcing crime and safety.

Regarding the concern relating to optimal land use:

The proposed cannabis retail store constitutes a small-scale “retail commercial” use; therefore, is an eligible and appropriate land use within the context of a multi-unit commercial building, where the above noted criteria of the Zoning Bylaw are assessed and met.

Further, the City cannot restrict development solely for the purpose of withholding a vacant unit or parcel for a future development opportunity that may be regarded as preferable.

Regarding the concern relating to proximity to sensitive land uses:

Administration notes that there is an existing child day care (“Institution, Day Care”) on a lot approximately 100 metres southeast and an existing school (“Institution, Education”) approximately 325 metres southeast from the proposed development; however, the Zoning Bylaw only restricts cannabis retail stores when within 60 metres from these land uses.

SUMMARY

The Proposed Development complies with all criteria for Discretionary Use approval in the Zoning Bylaw and aligns with applicable policy and regulations. Further, the Administration is satisfied that the location, which is a vacant unit within an existing multi-unit commercial building, forming part of a shopping complex, is suitable for the proposed development.

RECOMMENDATION

The application for a proposed Discretionary Use for Retail Trade, Cannabis, located at 1711 E Dewdney Avenue, being Block A, Plan 73R49850 Ext 1 be APPROVED, subject to the following standards and conditions:

1. The development shall generally be consistent with the plans attached to this report as Appendix B-2.
2. Authorize the Development Officer to issue a development permit with respect to the application.



Respectfully Submitted,

Ben Mario

Manager, City Planning and
A/Director, Planning and Development
Services Department

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

☒ APPROVED

☐ DENIED

Deborah Bryden

Aug 1, 2025

Deborah Bryden, Deputy City Manager
City Planning & Community Services
(Development Officer)

Dated

Report prepared by: Tyson Selinger, City Planner I

Attachments:

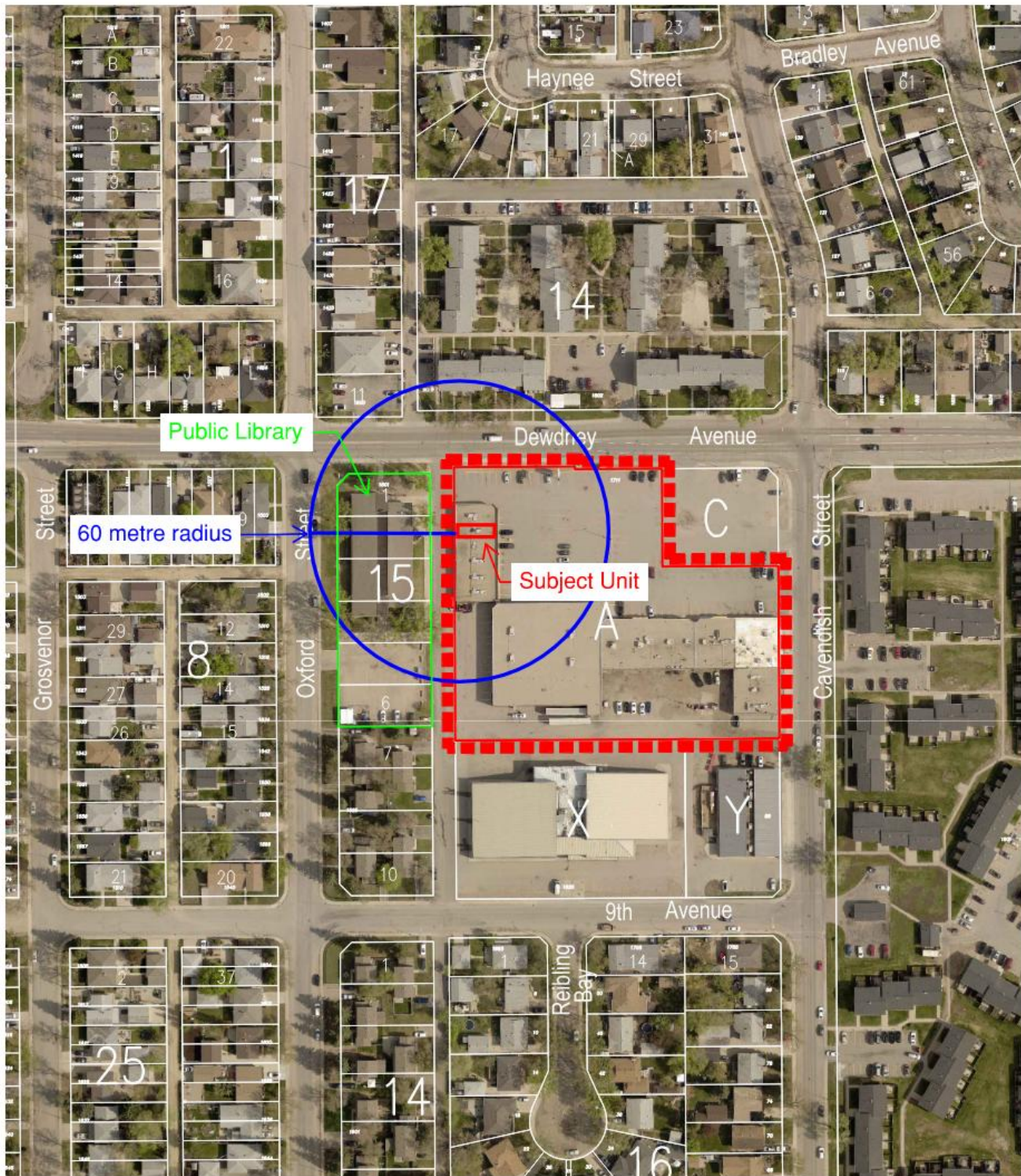
Appendix A-1: Location

Appendix A-2: Zoning

Appendix B-1: Site Plan

Appendix B-2: Floor Plan

Appendix A-1: Location

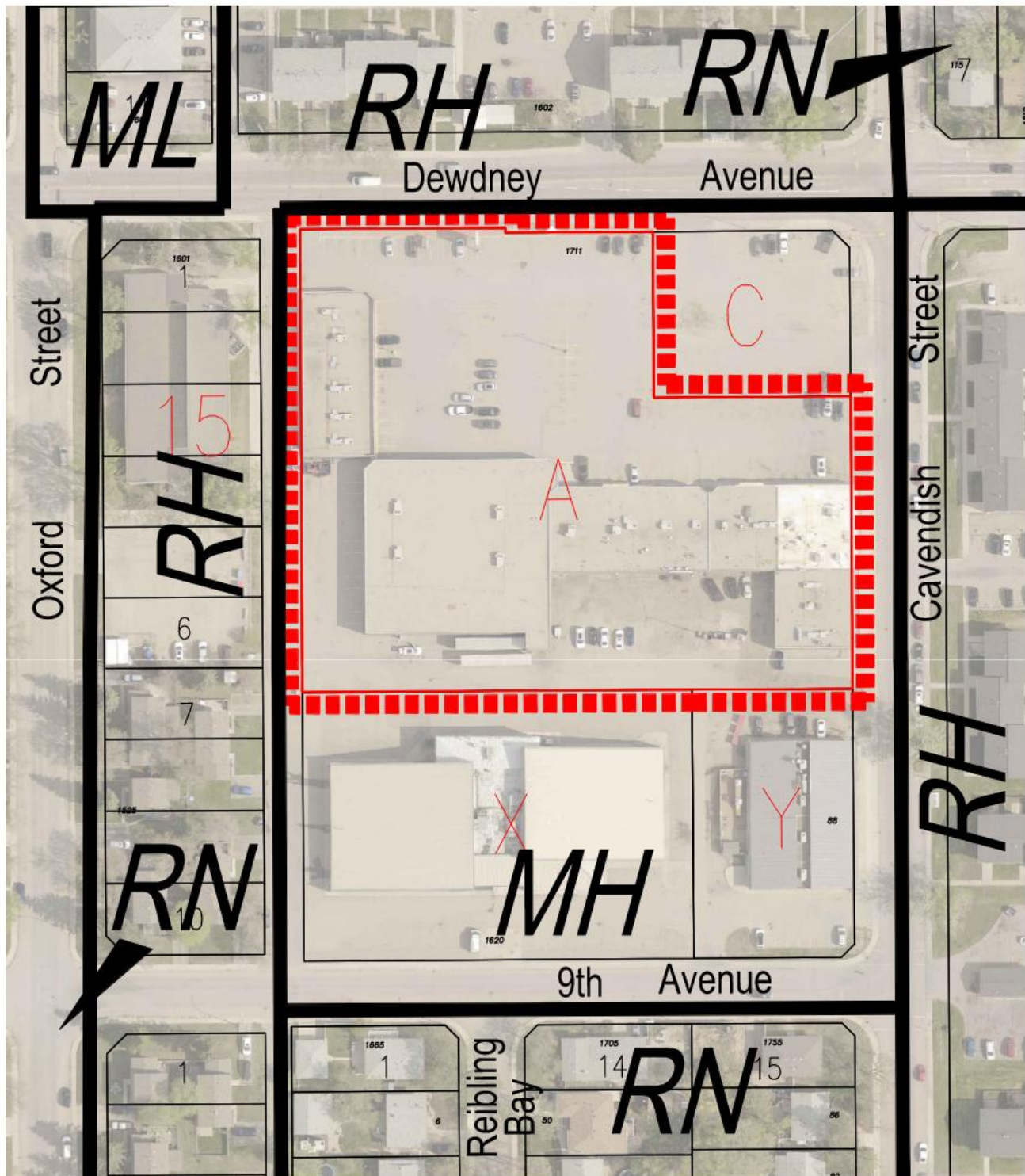


Subject Property

Date of Photography: 2024



Appendix A-2: Zoning



Subject Property

Date of Photography : 2024



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