

Discretionary Use – 1301 Vanstone Street

Date	May 8, 2026
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202500371

BACKGROUND

Section 1D.1.2(2) of *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) specifies that all applications for Discretionary Use approval are delegated to the Development Officer, except those applications that meet specified criteria, which warrant City Council review.

The criteria that warrant City Council review are deemed not to apply; therefore, this application is delegated to the Development Officer.

The Subject Property spans two parcels – a parcel zoned MH – Mixed High-Rise Zone (MH Zone) and a parcel zoned MLM – Mixed Large Market Zone (MLM Zone). Although it is typical that only one zoning designation apply to the entirety of a property(s), which is the subject of a Discretionary Use application, it is the intent of the Applicant to seek Discretionary Use approval first, followed by rezoning and subdivision approval.

The Applicant has indicated that they will apply to have the MH Zone apply to the portion of the Subject Property accommodating the Proposed Development.

APPLICATION

Cornerstone Holding Ltd. (Applicant and Landowner) proposes to develop a car dealership (Proposed Development) at 1301 Vanstone Street and part of 3800 Rochdale Boulevard (Subject Property).

The Proposed Development will consist of one, approximately, 3,700m² single-storey building (Building, Detached), which consists of:

- 1,200m² retail showroom (*Retail Trade, Motor Vehicle Light*)
- 2,500m² service shop (*Service Trade Motor Vehicle – Light*)

The MH Zone requires that *Retail Trade, Motor Vehicle Light*, exceeding 1,000m², and *Service Trade Motor Vehicle – Light*, exceeding 500m², be reviewed through the Discretionary Use procedure.

The Subject Property constitutes undeveloped land within the Hawkstone Neighbourhood. The surrounding land context includes:

- North: Undeveloped land intended for residential development.
- East: Undeveloped land intended for commercial development.
- South and West: Existing mixed commercial development.

REVIEW CRITERIA

Administration's assessment of this application has been undertaken in accordance with the criteria set forth in Section 1E3.5 of the Zoning Bylaw, as follows:

Consistency with the vision, goals and policies of the Official Community Plan

The Proposed Development will transition a vacant lot, along an urban corridor, into a commercial and employment opportunity, which aligns with the following objectives of *Design Regina: The Official Community Plan, Bylaw No. 2013-48 (OCP)*:

- Section D4, Goal 4 – Require large-format retail to be located on urban corridors.
- Section D10, Goal 2 – Optimize the economic development potential of Regina.

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 Proposed Development aligns with the *Hawkstone Concept Plan (HCP)*, which identifies the Subject Property as a location reserved for commercial development.

No neighbourhood plan (OCP – Part B) or special study applies.

Consistency with regulations of the Zoning Bylaw; and

The Proposed Development conforms with the development standards of the MH Zone relating to land use, setbacks, site coverage, frontage, height, etc.:

Land Use Details	Existing	Proposed
Zoning	MH – Mixed High-Rise Zone & MLM – Mixed Large Market Zone	MH – Mixed High-Rise Zone
Land Use	Vacant	<i>Retail Trade, Motor Vehicle – Light; Service Trade, Motor Vehicle -Light</i>
Building Footprint	N/A	3,678m ²

Zoning Analysis	Required	Proposed
Minimum Lot Area	250m ²	24,675m ²
Minimum Lot Frontage	6m	140.7m
Maximum Site Coverage	65%	14.9%
Maximum Permitted Height	15	9.1m
Maximum Discretionary Height	N/A	
Motor Vehicle Parking Stalls (Recommended)	47	69

Motor Vehicle Parking Stalls (Accessible)	1	3
Bike Stalls	*	*
Minimum Landscape Area	2,468m ² (10%)	5,207m ²
* To be determined through the Development Permit		

As both the MH Zone and the MLM Zone will apply until such time as the Subject Property is subdivided and rezoned, it has been confirmed that the Proposed Development generally conforms with both of these zones.

As a condition of Discretionary Use approval, a legal parcel situation must be established prior to the issuance of a Development Permit approval.

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 Subject Property is within a predominantly commercial area, which includes existing car dealerships, large-format retail and a mix of smaller retail and services. The Proposed Development is consistent with the commercial character of Rochdale Boulevard and will complement existing businesses.

The Subject Property is located over a “Moderate Sensitivity” aquifer, which limits the piling and excavation depth. The Applicant will be responsible for submitting a geotechnical report, at the Building Permit stage, should the depths exceed what is recommended.

The Subject Property is bound, along the north and south, by arterial roadways (Big Bear Boulevard; Rochdale Boulevard) and, along the east and west, by local streets (Vanstone Street; Abbey Street). Arterial roadways accommodate major traffic flow and transit services and are deemed appropriate locations for major commercial development.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw* 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.

Following public notice, two comments have been submitted, which have been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if different</i>	1	Insufficient accessible parking stalls proposed
<i>I support this proposal</i>	1	Support additional business in the neighbourhood
Total	2	

Issue: Accessible Parking Stalls

Administration’s Response: As per the Zoning Bylaw, two per cent of the recommended number of stalls are required to be accessible. The number of accessible stalls required is one; the Applicant is providing three based on the site plan.

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and aligns with applicable policy and regulations.

Administration is satisfied that the location is suitable for the Proposed Development, considering site context, building design and traffic considerations.

RECOMMENDATION

The application for a proposed Discretionary Use for both *Retail Trade, Motor Vehicle – Light* and *Service Trade, Motor Vehicle – Light*, located at 1301 Vanstone Street and part of 3800 Rochdale Boulevard, being Block 9, Plan 102254891 and Part of Block 1, Plan 102254891, is APPROVED, subject to the following standards and conditions:

1. The development shall be generally consistent with the plans attached to this report as Appendix B.
2. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations of *The Regina Zoning Bylaw, 2019*.
3. A parcel tie or consolidation must be established prior to the issuance of a development permit.
4. Subject to the above conditions, authorize the Development Officer to issue a development permit with respect to the application.

Respectfully Submitted,



Manager, City Planning



Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

- APPROVED
 DENIED



May 8, 2026

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

Dated

Report prepared by: Zoey Drimmie, City Planner II

Attachments:

- Appendix A-1 – Location
- Appendix A-2 – Zoning
- Appendix B-1 – Site Plan
- Appendix B-2 – Elevation



Date of Photography: 2024

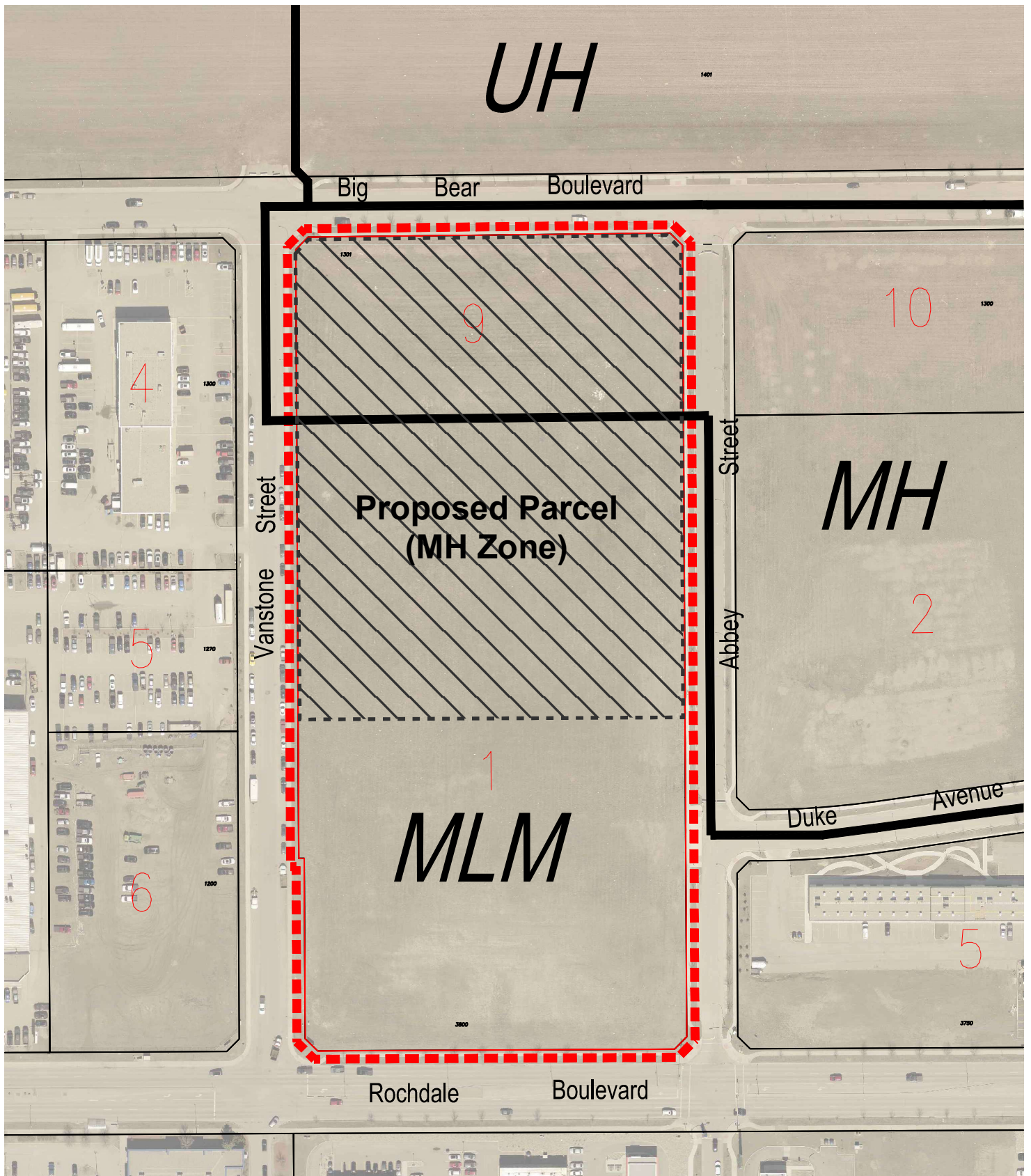


Subject Property

Project PL202500371

Civic Address/Subdivision

1301 N Vanstone Street
and 3800 Rochdale Boulevard



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