

Discretionary Use – 1909 Ottawa Street

Date	March 17, 2026
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202600011

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.

APPLICATION

102081506 Saskatchewan Limited (Applicant & Landowner) proposes to convert part of an existing building, located at 1909 Ottawa Street (Subject Property), to an *Assembly, Recreation* land use (Proposed Development) consisting of indoor sports (two pickleball courts and two badminton courts).

The Subject Property is zoned RL – Residential Low-Rise Zone, which requires that *Assembly, Recreation* land use be reviewed through the Discretionary Use procedure.

The building was custom designed for, and used as, an *Assembly, Religious* land use (“place of worship”) and it is the intent of the Applicant to retain the existing structure and to accommodate sport courts within the main space. A building annex is currently used as *Institution, Day Care* land use (day care operation), which was approved in 2022.

The Subject Property is located within the Heritage Neighbourhood, which is a dynamic area of the city, experiencing infill and land use diversification. Surrounding land uses include a mix of residential types and densities, institutional and commercial. The former parking area was redeveloped, in 2025, as an affordable housing project.

ASSESSMENT

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 provide additional opportunities, within the Heritage Neighbourhood, for recreational amenities; therefore, it supports OCP objectives relating to

“complete neighbourhoods” (Section D5, Goal 1) and ensuring access to recreational services in all neighbourhoods (Section D7, Goal 2).

Additionally, the Proposed Development represents an “adaptive re-use” of an existing building that is partially vacant or underutilized; therefore, it supports OCP objectives relating to efficient and economically sustainable servicing (Section B, Goal 2).

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.

Consistency with regulations of the Zoning Bylaw.

The proposed development is limited within an existing building which conforms to the Zoning Bylaw. There are no changes to the building footprint, façade, or height associated with this discretionary use application.

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 adjacent to residential; however, the Proposed Development will be enclosed within a building, and no outdoor activity is proposed. While off-site impacts associated with noise cannot be predicted at this stage, it is anticipated that impacts will be minimal, considering the intended activities and limited scale of the operations.

Furthermore, it is noted that the Proposed Development replaces one type of *Assembly* use with another (*Assembly, Religious* to *Assembly, Recreation*), within an existing building; therefore, no land use intensification or alteration to neighbourhood character applies.

For the reasons noted above, implications for traffic and roadways are, likewise, expected to be minimal. Furthermore, it is noted that the Subject Property is located, approximately, 100 metres from Victoria Avenue (arterial roadway) and 200 metres from 11th Avenue (collector roadway), which are both well serviced by transit.

The development would have no environmental impacts. There are no sensitivities in the area.

No potential adverse impacts were identified affecting neighbourhood character, public right-of-way, or public health and safety.

COMMUNICATION

Public notice has been carried out in accordance with *The Public Notice Policy Bylaw* and included a sign posting on the subject property, a notice letter sent to property owners within 75 metres of the Subject Property and notice posted on the City’s website. A summary of the feedback received, and Administration’s response, is provided below.

The Heritage Community Association received notification; however, no comments were submitted.

Public Review Summary		
Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> Insufficient number of parking spots causing individuals to park illegally.
<i>Other</i>	3	<ul style="list-style-type: none"> Lack of parking spots already exist due to intensification of apartments in the area. Rear lane requires repair and is undermaintained (snow not cleared properly) and additional traffic will exacerbate these issues. Amenity should be affordable and accessible to the residents of the local neighbourhood.
<i>I support this proposal</i>	0	
Total		

Parking & Traffic

Implications for traffic and on-street parking are expected to be minimal due to:

- Scale and intensity of proposed operations, which are deemed to be minor.
- One type of *Assembly* land use replacing another.
- Proximity to arterial and collector roadways and transit service.
- Site accommodates 15 parking stalls.

On-street parking, at this location, is a shared public resource and there is no regulatory requirement for on-site parking, considering the City’s priority regarding environmental sustainability, greenhouse gas reduction, active and multi-modal transportation options.

Public Accessibility

The City does not have the authority to require that this privately operated proposed recreation facility be made available to the public.

SUMMARY



The Proposed Development complies with all criteria for Discretionary Use approval in the Zoning Bylaw, aligns with applicable policy and regulations, and is deemed suitable for the location, as an adaptive re-use of an existing building.

RECOMMENDATION

The application for a proposed Discretionary Use for *Assembly, Recreation*, located at 1909 Ottawa Street, being Lot A, Block 352, Plan 59R25100 Ext 2, be 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 and limited to the interior of the building.
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. 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

April 1, 2026

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

Dated

Report prepared by: Tyson Selinger, City Planner I

Attachments:


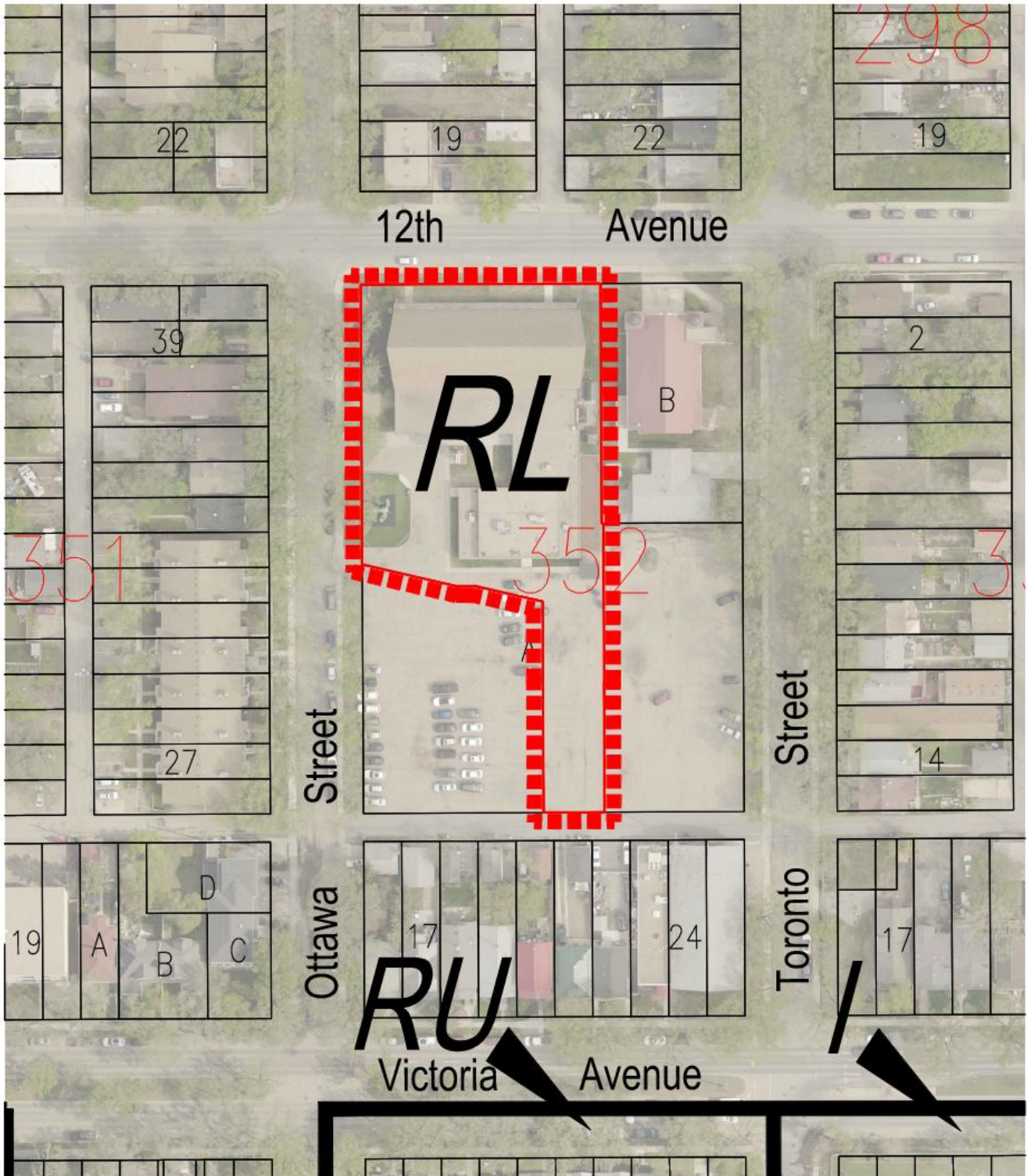
- Appendix A-1: Location
- Appendix A-2: Zoning
- Appendix B: Site Plan

Appendix A-1: Location

Subject Property

Date of Photography: 2024



Appendix A-2 : Zoning Subject Property

Date of Photography : 2024



Appendix B : Site Plan

