

## LAND USE APPLICATION

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### **Proposed Concept Plan and Zoning Bylaw No. 8770 Text Amendment to Direct Control District 3 (Preston Crossing Regional Commercial Area)**

#### **APPLICATION SUMMARY**

McElhanney, on behalf of Canadian Tire, has applied to amend the Concept Plan for the Direct Control District 3 and for text amendments to the Direct Control District 3 regulations contained in [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw). The proposed amendments will facilitate the expansion of Large Format Retail Stores, including the existing Canadian Tire store, in the Preston Crossing Regional Commercial area.

#### **RECOMMENDATION**

That a copy of this report be submitted to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to the Direct Control District 3 Concept Plan for the Preston Crossing Regional Commercial area, and text amendments to the Direct Control District 3 regulations contained in Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

#### **BACKGROUND**

On October 16, 2000, City Council approved the bylaws to establish the Direct Control District 3 (DCD3), the Preston Crossing Regional Commercial area, which would accommodate large format retail stores and accessory uses. Originally configured as a 3-Phase development, an additional Phase IV was approved in 2011, which saw the establishment of Cabela's, as well as a multi-tenant commercial retail unit with retail and restaurant uses. The final Phase V for development in the southeast and southwest of the site was approved on September 9, 2013, resulting in full build-out of the total area of 28.42 ha (70.24 acres) for the Preston Crossing Regional Commercial area (see Appendix 1 and 2).

Text amendments to the DCD3 regulations that were approved in 2013 also provided for all applications for DCD3 approval to be delegated to the Development Officer, subject to compliance with all requirements of the Zoning Bylaw and the applicable concept plan, pursuant to Section 66 of the *Planning and Development Act, 2007*.

Preston Crossing Regional Commercial area is located on land owned by the University of Saskatchewan and contains large format retail stores which are intended to serve a city-wide and regional market population. The area was established as a Direct Control District to ensure a high degree of site design and architectural features which are complementary to the setting and architecture of the University of Saskatchewan and to permit City Council to exercise control over the eventual timing, site design, access, egress, landscaping, lighting and other development standards of each phase of the development.

#### **DISCUSSION**

McElhanney prepared a background report that summarizes their research and proposed amendments (see Appendix 3). The proposed Concept Plan amendments to the Preston Crossing Regional Commercial area will facilitate the expansion of the existing Canadian Tire

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store and provide for site improvements. The proposed text amendments to the DCD3 regulations provide for the expansion of the Canadian Tire store as well as further development opportunities for other large format retail stores in the Preston Crossing Regional Commercial area. Administration supports the amendments and development of the site as outlined in McElhanney's report.

**Proposed Amendments**

Concept Plan Amendments

The proposed Concept Plan amendments to the Preston Crossing Regional Commercial area include the following:

- Remove the existing pedestrian connection between the Canadian Tire building and Best Buy building and provide for a new connection to the multi-use trail in the southeast corner of the site;
- Establish a pedestrian amenity space adjacent to the Preston Crossing Regional Commercial area entry feature;
- Enhance the existing north-south pedestrian connection between the Canadian Tire store and the future Bus Rapid Transit station on Preston Avenue North;
- Expansion of the existing Canadian Tire retail store, and
- Provide for an outdoor sales area with a permanent building that is accessory to the large format retail store.

Text Amendments to the Zoning Bylaw

The proposed text amendments to the DCD3 regulations contained in the Zoning Bylaw include the following:

- Reduce required parking spaces from one space per 20 m<sup>2</sup> of gross floor area to one space per 30 m<sup>2</sup> of gross floor area for all permitted and accessory uses. Should City Council adopt regulations to remove parking requirements under the ongoing work associated with the Housing Accelerator Fund, those amendments would take precedent over the proposed new parking rate;
- Allow for a permanent accessory building within an outdoor sales area that is associated with a larger format retail store.
- Clarify that an outdoor sales area does not have to be immediately adjacent to the large format retail store that it is associated with.

Policy Review

The proposed amendments are consistent with the objectives and policies for Regional Commercial areas contained in [Bylaw No. 9700, the Official Community Plan Bylaw, 2020](#) (OCP).

Section F(2.2) (16) of the OCP establishes the Regional Commercial land use designation which has the potential for commercial development that serves a city-wide and regional market population. These sites are typically serviced by arterial streets and highways.

Section G4.1(3)(b) of the OCP provides policies for the development of Regional Commercial areas in the city.

Comments from Other Divisions

No concerns were identified through the administrative technical review process that would preclude this application from proceeding to a public hearing.

Development Permit Approval Process

As per Section 13.3.13 of the Zoning Bylaw, City Council has delegated approval of all applications for DCD3 approval to the Development Officer, subject to compliance with all requirements of the Zoning Bylaw and the applicable concept plan. Should the amendments outlined in this report be approved, the applicable concept plans for the proposed site development are the drawings contained in McElhanney’s report.

**COMMUNICATIONS AND ENGAGEMENT**

As the Preston Crossing Regional Commercial area is located on lands owned by the University of Saskatchewan, Administration consulted with the University of Saskatchewan to ensure the proposed amendments were acceptable to them and aligned with their objectives for development of the site.

Lands in proximity to the Preston Crossing Regional Commercial area fall under the ownership of the University of Saskatchewan, therefore, no letters to adjacent property owners were sent. The information was posted on the Engage page on February 22, 2024, and notice was sent to the lease managers of the site, Ronmor Holdings Inc. and Harvard Developments Corporation, on March 1, 2024, notifying them of the proposed changes and requesting any comment. At the time of writing this report, no correspondence or comment has been received.

**PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice, and a date for a public hearing will be set. A notice will be placed in The Star Phoenix two weeks prior to the public hearing.

**APPENDICES**

1. Location Map
2. Fact Summary Sheet
3. McElhanney Preston Crossing Canadian Tire – DCD3 Text Amendment and Concept Plan Amendment Background Report.

**REPORT APPROVAL**

Written by: Robyn Rechenmacher, Senior Planner  
Reviewed by: Darryl Dawson, Development Review Manager  
Lesley Anderson, Director of Planning and Development  
Approved by: Lynne Lacroix, General Manager of Community Services