

BYLAW NO. 2013-57

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 26)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 5, Table 5.4; Table of Land Uses – Special Zones is amended by adding the following row after “School, Vocational”:

		AIR	FW	I	PS	PUD	RR	UH	WC
Stadium (Professional Sports Clubs and Promoters) ¹³	7941				P ¹⁴				

- 3 Chapter 5, Table 5.4; Table of Land Uses – Special Zones is amended by adding the following footnotes after footnote 12:

¹³ Refer to the regulations in subpart 9D.2

¹⁴ Stadiums are permitted only on Block H, Plan No. 14513 and Parcel T, Plan No. 102121311.”

- 4 Chapter 9, Part 9D is amended by adding the following section immediately after section 9D.1:

“9D.2 STADIUMS

1.1 LOCATION REQUIREMENTS

Notwithstanding other relevant sections of this bylaw, the following standards and guidelines are to be applied to development of a stadium of more than 30,000 seats located on land legally described as Parcel H, Plan No. 14513 and Parcel T, Plan No. 102121311.

1.2 DEVELOPMENT REGULATIONS

- (1) Notwithstanding Development Regulations in Chapter 5 of this Bylaw, the following standards shall apply:
 - (a) Maximum height – unlimited
 - (b) Maximum site coverage – 100%
 - (c) Minimum Setback from Elphinstone Street (Front)– 10 m
 - (d) Maximum Setback from Elphinstone Street (Front) – 20 m
 - (e) Rear Yard Setback – nil
 - (f) Maximum Floor Area Ratio - unlimited

Approved as to form this _____ day of _____, 20_____.

City Solicitor

1.3 USE REGULATIONS

(1) Notwithstanding applicable Use Regulations in Chapter 5, within the building envelope of a stadium, the following uses will be permitted:

- Retail
- Restaurant and Licensed Restaurant
- Office, General (less than 1000m²)
- Personal Service Facilities
- Recreational Service Facilities
- Financial Institution

1.4 SIGN REGULATIONS

Notwithstanding Chapter 16, wall signs on the stadium building are unrestricted in size and quantity.

1.5 PARKING AND LOADING REGULATIONS

(1) Notwithstanding provisions in Chapter 14 the following standards pertaining to parking associated with the stadium shall apply.

- (a) Loading areas shall be prohibited within 20 m of Elphinstone Street or on the west side of the building adjacent to Confederation Park; and
- (b) One bicycle parking space per 300 stadium seats shall be provided on site and located in convenient proximity and distributed evenly amongst main gateway entrances.

1.6 DESIGN GUIDELINES

(1) Urban Identity

- (a) The intent of this section is to encourage design attributes that celebrate the locale of the stadium and stand as a proud landmark in the city, province, and community.
- (b) Guidelines
 - (i) The building should reference local character, culture, history or natural features through its external elements,

and/or architectural detail, and landscape design of surroundings.

- (ii) Consider incorporating historical architectural references to the former World's Grain Exhibition and Confederation Building, which prominently occupied the site from 1931 and 1927, respectively.
- (iv) Where possible, the stadium should seize opportunities for viewing of prominent landscapes that define the city and surrounding area such as the downtown skyline, legislature dome, surrounding agriculture fields, dramatic skies, tree canopy, and industry to the north of the city.
- (v) The shape and massing of the stadium should consider the contribution to the City's skyline from important gateways including the airport, highway approaches, and prominent corridors and places.

(2) Elphinstone Street Interface

- (a) The intent of this section is to encourage the stadium to engage Elphinstone Street, allowing for high usage during event days, creating amenity for the community for non-event days, and which is adaptable over time.
- (b) This section will apply generally to the area between the east face of the building and Elphinstone Street
- (c) Guidelines
 - (i) The area should be primarily hard-surfaced to accommodate heavy pedestrian numbers during events, but can also function as a passive amenity space for the community on non-event days.
 - (ii) The location of intended gathering areas should consider environmental conditions such as wind and sunlight penetration, and include weather protection to encourage use throughout the year.
 - (ii) A strong sense of place should be created through choice of furnishings, trees and other plantings, public seating,

pedestrian scale lighting and opportunity for development of public art and other tributes to Saskatchewan sports culture.

- (iii) Plaza space design should follow guidelines as established in the City's Open Space Management Strategy.
- (iv) While the building massing will naturally be larger in comparison to other buildings in the vicinity, it should reference a human scale rather than dominate the public space.
- (v) The main level of the building should provide opportunity for development of commercial uses, should demand exist.
- (vi) Any commercial spaces should have a direct relationship to the public realm with ample transparent window glazing, and direct access to the street.
- (vii) Parking should only be accommodated within the interface area for the purpose of supporting street-oriented commercial activity. However, its placement should not impede the function of this area primarily as a quality public amenity space. Parking should be integrated with landscape surfacing treatment, should not dominate the space, and should be easily converted to plaza space during events.
- (viii) Main building gateways should be directly accessed from the street.
- (ix) The southeast corner and northwest corners of the development area are gateways to an emerging sports precinct for the city, and should signify a sense of arrival through design of plaza spaces, art, and landscaping. Parking should not be accommodated in gateway areas.

(3) Confederation Park Interface

- (a) The intent of this section is to encourage a complimentary relationship between the stadium and Confederation Park.

- (b) This section applies to areas including Confederation Park, the building face and all area in between.
- (c) Guidelines
 - (i) The building should conserve and enhance the historical and visual integrity of Confederation Park.
 - (ii) The character of the built form along the perimeter of the park should safeguard its visual integrity and sense of place, particularly with respect to the scale of development.
 - (iii) The terminal vista along axial view corridors should be reinforced by focal points and/or key access points to the surrounding built form.
 - (ii) Use of the park should be encouraged by locating main entrances and complimentary commercial uses adjacent to the park, while maintaining its ecological health.

(4) General Guidelines

- (a) This section is applied generally to the entire development site associated with the stadium.
- (b) Design and implement Crime Prevention Through Environmental Design (CPTED) in the design of all surrounding spaces.
- (c) Continuous tree canopy should be extended throughout the site, and should concentrate on demarking gateways, the access way to Evraz Place, pedestrian routes, and complimenting plaza areas.”

5 Chapter 19 – Zoning Maps (Map No. 2488) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix “A”, legally described as:

Legal Address: Parcel T, Plan No, 102121311

Civic Address: 1899, 1901 and 1903 Pasqua Street

Current Zoning: RR-Rail Road Zone

Proposed Zoning: PS-Public Service Zone

6 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 26th DAY OF August 2013.

READ A SECOND TIME THIS 26th DAY OF August 2013.

READ A THIRD TIME AND PASSED THIS 26th DAY OF August 2013.

Mayor

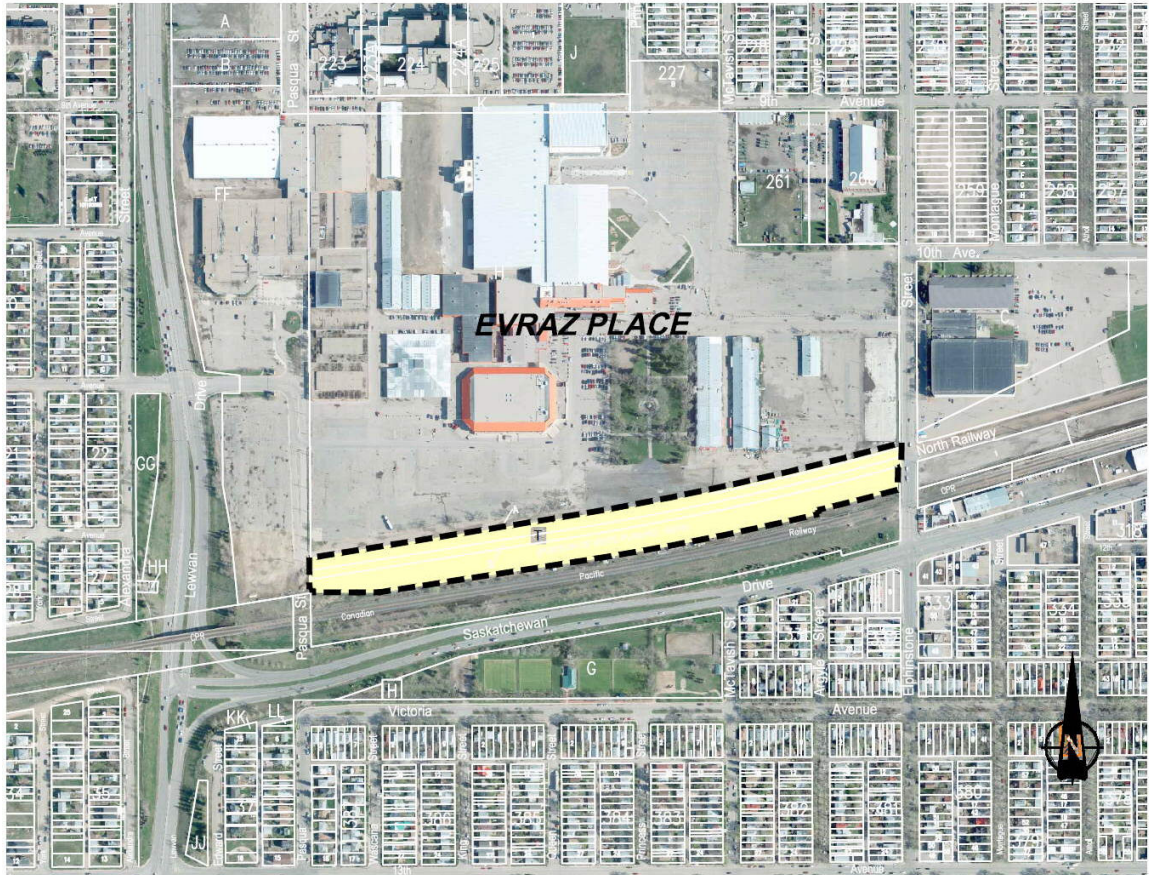
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Appendix "A"



ABSTRACT

BYLAW NO. 2013-57

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 26)

PURPOSE: To amend *Regina Zoning Bylaw No. 9250*.

ABSTRACT: The purpose of the proposed zoning is to allow consolidation of the Parcel T with the Evraz Place site to accommodate the future stadium. In addition, text amendments are being proposed to legally accommodate the stadium, and design guidelines are also being proposed.

STATUTORY AUTHORITY: Section 46 of *The Planning and Development Act, 2007*.

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: Required, pursuant to section 207 of *The Planning and Development Act, 2007*.

PUBLIC NOTICE: Required, pursuant to section 207 of *The Planning and Development Act, 2007*.

REFERENCE: Regina Planning Commission Meeting July 31, 2013
RPC13-47

AMENDS/REPEALS: Amends *Regina Zoning Bylaw No. 9250*

CLASSIFICATION: Regulatory

INITIATING DIVISION: Community Planning and Development
INITIATING DEPARTMENT: Planning