



## Zoning Amendment – 1899 Pasqua - PL202300057

<b>Date</b>	June 13, 2023
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC23-19

### RECOMMENDATION

---

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone a portion of the property located at 1899 Pasqua Street, legally described as NW 24 17 20 2 PLAN 16074 EXT 1, as shown in Appendix A-3 (proposed Parcel X), from RW - Railway to DCD – REXG - Regina Exhibition Grounds Direct Control District and to amend Zoning Map 2688 (A) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of the City Council following approval of these recommendations and the required public notice.
3. Approve these recommendations at its meeting on June 21, 2023.

### ISSUE

---

The application is to rezone the property located adjacent to Elphinstone Street, which is currently owned by Canadian Pacific Railway but leased by the City of Regina (City), so that it may be subdivided and incorporated into the Mosaic Stadium site.

### IMPACTS

---

#### Policy/Strategic Impact

The work aligns with the City's Vibrant Communities Strategic Priority, specifically "build recreational and cultural infrastructure".

The proposed application is guided by the City's Strategic Priorities and the overarching theme that connects them: "Recognizing our relationship to the land, we grow our community and improve quality of life." This statement reinforces an Indigenous worldview that our relationship with the land is foundational, and our respect and care for this relationship informs and influences our decision-making."

## **OTHER OPTIONS**

---

1. Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to Council.
2. Deny the application. Council's decision to deny an application to amend the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw) is final.

## **COMMUNICATIONS**

---

Public engagement included a public notice letter submitted to landowners within 75 metres of the Subject Property, and on-site signage. No comments were received.

The Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. The Applicant will also receive written notification of City Council's decision.

Public notice of the public hearing required when Council considers the proposed amendment to the Zoning Bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*.

## **DISCUSSION**

---

### **Overview**

The City of Regina (Applicant), on behalf of the Canadian Pacific Railway (Owner), proposes to rezone a portion of the Canadian Pacific Railway (CPR) right-of-way, which forms the Elphinstone Street – CPR crossing (Subject Site), from RW - Railway to DCD – REXG - Regina Exhibition Grounds Direct Control District.

The purpose of the proposed rezoning is to accommodate a transfer of ownership of the Subject Site from CPR to the City. The Subject Site accommodates a walkway benefitting the Mosaic Stadium that the City currently leases from CPR. This application addresses a transfer of land ownership only. No new development is proposed.

**Analysis**

The proposed rezoning will not impact pedestrian or vehicular mobility along Elphinstone Street and will not result in new development; therefore, there are no implications regarding policy, regulations or related City standards.

**DECISION HISTORY**

---

On December 8, 2021, City Council approved the addition of the DCD-REXG - Regina Exhibition Grounds Direct Control District to the *Regina Zoning Bylaw 2019* (CR 21-171).

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director  
Planning & Development Services

Deborah Bryden, Executive Director  
City Planning & Community Development

Prepared by: Kimberly Hemm, City Planner II

**ATTACHMENTS**

- Appendix A-1
- Appendix A-2
- Appendix A-3