

Overview	
Proposal	The Applicant proposes to develop the Regina Indoor Aquatic Facility (IAF) on property zoned PS – Public Service.
Additional Information	<p>The <i>Regina Zoning Bylaw</i> requires that “Assembly, Recreation” land-use, and height exceeding 15m, be reviewed through the Discretionary Use procedure. Portions of the proposed IAF will have a height of 17.5m.</p> <p>The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: Mosaic Stadium (west), residential (north), vacant land zoned PS (east) and Canadian Pacific Kansas City Railway (south).</p>
Process	
Review / Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The Decision authority respecting Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council.</p> <p>Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation or speak directly to the RPC or Council. Please refer to the attached Application Review Process summary.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	<p>Zoey Drimmie, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000</p>

Appendix A – Location

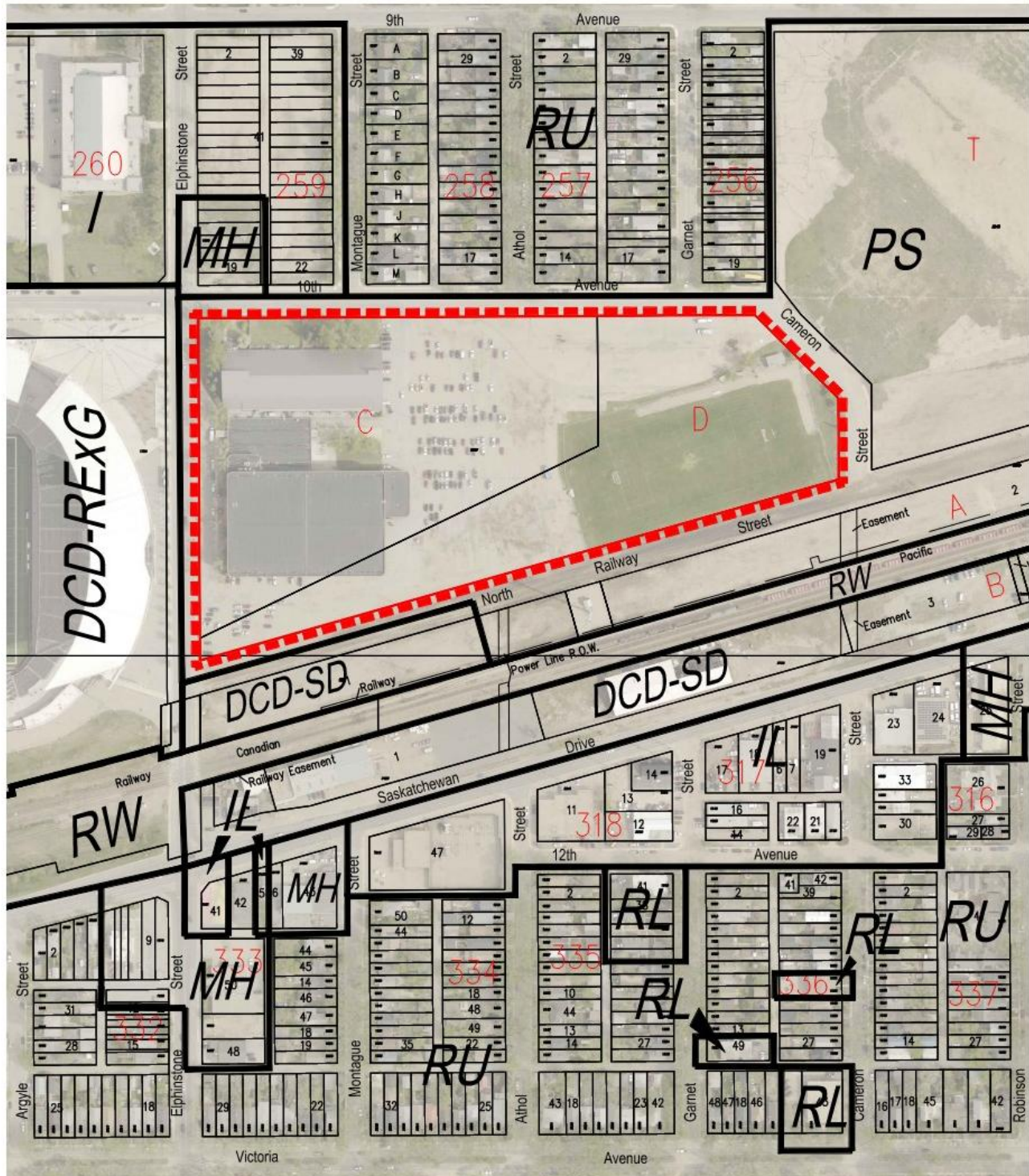



Subject Property

Date of Photography: 2024



Appendix B – Zoning (Current)

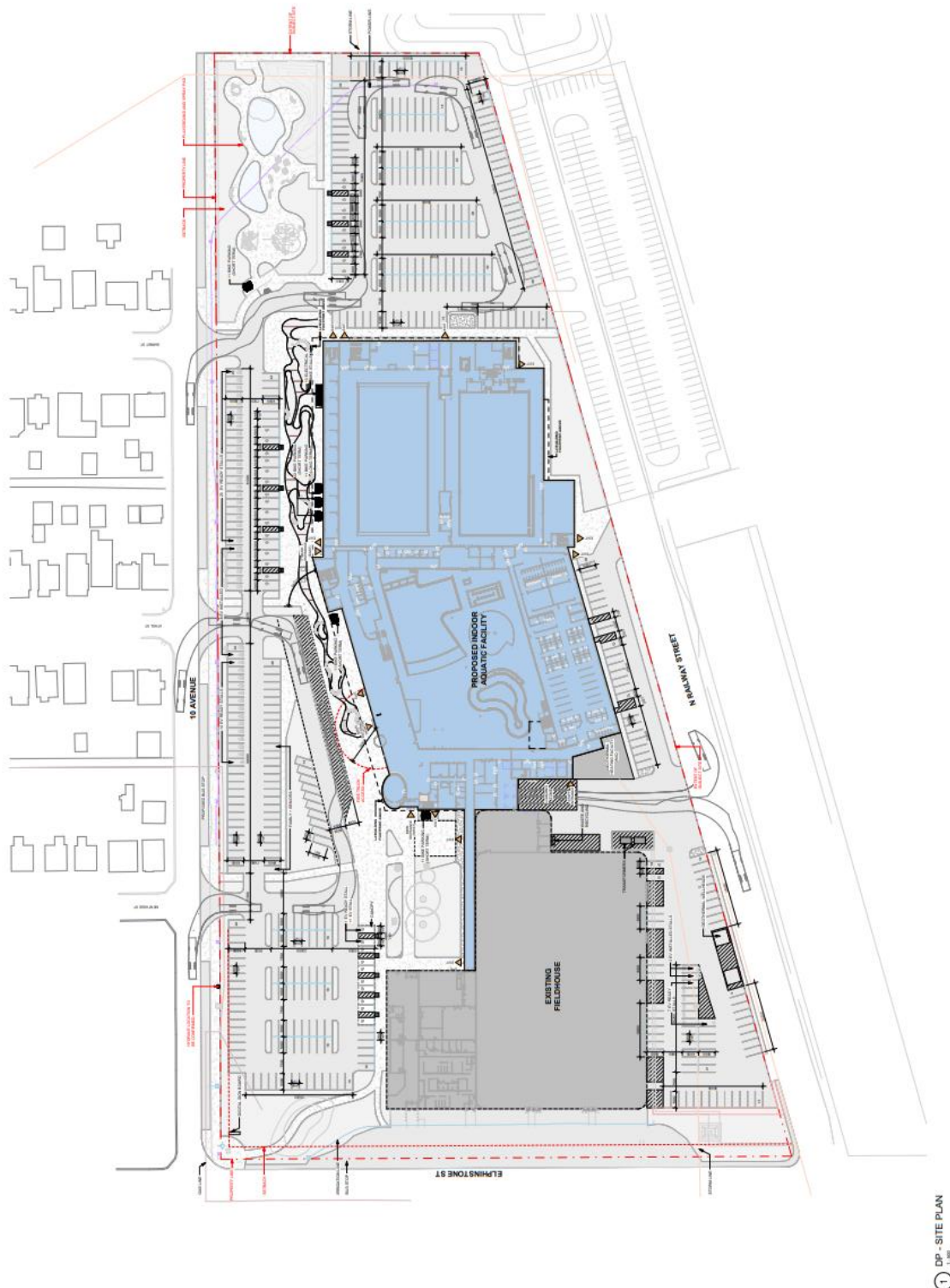


 Subject Property

Date of Photography : 2024



Appendix C1 – Proposed Development (Site Plan)



Appendix C2 – Proposed Development (Elevations)

