

Discretionary Use – 1717 Elphinstone Street

Date	November 19, 2025
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202500305

BACKGROUND

Section 1D.1.2(2) of *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) specifies that all applications for Discretionary Use are delegated to the Development Officer, except those which meet specified criteria. Since the proposed application does not meet the specified criteria, the application is delegated to the Development Officer.

APPLICATION

HCMA Architecture & Design (Applicant), on behalf of the City of Regina (City), proposes to develop a public aquatic facility (Proposed Development) at 1717 Elphinstone Street (Subject Property – Appendix A-1), which consists of:

- A new building, with a gross floor area of 27,150.88 m² (292,249.64 sf), and a maximum height of 17.5 m, which accommodates multiple indoor swimming pools intended for recreation and competitive events, as well as accessory uses;
- Outdoor surface parking accommodating 498 motor vehicle parking stalls; and
- Outdoor park accommodating play structures and a spray pad.

The Subject Property is zoned PS – Public Service Zone, which requires that “Assembly, Recreation” land use (aquatic facility), and building height exceeding 15 m, be reviewed through the Discretionary use procedure.

The Subject Property is located within the North Central neighbourhood and is situated within the following land use context:

- North: Low-density residential buildings, as well a vacant parcel.
- South: Canadian Pacific Kansas City (CPKC) rail corridor, which is separated from the Subject Property by a closed roadway and a strip of vacant parcels.
- West: Elphinstone Street and the Mosaic Stadium.
- East: A vacant parcel formerly accommodating an athletic facility (Taylor Field).

The Proposed Development will replace the existing Lawson Aquatics Centre, which is intended to be demolished, and will connect to the existing Field House athletic facility.

REVIEW CRITERIA

The application is reviewed as per the criteria established in Section 1E3.5 of the Zoning Bylaw as follows:

(a) consistency with the vision, goals and policies of the Official Community Plan

As a major public facility and amenity, which is intended to advance quality-of-life and the City's overall economic position, the Proposed Development aligns with the following objectives of *Design Regina: The Official Community Plan, Bylaw No. 2013-48 (OCP)*:

- Section D7; Goal 2: Ensure access to a variety of recreation programs and services in all neighbourhoods.
- Section D10; Goal 2: Optimize the economic development potential of Regina, the region, and the Province of Saskatchewan.

The scale, capacity and standards of the aquatic facility will accommodate national events, regional patrons and will elevate the City's overall prestige and attractiveness.

(b) 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.

(c) consistency with regulations of the Zoning Bylaw

The land use and zoning related details of this proposal are summarized as follows:

Land Use Details	Existing	Proposed
Zoning	PS – Public Service	No change
Land Use	"Assembly, Recreation"	No change
Building Footprint	Approx. 4,100m ²	14,676.47m ²

Zoning Analysis	Required	Proposed
Minimum Lot Area	500m ²	62, 270.3m ²
Minimum Lot Frontage	15m	No change
Maximum Site Coverage	75%	23.57%
Maximum Permitted Height	15m	17.5m
Maximum Discretionary Height	30m	
Recommended Parking Stalls	272	498
Required Parking Stalls (Accessible)	5	40
Bike Stalls	41	76
Minimum Landscape Area	10%	Approx. 14%

(d) 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 forms part of an “activity centre”, which is defined in the OCP as a location where indoor and outdoor recreational facilities are co-located. This activity centre is defined by the REAL District, which includes the Mosaic Stadium and the Field House athletic facility; the Proposed Development is regarded as a complementary addition.

Residential proximity, which applies to the north flank of the Subject Property, is a consideration; however, the following factors provide satisfactory mitigation:

- The overall massing of the Proposed Development has a low visual profile – only parts of the building, corresponding to the dive and slide platforms, exceed 15 m.
- The residential lots are buffered by a 20 m wide street ROW and parking area.

It is further noted that the Proposed Development replaces an existing aquatic facility at the same location; therefore, continues a land use with historic neighbourhood integration.

As the Subject Property is directly adjacent to the CPKC railway, the land has been identified as contaminated, according to the Government of Saskatchewan’s Ministry of Environment’s records. The status of this situation, and the need for any regulator measures, will be assessed and considered at the development permit stage.

The Subject Property fronts 10th Avenue, which has direct access to an arterial roadway (Elphinstone Street) that connects directly with both Dewdney Avenue and Saskatchewan Drive, which are both also classified as arterial roadways. Elphinstone Street is well-serviced by transit. There are no anticipated impacts to traffic.

No adverse impacts were identified affecting a public right-of-way or public health and safety.

PUBLIC NOTICE

The public has been notified about the application as required by *The Public Notice Policy Bylaw* by way of:

- (a) sign posting on the subject property
- (b) written notice sent to assessed property owners within 75m; and
- (c) website posting on regina.ca.

The following, is a summary of comments submitted, and the Administration’s response.

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	2	<ul style="list-style-type: none">• Project Cost• Building height• Lack of greenspace
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	2	
Total	4	

Issue: Project Cost

The Planning and Development Act, 2007, which defines the use and limit of Discretionary Use applications, does not include fiscal implications as a relevant factor – the emphasis being: land use compatibility, serviceability, Zoning Bylaw compliance.

Issue: Height

As described in this report, the Proposed Development has an overall low visual profile; further, the residential properties will be separated by a substantial buffer area. Based on these above noted factors, shadow effect is not anticipated to be a concern.

Issue: Greenspace

The Proposed Development includes outdoor amenity space including greenspace, spray pad and permeable landscaping.

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and aligns with applicable policy and regulations.

Administration is satisfied that the location is suitable for the Proposed Development, considering site context, building design and traffic considerations.

RECOMMENDATION

The application for a proposed Discretionary Use for "Assembly, Recreation" located at 1717 Elphinstone Street, being Lots 14-20, Block 259, Plan OLD33 and Parcels C & D, Plan DP3536 in the North Central is APPROVED, subject to the following standards and conditions:

1. The development shall generally be consistent with the plans attached to this report as Appendix B-1.
2. 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



Nov 28/25

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

Dated

Report prepared by: Zoey Drimmie, City Planner II

Attachments:

Appendix A-1 – Location
Appendix A-2 – Zoning
Appendix B-1 – Site Plan
Appendix B-2 – Elevations