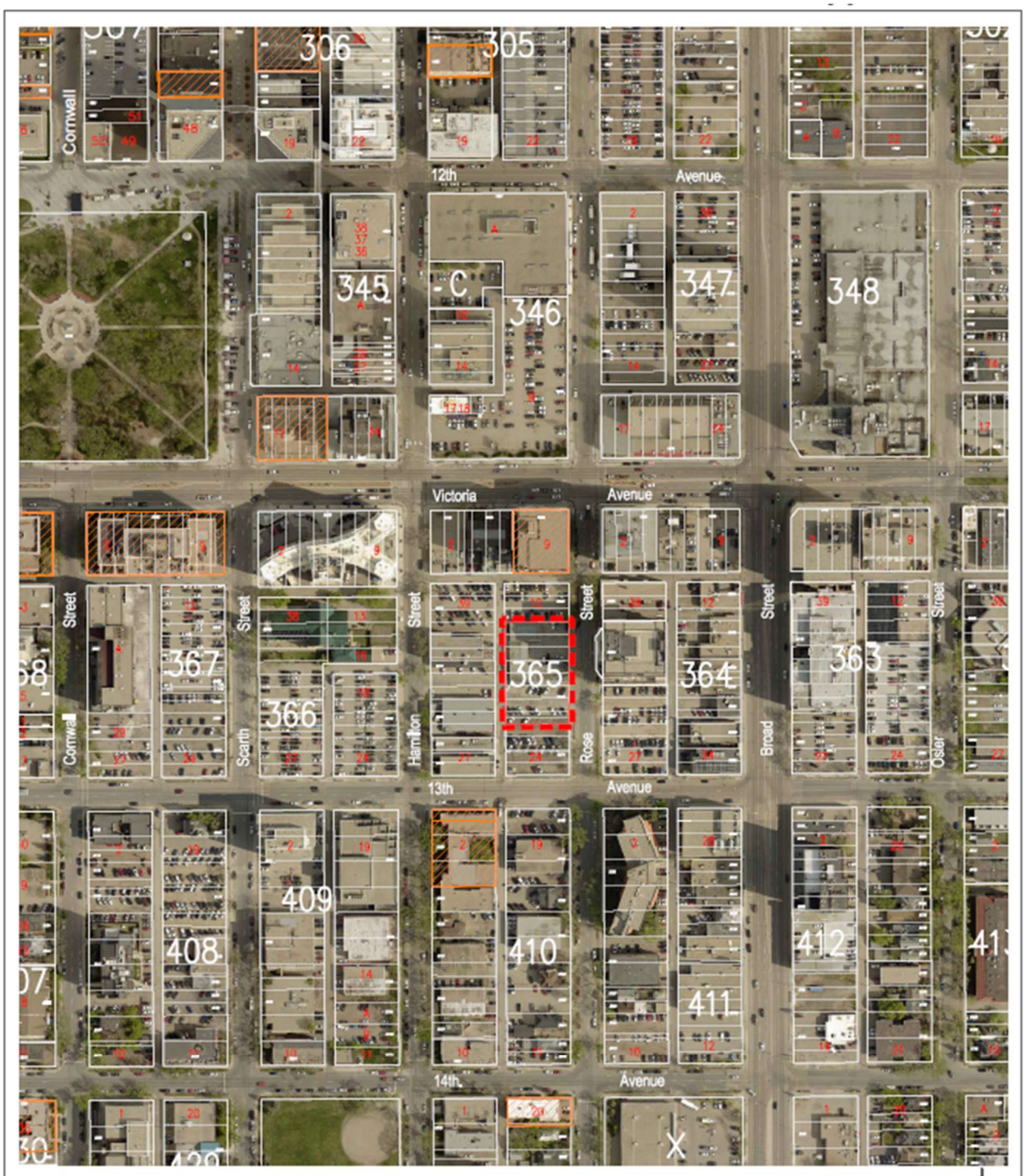
Information Sheet

PL202600334 – 2048 Rose Street

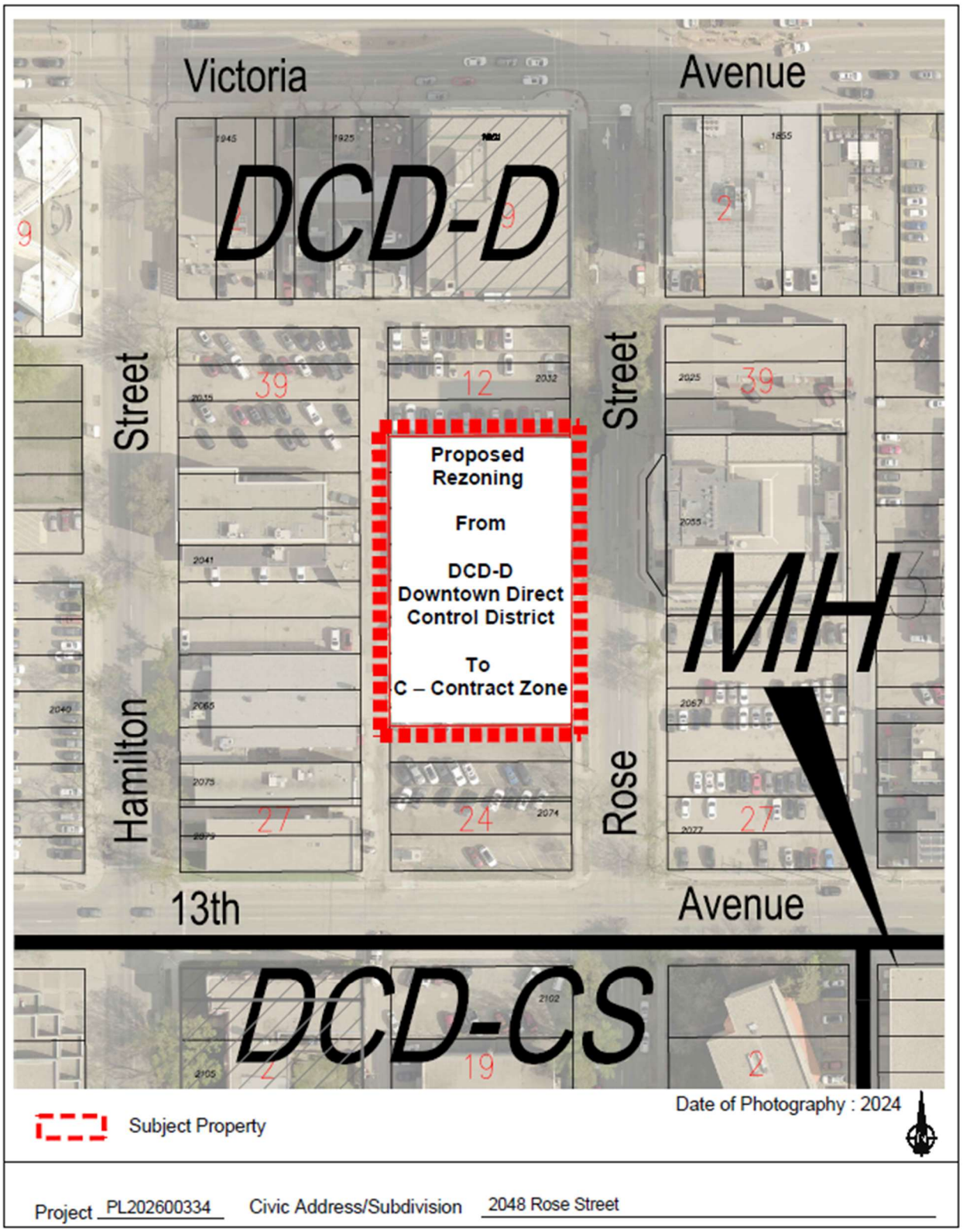
Overview	
Proposal	Saskatchewan Power Corporation (Applicant and Landowner) proposes to rezone 2048 Rose Street (Subject Property) from: DCD-D – Downtown Direct Control District to C – Contract Zone The Applicant's intent is to develop a *Transportation, Parking Lot* (surface parking lot), and to maintain this land use for at least ten years.
Additional Information	The Subject Property previously accommodated a building associated with the Saskatchewan Transportation Company; however, this was demolished in early 2026. The *Regina Downtown Neighbourhood Plan* (RDNP), which forms part of the City's *Official Community Plan*, discourages parking lots abutting or fronting streets, as a key objective of the RDNP is to foster active streetscapes and a vibrant downtown. The DCD-D Zone does not allow *Transportation, Parking Lot* as a principal land use. The C – Contract Zone is intended to accommodate development that does not conform to the existing zone (in this case, the DCD-D Zone); however, criteria apply. The Applicant also owns the existing parking lot at 2074 Rose Street; however, this property is not included with the current application.
Process	
Review / Decision	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. The Decision Authority respecting Zoning Bylaw amendments is the Regina City Council. Applications directed to Council will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to Council. 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 Application Review Process on back of page. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
Updates	Visit *Regina.ca/ProposedDevelopment* for updates on this application.
Contact	Jeremy Fenton, Senior City Planner City Planning Branch, Department of Planning & Development Services jfenton@regina.ca 306.751.4228

Appendix A - Location

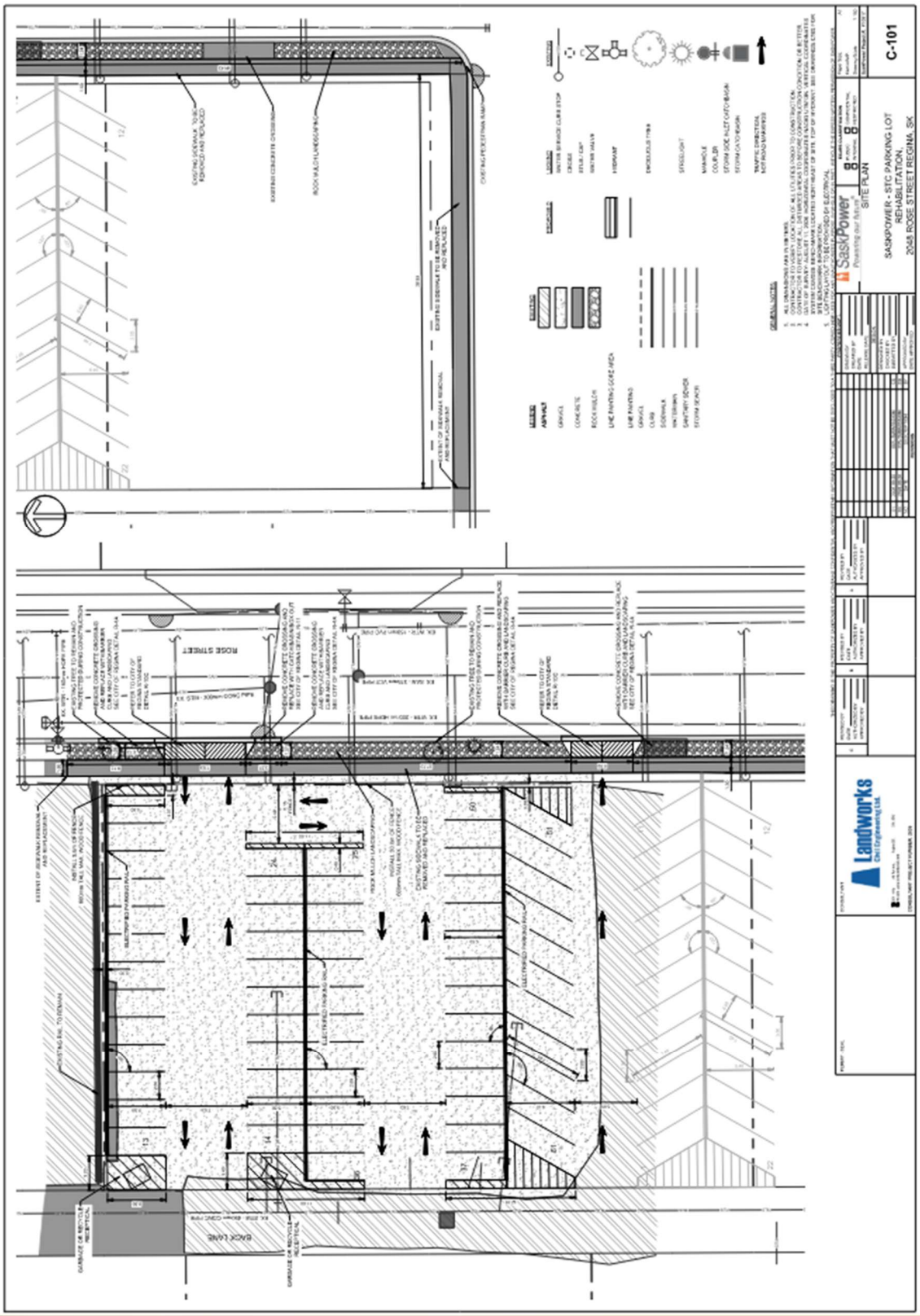


Project PL202600334 Civic Address/Subdivision 2048 Rose Street

Appendix B - Zoning



Appendix C – Site Plan



Appendix D
Application Review Process

