# 3825 Pasqua Street

## Overview

### Background
- The subject property is located within the Parliament Place neighbourhood.
- The site is currently an SGI claims centre.
- The property is zoned ML – Mixed Low-Rise Zone.

### Proposal
- The applicant proposes to replace the existing SGI claims centre with a larger SGI claims centre (4,000m² building).
- The existing building is 1 story tall. The proposed building is 2 stories tall.
- There are 145 proposed parking stalls.
- The Official Community Plan only allows office space larger than 1000 m² outside the downtown through City Council approval.
- Approval of the proposed development still requires approval by Nav Canada, Transport Canada, and Regina Airport Authority due to the proximity to the Regina International Airport.
- The application is consistent with *The Regina Zoning Bylaw 2019* including the total parking requirement for the development.

## Additional Information

### Process
- Refer to the Application Review Process on back of page.
- Any person is free to address Regina Planning Commission or City Council. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
- The application will require approval by City Council.

### Regina Planning Commission / City Council Meeting
Visit [www.Regina.ca/proposeddevelopment](http://www.Regina.ca/proposeddevelopment) for updates on this application.

### Contact
Michael Sliva, City Planner II  
Planning and Development Services Department  
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000
Application is submitted

City initiates Review Process

Technical Review (Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

- Learn about proposed development
- Attend Open House (If applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council