

Discretionary Use – 3615 Pasqua Street

Date	October 17, 2025
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202500287

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

Colibr Coffee & Desserts Ltd. (Applicant), on behalf of Pasqua GP Ltd. (Landowner), proposes to develop a *Food & Beverage, Restaurant* (Proposed Development) at 3615 Pasqua Street (Subject Property), within an existing mixed-use building (Appendix A-1).

The existing building, historically, was used by Evolution Fitness (personal fitness gym), which was closed and retrofitted to accommodate commercial rental units. There is one current tenant (physiotherapy clinic) and several vacant units.

The Subject Property is located within the Lakeview Neighbourhood and is zoned ML – Mixed Low-Rise Zone, which is a zone requiring that *Food & Beverage, Restaurant* be reviewed through the discretionary use procedure when the gross floor area of the land use is above 300m² per unit, or the Subject Property is adjacent to a lot zoned residential.

The Proposed Development has a gross floor area of 131m²; however, the Subject Property is adjacent to properties zoned R1 – Residential Detached Zone (Appendix A-2).

The surrounding properties are zoned ML – Mixed Low-Rise Zone, R1 – Residential Detached Zone, and PS – Public Service Zone. The Subject Property is bound by Pasqua street to the west (collector road) and Lakeview Avenue to the north (local road).

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

In accordance with *Design Regina: The Official Community Plan, Bylaw No. 2013-48*

(OCP), the Subject Property is designated “Built or Approved Neighbourhood”; therefore, may be developed at this time (no phasing applies) in accordance with this designation.

The Proposed Development will provide additional opportunities, within the Lakeview Neighbourhood, for dining and food procurement; therefore, supports objectives of the OCP relating to “complete neighbourhoods” (Section D5, Goal 1) and neighbourhood-oriented commercial and employment opportunities (Section D5, Goal 4).

Further, the Proposed Development supports OCP objectives relating to efficient servicing, as it will occupy a vacant unit within an existing building (Section C, Goal 2)

- (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 proposed development is limited within an existing unit of an existing mixed-use building, which conforms to the Zoning Bylaw. There are no changes to the building footprint, façade, or height associated with this discretionary use application.

- (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 is adjacent to commercial and office development which runs along Pasqua Street, forming a small-scale mixed-use corridor, and the proposed development is consistent with the surrounding context. Since the proposed development is within an existing building, impacts on nearby land is anticipated to be minimal.

The Subject Property has direct access to a collector roadway (Pasqua Street), which includes transit service and a multi-use pathway. Traffic generated will have direct access to major roadway networks, and there are options for active and transit transportation.

The Subject Property is not located in an aquifer sensitivity area, floodway or area of environmental sensitivity, and does not constitute a type of development that results in emissions or other impacts that have a negative effect on the environment.

No potential adverse impacts were identified affecting neighbourhood character, 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 75 metres; and
- (c) website posting on regina.ca.

Following the public notice, nine comments have been submitted, which have been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if different</i>	3	• Traffic on Lakeview Avenue • Traffic related safety on Lakeview Avenue • Light pollution into adjacent residential
<i>I support this proposal</i>	6	
<i>Total</i>	9	

The Lakeview Community Association was circulated notification of the application but did not respond.

Regarding the concern relating to traffic:

The proposal is a change of land use within an existing commercial building; therefore, commercial related traffic is expected and accepted at this location and has direct access to Pasqua Street, which is a collector roadway that includes active (multi-use pathway) and transit services.

Regarding the concern relating to light pollution:

This proposal does not involve changes to the parking lot or the exterior of the building.

Since the public response did not raise a significant degree of concern, this application is delegated to the Development Officer.

SUMMARY

The Proposed Development complies with all criteria for discretionary use approval in the Zoning Bylaw and aligns with OCP policy relating to development of complete neighbourhoods and commercial supporting local residential areas.

RECOMMENDATION

The application for proposed discretionary use for *Food & Beverage, Restaurant* located at 3615 Pasqua Street, Block D, Plan 96R35131 Ext 4 in the Lakeview Neighbourhood 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-2.
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



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

October 30, 2025

Dated

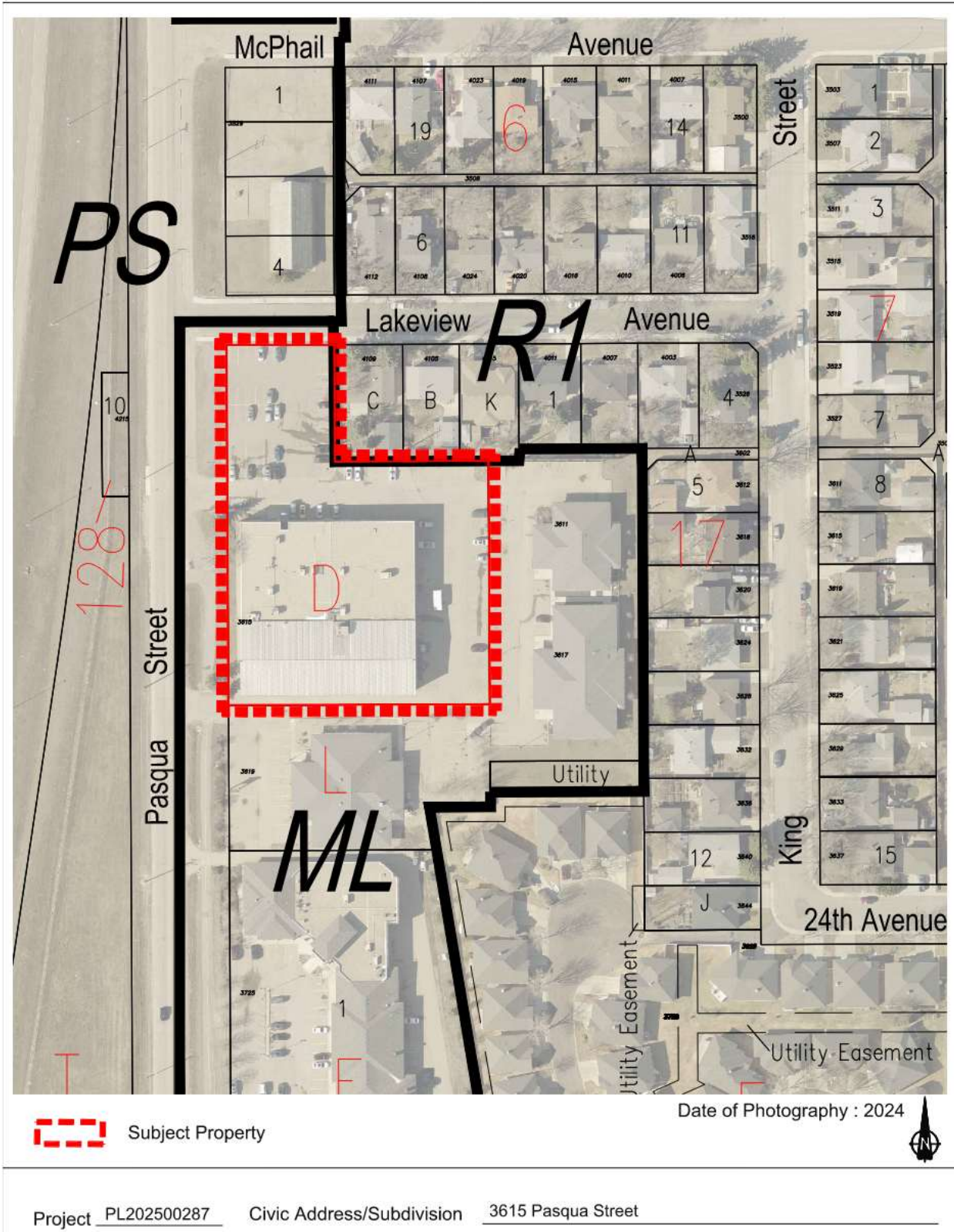
Report prepared by: Tyson Selinger, City Planner I

Attachments:

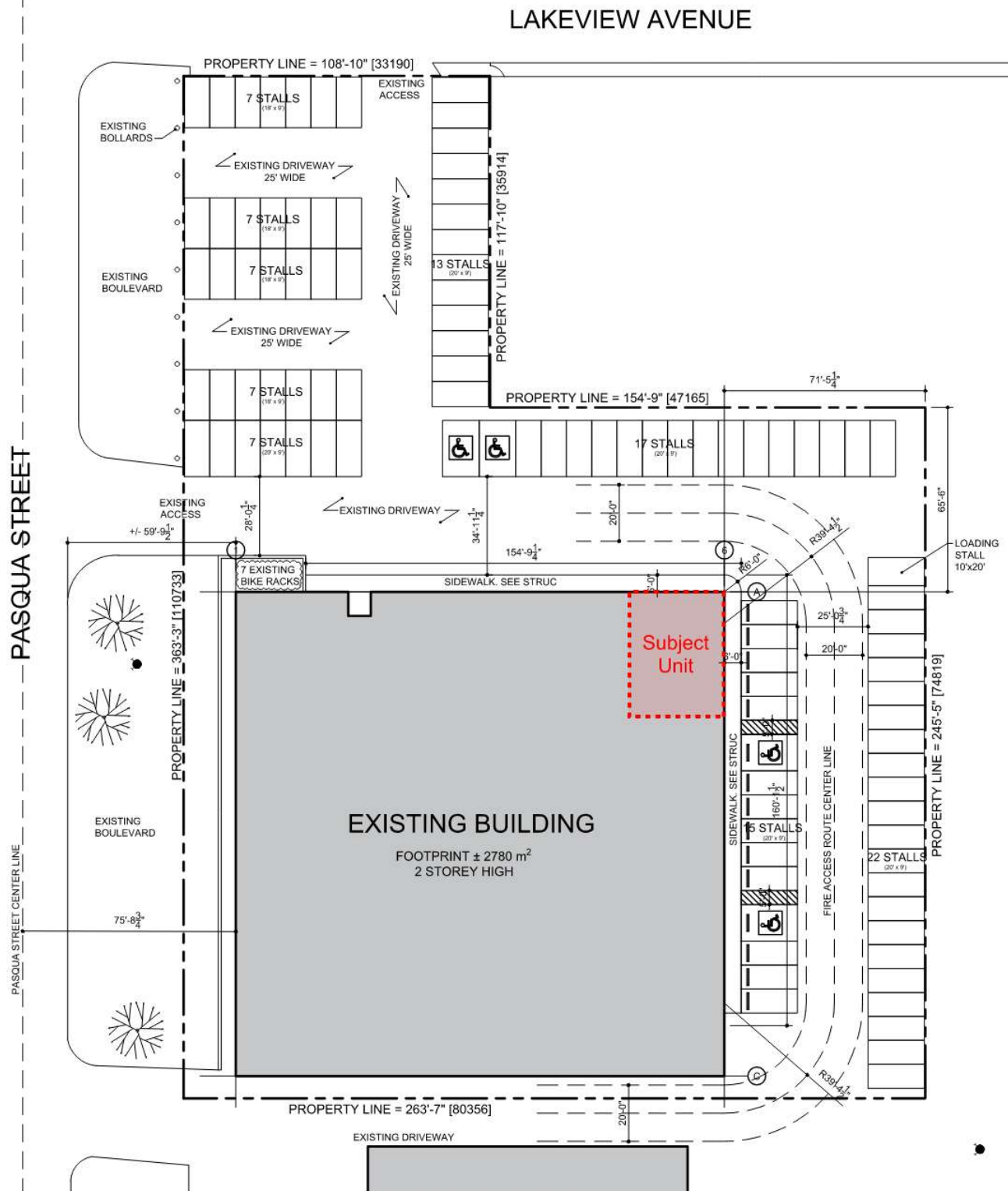
- Appendix A-1: Location
- Appendix A-2: Zoning
- Appendix B-1: Building Site Plan (Existing)
- Appendix B-2: Building Floor Plan (Existing)

Appendix A1: Location





Appendix B-1: Building Site Plan (Existing)



Appendix B-2: Building Floor Plan (Existing)

