# 3005 Saskatchewan Drive

## Overview

### Background

- The subject property is in the Cathedral Neighbourhood.
- The property is zoned IL – Light Industrial Zone and is proposed to be rezoned to MH – Mixed High-Rise Zone
- This site is currently being used as a warehouse.

### Proposal

- The applicant proposes to amend the Cathedral Area Neighbourhood Plan to enable commercial development at this location.
- The proposed Zoning Bylaw amendment would rezone the site to MH-Mixed High-Rise Zone. This zone allows for a religious institution, which is prohibited in industrial zones.
- The proposed development will occupy the entire existing building. There are no planned exterior alterations.

## 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
- Further public consultation (if applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council