**Information Sheet**

ZONING AMENDMENT & CONCEPT PLAN AMENDMENT (PL202100113)
Parcel D, Rosewood Park Neighbourhood
Gas Station and other Commercial Uses

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### 1462 N Courtney Street

#### Overview

**Background**
- The subject property is in the Rosewood Park Neighbourhood.
- The property is zoned RL – Residential Low-Rise Zone and is proposed to be rezoned to MH – Mixed High-Rise Zone
- This site is currently vacant.

**Proposal**
- The applicant proposes to amend the Rosewood Park concept plan to identify the site as a ‘Flex Area’ which allows for a mix of commercial and/or residential development.
- The proposed Zoning Bylaw amendment would rezone the site to MH-Mixed High-Rise Zone. This zone allows for a variety of commercial and/or residential uses.
- The applicant has indicated that they intend to develop a gas station, convenience store, and car wash on the site. No specific plans have been submitted for the development.

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#### 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
Opportunities for Public Input

- Learn about proposed development
- Further public consultation (if applicable)
- Provide feedback

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

Appear at Planning Commission

Appear at City Council
PLAN AMENDMENT REQUEST: 2.5 ACRES REQUESTING REZONING TO MH-MIXED LOW RISE (suitable for a gas station, car wash, convenience store, store front commercial)

March, 2020