

January 12, 2023

Public Notice

Dear Sir/Madam:

RE: APPLICATION NUMBER: PL202200207
APPLICATION TYPE: CONTRACT ZONE
LEGAL ADDRESS: PLAN: OLD33 BLOCK: 303 LOT: 21-25
CIVIC ADDRESS: 1720 12TH AVENUE

The City of Regina has received an application to rezone property located at 1720 12th Avenue from Downtown Direct Control District Zone (D-DCD) to Contract Zone in order to pursue a surface parking lot and drive-thru facility. These proposed developments are associated with a proposed commercial development (Regina Food Bank) on the adjacent property.

The purpose of the Contract Zone is to accommodate the proposed developments, as they are not allowed within the D-DCD Zone, and to address soil contamination which is a site constraint. The rezoning application requires review by the Regina Planning Commission (RPC) and approval by City Council (both public events). Through this notification process, we are gathering comments, from owners and occupants of properties located within the vicinity of the property, which will be summarized in the RPC and Council reports.

Attached for your information, is a map showing the property location; a draft site plan; information sheet. As well, a comment sheet is included, should you wish to send written comments through mail, email or fax. An electronic version of this information can be found at www.regina.ca/proposeddevelopment under the project name. Electronic correspondence is encouraged. Your comments would be appreciated by **February 9, 2023**.

If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Yours truly,



Kimberly Hemm
City Planner II

Overview	
Background	<p>The subject property is located within the Downtown neighbourhood.</p> <p>The subject property, itself, is a vacant lot that, historically, accommodated a commercial development (dry cleaner). This previous development resulted in soil contamination; therefore, the parking lot and drive-thru is being proposed as a potentially suitable land-use, until such time as the subject property is remediated.</p>
Proposal	<p>The City of Regina has received an application to rezone property located at 1720 12th Avenue from Downtown Direct Control District Zone (D-DCD) to Contract Zone in order to pursue a surface parking lot and drive-thru facility.</p> <p>These proposed developments are associated with a proposed commercial development (Regina Food Bank) on the adjacent property 1881 Broad Street. The proposed Regina Food Bank will be subject to a separate, future application process (it will be addressed as a Permitted Use through the existing D-DCD Zone).</p> <p>The purpose of the Contract Zone is to accommodate the proposed developments (surface parking lot and drive-thru), as they are not allowed within the D-DCD Zone, and to address soil contamination which is a site constraint. The property will have an asphalt cap and the drive-thru facility will be in the form of shipping containers – these are deemed potentially with the above noted environmental conditions. When the property is eventually remediated, the property can transition to a more urban use.</p>
Additional Information	
Process (Contract Zone)	<p>Refer to the Application Review Process on back of page</p> <p>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.</p>
Status Updates	<p>Visit Regina.ca/proposeddevelopment for updates on this application</p>
Contact	<p>Kimberly Hemm, City Planner II Planning & Development Services Department proposeddevelopment@regina.ca / 306-777-7000</p>



Opportunities for Public Input

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

Appear at Planning Commission

Appear at City Council

We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

By completing this form you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.

- I support this proposal
- I would like it more if one or more features were different
- I would accept the proposal if many features were different
- I completely oppose this proposal
- None of the above/other

What elements of the development proposal do you support?

What changes to the development proposal do you recommend?

What other associated issues or comments do you have?

Please provide contact information if you wish to be informed of when Regina Planning Commission considers this matter:

Name

Address & Postal Code

Telephone and/or Email

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: February 9, 2023

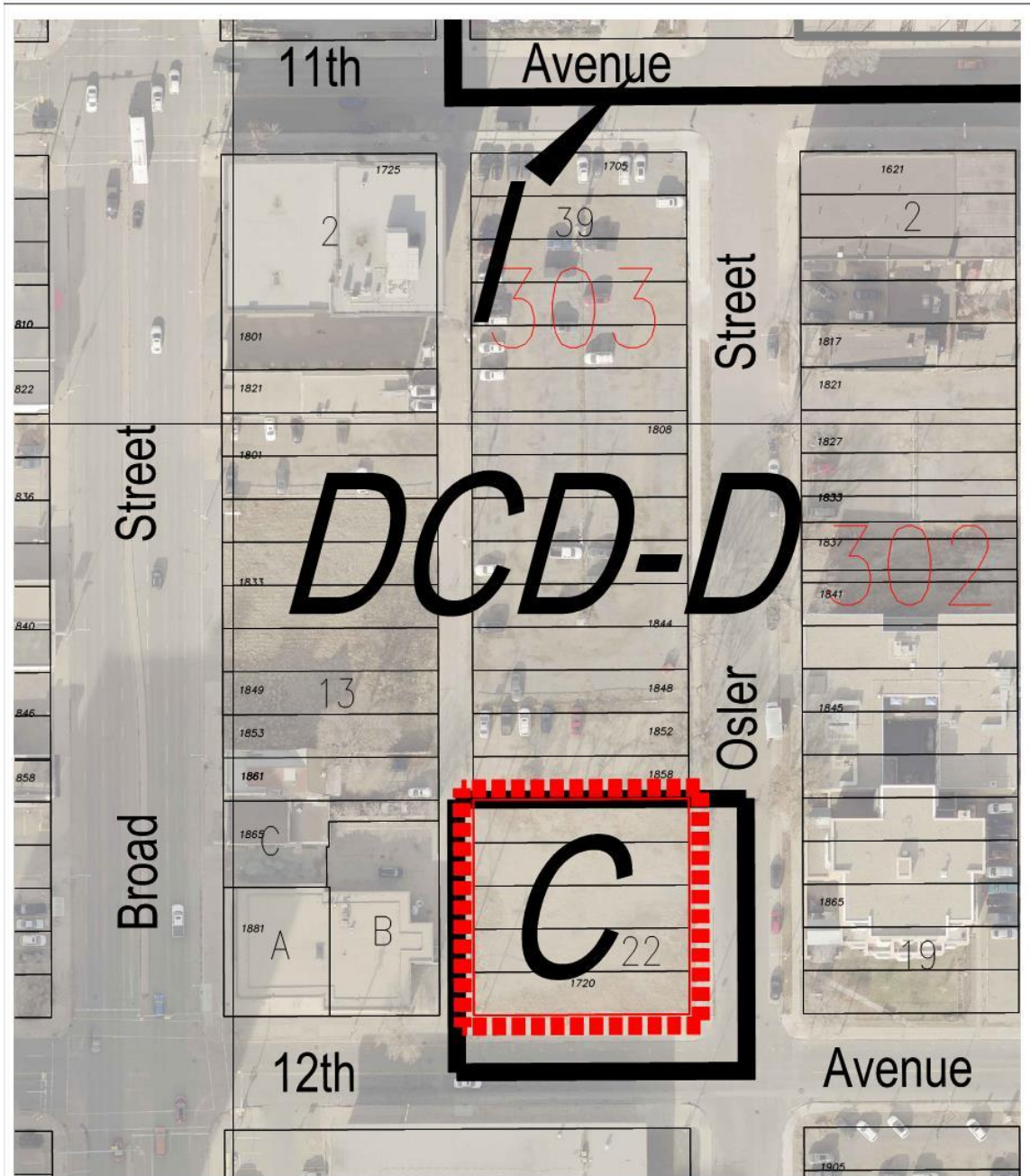
City website (preferred):
regina.ca/proposeddevelopment


Email: proposeddevelopment@regina.ca

Mail: City of Regina
Planning & Development Services
Department
PO Box 1790
Regina, SK S4P 3C8

Fax: 306-777-6823

Appendix A-1



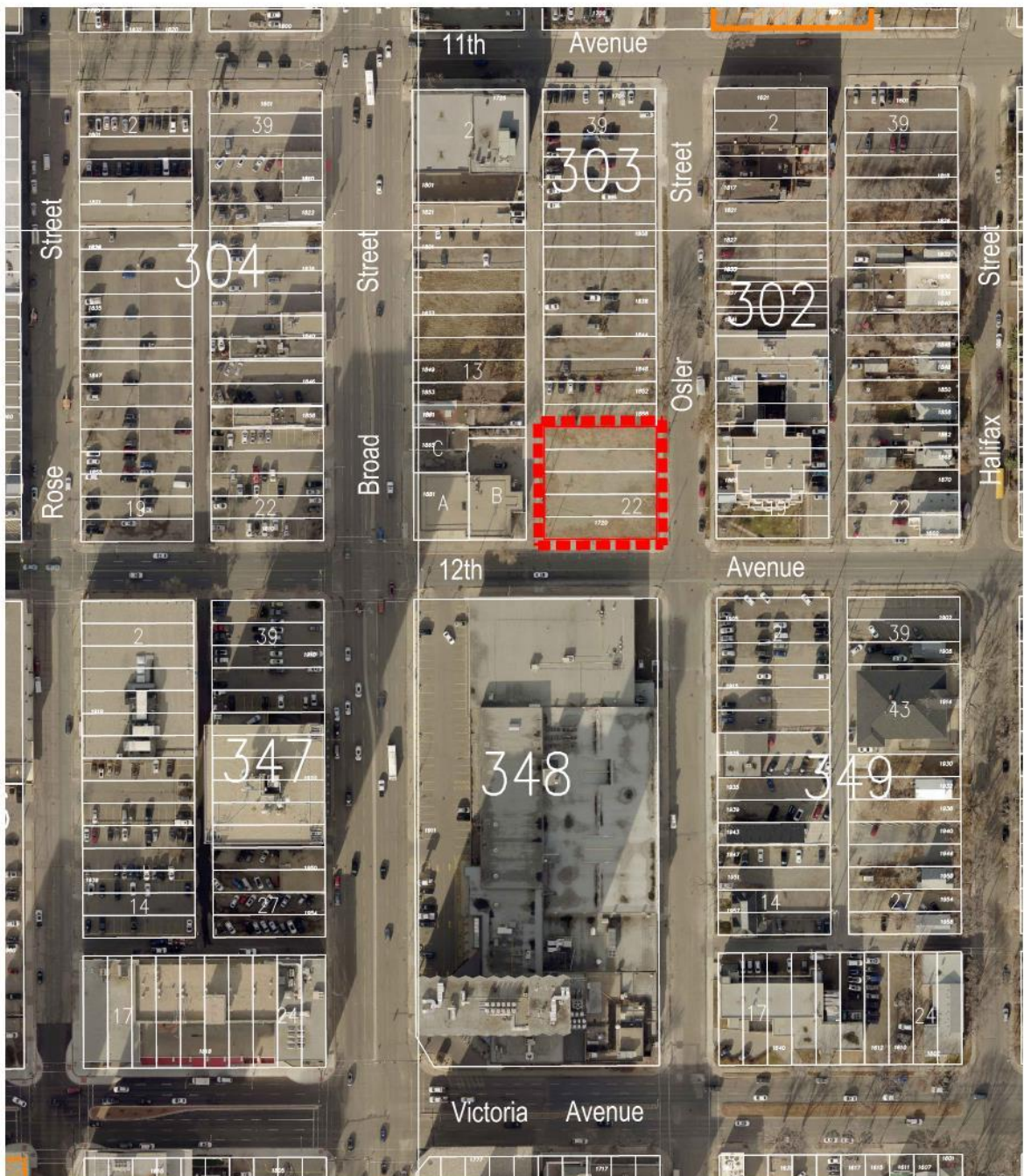
 Subject Property

Date of Photography : 2020



Project PL202200207 Civic Address/Subdivision 1720 12th Avenue Proposed Zoning Amendment

Appendix A-2



Date of Photography: 2020



 Subject Property

Project PL202200207 Civic Address/Subdivision Proposed Zoning Amendment
1720 12th Avenue

