

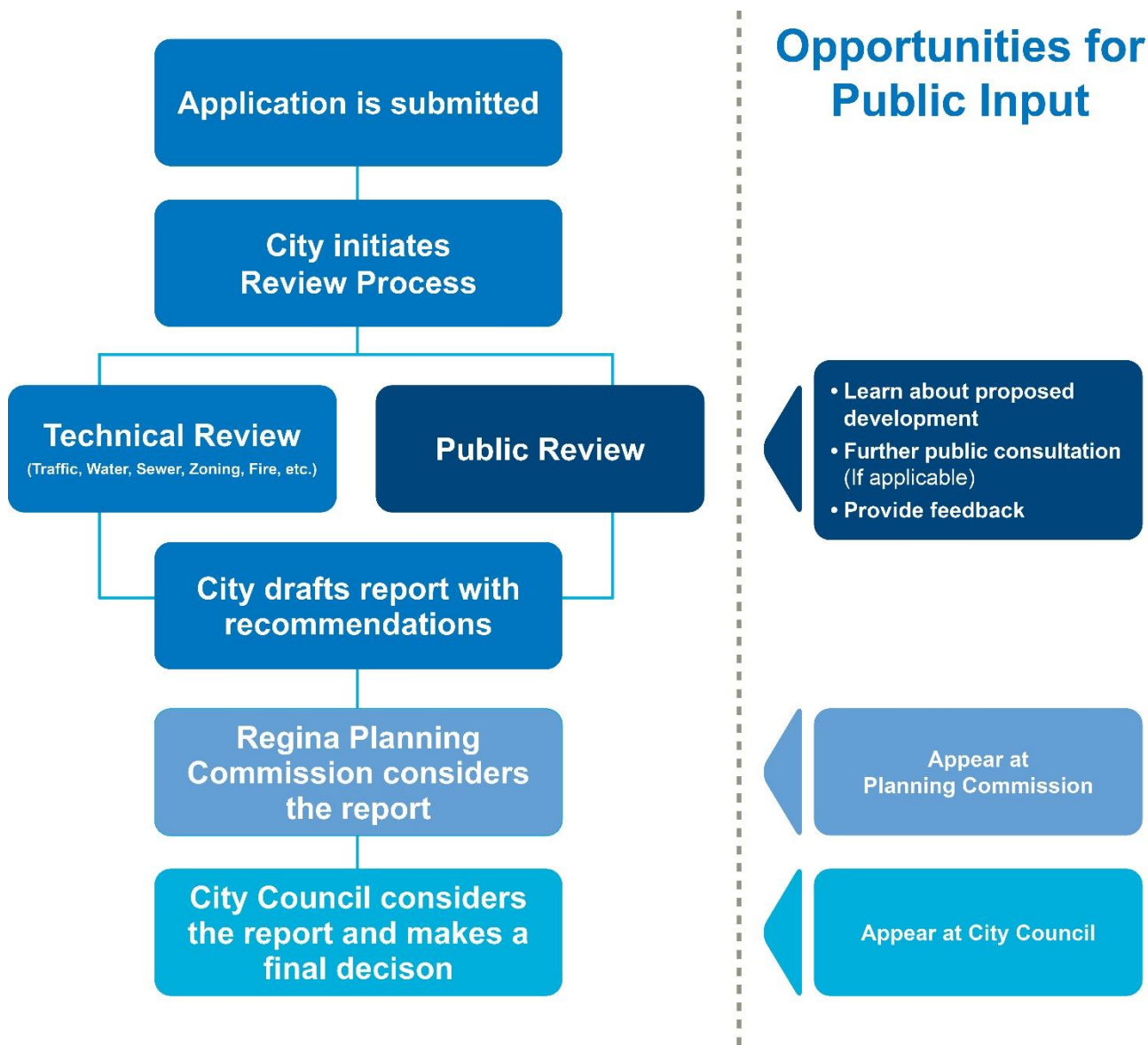
**Information Sheet**

Zoning Bylaw Amendment Application (PL202100105)  
Amendments to DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone

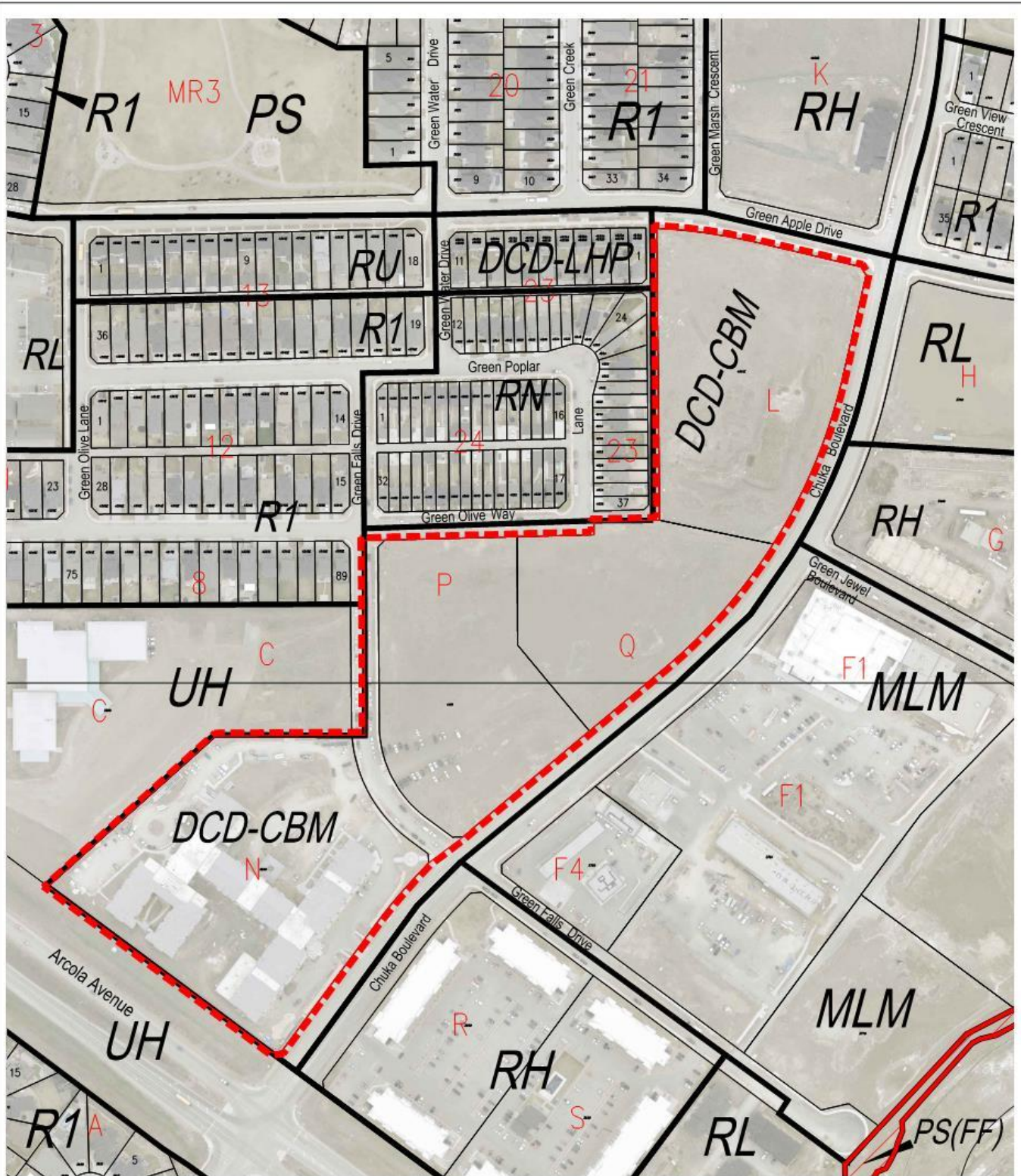
## 3850 E Green Falls Drive, 4401 and 4501 E Green Falls Drive, and 3850 E Green Apple Drive


**Overview**

<b>Background</b>	<ul style="list-style-type: none"> <li>The subject properties are currently zoned as <b>DCD-CBM–Chuka Boulevard Mixed Direct Control District</b>, which is unique to the Greens on Gardiner neighbourhood.</li> <li>Within the zone             <ul style="list-style-type: none"> <li>commercial uses are <i>required</i> to be in mixed-use buildings with commercial uses on the main level and residential above; and</li> <li>Restaurant drive-throughs are not allowed.</li> </ul> </li> </ul>
<b>Proposal</b>	<p>The owner/ applicant of one of the properties proposes to change the requirements of the zone to:</p> <ul style="list-style-type: none"> <li>Allow standalone commercial buildings fronting Chuka Boulevard and residential building/s to be required behind the commercial buildings; and</li> <li>Drive through restaurant as a discretionary use within the zone.</li> </ul> <p>Discretionary use means that future applications for a drive through restaurant would require public notice and approval by City Council or the Development Officer.</p>
<b>Additional Information</b>	
<b>Process</b>	<ul style="list-style-type: none"> <li>Refer to the Application Review Process on back of page</li> <li>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.</li> </ul>
<b>Regina Planning Commission / City Council Meeting</b>	Visit <a href="http://www.Regina.ca/proposeddevelopment">www.Regina.ca/proposeddevelopment</a> for updates on this application
<b>Contact</b>	Binod Poudyal, City Planner II Planning and Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000



# Appendix A-1



 Subject Property

Date of Photography : 2018



# Appendix A-2



 Subject Property

Date of Photography: 2018

