# Information Sheet

**Discretionary Use, Zoning Bylaw and Concept Plan Amendment application**  
(PL202100172, PL202100180 and PL202100185)  
Proposed “Building, Planned Group”  
Block C1 and C2, Plan 102278213

## Overview
### Background
- The subject property is located within the Towns/Eastbrook neighbourhood  
- The site is currently vacant and is zoned RH-Residential High-Rise Zone

### Proposal
- The applicant's proposal includes the following:  
  - An amendment to the Zoning Bylaw to rezone the subject land from RH-Residential High Rise to RL-Residential Low Rise  
  - An amendment to the Towns (Eastbrook) Concept Plan to change the land use designation of the subject land from High Density Residential to Medium Density Residential.  
  - The development of a group of townhouses as duplexes and fourplexes (i.e., “Planned Group”) on the subject property with the proposed RL-Residential Low-Rise Zone, in which the building type and land use is a discretionary use.  
  - The proposed development includes:  
    - A total of 13 buildings with 34 one and three bedroom dwelling units;  
    - Buildings with a maximum height of 7.60m (two storeys) and are arranged on the site as shown in Appendix A-3;  
    - 142 parking stalls (surface and garage) and the vehicle access from Arens Road; and  
    - The development will be fenced.

## Additional Information
### Review Process
- Refer to the Application Review Process on back of page  
- Applications requiring City Council's consideration will be sent to Regina Planning Commission for review. 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 meetings (if any), or the outcome this application be sure to give the City your contact information.

### Status Updates
Visit [Regina.ca/proposeddevelopment](http://Regina.ca/proposeddevelopment) for updates on this application

### Contact
- Binod Poudyal, City Planner II  
- Planning & Development Services Department  
- [proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000

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City Planning Branch  
Planning & Development Services Department  
City Planning & Community Development Division  
Queen Elizabeth II Court | 2476 Victoria Avenue  
PO Box 1790 | REGINA SK S4P 3C8  
P: 306-777-7000  

Regina.ca
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
The Towns Land Use Areas

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Hectares</th>
<th>Acres</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Density Single Family Detached Dwellings</td>
<td>43.0</td>
<td>109.1</td>
<td>31.0%</td>
</tr>
<tr>
<td>Medium Density Multiple Unit Dwellings</td>
<td>20.0</td>
<td>49.4</td>
<td>12.8%</td>
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<tr>
<td>High Density Multiple Unit Dwellings</td>
<td>3.6</td>
<td>8.9</td>
<td>2.1%</td>
</tr>
<tr>
<td>Flex Use</td>
<td>2.1</td>
<td>5.2</td>
<td>1.2%</td>
</tr>
<tr>
<td>Mixed use for High Density Residential</td>
<td>1.1</td>
<td>2.7</td>
<td>0.8%</td>
</tr>
<tr>
<td>Sub-Total Residential</td>
<td>72.2</td>
<td>179.7</td>
<td>59.6%</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.8</td>
<td>2.0</td>
<td>0.4%</td>
</tr>
<tr>
<td>Municipal Reserve</td>
<td>7.8</td>
<td>19.3</td>
<td>3.8%</td>
</tr>
<tr>
<td>Linear Easement</td>
<td>5.2</td>
<td>12.8</td>
<td>2.0%</td>
</tr>
<tr>
<td>Linear Detention Easement</td>
<td>1.9</td>
<td>4.7</td>
<td>1.3%</td>
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<tr>
<td>Municipal Walkway</td>
<td>0.2</td>
<td>0.5</td>
<td>0.1%</td>
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<tr>
<td>Parkways</td>
<td>38.6</td>
<td>93.4</td>
<td>28.2%</td>
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<tr>
<td>Total Land Use</td>
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<td>320.1</td>
<td>100.0%</td>
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