**Information Sheet**
Discretionary Use Application (PL202100190)
Discretionary Use Proposed Building, Planned Group – Building, Stacked (Apartment)
3585 Evans Court

### Overview

#### Background
- The subject property is located within Evans Court within the Hillsdale neighbourhood.
- The properties were initially zoned for apartment type development in 2007 as part of the original approval of Evans Court.
- This site is currently vacant.
- The property is zoned RH – Residential High-Rise Zone.

#### Proposal
- The applicant proposes to develop two apartment buildings with a total of 118 residential units.
- Both buildings are proposed to be 18.64 metres tall comprising five floors.
- The development requires a total of 118 parking stalls, whereas 210 are provided (underground, at-grade within the building, and exterior to the building).
- Discretionary Use approval is required in the RH-Residential High-Rise Zone where the proposed building height exceeds 11 meters, and/or a development is a “Building, Planned Group,” being more than one residential building on the site.

### Additional Information

#### Discretionary Use Process
- A Discretionary Use is a land-use identified in a zone that may be allowed by City Council or the Development Officer, depending on the outcome of a review process. The decision of Council or the Development Officer is final.
- This application has been determined to require City Council’s approval.
- 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 and Development Services Department
- proposeddevelopment@regina.ca / 306-777-7000
Application is submitted

City initiatives 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
Comment Sheet
Discretionary Use Application (PL202100190)
“Building, Planned Group”, “Building, Stacked” (Apartment)
3585 Evans Court

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
________________________________________________________

Please respond by: December 20, 2021
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Email: proposeddevelopment@regina.ca
Mail: City of Regina Planning & Development Services Department
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