## Overview

### Background
- The subject property is located within the Plan Area of the Southeast Regina Neighbourhood Plan and the East Victoria Concept Plan (available on City’s website).
- The site is currently vacant and is zoned MLM (H) - Mixed Large Market Zone with a H-Holding Overlay Zone.
- Map 1b: Phasing of New Neighbourhoods of the Design Regina: Official Community Plan 2013-48 (OCP) recognizes the subject site as a future residential development phase (Phase 3). However, as the area is identified as a potential Urban Centre, Policy 14.20B of the OCP allows Council to waive the phasing where it can be demonstrated that “…a mixed-use environment will be developed, which reflects a high quality urban design that is pedestrian-oriented.”

### Proposal
- “Building, Stacked” between 11 and 30 meter containing a use in the dwelling land use class in MLM-Zone is a Discretionary use.
- The proposed development includes:
  - Two 14.74-meter tall, five storey apartment buildings with 180, one to three bedrooms apartments;
  - 217 parking stalls (Required: 180) and the vehicle access from Anaquod Road; and
  - The development will be fenced along the north, east and south property line.
- Removal of holding Overlay MLM (H) is required for this application.

## 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.

<table>
<thead>
<tr>
<th>Status Updates</th>
<th>Visit <a href="https://Regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application</th>
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</thead>
<tbody>
<tr>
<td>Contact</td>
<td>Binod Poudyal, City Planner II</td>
</tr>
<tr>
<td></td>
<td>Planning and Development Services</td>
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<td><a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000</td>
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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