## Overview

### Background
The subject property is:
- located within the Westerra neighbourhood. Which is a part of the Westerra Concept plan and Westerra Neighbourhood plan;
- zoned RH-Residential High-Rise Zone. (RH-Zone); and
- currently used for “Dwelling, Assisted Living”

### Proposal
- “Office, Professional” is not permitted in the RH- Zone and the applicant proposes to apply the Contract Zone to allow the proposed office space as a temporary use for five years along with the existing use (Dwelling, Assisted Living”)
- Applicant intents to repurpose a total of nine assisted living dwellings located at the main floor of the existing building to “Office, Professional” with a total area of 487 square meters.
- If approved, the use shall cease after five years, and the Contract Zone shall revert back to RH-Residential High Rise.
- Parking and other aspect of the proposal including landscaping meets the zoning bylaw requirements.

## 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](https://Regina.ca/proposeddevelopment) for updates on this application

### Contact
Binod Poudyal, City Planner II  
Planning and Development Services  
proposeddevelopment@regina.ca / 306-777-7000
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
Existing Fire Separation with 1-hour Fire Resistance Rating

Existing spaces to remain as is but be used as Offices

Existing Assisted Living Residences

Proposed Office Space