# Information Sheet
Discretionary Use Application (PL202200104)
Proposed “Building, Planned Group” and “Planned Group”
1701 Barley Street

## Overview

### Background
- The subject property, currently undeveloped, is located within the Westerra neighbourhood, and is within the policy area of the Westerra Neighbourhood Plan and the Westerra Phase 1 Concept Plan.
- The subject property is identified for residential development, as per Westerra Neighbourhood Plan, and high-density residential development, as per the Westerra Phase I Concept Plan.
- The subject property is zoned RH-Residential High-rise Zone (RH-Zone), which allows buildings up to 20 meters in height and “Building, planned Group” as a Discretionary Use.
- “Building, Planned Group” means a development of more than one residential building on a lot.

### Proposal
- The applicant proposes constructing 16 stacked townhouse buildings with a total of 158 dwelling units and a proposed building height of 8.23 meters on a 1.95-hectare lot.
- The development requires 158 parking stalls and has proposed 165.
- Vehicle Access is provided from Barley Street.

## Additional Information

### Discretionary Use Process
- A Discretionary Use is a land-use identified in a zone that may be allowed by the City Council or the Development Officer, depending on the outcome of a review process. The decision of the Council or the Development Officer is final.
- Generally, applications that have little or no concerns noted by the public are decided by the Development Officer.
- Refer to the Application Review Process on the back of the 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 of 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](mailto:proposeddevelopment@regina.ca) / 306-777-7000
In the case of a **Discretionary Use Application**, if there are few-to-no concerns raised during the public review period, the application may be approved by City Administration will not be considered by Regina Planning Commission and City Council.