July 13, 2022

Dear Sir/Madam:

RE: APPLICATION NUMBER: PL202200109
    APPLICATION TYPE: DISCRETIONARY USE
    LEGAL ADDRESS: PLAN: 102289945 Block: D EXT:0
    CIVIC ADDRESS: 2901 CHUKA BLVD

Public Notice

The City of Regina is currently reviewing a Discretionary Use application to develop a 62-unit “planned group” residential development. Please find, attached, a copy of an aerial photograph, information sheet, and the applicant’s plans.

A comment sheet has been included should you wish to send written comments through mail or fax. An electronic version can be found at www.regina.ca/proposeddevelopment under the project name. Electronic correspondence is encouraged. Your comments would be appreciated by August 3rd, 2022

Notice of this application is provided to the owners & occupants of properties located within the vicinity of the subject property. Comments by the public will be summarized in a report and will help to inform the final decision on this matter. If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Yours truly,

David Ferrone

David Ferrone
City Planner I
# Information Sheet

## Overview

### Background
- The subject property is located within the Towns neighbourhood.
- The subject property is currently vacant and undeveloped, however, is zoned RH (Residential High-Rise).

### Proposal
- The proposal consists of 62 dwelling units within 6 separate buildings on the same property. As a “planned group” (multiple buildings on one property), it is considered a Discretionary Use within the RH zone.
- The units will be 2 storeys high and contain a secondary suite in the basement. The site contains 62 parking stalls and has a private lane with two access points. Each unit is approximately 1950-2070 square feet including the basement.

## Additional Information

### Process (Discretionary Use )
- 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.
- Generally, applications that have little or no concerns noted by the public are decided by the Development Officer.
- 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.

Refer to the Application Review Process on the next page.

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

### Contact
David Ferrone, City Planner I  
Planning & Development Services  
[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 and will not be considered by Regina Planning Commission and City.
THE TOWNS CONCEPT PLAN
(LAND USE)

The Towns Land Use Areas

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Hectares</th>
<th>Acres</th>
<th>%</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Density Single Family Detached Dwellings</td>
<td>42.6</td>
<td>105.2</td>
<td>33.9%</td>
<td>25</td>
</tr>
<tr>
<td>Medium Density Multi Unit Dwellings</td>
<td>28.5</td>
<td>70.4</td>
<td>22.0%</td>
<td>50</td>
</tr>
<tr>
<td>High Density Multi Unit Dwellings</td>
<td>7.8</td>
<td>19.4</td>
<td>2.2%</td>
<td>100</td>
</tr>
<tr>
<td>Flex Use (Parks)</td>
<td>3.4</td>
<td>8.4</td>
<td>1.8%</td>
<td>170</td>
</tr>
<tr>
<td>Mixed use or High Density Residential</td>
<td>1.1</td>
<td>2.7</td>
<td>0.8%</td>
<td>70</td>
</tr>
<tr>
<td>Sub-Total Residential</td>
<td>77.1</td>
<td>190.4</td>
<td>59.5%</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>9.8</td>
<td>2.4</td>
<td>6.3%</td>
<td></td>
</tr>
<tr>
<td>Municipal Reserve</td>
<td>7.8</td>
<td>19.3</td>
<td>6.8%</td>
<td></td>
</tr>
<tr>
<td>Linear Detention</td>
<td>9.2</td>
<td>22.8</td>
<td>4.0%</td>
<td></td>
</tr>
<tr>
<td>Linear Detention Extension</td>
<td>1.9</td>
<td>4.7</td>
<td>1.4%</td>
<td></td>
</tr>
<tr>
<td>Municipal Walkway</td>
<td>9.1</td>
<td>2.3</td>
<td>0.5%</td>
<td></td>
</tr>
<tr>
<td>Public Service</td>
<td>9.1</td>
<td>2.3</td>
<td>0.5%</td>
<td></td>
</tr>
<tr>
<td>Roadways</td>
<td>96.6</td>
<td>241.6</td>
<td>29.2%</td>
<td></td>
</tr>
<tr>
<td><strong>Total Land Use</strong></td>
<td><strong>129.6</strong></td>
<td><strong>320.1</strong></td>
<td><strong>100.0%</strong></td>
<td></td>
</tr>
</tbody>
</table>
SUITE TYPE A
BASEMENT PLAN

SCALE: 1/4" = 1'-0"

SUITE AREA: 691 ft²
TOTAL BASEMENT AREA: 2642 ft²

SUITE TYPE B
BASEMENT PLAN

SUITE AREA: 630 ft²

SUITE TYPE B (REV)
BASEMENT PLAN

SUITE AREA: 630 ft²

SUITE TYPE A (REV)
BASEMENT PLAN

SUITE AREA: 691 ft²
SUITE TYPE C
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
SUITE AREA: 691 ft²
TOTAL MAIN FLOOR AREA: 2690 ft²

SUITE TYPE D
MAIN FLOOR PLAN
SUITE AREA: 654 ft²

SUITE TYPE D (REV)
MAIN FLOOR PLAN
SUITE AREA: 654 ft²

SUITE TYPE C (REV)
MAIN FLOOR PLAN
SUITE AREA: 691 ft²

Copyright of these plans remains with Robinson Residential Design Inc. Duplication of these plans in whole or in part is strictly prohibited, without prior written permission from Robinson Residential Design Inc.

Drawings are not to be scaled.

These drawings are for a one-time build only.

All plans are drawn to suit the National Building Code of Canada. Due to Local building codes, zoning regulations and climatic conditions, plans must be reviewed by local building official prior to construction. All structural components indicated on these drawings must be reviewed and engineered by a licensed architect or engineer.

Robinson Residential Design Inc. assumes no liability or responsibility for any errors, omissions and any incidental or indirect or consequential damages whatsoever arising from the use of these drawings or the information provided therein.

Disclaimer

1. Copyright of these plans remains with Robinson Residential Design Inc. Duplication of these plans in whole or in part is strictly prohibited, without prior written permission from Robinson Residential Design Inc.

2. Drawings are not to be scaled.

3. These drawings are for a one-time build only.

4. All plans are drawn to suit the National Building Code of Canada. Due to Local building codes, zoning regulations and climatic conditions, plans must be reviewed by local building officials prior to construction. All structural components indicated on these drawings must be reviewed and engineered by a licensed architect or engineer.

5. Robinson Residential Design Inc. assumes no liability or responsibility for any errors, omissions and any incidental or indirect or consequential damages whatsoever arising from the use of these drawings or the information provided therein.


---

Suite Type C
Second Floor Plan
Suite Area: 691 ft²
Total Second Floor Area: 2690 ft²

Suite Type D
Second Floor Plan
Suite Area: 654 ft²

Suite Type D (Rev)
Second Floor Plan
Suite Area: 654 ft²

Suite Type C (Rev)
Second Floor Plan
Suite Area: 691 ft²