

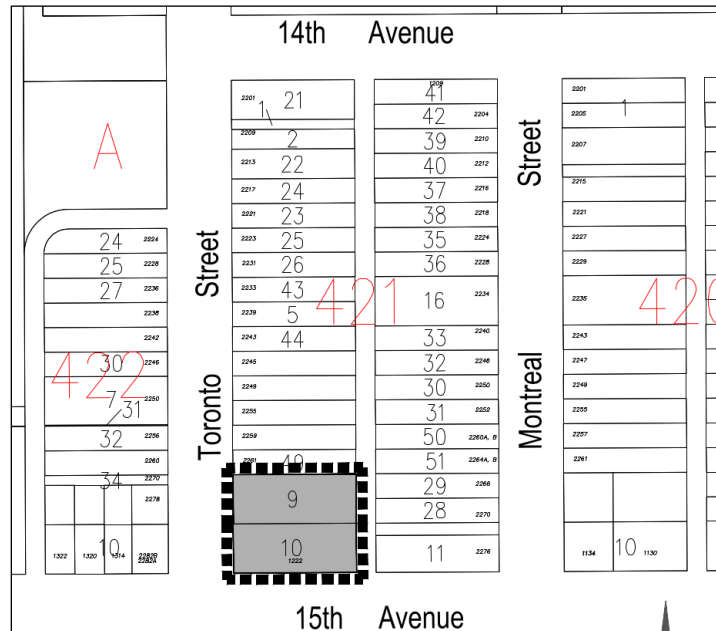
# PUBLIC NOTICE:

## OFFICIAL COMMUNITY PLAN AMENDMENT; ZONING BYLAW AMENDMENT

Regina City Council intends to consider the following bylaw amendments:

1. Amend Section 9.0 of Part B.8 (*Core Area Neighbourhood Plan*) of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) by allowing a Building, Stacked, residential land-use to be developed at property located at 1222 15<sup>th</sup> Avenue, legally described as Lots 9 and 10, Block 421, Plan Old 33 (Subject Property).
2. Amend *Regina Zoning Bylaw, 2019* by:
  - a. Rezoning property located at 1222 15<sup>th</sup> Avenue, legally described as Lots 9 and 10, Block 421, Plan Old 33 (Subject Property), from:

### RU – Residential Urban Zone to RL – Residential Low-Rise Zone



1222 15<sup>th</sup> Avenue (Subject Property)

- b. Repealing sections 3C.4.4(2)(a) and 3D.4.4(2)(a) of Chapter 3.

**REASON** –The proposed amendment to the *Core Area Neighbourhood Plan* and the rezoning will allow high-density residential development, in accordance with the RL – Residential Low-Rise Zone, to be developed on the Subject Property.

The proposed amendment to Chapter 3 of the *Regina Zoning Bylaw, 2019* will result in in elevator or staircase enclosures, or mechanical penthouses, in the Residential Low-Rise and Residential High-Rise zones, not being included in the building height calculation (similar to other zones).

**PUBLIC INSPECTION** – A copy of the proposed bylaw will be available for examination, on the City's website, commencing: **Friday, May 5, 2023.**

**PUBLIC HEARING** – City Council will hold a public hearing in relation to the proposed bylaw **May 10, 2023** at 1:00 p.m. Citizens who want to address **City Council** may attend the meeting via teleconference or in person.

To attend, you must register with the Office by (no later than) **12:00 p.m. on Monday, May 8, 2023.** If attending by teleconference you must also provide the telephone number you will be using to call into the meeting with, when registering. You will receive meeting details and instructions after you have confirmed your attendance for the meeting.

**For assistance, or to register your attendance, contact the Office of the City Clerk:**  
[clerks@regina.ca](mailto:clerks@regina.ca) or call 306-777-7262.

### DISCRETIONARY USE



Council will consider an application for a **6-storey, 38-unit residential building** at the Subject Property, noted above, at their **April 26** meeting – City Hall, 4:00pm.

This is being reviewed through the Discretionary Use procedure, as it exceeds 11 metres in height. The public may speak directly to Council regarding this application.

Should this application be approved, a condition would be that the above noted OCP and Zoning Bylaw items also be approved.

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