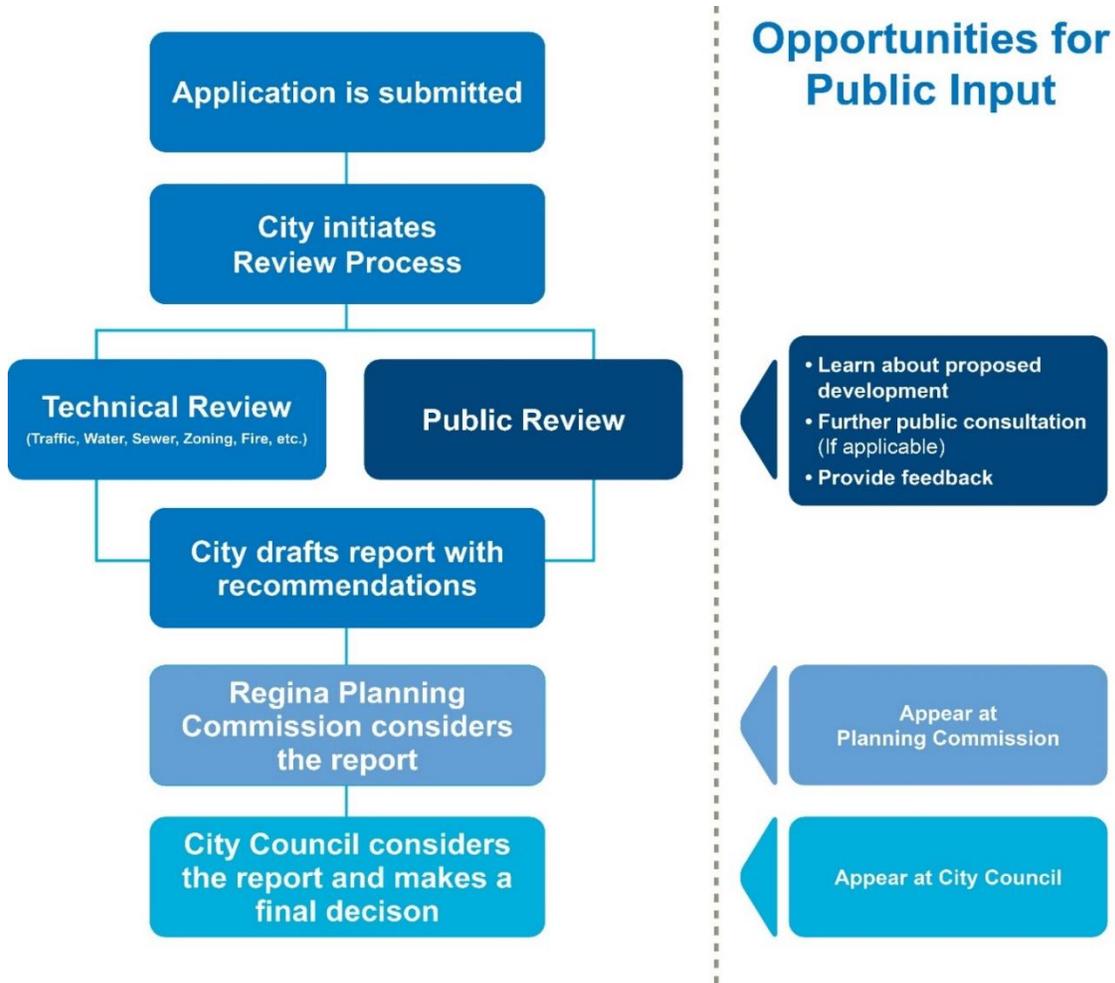
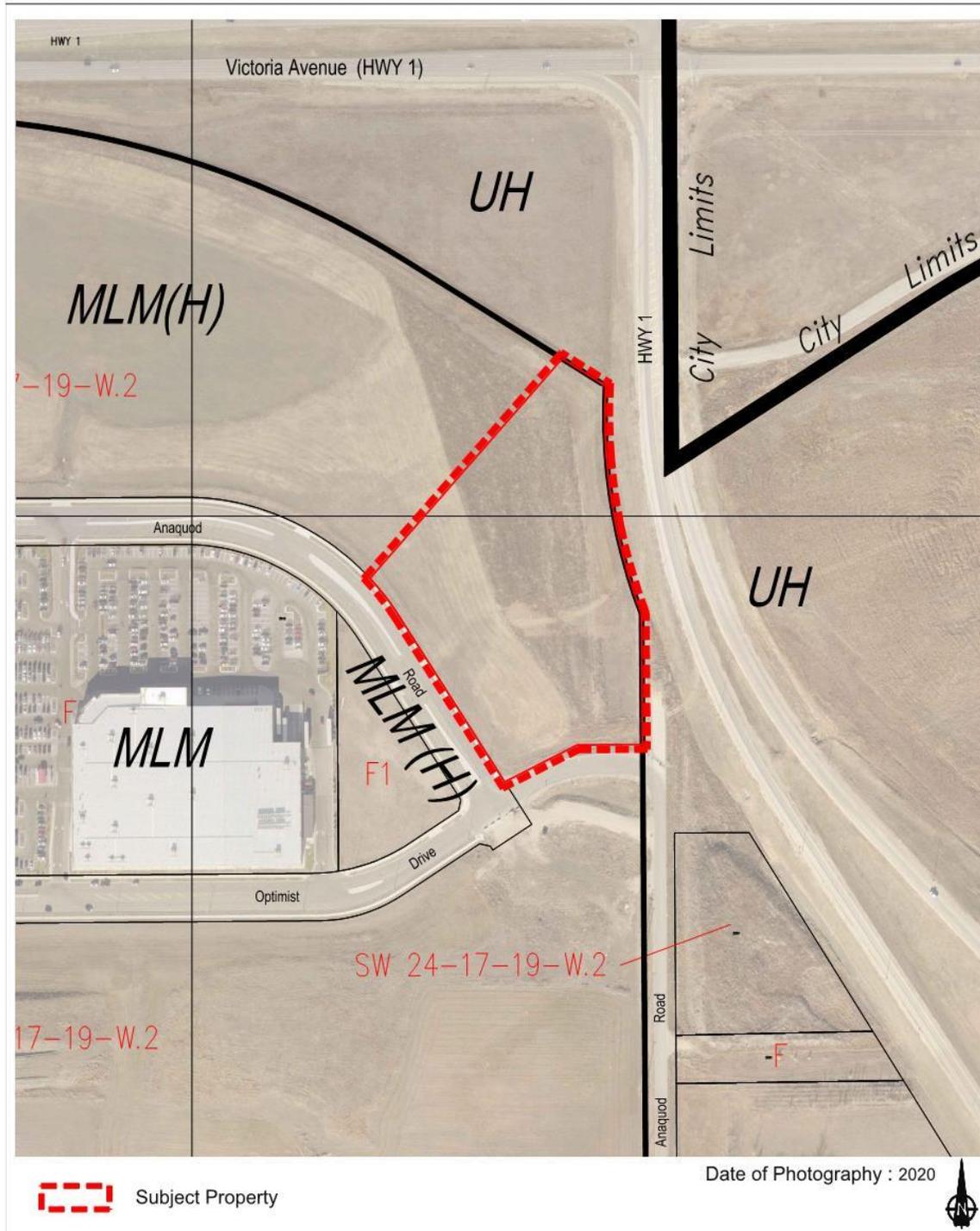


Overview	
<b>Background</b>	<ul style="list-style-type: none"> <li>The subject property consists of a vacant parcel located within the “Aurora” Urban Centre, which is an evolving mixed-use (commercial and residential) area located in the east part of the city – adjacent to the Regina Bypass.</li> <li>Development of the subject property is guided by the policies of the <i>Southeast Regina Neighbourhood Plan</i> (SENP), which identifies it as forming part of a potential Urban Centre.</li> <li>In 2022, City Council applied the Urban Centre designation to the subject property, which means that residential development can proceed in the near-term (the residential phasing policy does not apply).</li> </ul>
<b>Proposal</b>	<ul style="list-style-type: none"> <li>The applicant proposes to develop 220 dwelling units in the form of “stacked” townhouses (a basement unit with a separate unit above).</li> <li>This proposal meets the definition of “Building, Planned Group” (multiple buildings on one parcel); therefore, it must be pursued through the Discretionary Use process, in accordance with the applicable zoning – Mixed Large Market Zone.</li> <li>307 parking stalls are proposed, which equates to 1.4 parking stalls/ unit. (minimum requirement is 1.0 parking stall/ unit)</li> </ul>
Additional Information	
<b>Process (Discretionary Use )</b>	<ul style="list-style-type: none"> <li>A Discretionary Use is a land-use, identified in the Zoning Bylaw, that requires review, and a decision, by either the Development Officer or City Council based on established review criteria.</li> <li>Generally, applications that have little or no concerns noted by the public are decided by the Development Officer.</li> <li>Applications requiring City Council’s decision will be sent, first, to Regina Planning Commission for review and a recommendation. Any person is free to address Regina Planning Commission or City Council.</li> <li>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.</li> <li>Refer to the Application Review Process on the back of the page.</li> </ul>
<b>Status Updates</b>	Visit <a href="https://regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application
<b>Contact</b>	David Ferrone, City Planner I Planning & Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000



### Appendix A-1



 Subject Property

Date of Photography : 2020

Project PL202200212 Civic Address/Subdivision Plan Showing Proposed Subdivision of Part of S.E.1/4 Sec.23 Twp.17 Rge.19 W2M

# Appendix A-2



 Subject Property

Date of Photography: 2020

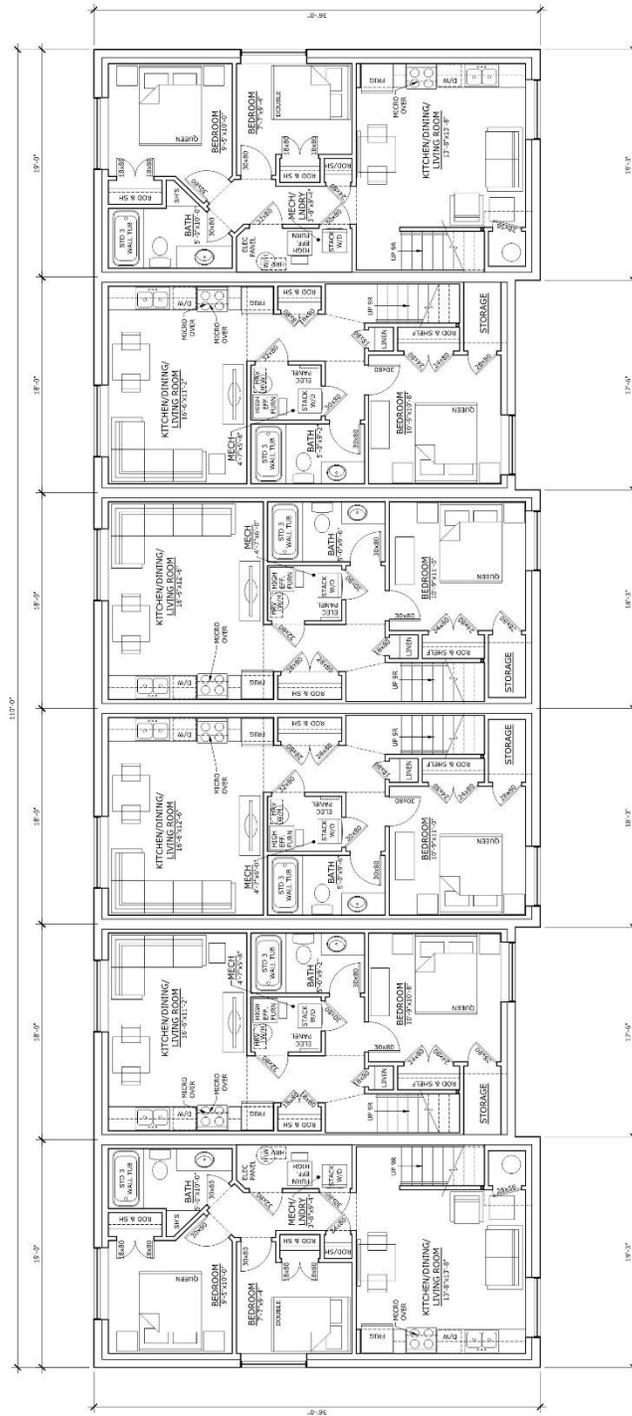


Project PL202200212 Civic Address/Subdivision Plan Showing Proposed Subdivision of Part of S.E. 1/4 Sec.23 Twp.17 Rge.19 W2M









**SUITE TYPE A**  
SUITE AREA: 684.5 R<sup>2</sup>

**SUITE TYPE B**  
SUITE AREA: 612 R<sup>2</sup>

**SUITE TYPE C**  
SUITE AREA: 648.5 R<sup>2</sup>

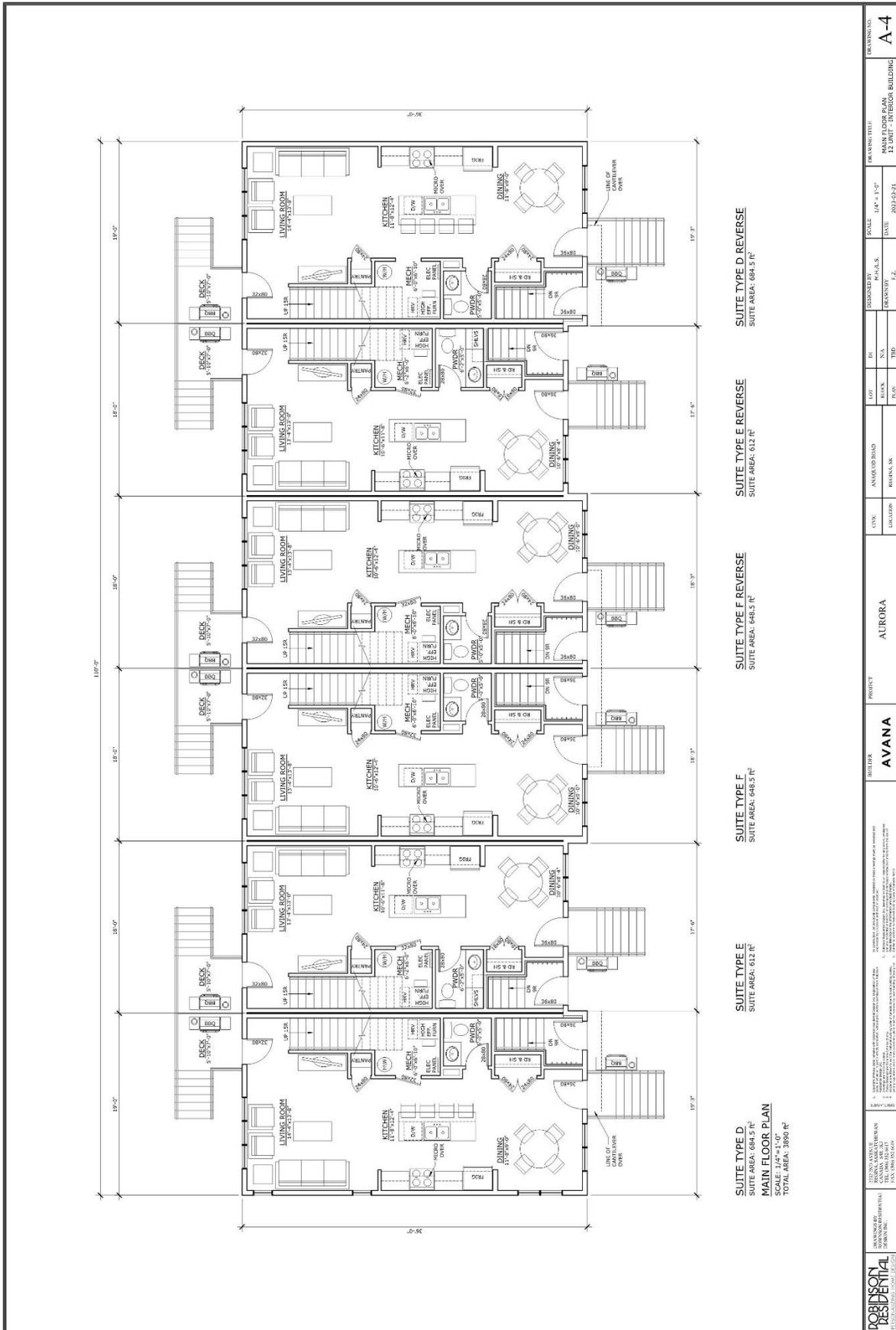
**SUITE TYPE C REVERSE**  
SUITE AREA: 648.5 R<sup>2</sup>

**SUITE TYPE B REVERSE**  
SUITE AREA: 612 R<sup>2</sup>

**SUITE TYPE A REVERSE**  
SUITE AREA: 684.5 R<sup>2</sup>

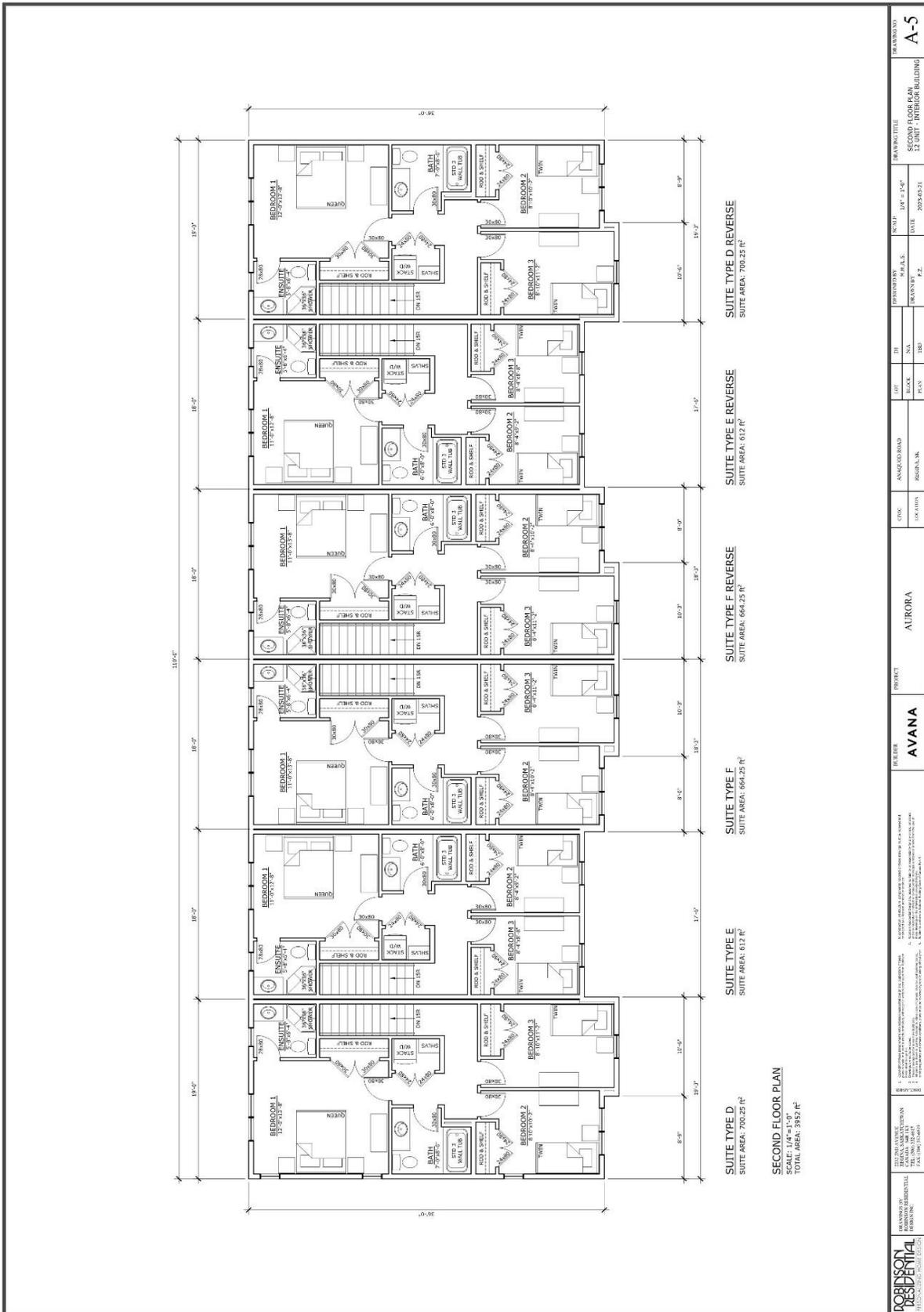
**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"  
TOTAL AREA: 3890 R<sup>2</sup>

<b>ROBINSON RESIDENTIAL</b> ARCHITECTS 1000 W. 10TH ST. SUITE 100 DENVER, CO 80202 TEL: 303.733.8888 WWW.ROBINSONRESIDENTIAL.COM	PROJECT: <b>AVANA</b>	BUILDING: <b>AURORA</b>	OWNER: <b>AVANGRID</b>	ARCHITECT: <b>ROBINSON RESIDENTIAL</b>	DATE: <b>2023.03.21</b>	DRAWING TITLE: <b>BASEMENT FLOOR PLAN 12 UNIT - INTERIOR BUILDING</b>	DRAWING NO.: <b>A-3</b>
	SHEET NO.: <b>101</b>	SHEET TOTAL: <b>101</b>	SCALE: <b>1/4" = 1'-0"</b>	REVISIONS:	PROJECT NO.: <b>2023.03.21</b>	DRAWING NO.: <b>A-3</b>	DRAWING NO.: <b>A-3</b>



**SUITE TYPE D**  
 SUITE AREA: 684.5 FT<sup>2</sup>  
**MAIN FLOOR PLAN**  
 TOTAL AREA: 3890 FT<sup>2</sup>

	DRAWING NO. 2023-02-21	DRAWING TITLE MAIN FLOOR PLAN SUITE TYPE D REVERSE	SCALE 1/4" = 1'-0"	DRAWING SIZE A-4
	DESIGNED BY P.A.S.	CHECKED BY P.A.S.	DATE 2023-02-21	PROJECT AVANA
BUILDING AVANA	PRODUCT AURORA	OFFICE AURORA	LOCATION AURORA, SK	SHEET NO. 100



<b>ROBINSON RESIDENTIAL</b> ARCHITECTURAL DESIGN	DRAWING NO. <b>12 UNIT - INTERIOR BUILDING</b>	SHEET NO. <b>2024-R-21</b>	DATE <b>2024-03-21</b>	DRAWN BY <b>SA</b>	CHECKED BY <b>PZ</b>	PROJECT <b>AURORA</b>	CLIENT <b>AVANA</b>	ARCHITECT <b>AURORA</b>	SCALE <b>1/4" = 1'-0"</b>	DRAWN TITLE <b>SECOND FLOOR PLAN</b>	SHEET NO. <b>A-5</b>
	DRAWING NO. <b>12 UNIT - INTERIOR BUILDING</b>	SHEET NO. <b>2024-R-21</b>	DATE <b>2024-03-21</b>	DRAWN BY <b>SA</b>	CHECKED BY <b>PZ</b>	PROJECT <b>AURORA</b>	CLIENT <b>AVANA</b>	ARCHITECT <b>AURORA</b>	SCALE <b>1/4" = 1'-0"</b>	DRAWN TITLE <b>SECOND FLOOR PLAN</b>	SHEET NO. <b>A-5</b>