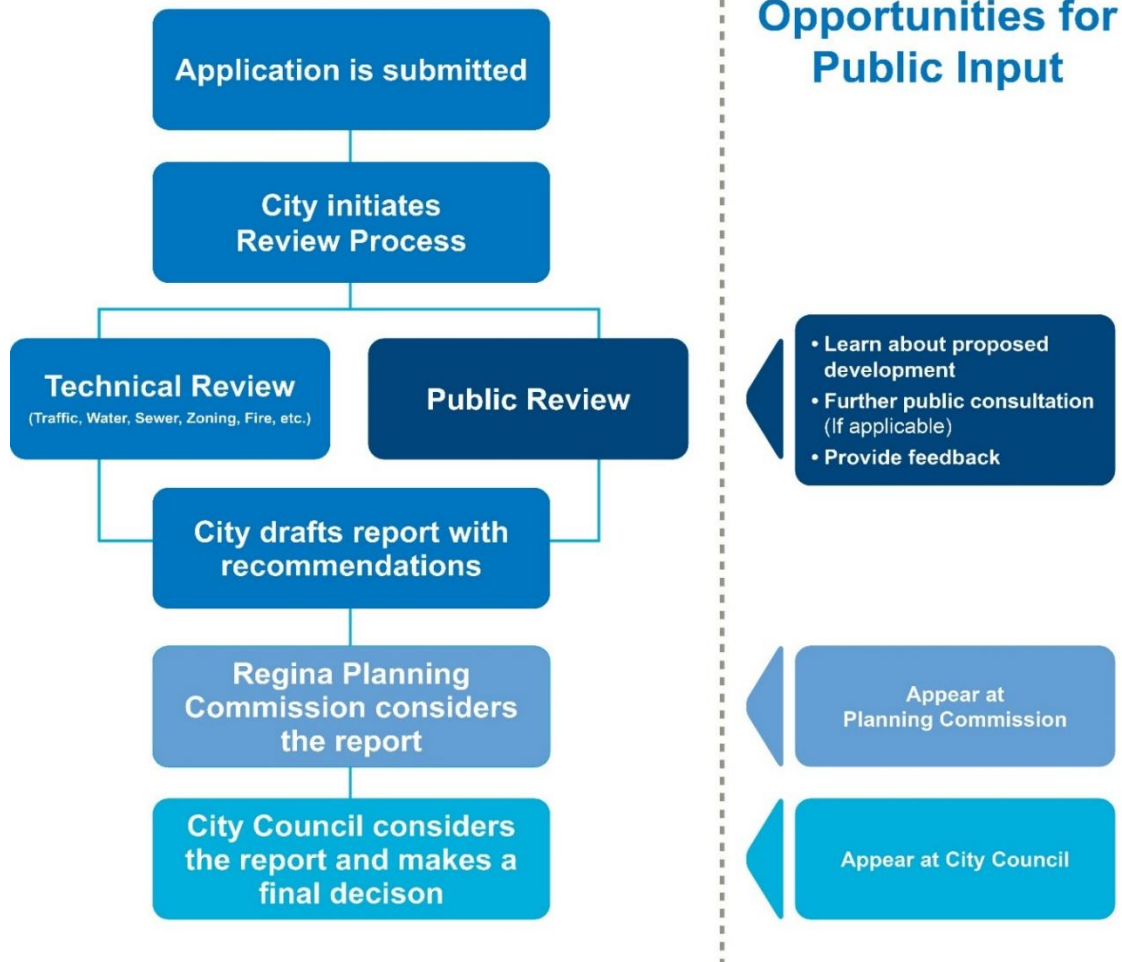
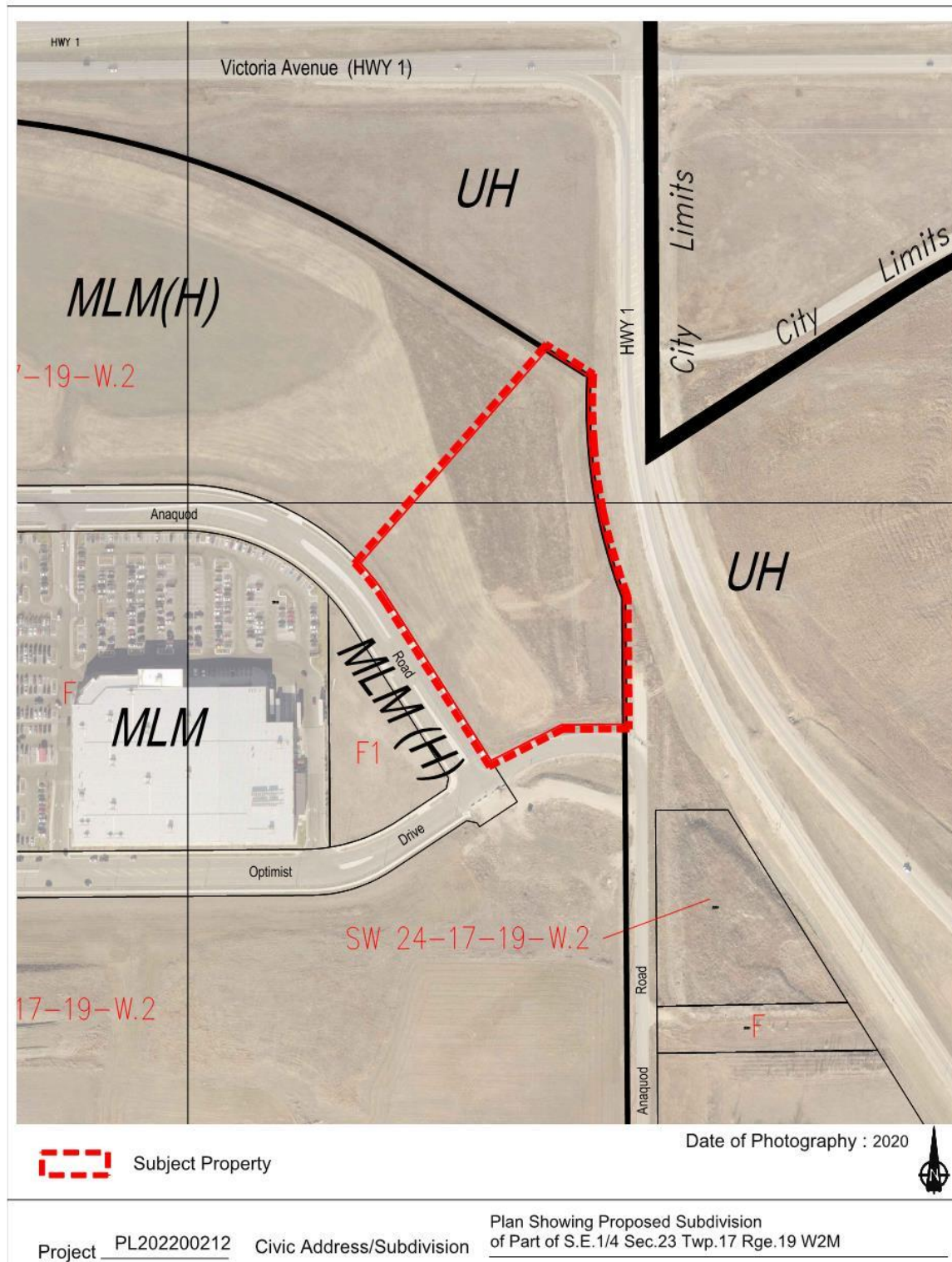


Overview	
Background	<ul style="list-style-type: none"> The subject property consists of a vacant parcel located within the “Aurora” Urban Centre, which is an evolving mixed-use (commercial and residential) area located in the east part of the city – adjacent to the Regina Bypass. Development of the 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. 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).
Proposal	<ul style="list-style-type: none"> The applicant proposes to develop 220 dwelling units in the form of “stacked” townhouses (a basement unit with a separate unit above). 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. 307 parking stalls are proposed, which equates to 1.4 parking stalls/ unit. (minimum requirement is 1.0 parking stall/ unit)
Additional Information	
Process (Discretionary Use)	<ul style="list-style-type: none"> 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. Generally, applications that have little or no concerns noted by the public are decided by the Development Officer. 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. 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. Refer to the Application Review Process on the back of the page.
Status Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	David Ferrone, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000



Appendix A-1



Appendix A-2



Subject Property

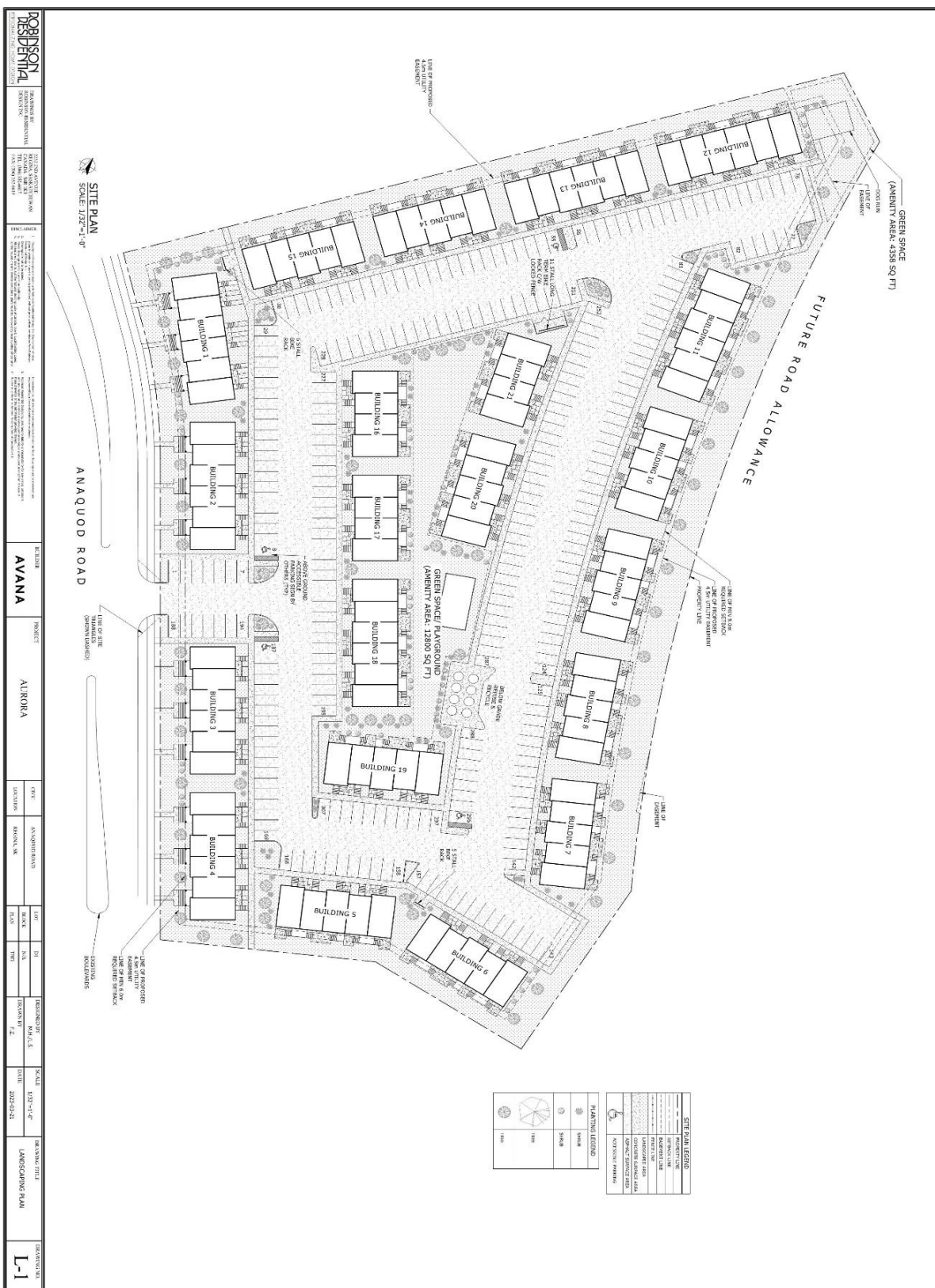
Date of Photography: 2020



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 B REVERSE
SUITE AREA: 612 ft²

SUITE TYPE C REVERSE
SUITE AREA: 648.5 ft²

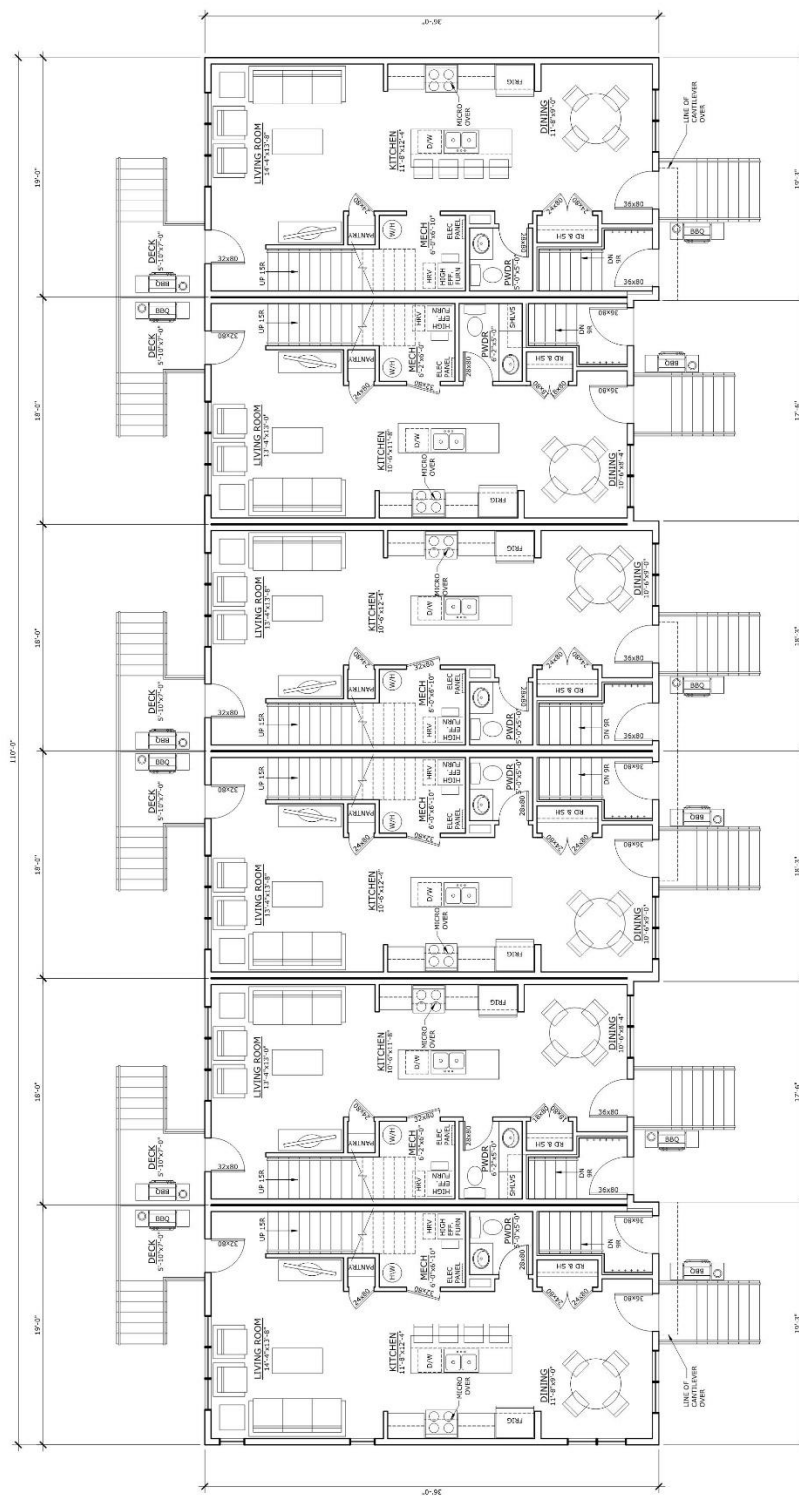
SUITE TYPE C
SUITE AREA: 648.5 ft²

QUITE TYPE B
QUITE AREA: 612 ft²

QUITE TYPE A
QUITE AREA: 684.5 ft²

ASSESSMENT PLAN
SCALE: 1/4"=1'-0"
TOTAL AREA: 3890 ft²

[illegible]



SUITE TYPE D REVERSE
SUITE AREA: 684.5 ft²

SUITE TYPE E REVERSE
SUITE AREA: 612 ft²

SUITE TYPE F REVERSE
SUITE AREA: 648.5 ft²

SUITE TYPE F
SUITE AREA: 648.5 ft²

SUITE TYPE E
SUITE AREA: 612 ft²

SUITE TYPE D
SUITE AREA: 684.5 ft²

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL AREA: 3890 ft²

 ROBINSON RESIDENTIAL 12725 MAINWAY, SUITE 200 LAS ANIMAS, ARIZONA 85048 TEL: (602) 998-8888 FAX: (602) 998-8889 WWW.ROBINSONRESIDENTIAL.COM	(1) I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief. (2) I understand that any false or misleading information furnished herein may constitute a criminal offense and may result in the imposition of civil and criminal penalties. (3) I understand that any false or misleading information furnished herein may result in the imposition of civil and criminal penalties.		PROJECT AVANA AUIROA		CVC LUCILKIRK		ANNUQ TO QD REQUISAL		LOT EPOCK PLAN SVA TID		DESIGNED BY PAPA & S DEAN W. FZ		SCALE 1/4" = 1'-0" DATE 2021-2021-21		DRAWING TITLE MAIN FLOOR PLAN 12 UNIT - INTERIOR BUILDING A-4		DRAWING NO.	
--	--	--	---	--	------------------	--	-------------------------	--	------------------------------------	--	---------------------------------------	--	---	--	---	--	-------------	--

