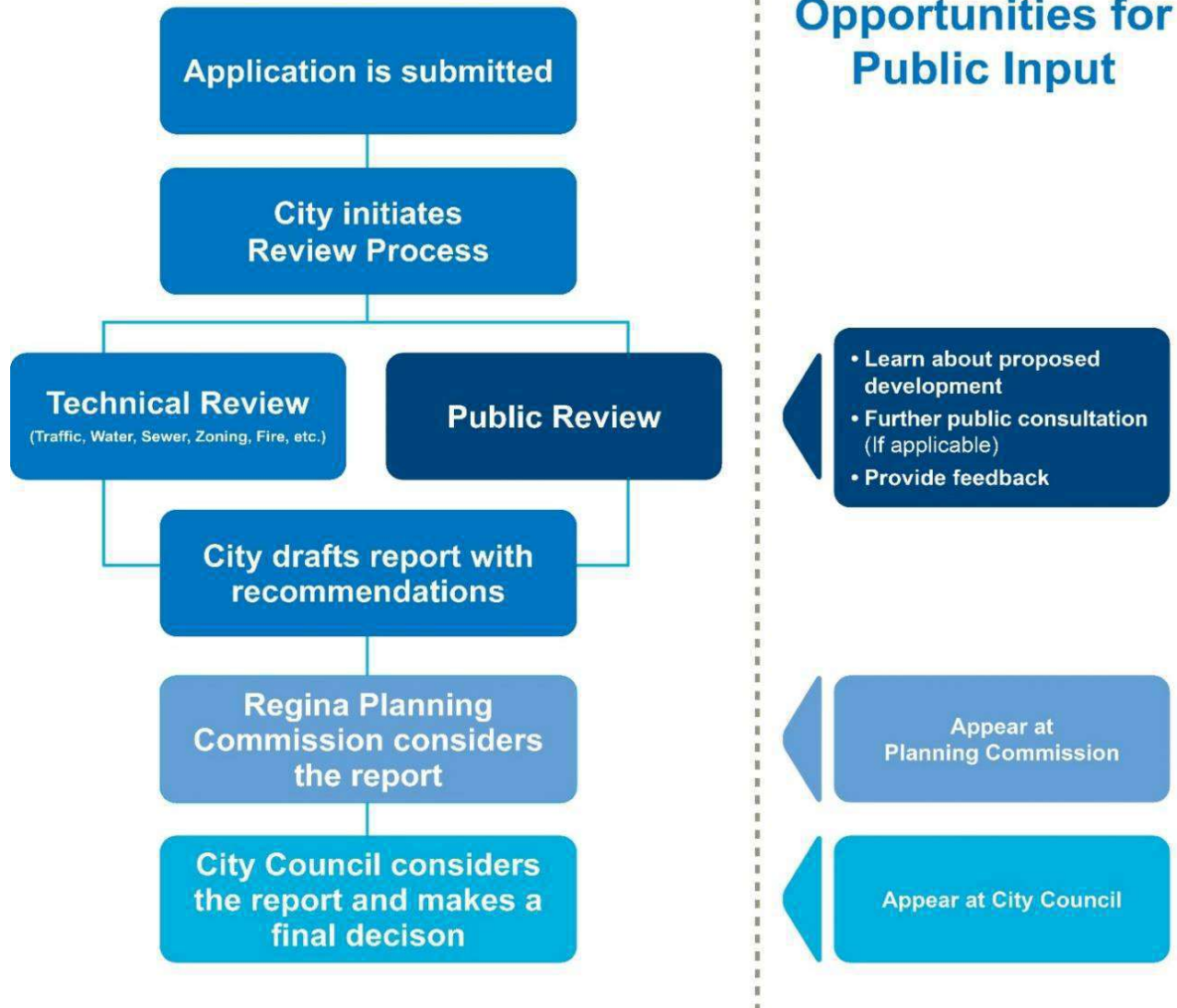
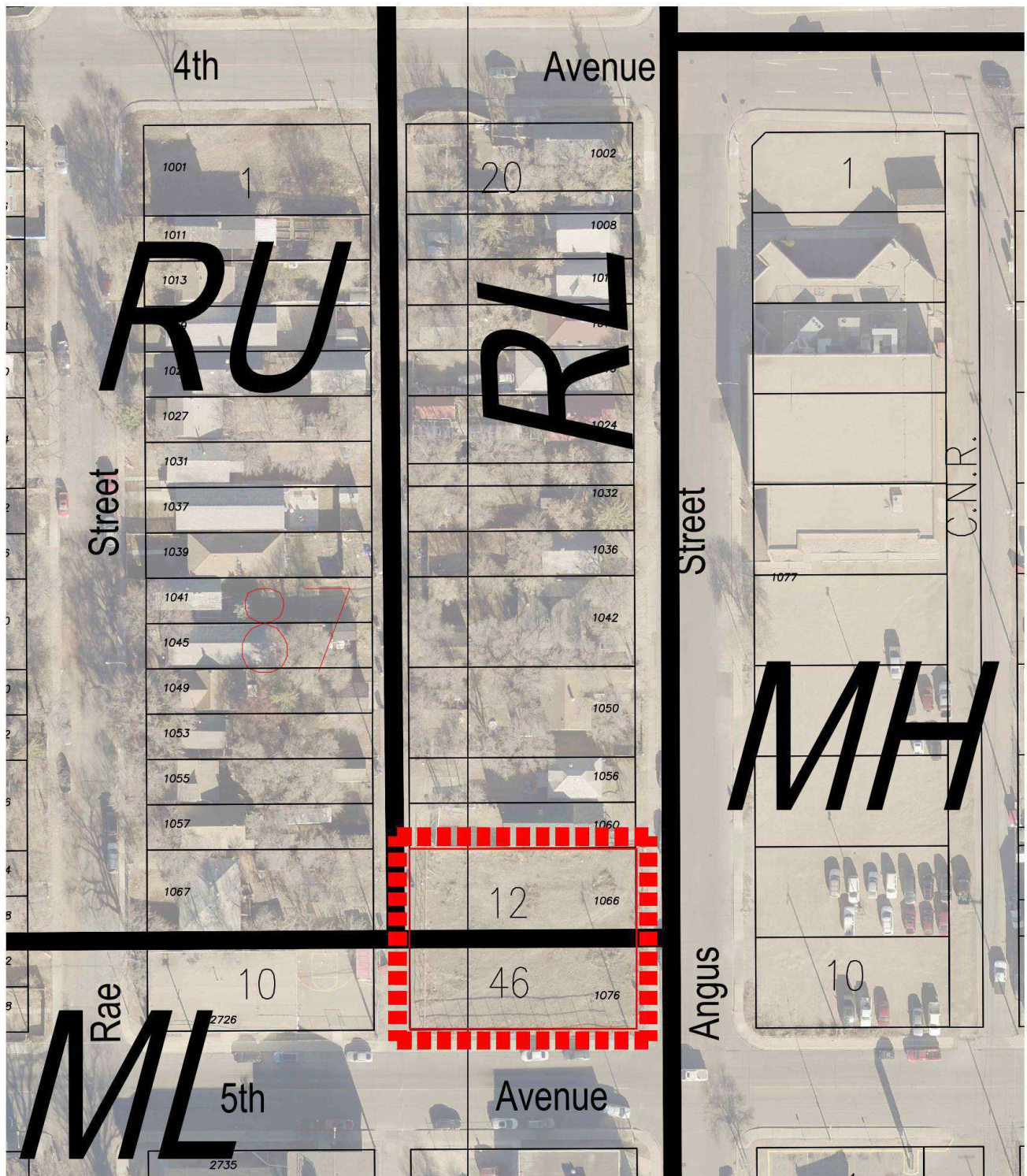


<b>Overview</b>	
<b>Context</b>	<p>Subject Property (1066/ 1076 Angus Street):</p> <ul style="list-style-type: none"> <li>Two adjoining parcels - one zoned Residential Low-Rise Zone (1066 Angus St.) and the other Mixed Low-Rise Zone (1076 Angus St.)</li> <li>Former residential site (now vacant), surrounded by residential to the north and west and commercial to the east and south</li> <li>Located in the North Central Neighbourhood and subject to the <i>North Central Neighbourhood Plan</i> (land-use policy document), which recognizes it as forming part of a mixed-use (commercial/ residential) corridor (5<sup>th</sup> Avenue)</li> </ul>
<b>Proposal</b>	<p>The proposed development, as shown on appendices A3-A4, consists of community amenity space on the main floor and 30 residential units on floors 2-5. This proposed development will require:</p> <ul style="list-style-type: none"> <li>Rezoning from Residential Low-Rise Zone (1066 Angus St.) and Mixed Low-Rise Zone (1076 Angus St.) to the Mixed High-Rise Zone</li> </ul> <p>This rezoning will support the proposed land-use mix and building height (17.25 metres) and recognizes that the two parcels will be combined</p> <ul style="list-style-type: none"> <li>Discretionary Use procedure (Council review), as height exceeds 11 metres</li> </ul> <p>As an affordable housing project, the Applicant (North Central Family Centre) is seeking a reduction of the normal on-site parking requirements (4 stalls instead of 35), considering resident needs and proximity to transit and amenities.</p>
<b>Additional Information</b>	
<b>Process</b>	<ul style="list-style-type: none"> <li>Refer to the Application Review Process on back of page</li> <li>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 these meetings, be sure to give the City your contact information.</li> <li>If the Zoning Bylaw (rezoning) amendment and Discretionary Use applications are approved, the Applicant will then need to apply for development and building permit approvals (no public review involved with these).</li> </ul>
<b>Updates</b>	Visit <a href="https://regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application
<b>Contact</b>	<p>Jeremy Fenton, Senior City Planner, City Planning Branch          Planning &amp; Development Services Department  <a href="mailto:jfenton@regina.ca">jfenton@regina.ca</a> or 306.751.4228</p>



# Appendix A-1



Subject Property

Date of Photography : 2020



Project PL20230025  
PL20230026

Civic Address/Subdivision 1066 ANGUS STREET  
1076 ANGUS STREET



# Appendix A-2



Subject Property

Date of Photography: 2020



Project PL20230025  
PL20230026

Civic Address/Subdivision 1066 ANGUS STREET  
1076 ANGUS STREET



## Appendix A-3

### Proposed Building Design

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**EAST PERSPECTIVE**

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**SOUTH WEST PERSPECTIVE**

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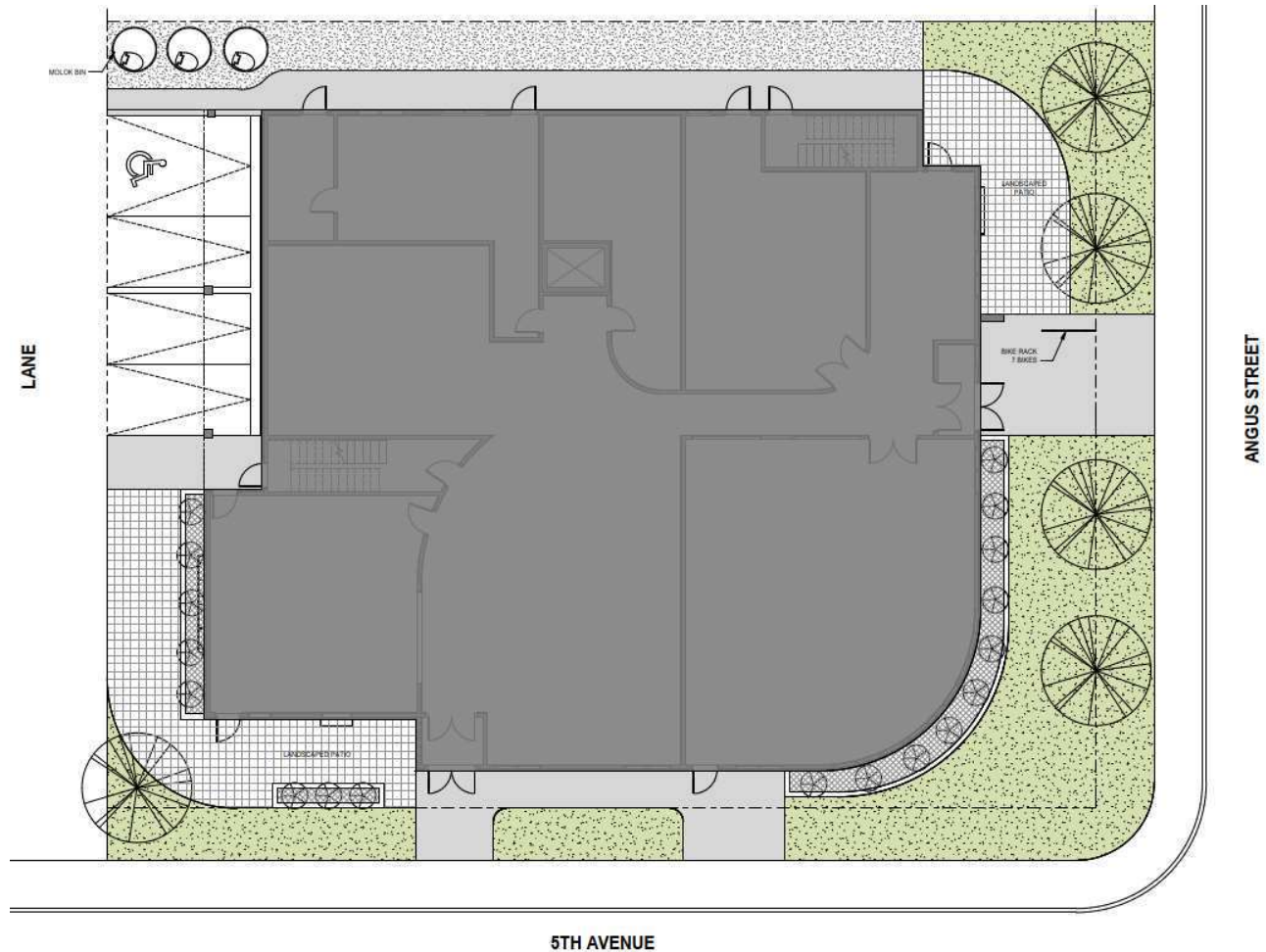


**SOUTH EAST PERSPECTIVE**






## Appendix A-4

### Proposed Site Plan

(also showing configuration of main floor – community amenity areas)



### LEGEND

	PROPOSED IRRIGATED TURF
	PROPOSED PLANTING BED
	PROPOSED CRUSHER DUST
	PROPOSED WALKWAY
	PROPOSED LANDSCAPED PATIO