



March 10, 2023

Public Notice

Dear Sir/Madam:

RE: APPLICATION NUMBER: PL202300032
APPLICATION TYPE: DISCRETIONARY USE
LEGAL ADDRESS: PLAN: OLD 33, BLOCK: 346 LOTS: 10-15
CIVIC ADDRESS: 1945 HAMILTON STREET

The City of Regina is currently reviewing a Discretionary Use application to expand office space on the main floor (at grade) of the Subject Property. Please find attached a copy of an aerial photograph, proposed site plan and information sheet.

A comment sheet has been included should you wish to send written comments through mail, email 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 **March 31, 2023**.

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.

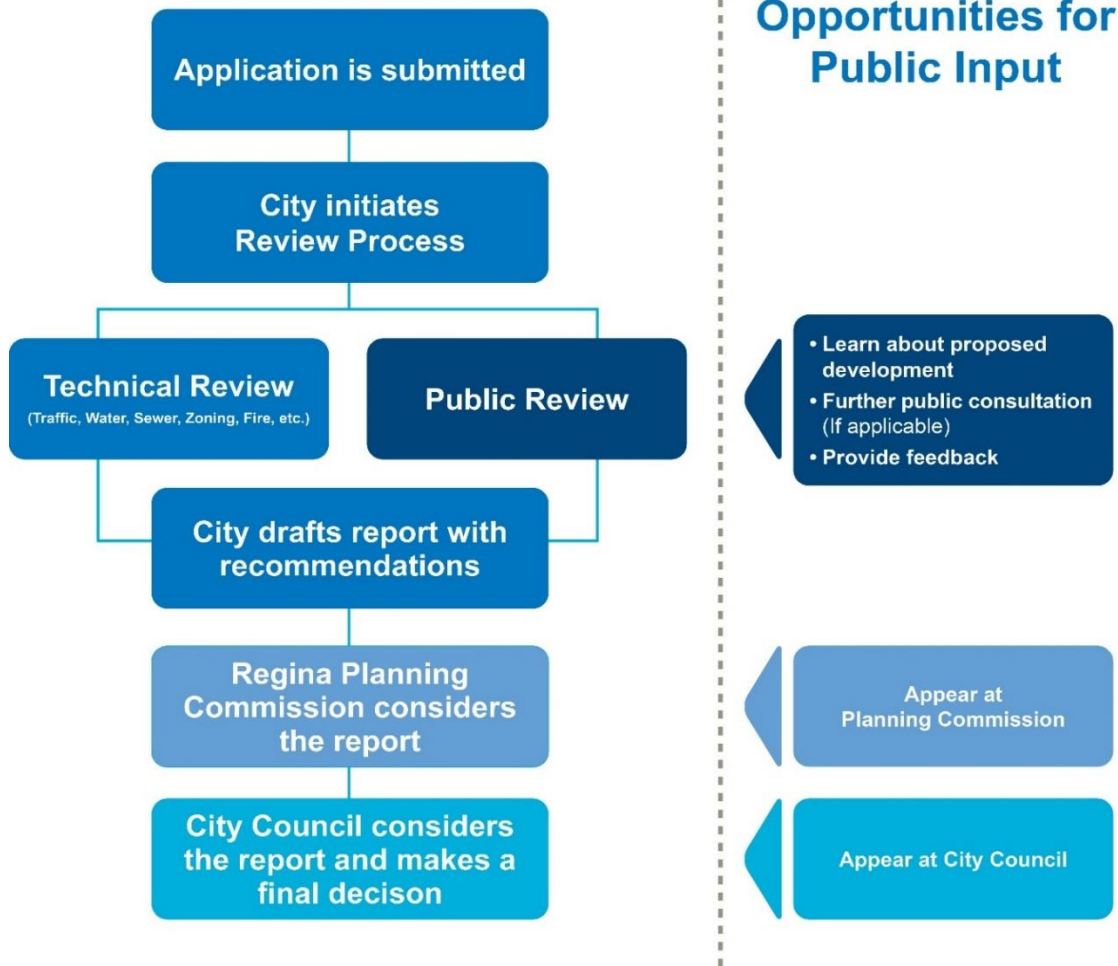
If you have any comments on the proposed development or require additional information, please contact me at **306-271-1966** or email proposeddevelopment@regina.ca

Yours truly,

David Ferrone

David Ferrone
City Planner I, City Planning Branch

| Overview | |
|-------------------------------------|--|
| Background | <ul style="list-style-type: none"> The subject property is located within the Downtown Neighbourhood and is zoned Downtown Direct Control District (DCD-D). The Subject Property is currently an office tower, with two vacant units on the main floor, which previously accommodated commercial retail and service. Office space (Office, Professional) is potentially allowed on the main floor (at grade) in this zone as a discretionary use. |
| Proposal | <ul style="list-style-type: none"> The applicant proposes to expand the use of office space to the main floor of the Subject Property. The expansion of space on the main floor will be approximately 2641 square feet or 245m². |
| Additional Information | |
| Process (Discretionary Use) | <ul style="list-style-type: none"> 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. The decision is not eligible for appeal. Generally, applications that have little or no concerns noted by the public are decided by the Development Officer. Refer to the Application Review Process on the back of the page. 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. |
| Status Updates | Visit Regina.ca/proposeddevelopment for updates on this application |
| Contact | David Ferrone, City Planner I Planning & Development proposeddevelopment@regina.ca or 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 a Development Officer and will not be considered by Regina Planning Commission and City Council.

We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

By completing this form you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.

- I support this proposal
- I would like it more if one or more features were different
- I would accept the proposal if many features were different
- I completely oppose this proposal
- None of the above/other

What elements of the development proposal do you support?

What changes to the development proposal do you recommend?

What other associated issues or comments do you have?

Please provide contact information if you wish to be informed of when Regina Planning Commission considers this matter:

Name

Address & Postal Code

Telephone and/or Email

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: March 31, 2023

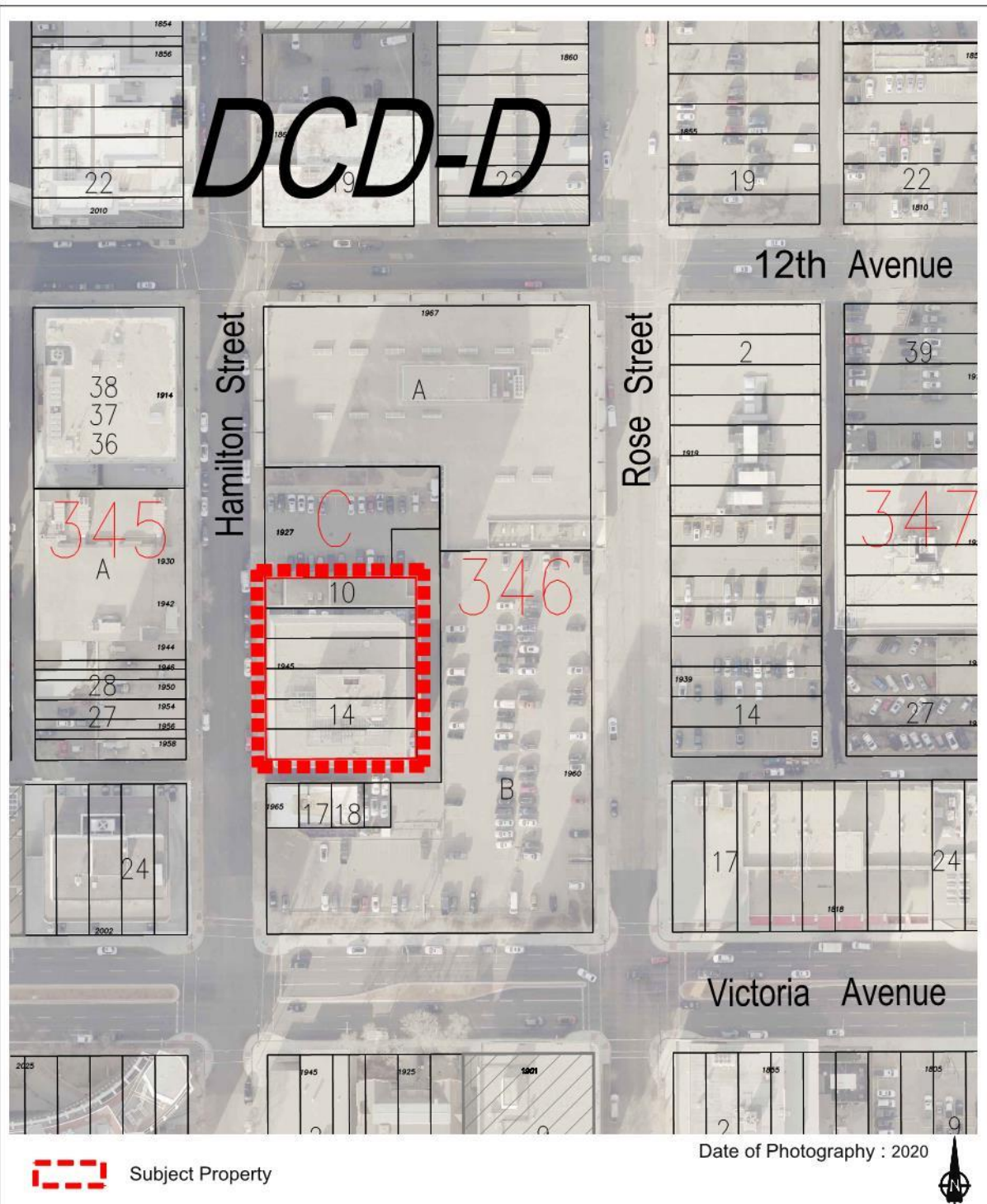
City website (preferred):
regina.ca/proposeddevelopment

Email: proposeddevelopment@regina.ca

Mail: **City of Regina**
Planning & Development Services
Department
PO Box 1790
Regina, SK S4P 3C8

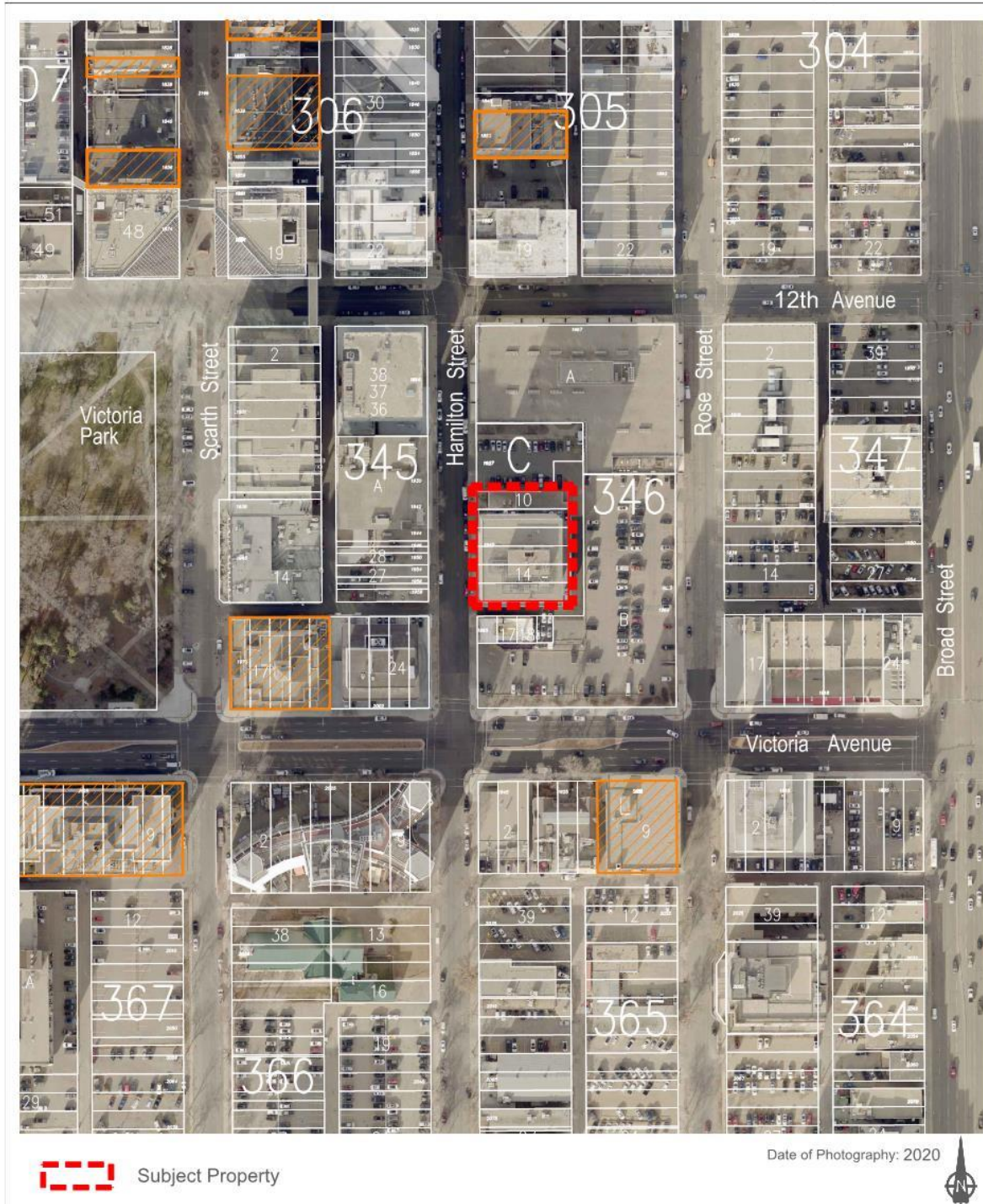
Fax: **306-777-6823**


Appendix A-1



Project PL202300032 Civic Address/Subdivision 1945 Hamilton Street/OLD 33

Appendix A-2



 Subject Property

Date of Photography: 2020



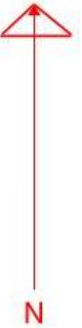
Project PL202300032 Civic Address/Subdivision 1945 Hamilton Street

Appendix A-3

Grenfell Tower, 1945 Hamilton St, Regina

SaskBuilds and Procurement

Main Floor Plan



Hamilton Street



1 MAIN FLOOR LAYOUT - OPTION 2
05/11/17