### Overview

#### Background
- The subject property is located within the Hawkstone neighbourhood.
- The property is currently vacant.
- The site is zoned RH - Residential High-Rise Zone in which the proposed use, planned group, is discretionary.

#### Proposal
- The applicant proposes to develop stacked townhouses (one unit above and one below).
- Discretionary Use application is required as the proposed development constitutes a “Building, Planned Group” (multiple buildings on the same property).
- The total number of units will be 60 across six buildings (three eight-plexes and three twelve-plexes) with 85 parking stalls, including 22 garage bays and two accessible stalls.

### Additional Information

#### Process (Discretionary Use)
- 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 of Council or the Development Officer is final.
- 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 next 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 this application be sure to give the City your contact information.

### Status Updates
Visit [Regina.ca/proposeddevelopment](https://regina.ca/proposeddevelopment) for updates on this application

### Contact
Zoey Drimmie, City Planner I
Planning & Development Services
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 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 City Administration will not be considered by Regina Planning Commission and City.
Appendix A-2

Date of Photography: 2020

Project PL202300096   Civic Address/Subdivision   1151 N Argyle Street