November 20, 2023

Public Notice

Dear Owners & Occupants:

Re: APPLICATION NUMBER: PL202300185, PL202300186, PL202300189
APPLICATION TYPE: CONCEPT PLAN AMENDMENT, ZONING BYLAW AMENDMENT, DISCRETIONARY USE
CIVIC ADDRESS: 3601 GREEN MARSH CRESCENT

The City of Regina is currently reviewing a Concept Plan Amendment, Zoning Bylaw Amendment, and Discretionary Use application to accommodate a planned group of dwellings, 29 units across 13 duplexes and triplexes townhouses, at 3601 Green Marsh Crescent within the Greens on Gardiner Neighbourhood. Please find attached a copy of an aerial photograph, an information sheet, and the applicant’s plans.

The City gathers comments from “interested parties” including nearby residents, which it addresses in a report to the Regina Planning Commission (RPC). The RPC recommends that City Council approve or deny the proposal. City Council then considers the recommendation of RPC and makes a final decision.

Your comments would be appreciated by December 11, 2023. A comment sheet has been included should you wish to send written comments through mail or fax. An electronic version can be found at www.regina.ca/proposeddevelopment under the project name. Electronic correspondence is encouraged.

Notice of this application is provided to the owners & occupants of properties located within the vicinity of the subject property.

If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Yours truly,

Zoey Drimmie
City Planner I
## Overview

### Proposal

The Planning & Development Services Department of the City Planning & Community Development Division has received an application to develop thirteen duplexes and triplexes for a total of 29 dwelling units and 58 parking stalls at 3601 Green Marsh Crescent (Subject Property). This proposed development will require:

- Amending The Greens on Gardiner Concept from High-Density Residential to Medium-Density Residential
- Rezoning from RH – Residential High-Rise Zone to RL – Residential Low-Rise Zone
- Discretionary Use procedure, as the proposal is a “Building, Planned Group” (multiple buildings on the same site).

### Background

The Subject Property is located within The Greens on Gardiner neighbourhood and is currently vacant. The surrounding land uses are residential to the north, south, and west; and residential and green space to the east.

## Additional Information

### Process

These applications require review by the Regina Planning Commission (RPC) and approval by Regina City Council (Council) – both the RPC and Council meetings are public forums where interested parties may attend and provide comments. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.

**Please refer to the Application Review Process on back of page.**

### Updates

Visit [Regina.ca/proposeddevelopment](http://Regina.ca/proposeddevelopment) for updates on this application

### Contact

Zoey Drimmie, City Planner II
Planning & Development Services
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000
Application is submitted

City initiates Review Process

Technical Review
(Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

- Learn about proposed development
- Further public consultation (if applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council