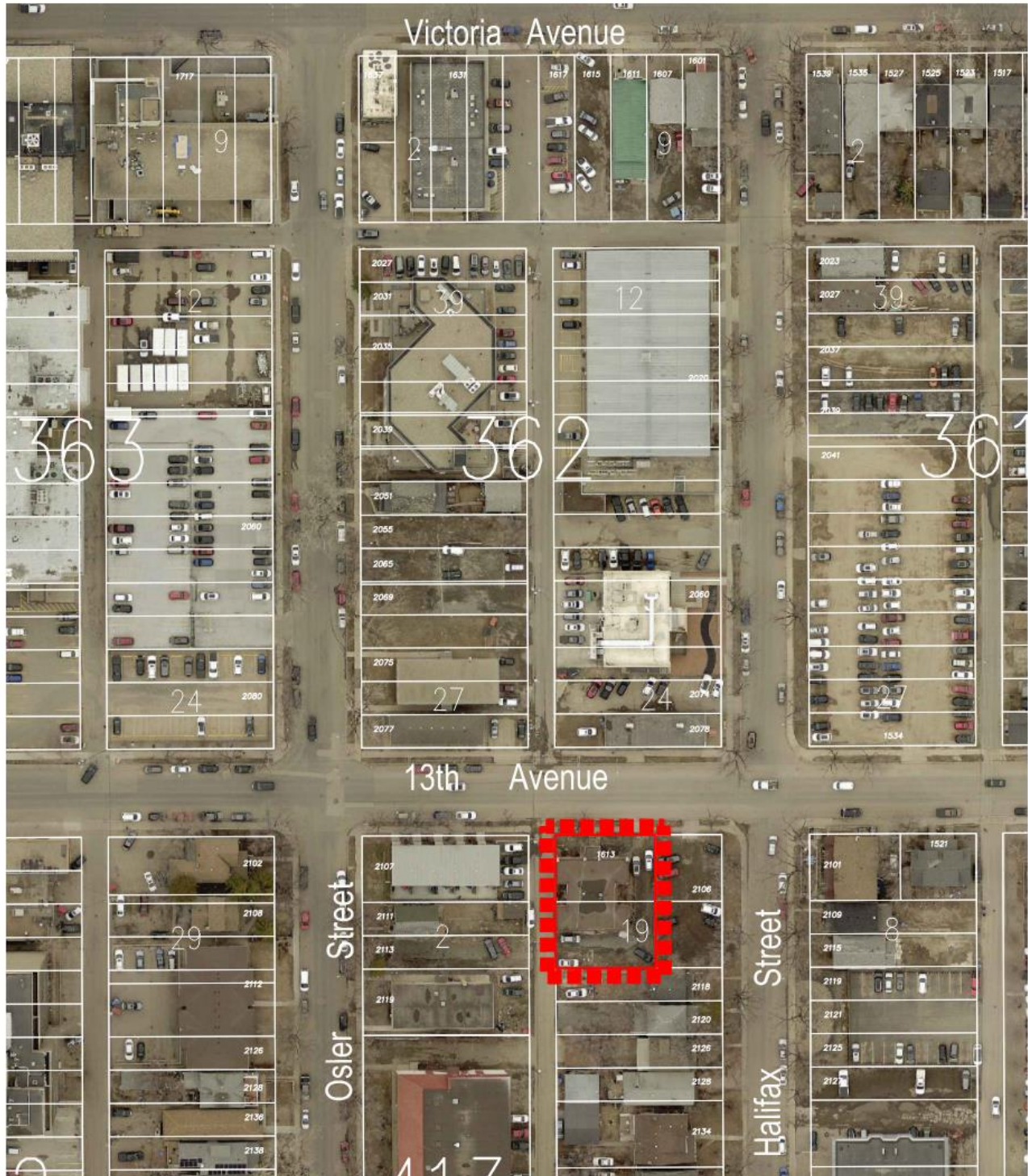


Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 1613 13th Avenue (Subject Property) from RL – Residential Low-Rise Zone to MH – Mixed High-Rise Zone.</p> <p>To understand land-use and development types potentially allowable in the MH Zone, please review Part 4B (Table 4B.T2) of Chapter 4 of the City’s Zoning Bylaw: open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</p> <p>The City is also considering an amendment to the <i>Official Community Plan Part B</i> to potentially allow medical use at this location, as it is currently not allowed at this location.</p> <p>The City is not reviewing an application for a proposed development at this time.</p>
Additional Information	<p>The Subject Property previously had a multi-unit apartment building; however, this building was demolished, and the site is now vacant.</p> <p>The proposed zoning would allow greater flexibility and the opportunity for a mix of commercial and residential use.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, to the east is the Regina General Hospital, to the south and west is a mix of single homes and low-rise apartments, and to the north is a mix of low-rise apartments and commercial.</p> <p>The Subject Property is located within the Heritage Neighbourhood and subject to the Official Community Plan Part B – Area-specific Policies.</p>
Process	
Review / Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The Decision Authority respecting Zoning Bylaw amendments is the Regina City Council. Applications directed to Council will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to Council.</p> <p>Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation or speak directly to the RPC or Council. Please refer to the Application Review Process included in this information sheet package.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Tyson Selinger, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Appendix A – Location

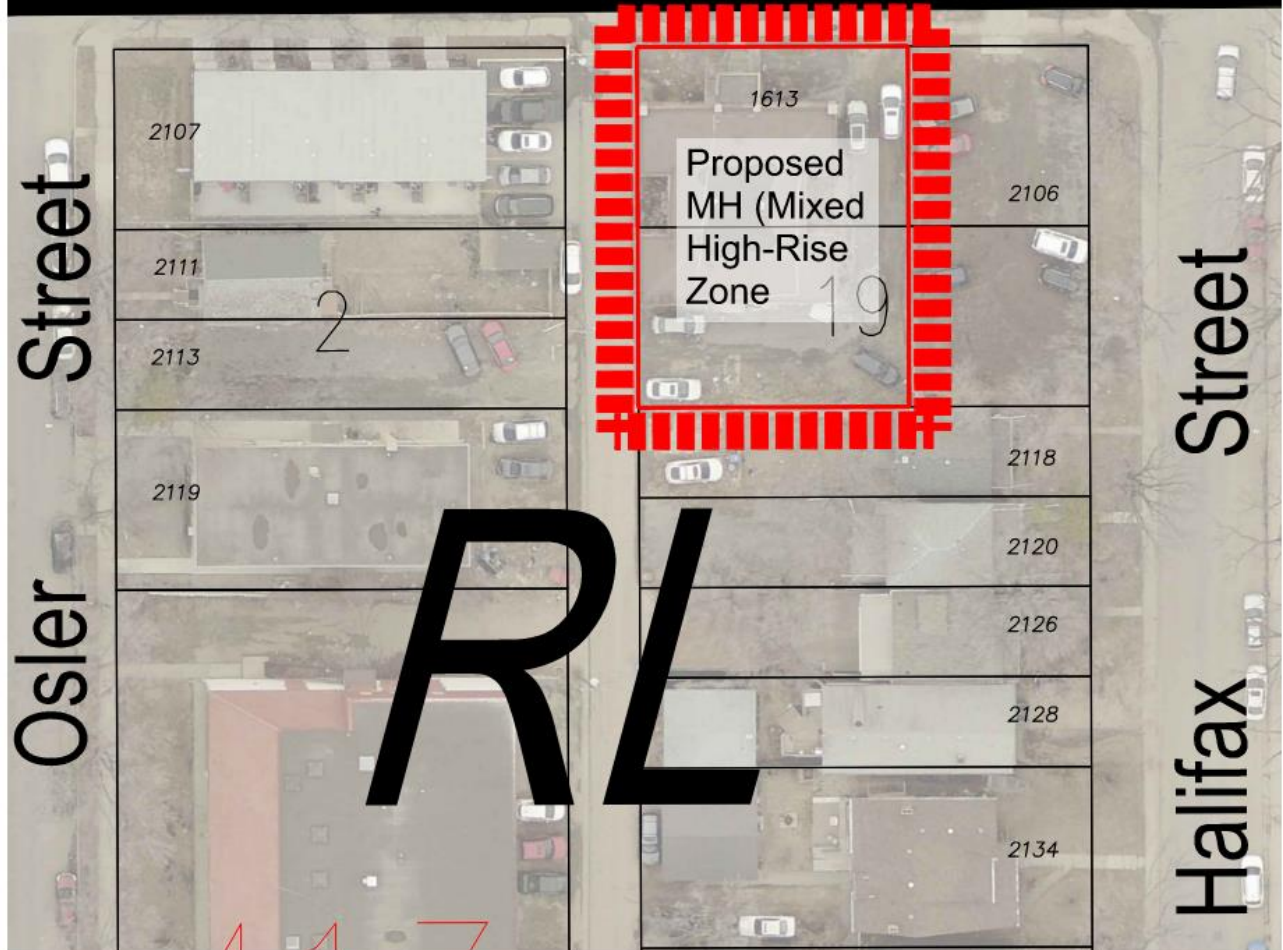


 Subject Property

Date of Photography: 2023



Appendix B – Proposed Rezoning



 Subject Property

Date of Photography : 2023



Application Review Process



Opportunities for Public Input

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

Appear at Planning Commission

Appear at City Council