

Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 832 McCarthy Blvd (Subject Property) from I- Institutional Zone to MH- Mixed High-Rise Zone, which supports a variety of medium intensity commercial uses and residential within a mixed-use scenario.</p> <p>To understand land-use and development types potentially allowable in the MH Zone, please review Part 4B (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 not reviewing an application for a proposed development at this time.</p>
Additional Information	<p>The Subject Property accommodates an <i>Institution, Education</i> (Western College of Remedial Massage Therapies Inc.) land-use. The proposed zoning would allow greater flexibility of land use.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: commercial (fast food restaurant and gas station) and residential. McCarthy Boulevard is a major arterial and transit service is in close proximity.</p> <p>The Subject Property is located within an area subject to the requirements of the <i>Design Regina: The Official Community Plan (OCP)</i>. The proposed rezoning conforms with OCP Part A.</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 on back of page.</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	Vanessa Berg, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

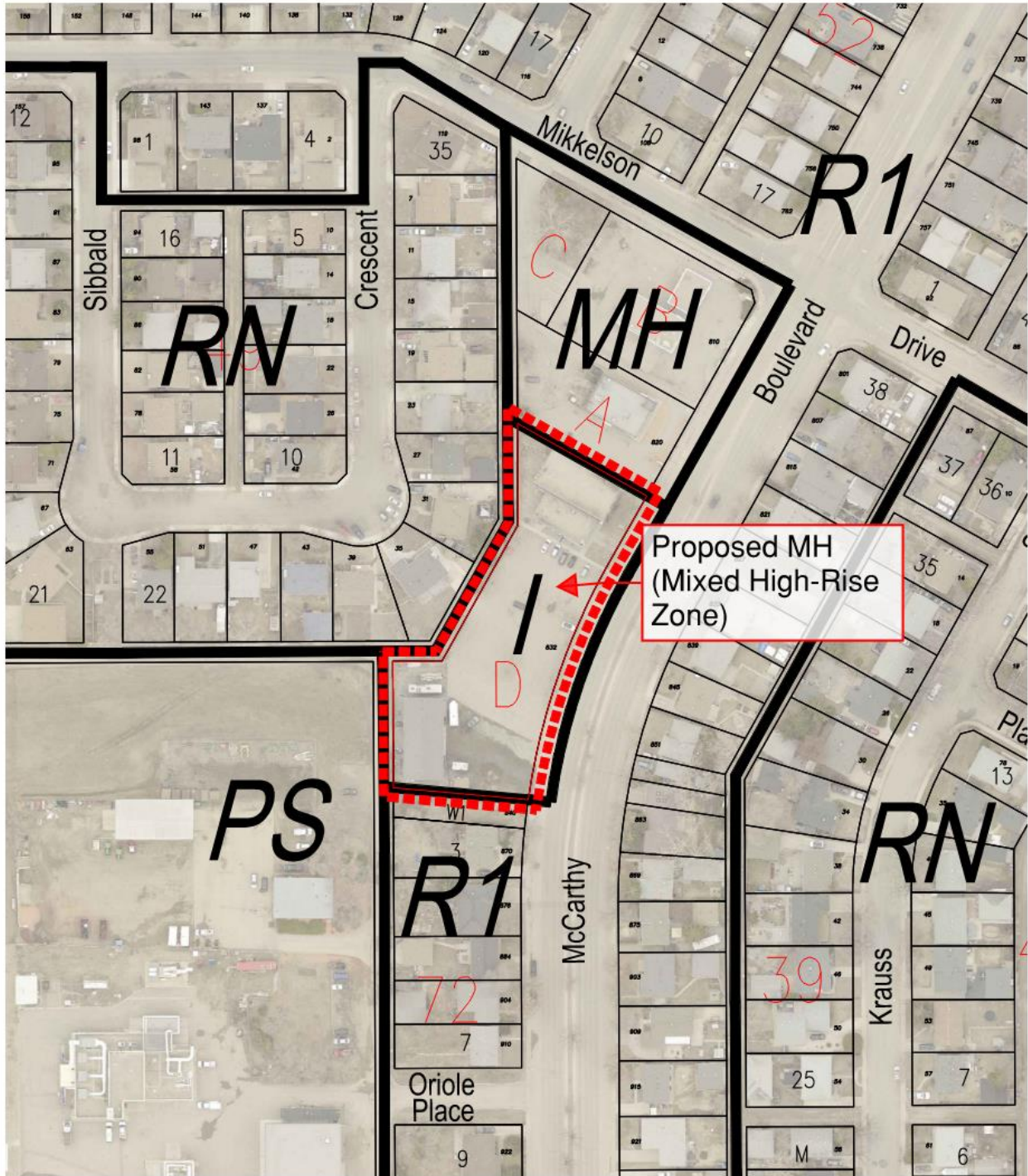
Appendix A - Location

Subject Property

Date of Photography: 2023



Appendix B - Proposed Rezoning



 Subject Property

Date of Photography : 2023



Application Review Process

