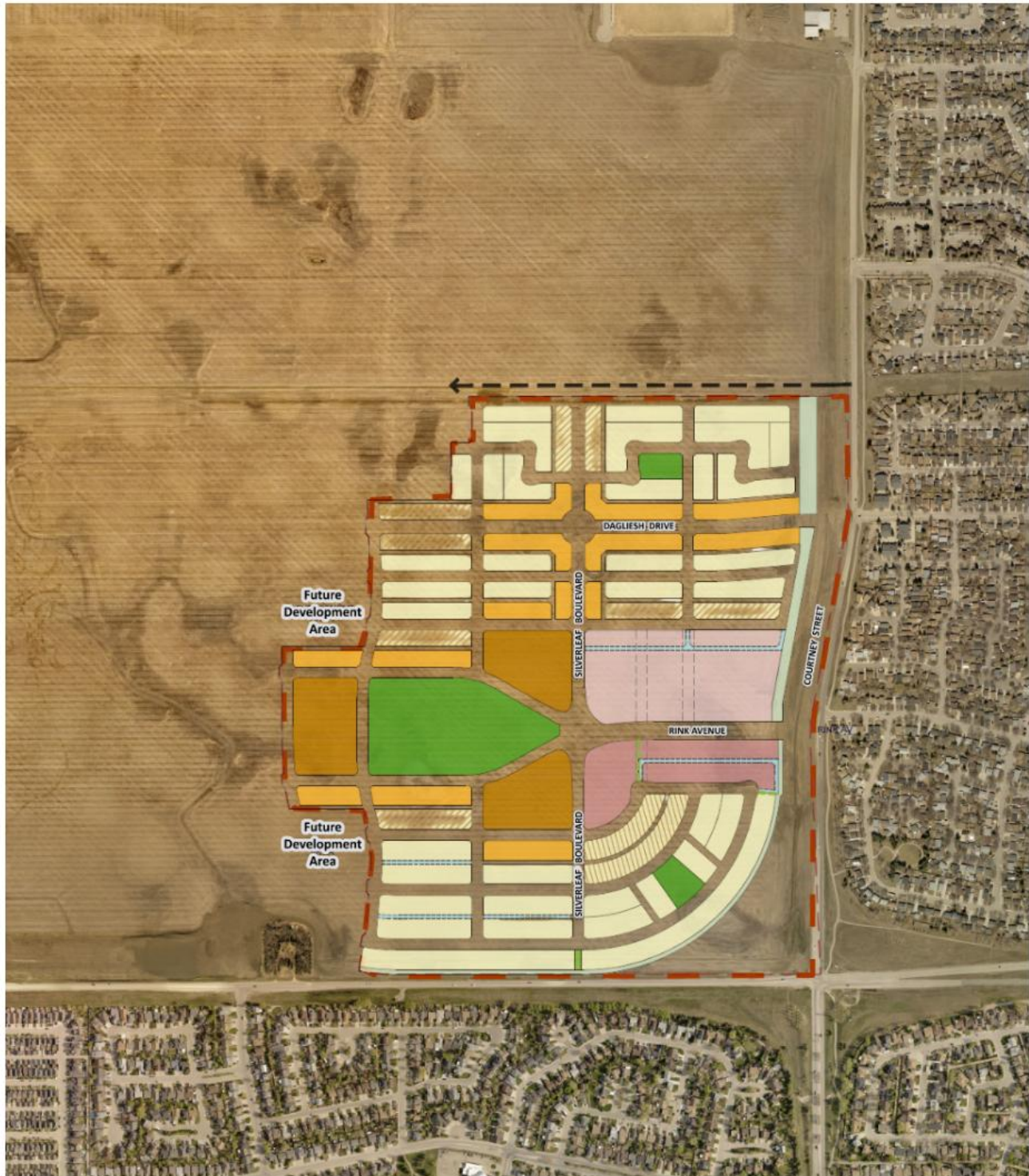


<b>Overview</b>	
<b>Proposal</b>	<p>The Applicant proposes to amend the Coopertown Concept Plan by redesignating a portion of undeveloped land from Low or Medium Density Units to Flex Area 2. Land use within Flex Area 2 is limited to mixed-use, office, and low, medium, and high density residential.</p> <p>The proposal also removes the road bisecting this portion of Flex Area 2 connecting Rink Avenue and the local street.</p> <p>The City is not reviewing an application for a rezoning or proposed development at this time.</p>
<b>Additional Information</b>	<p>The existing Concept Plan is shown on Appendix B. The proposed amendments are shown on Appendix C.</p> <p>The Coopertown Concept Plan area is fully vacant agricultural land.</p> <p>The surrounding land uses are Courtney Street and Sherwood Estates neighbourhood to the east, 9<sup>th</sup> Avenue N and Westhill Park neighbourhood to the south. To the west and north is vacant agricultural land.</p>
<b>Process</b>	
<b>Review / Decision</b>	<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 Concept Plan and 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>
<b>Updates</b>	Visit <a href="https://regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	<p>Tyson Selinger, City Planner I  Planning &amp; Development Services Department  <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000</p>

## Appendix A – Location



Subject Property

Date of Photography: 2024

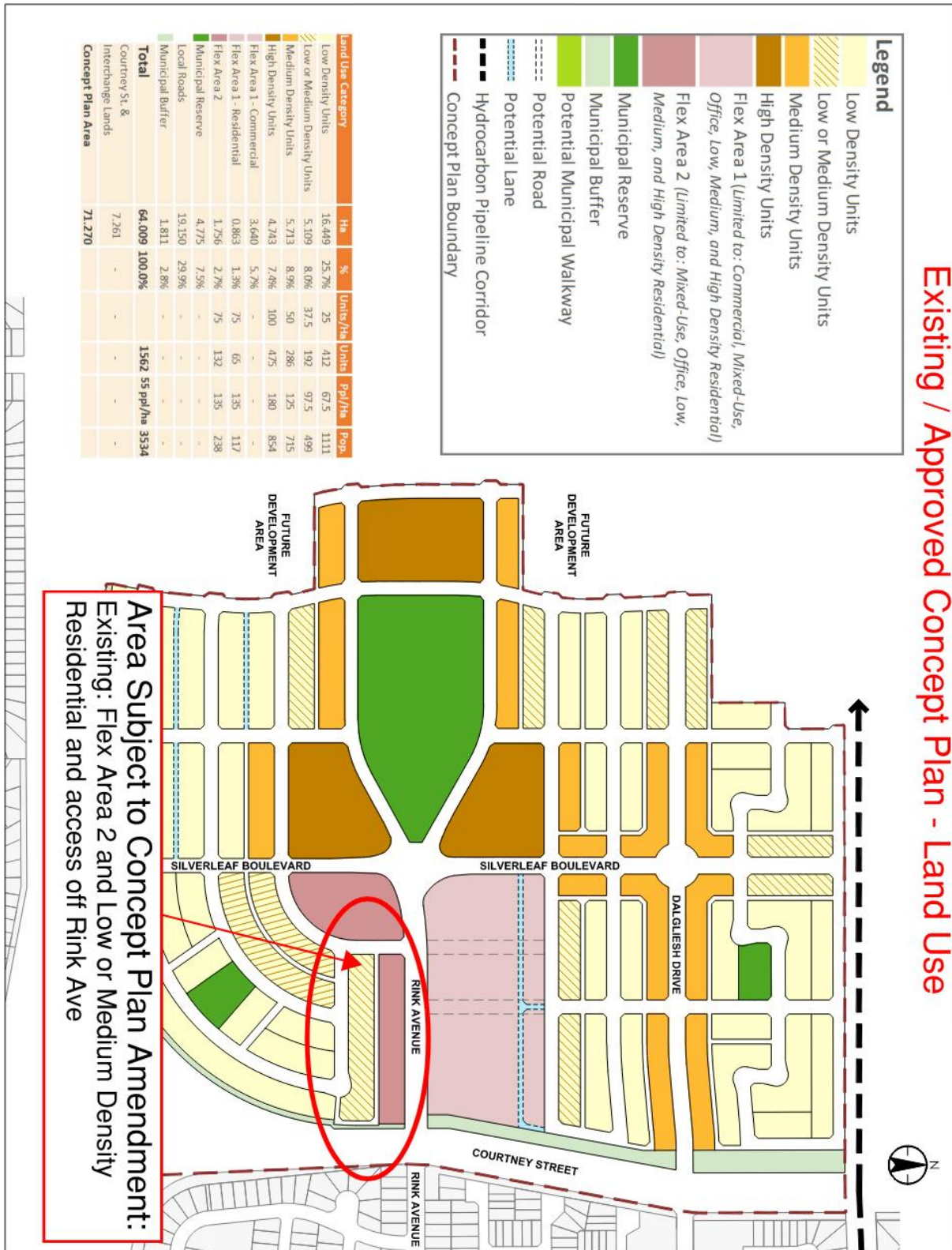


Project PL202500030 Civic Address/Subdivision 500 N Courtney Street (Coopertown Concept Plan)





Appendix B – Existing Concept Plan





Appendix C – Proposed Concept Plan

