

Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 2166 & 2170 Halifax Street (Subject Property) from RL – Residential Low-Rise Zone to ML – Mixed Low-Rise Zone, which supports facilities of institutional, office or service trade nature</p> <p>To understand land-use and development types potentially allowable in the ML Zone, please review Part 4A (4A.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 is developed, consisting of two detached residential buildings. The proposed rezoning would be an expansion of the ML zoning immediately to the south and 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 Jack Sharpe Medical Building and Regina General Hospital; to the north, south and west is a mix of single homes and low-rise apartments.</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 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	<p>Zoey Drimmie, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000</p>

Appendix A - Location

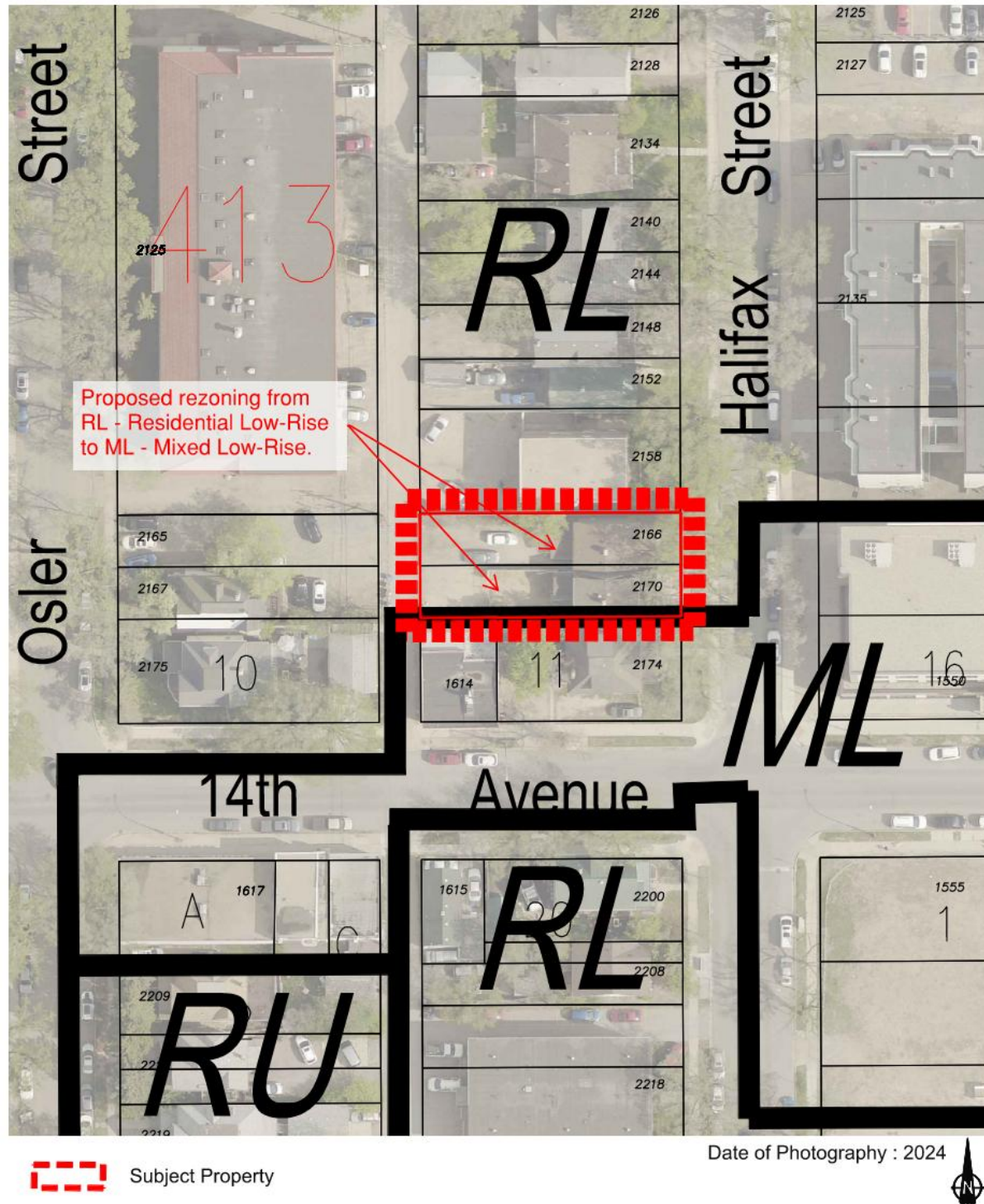


Subject Property

Date of Photography: 2024



Appendix B - Proposed Rezoning



Application Review Process

