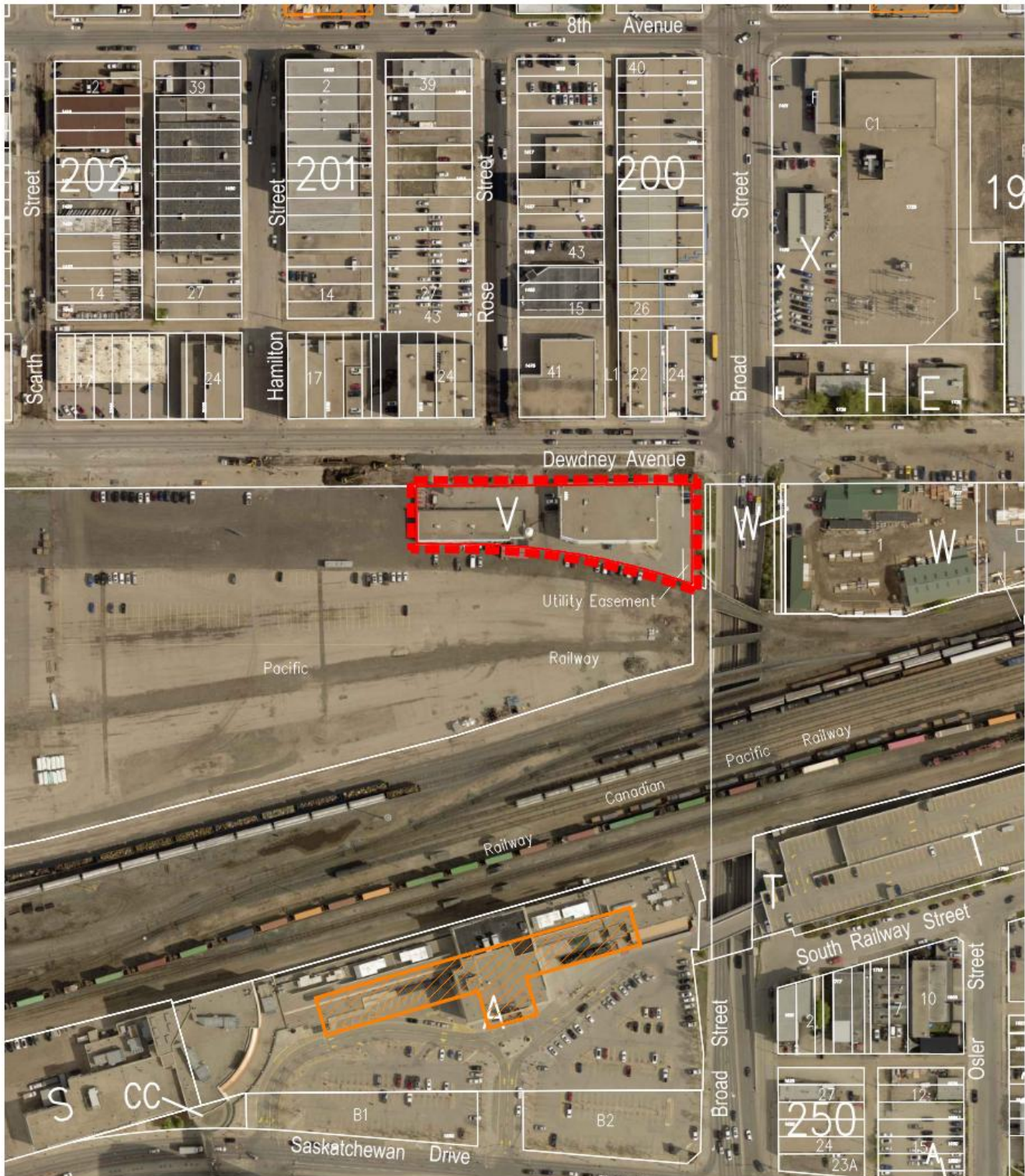


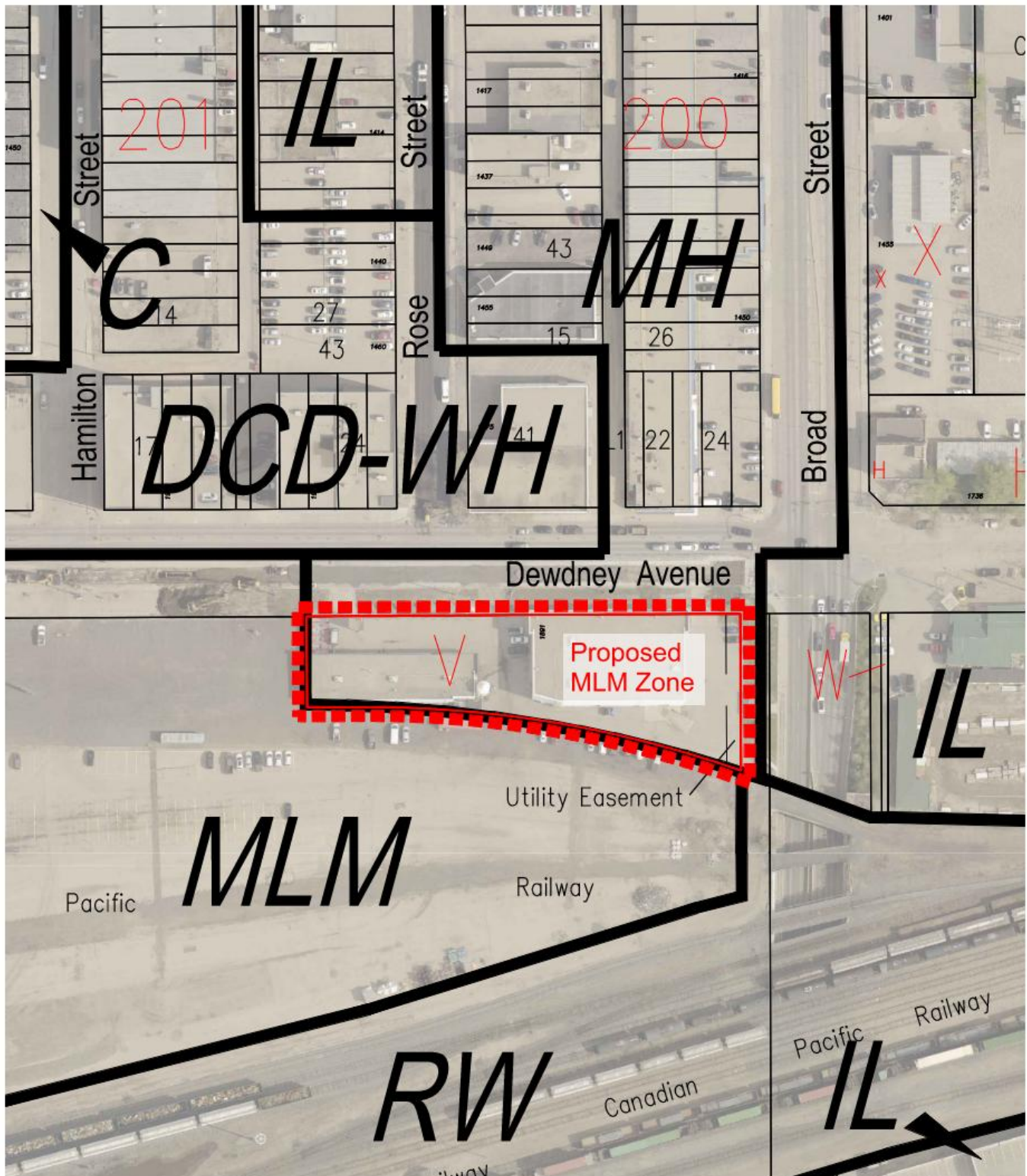
Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 1891 Dewdney Avenue (Subject Property) from MH – Mixed High-Rise Zone to MLM – Mixed Large Market Zone, which supports retail, services, and offices.</p> <p>There is an associated proposed subdivision to incorporate 560m² of adjacent land from the west and south (The Yards; City-Owned) to allow for future parking development (for reference only).</p> <p>To understand land-use and development types potentially allowable in the ML Zone, please review Part 4C (4C.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 a developed as commercial and includes Rebellion Brewing Co. and Surplus Furniture & Mattress Warehouse.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, to the south and west is zoned MLM – Mixed Large Market Zone and consists of “The Yards.” To the north is zoned MH – Mixed High-Rise Zone and DCD-WH – District Control District, Warehouse Zone, consisting of mixed-use commercial uses. To the east is zoned IL – Industrial Light, consisting of mixed-use industrial uses.</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	Tyson Selinger, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Appendix A: Location



Date of Photography: 2024



Appendix B: Proposed Rezoning

 Subject Property

Date of Photography : 2024



Appendix C: Application Review Process

