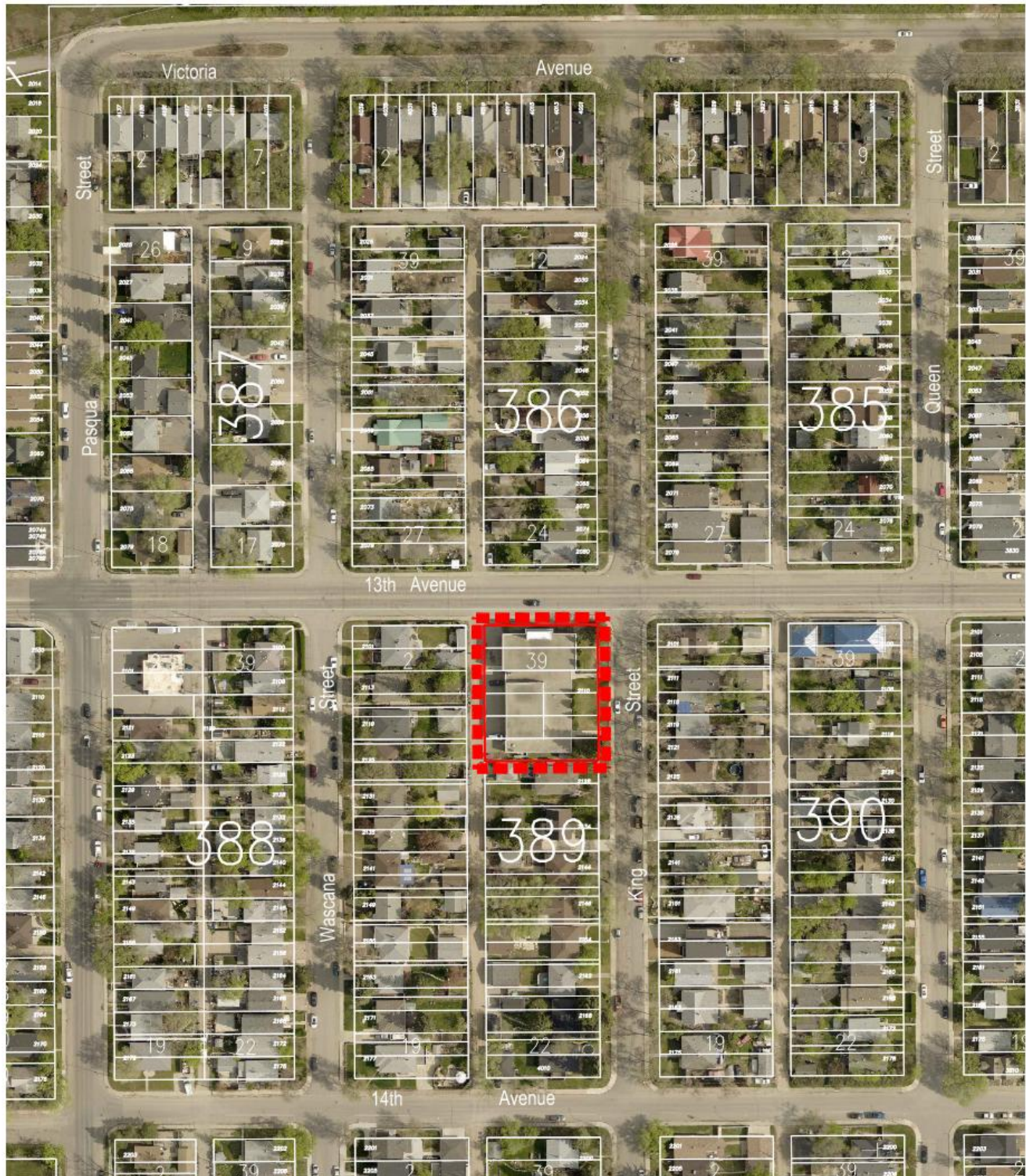


Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 2110 King Street (Subject Property) from RU – Residential Urban Zone to I – Institutional Zone to facilitate an expansion to the existing church (Assembly, Religious).</p> <p>To understand land-use and development types potentially allowable in the I Zone, please review Part 7B (7B.T2) of Chapter 7 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 but the landowner intends to expand the existing building in the future.</p>
Additional Information	<p>The Subject Property currently consists of an Assembly, Religious land-use (Kings Corner Church). The proposed zoning (I) allows for a greater maximum site coverage (75%) compared to the current maximum site coverage (50%). This increase in maximum site coverage is necessary for an intended expansion because the existing building is already at the maximum site coverage on the current zone (RU).</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent are zoned RU – Residential Urban Zoned and accommodate residential use. Adjacent to the Subject Property is 13th Avenue which is a collector road and is well serviced by public transit.</p> <p>The Subject Property is located within an area subject to the requirements of the <i>Design Regina: The Official Community Plan</i> (OCP). The proposed rezoning conforms with OCP Part A. There are no area-specific policies within OCP Part B.</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>Tyson Selinger, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000</p>

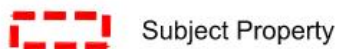
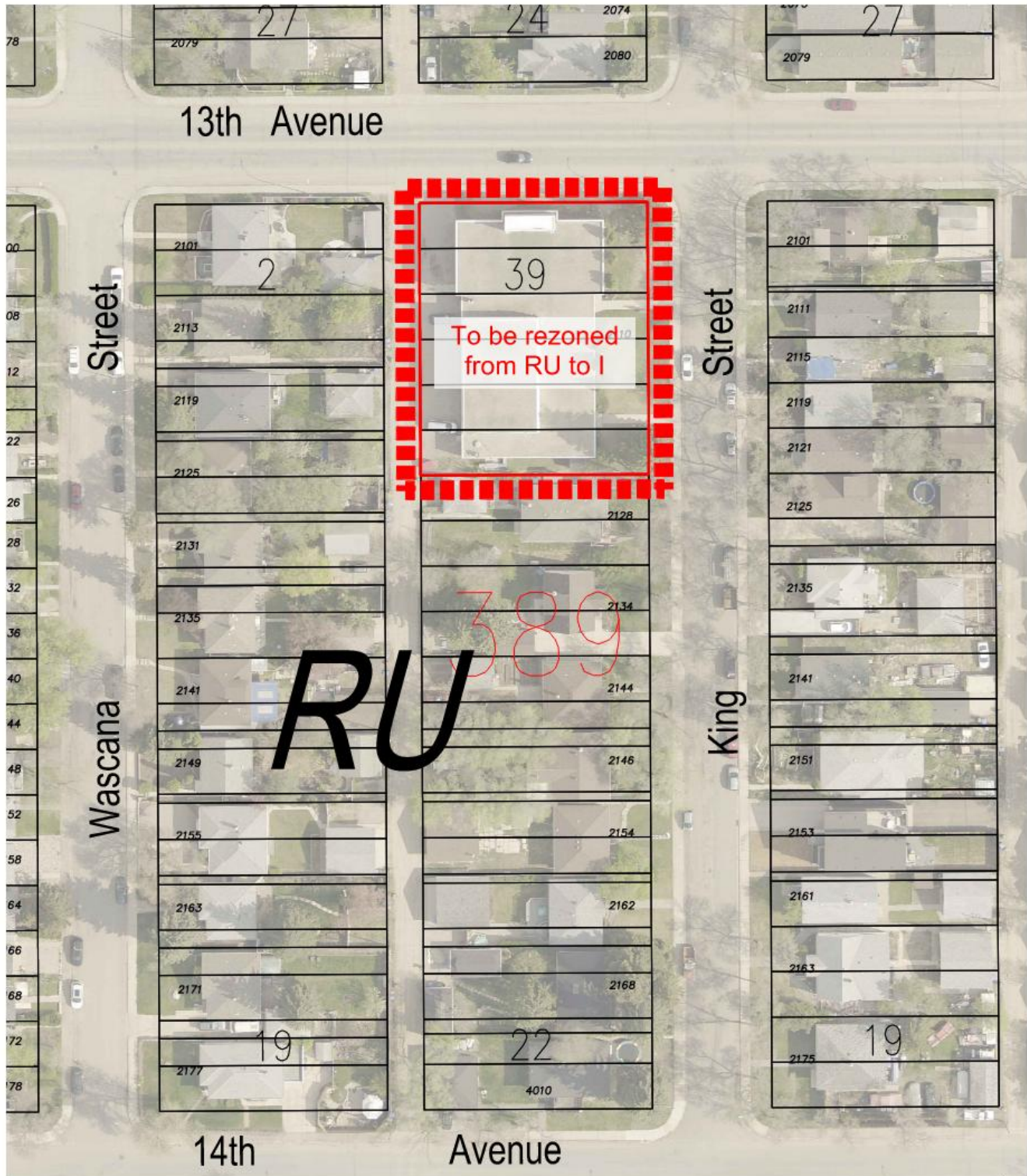
Appendix A – Location



Subject Property

Date of Photography: 2024



Appendix B - Zoning


Date of Photography : 2024



Appendix C – Application Review Process

