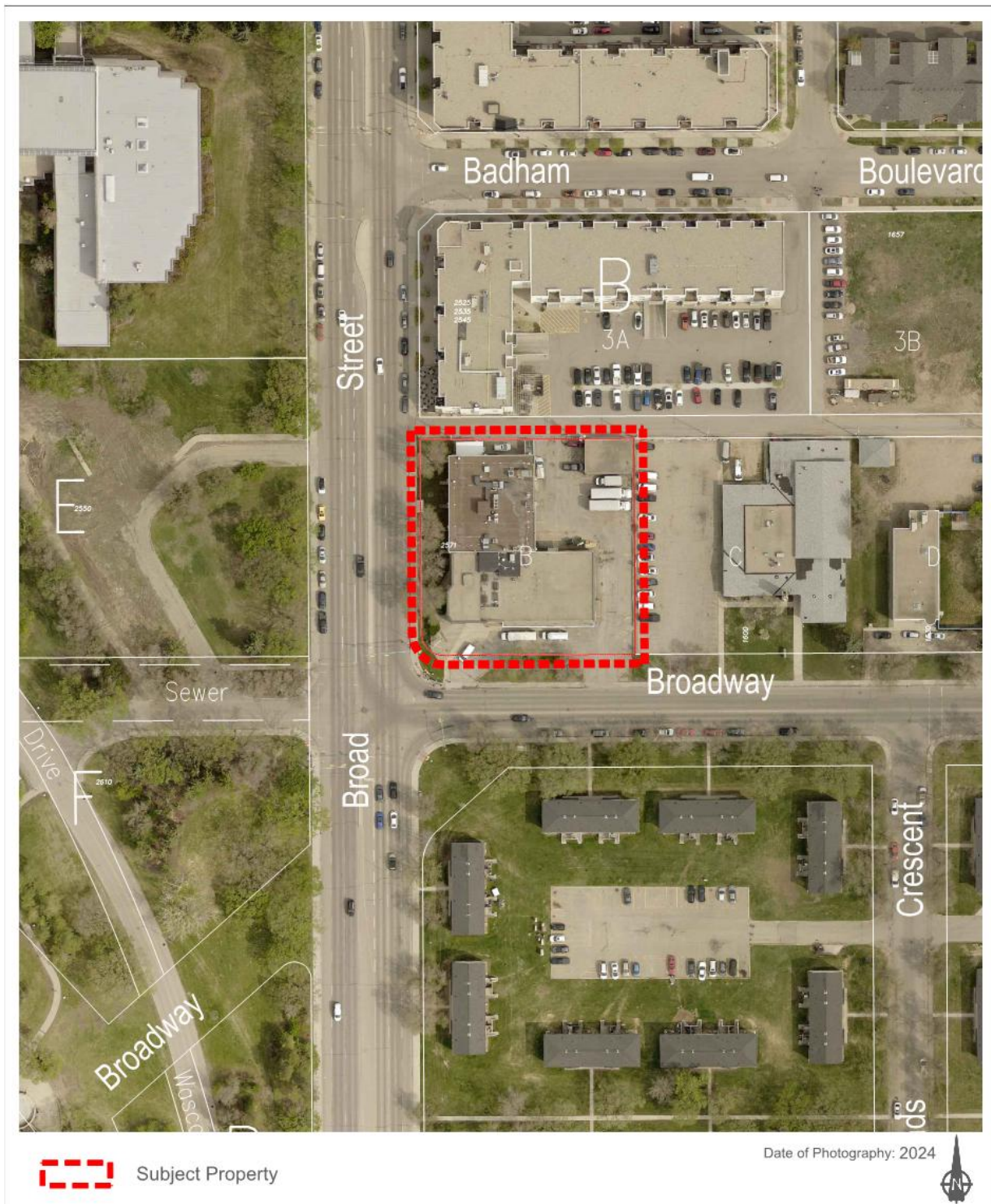
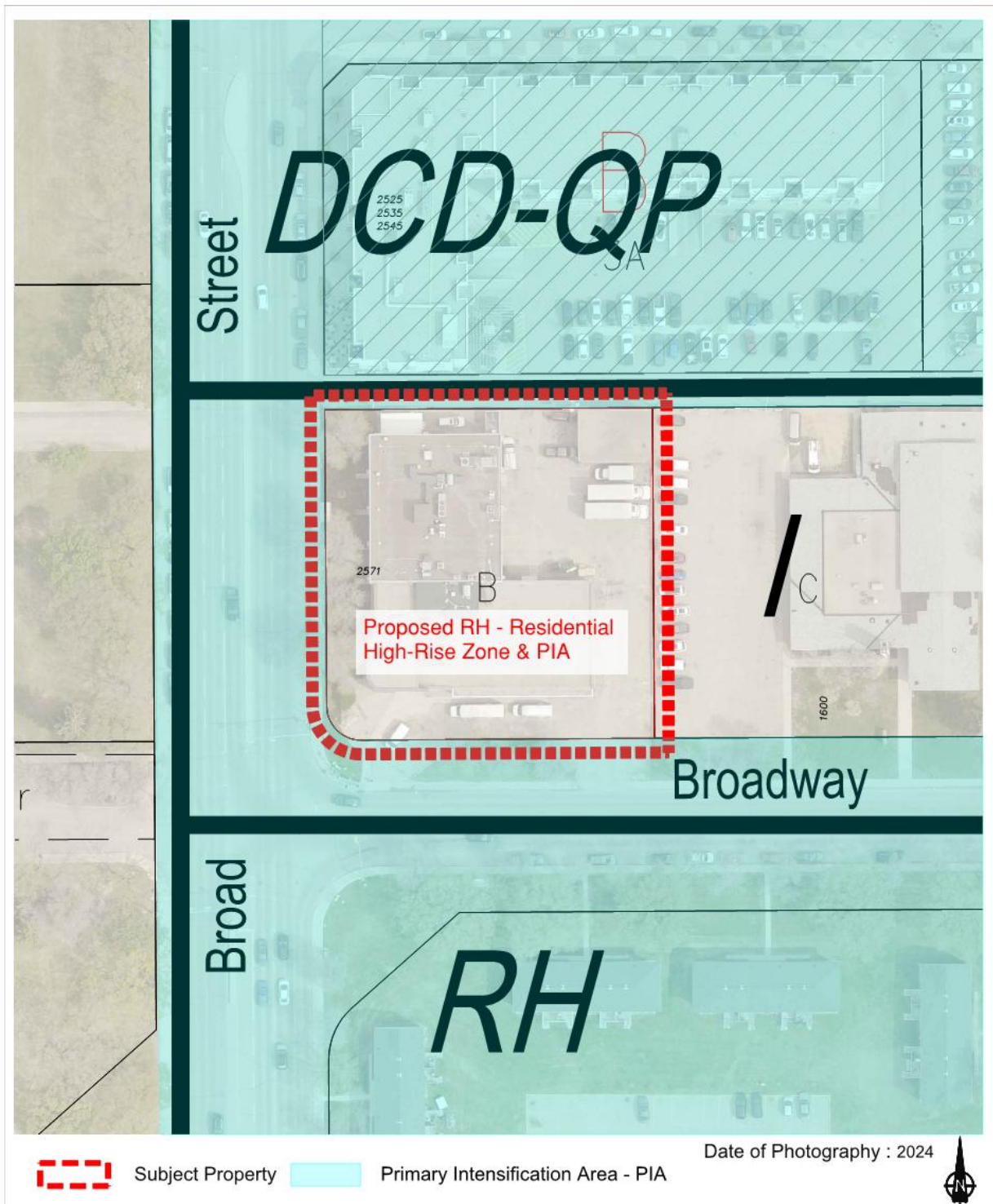


Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 2571 Broad Street (Subject Property) from I- Institutional Zone to RH – Residential High-Rise Zone. The proposal also requires an amendment to Chapter 10, Figure 10.F1 of the Zoning Bylaw by expanding the Primary Intensification Area (PIA) to include the Subject Property.</p> <p>To understand land-use and development types potentially allowable in the RH Zone, please review Part 3D (3D.T2) of Chapter 3 of the City's Zoning Bylaw: https://openregina.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; however, the Applicant has indicated that they may pursue an "apartment style" development as shown in the attached images.</p> <p>The attached building images are included for informational purposes to illustrate a potential development scenario; however, do not form part of the rezoning application.</p>
Additional Information	<p>The Subject Property previously accommodated the Canadian Blood Services. The proposed zoning would allow for a multi-unit building at this intersection.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: place of worship to the east; medium-density residential to the south; Wascana Park to the west; and a mixed-use building to the north. Broad Street is an arterial roadway and Broadway Avenue is collector roadway.</p> <p>The purpose of the PIA is to support high-density development (maximum 20 m height) on lands with 200m of main transit routes.</p> <p>The Subject Property is not within an area subject to Neighbourhood Plan policy.</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



Appendix B - Proposed Rezoning


Appendix C – Building Perspective

Application Review Process

