

Overview	
Proposal	The Applicant proposes to rezone the Subject Property from RU – Residential Urban, RH – Residential High-Rise, and UH – Urban Holding to RL – Residential Low-Rise and PS – Public Service Zone as shown on Appendix B. To understand land-use and development types potentially allowable in the RL Zone, please review Part 3C (3C.T2) of Chapter 3, of the City's Zoning Bylaw: https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019. The intent of the PS – Public Service Zone it to accommodate the Stormwater Management Facility. The City is not reviewing an application for a proposed development at this time.
Additional Information	The Subject Property is currently vacant land. The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: vacant land intended for future development to the north, south and west; and low and medium density residential and joint-use school to the east. The Subject Property is within an area subject to the <i>Rosewood Park Concept Plan</i>. The proposed rezoning aligns with this Plan.
Process	
Review / Decision	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. 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. 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. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Zoey Drimmie, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Appendix A - Location



Subject Property

Date of Photography: 2024



Appendix B – Zoning (Existing & Proposed)



