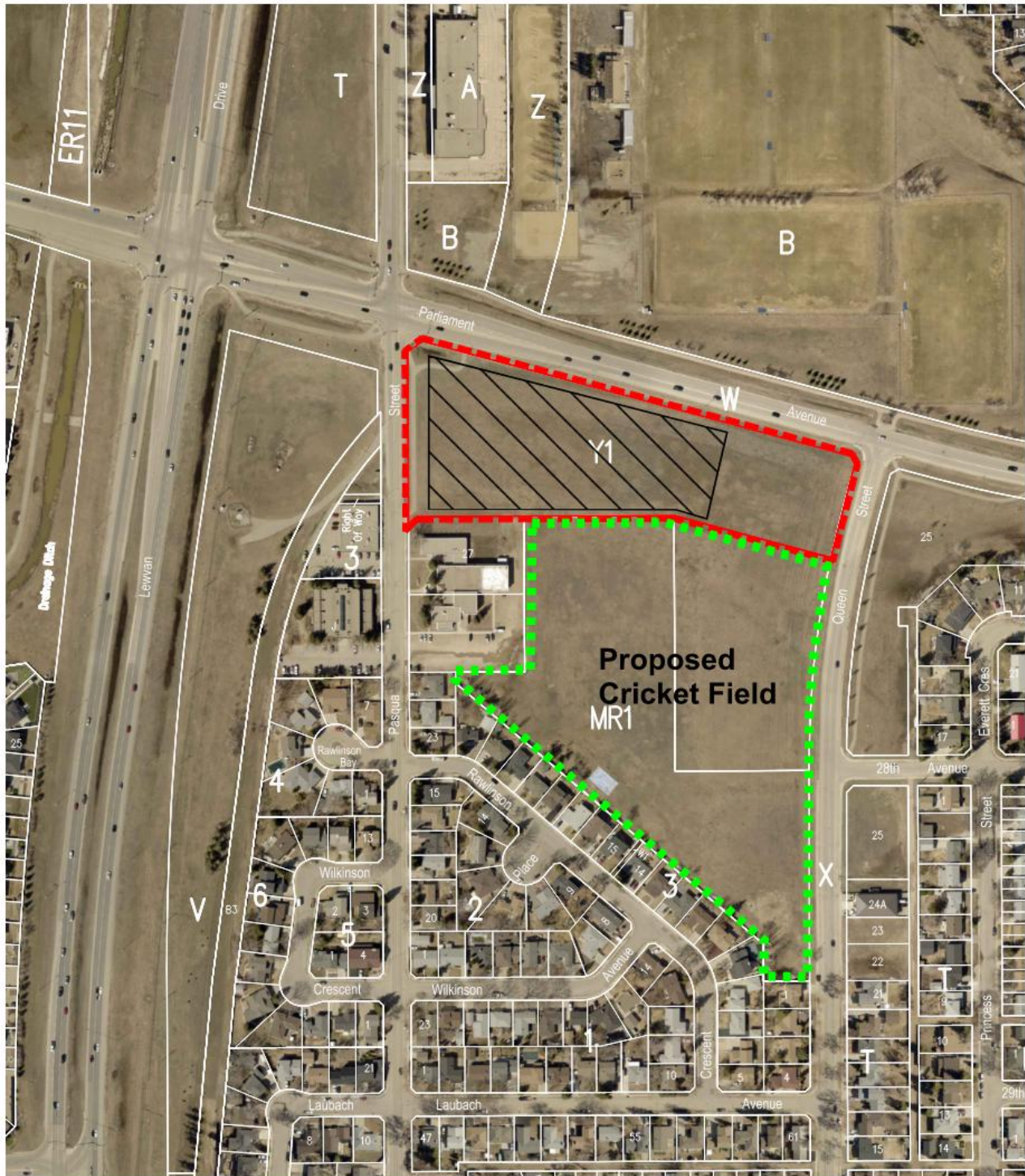


Overview	
Proposal	<p>The Applicant proposes to rezone the Subject Property from PS – Public Service Zone to MH – Mixed High-Rise Zone, which can accommodate a variety of medium intensity commercial development.</p> <p>To understand land-use and development types potentially allowable in the MH Zone, please review Part 4B (Table 4B.T2) of Chapter 4, 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.</p>
Additional Information	<p>The Subject Property is currently vacant land and is adjacent to the lands designated as Rawlinson Crescent Park (Park). The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: athletic fields to the north, low-density residential to the east and south and low-intensity commercial to the west.</p> <p>The City is currently reviewing design options for a full-size cricket field, among other amenities, which is intended to be located within the adjacent park space to the south. More information regarding this project can be found on Be Heard Regina https://beheard.regina.ca/Rawlinson-Crescent-Park</p> <p>Development of the Subject Property will be required to conform with the:</p> <ul style="list-style-type: none"> • Airport vicinity policies of the OCP, which do not allow residential within mixed use zones (e.g. MH Zone) at this location. • Height Overlay Zone of the Zoning Bylaw, which restricts building height within the vicinity of the Airport. <p>Part of the Subject Property is already identified for commercial, per Part B, Section 2.4 of the Official Community Plan (OCP). If the rezoning is approved, this policy is no longer needed; therefore, a recommendation will also be submitted to delete Section 2.4.</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

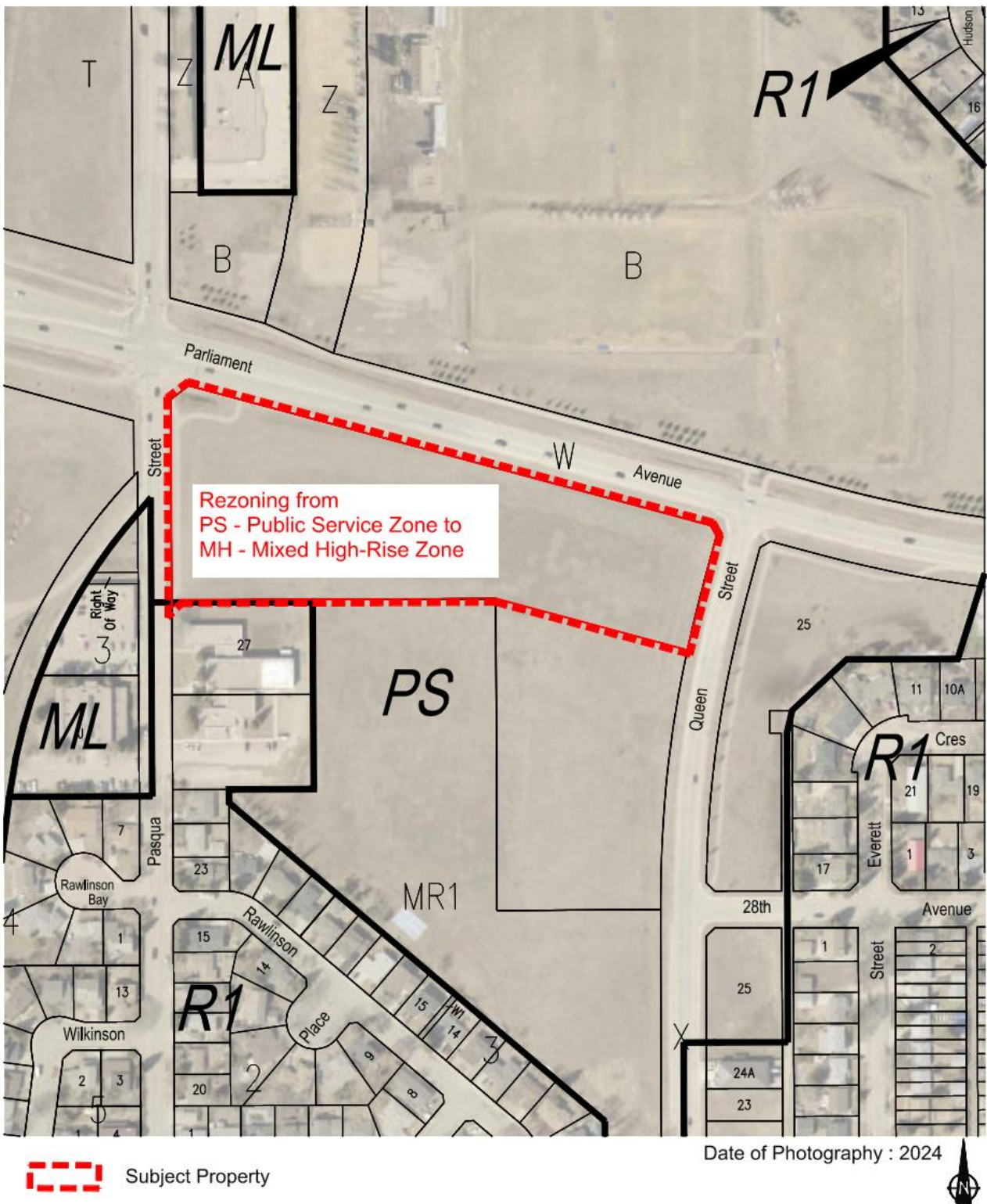


Area Identified for Commercial
(per OCP - Part B; 2.4)

Date of Photography: 2024



Appendix B – Zoning (Existing & Proposed)



Application Review Process