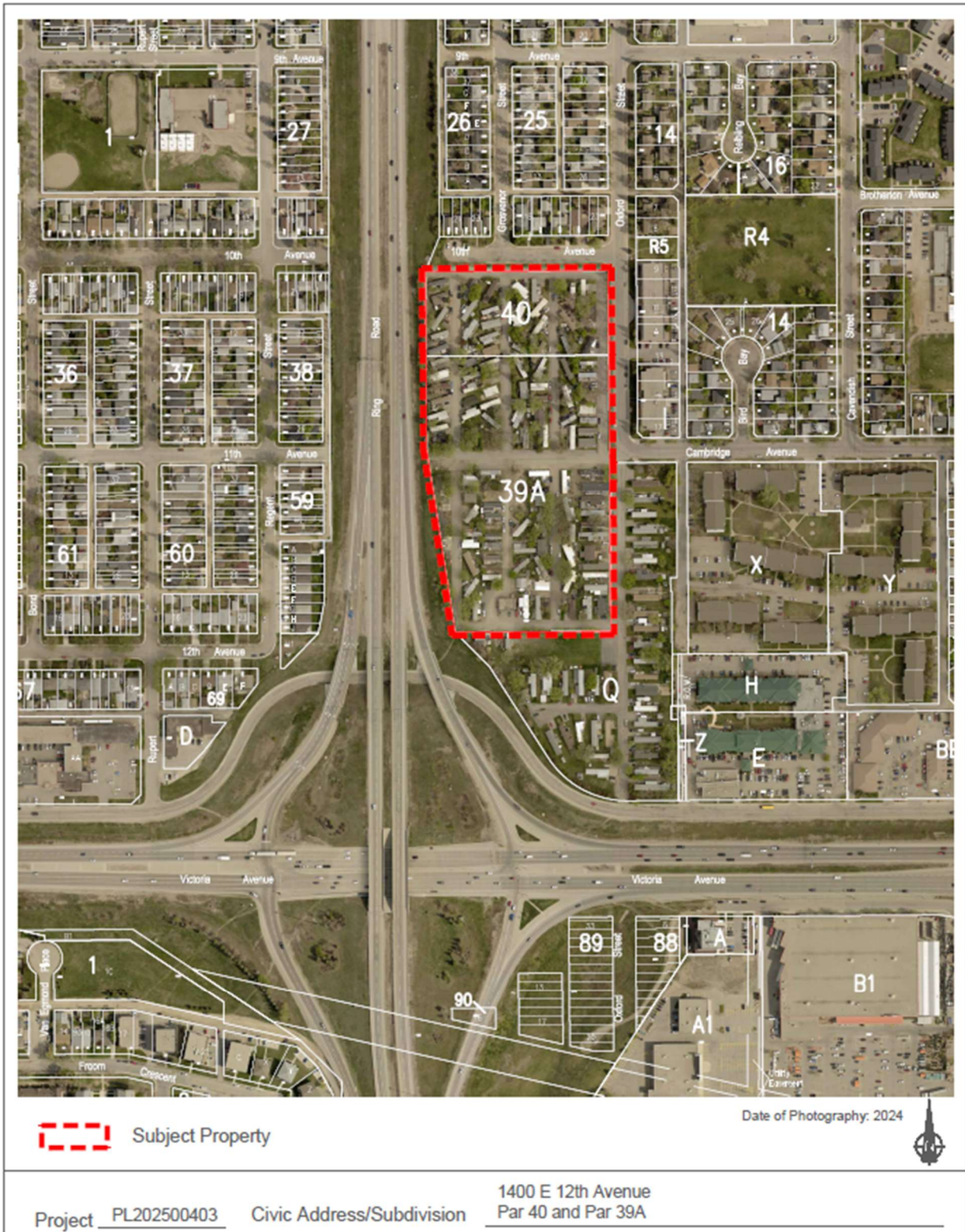
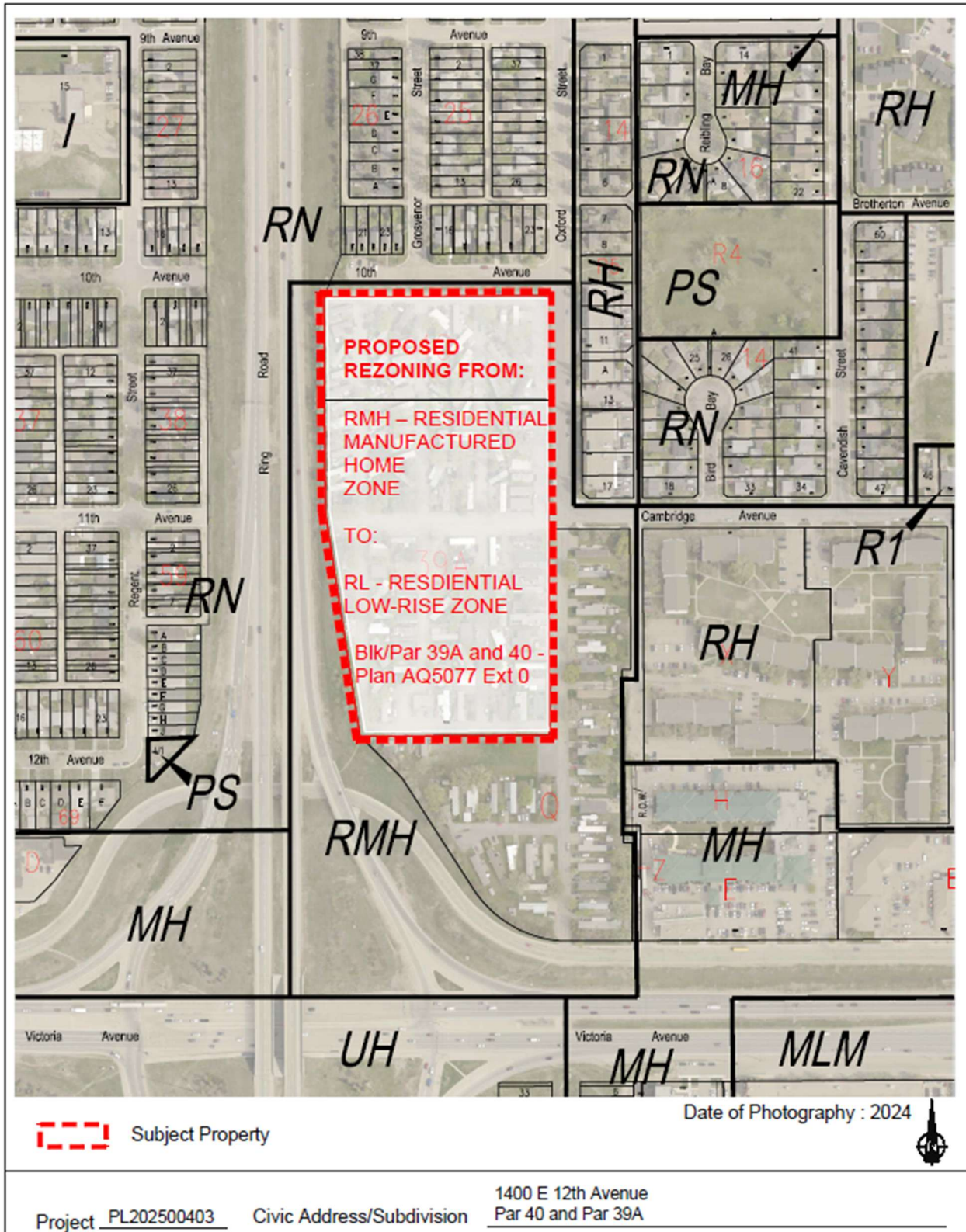


Overview	
Proposal	Glen Elm Properties Ltd. (Applicant and Landowner) proposes to rezone a portion of 1400 E 12th Avenue (Subject Property) from: RMH – Residential Manufactured Home Zone to RL – Residential Low-Rise Zone (RL Zone) To understand land-use and development types potentially allowable in the RL Zone, please review Chapter 3; Part 3C; Table 3C.T2 (Pg. 3.72) of the City's Zoning Bylaw: https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019
Additional Information	The Subject Property forms part of the former "Glen Elm Mobile Home Community" site; however, now constitutes vacant property. The purpose of the rezoning is to establish the required regulatory conditions to allow for the eventual redevelopment of the site; however, the City is not reviewing an application for a proposed development at this time. The proposed RL Zone could potentially accommodate townhouse and multi-unit residential buildings with a maximum height of 20 metres. (Buildings between 15 metres and 20 metres in height are not automatically permissible and would need to be reviewed through the Discretionary Use procedure.)
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	Jeremy Fenton, Senior City Planner City Planning Branch, Department of Planning & Development Services jfenton@regina.ca 306.751.4228

Appendix A - Location



Appendix B - Zoning



Appendix C
Application Review Process