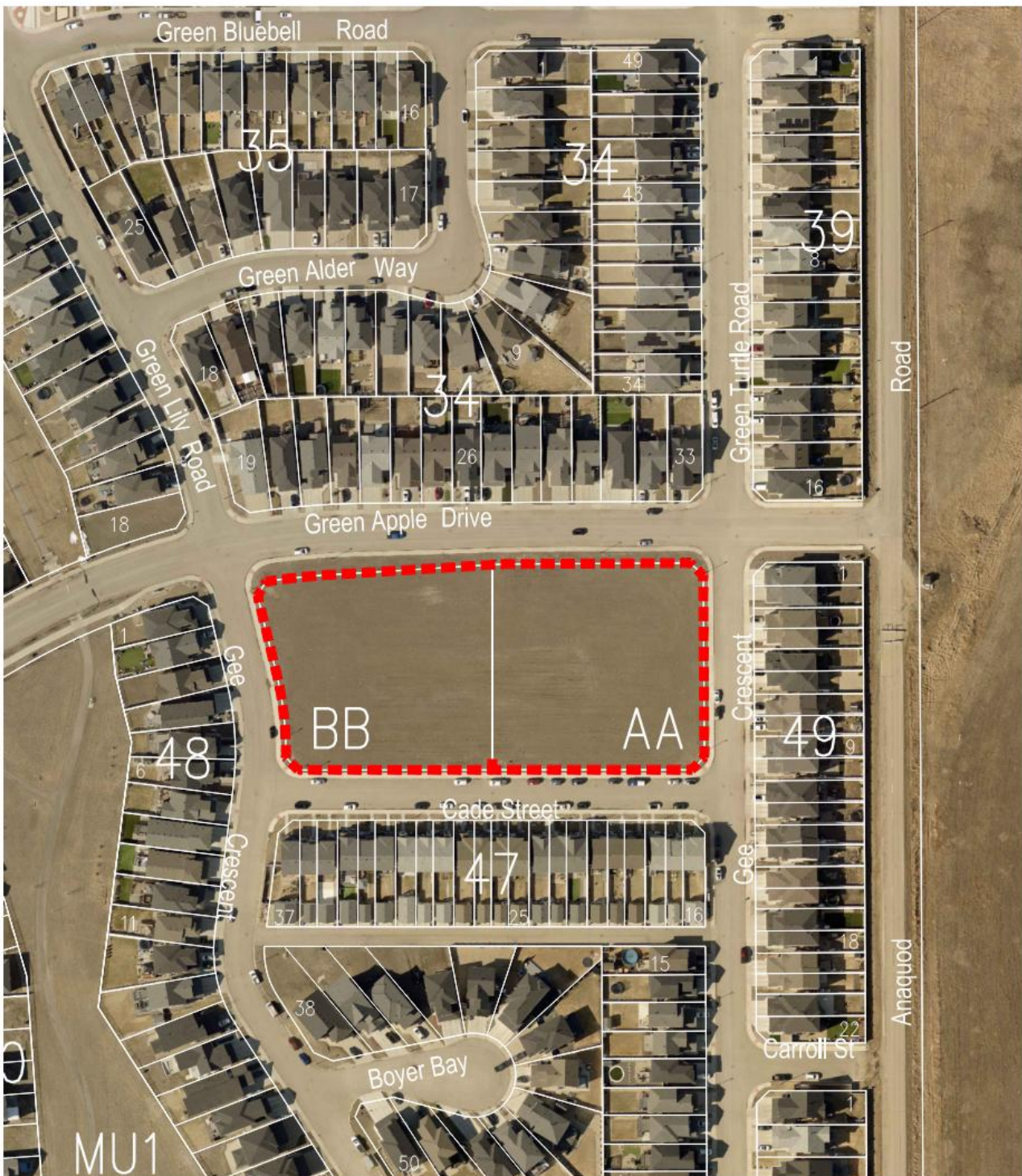


Overview	
<b>Proposal</b>	<p>The Applicant proposes to rezone the Subject Property from RH – Residential High-Rise Zone to RN - Residential Neighbourhood Zone, which can accommodate one and two unit dwellings.</p> <p>To understand land-use and development types potentially allowable in the RN Zone, please review Part 3A (Table 3A.T2) of Chapter 3, of the City's Zoning Bylaw: <a href="https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019">https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</a>.</p> <p>The City is not reviewing an application for a proposed development at this time.</p>
<b>Additional Information</b>	<p>The Subject Property is currently vacant land though intended for residential development. The location and surrounding land-use context is shown on the attached maps. Notable lands include predominately low and medium-density residential.</p> <p>An amendment is also required to the Greens on Gardiner Concept Plan Land-Use to redesignate the property from High Density Residential to Low Density Residential, which would correspond with the proposed rezoning.</p>
Process	
<b>Review / Decision</b>	<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>
<b>Updates</b>	Visit <a href="https://openregina.ca/ProposedDevelopment">Regina.ca/ProposedDevelopment</a> for updates on this application.
<b>Contact</b>	Zoey Drimmie, City Planner II Planning & Development Services <a href="mailto:ProposedDevelopment@regina.ca">ProposedDevelopment@regina.ca</a> / 306-777-7000

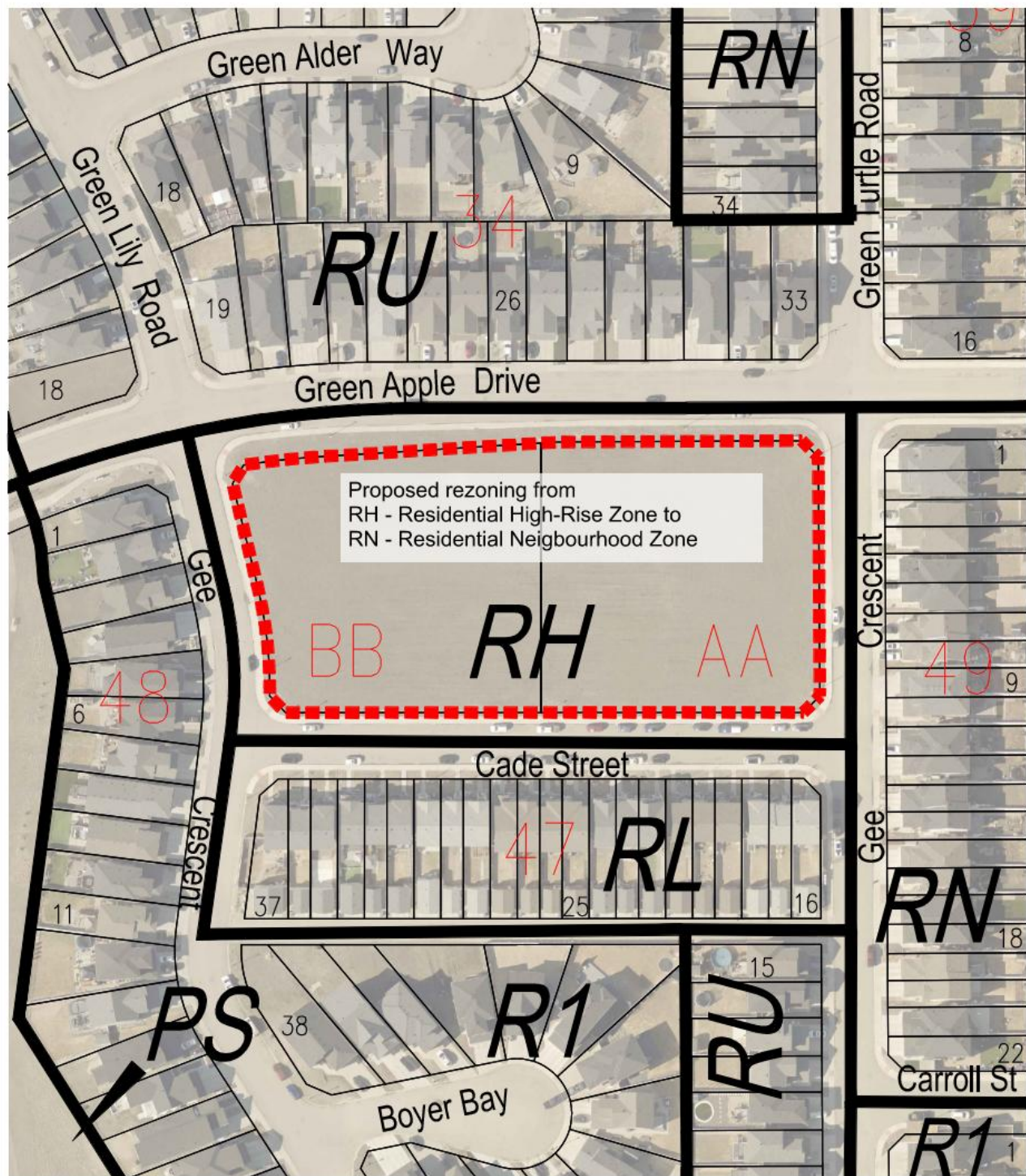
**Appendix A - Location**


Subject Property

Date of Photography: 2024





**Appendix B – Zoning (Existing & Proposed)**


Subject Property

Date of Photography : 2024



**Application Review Process**