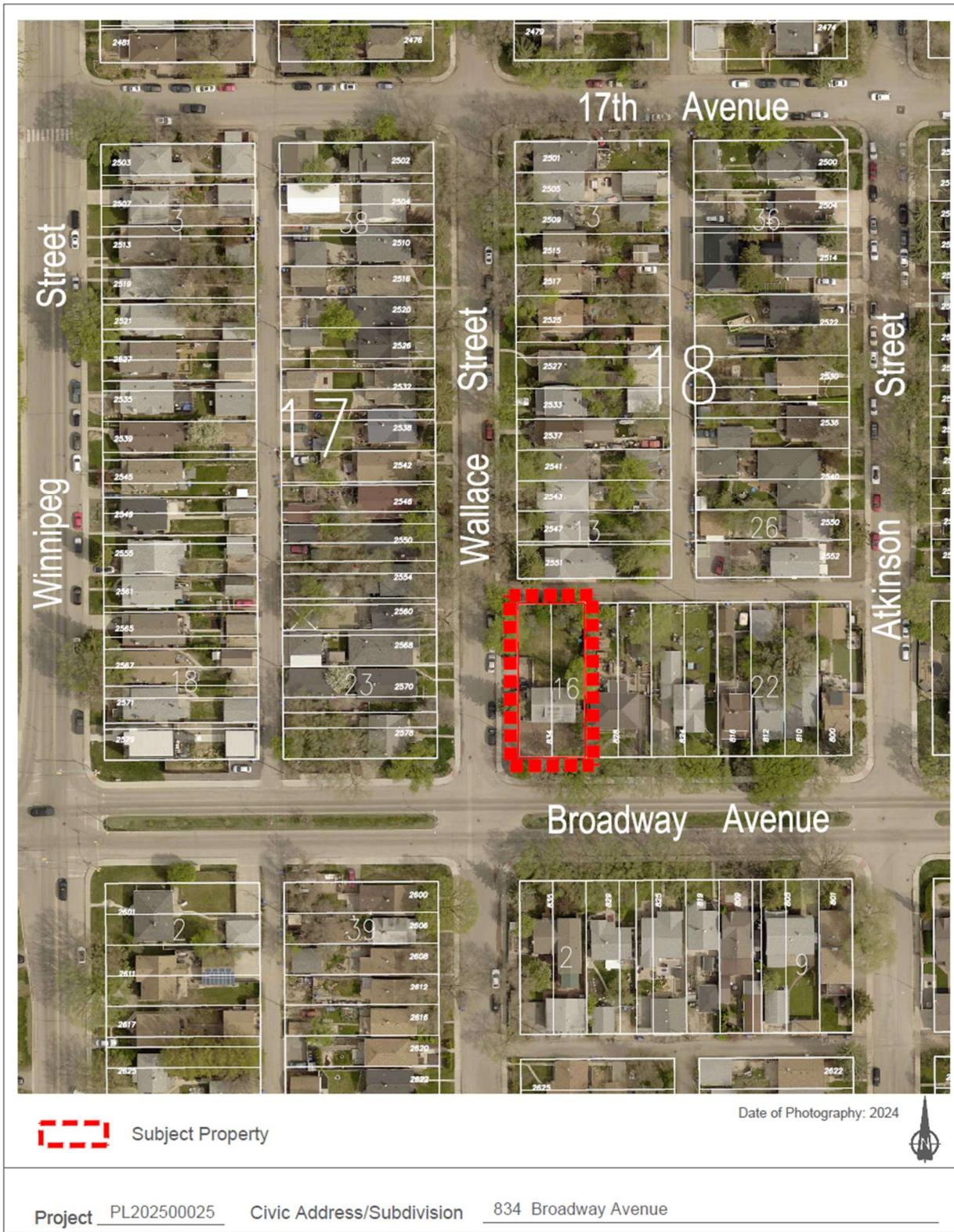


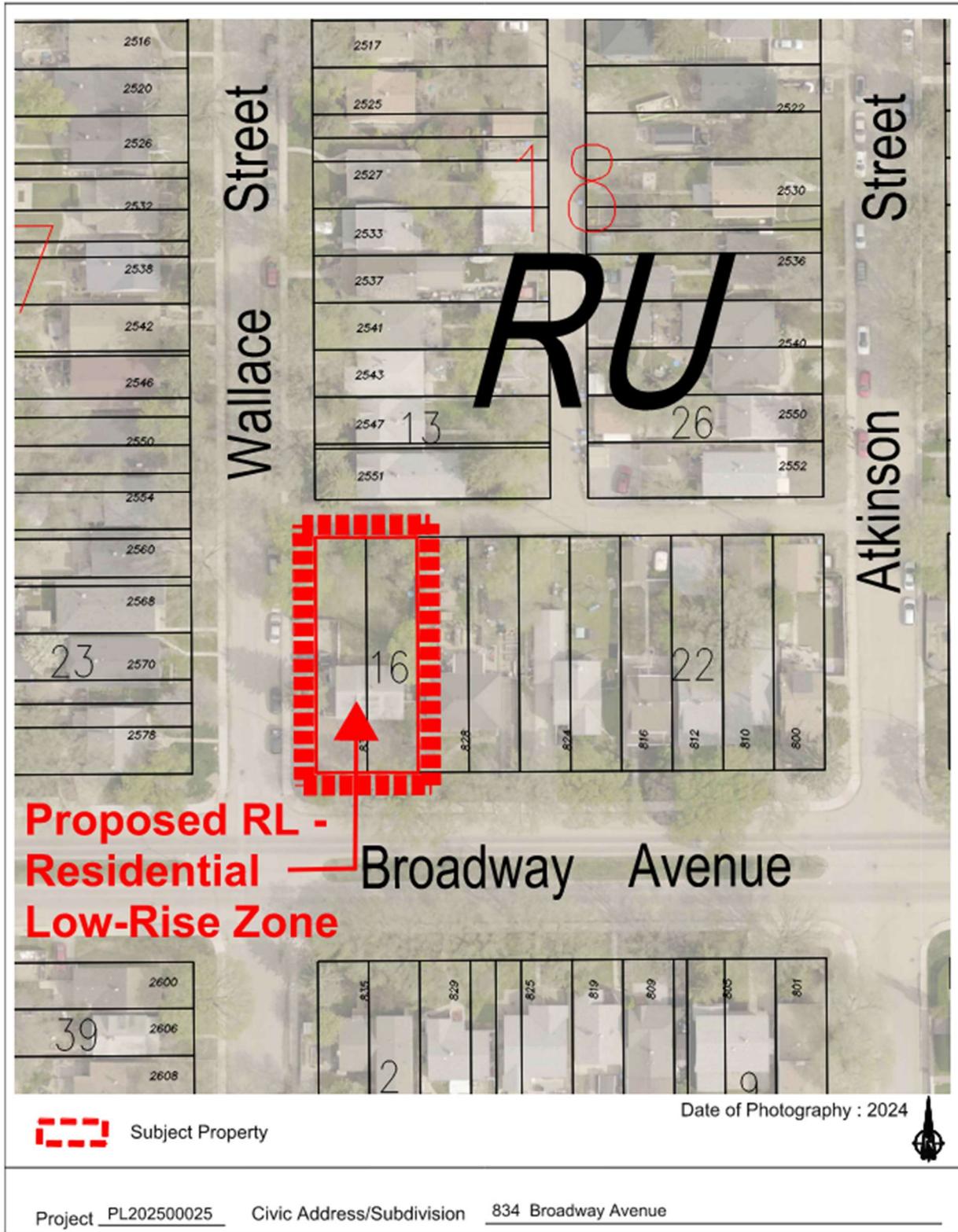
## Overview

<b>Proposal</b>	<p>Innova Developments Ltd. (Applicant), on behalf of Tetra Property Corporation (Landowner), proposes to rezone 834 Broadway Avenue (Subject Property) from:</p> <p>RU – Residential Urban Zone to RL – Residential Low-Rise Zone to accommodate a residential development exceeding four units.</p> <p>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: <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 located in the Al Ritchie Neighbourhood, at the intersection of Wallace Street and Broadway Avenue, which is a collector roadway with transit.</p> <p>The Subject Property accommodates a single-detached dwelling; however, the intent of the Applicant is to demolish this building and develop a multi-unit building. Although the City is not reviewing a proposed development at this time, the Applicant has indicated that they may pursue an 8-unit building comprised of 4 principal units with basement suites, similar to what is shown in Appendix C, which is an example only.</p> <p>Although the RL Zone does not include a maximum number of units per lot, the number of units would be circumscribed by the relatively small parcel size and height limit of: 15 metres (Permitted Use); 20 metres (<u>potentially</u>, via Discretionary Use).</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://Regina.ca/ProposedDevelopment">Regina.ca/ProposedDevelopment</a> for updates on this application.
<b>Contact</b>	Jeremy Fenton, Senior City Planner City Planning Branch, Department of Planning & Development Services <a href="mailto:jfenton@regina.ca">jfenton@regina.ca</a> 306.751.4228

**Appendix A - Location**


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


**Appendix C – Potential Building Concept**

**Note:** This application is for rezoning only – No development application has been submitted  
The image is provided as an example, only, and is intended to convey the general intent of the Applicant

**Eight Unit Building – 4 Principal Units; 4 Basement Suites**

**Appendix D**  
**Application Review Process**



## Comment Sheet

PL202600025 – 834 Broadway Avenue

We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

**By completing this form, you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.**

- I support this proposal
- I would like it more if one or more features were different
- I would accept the proposal if many features were different
- I completely oppose this proposal
- None of the above/other

### **What elements of the development proposal do you support?**

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### **What changes to the development proposal do you recommend?**

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### **What other associated issues or comments do you have?**

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Please provide your contact information if you wish to be informed of when Regina Planning Commission considers this matter:

Name \_\_\_\_\_

Address & Postal Code \_\_\_\_\_

Telephone and/or Email (email preferred) \_\_\_\_\_

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at [LAFOIPP@regina.ca](mailto:LAFOIPP@regina.ca).

**Please respond by: February 27, 2026**

**City website (preferred):  
[Regina.ca/ProposedDevelopment](http://Regina.ca/ProposedDevelopment)**

**Email:  
[ProposedDevelopment@regina.ca](mailto:ProposedDevelopment@regina.ca)**

**Mail:  
City of Regina  
Planning & Development  
Services Department  
PO Box 1790  
Regina, SK S4P 3C8**



# REGINA

## Additional Comments

## Comment Sheet

**PL202600025 – 834 Broadway Avenue**