

Overview	
Proposal	<p>Colliers Commercial Real Estate (Applicant), on behalf of Olympic Real Estate Development (Landowner), proposes to develop a car dealership (“Retail Trade, Motor Vehicle – Light” and “Service Trade, Motor Vehicle – Light”) on property zoned MLM – Mixed Large Market Zone.</p> <p>The Regina Zoning Bylaw requires that “Retail Trade, Motor Vehicle – Light” exceeding a gross floor area of 1,000m² be reviewed through the Discretionary Use procedure.</p>
Additional Information	<p>The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input.</p> <p>The Subject Property currently accommodates a vacant retail building (Subject Unit). A second building on the property accommodates a food and beverage establishment. The Subject Property is intended to be consolidated with Block N to the south, which accommodates the Olympic Auto Group auto dealership.</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 Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City 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 attached Application Review Process summary.</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	Tyson Selinger, City Planner I Planning & Development Services ProposedDevelopment@regina.ca / 306-777-7000

Appendix A-1: Location



Subject Property

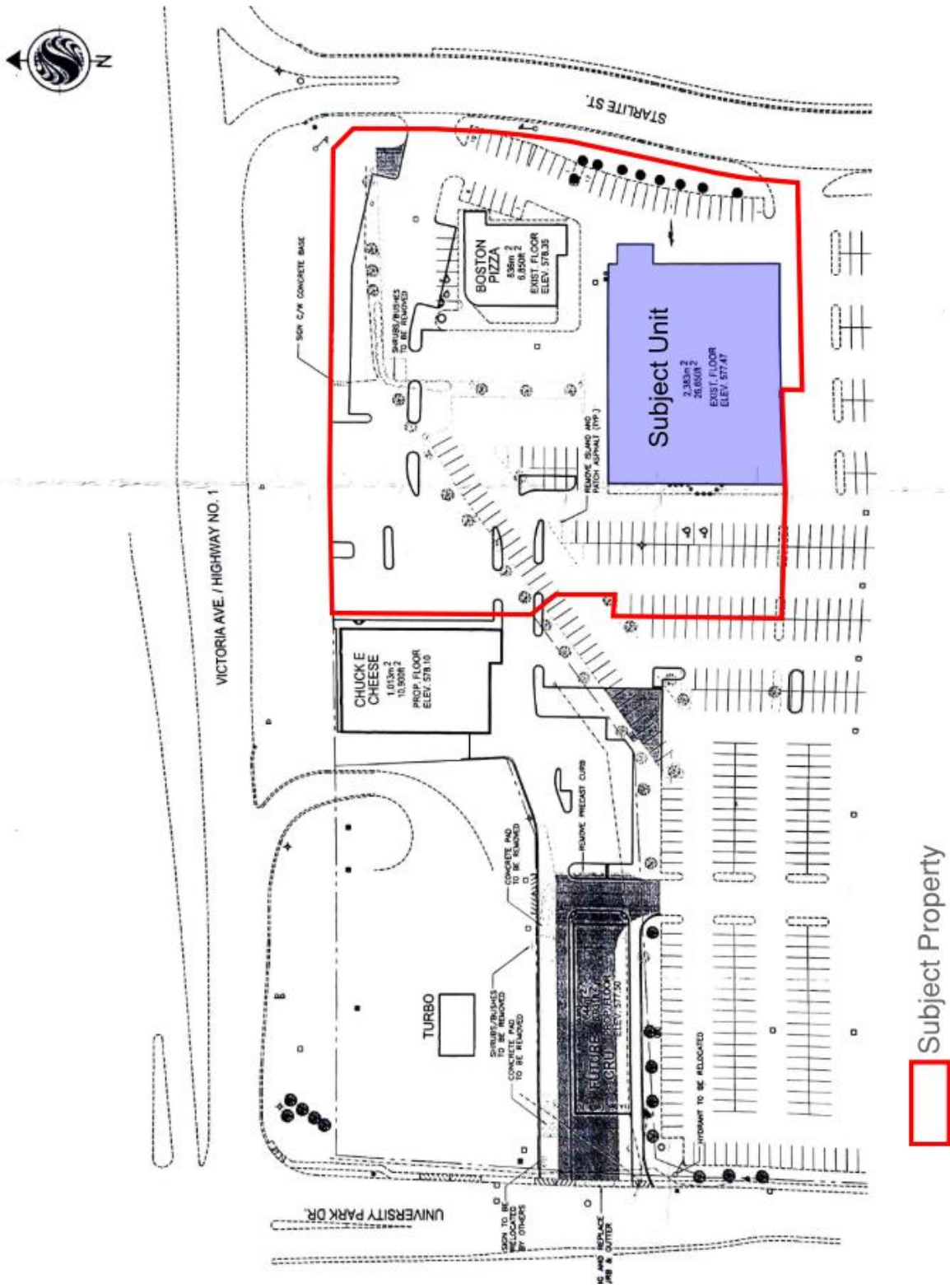


Subject Unit

Date of Photography: 2024



Appendix B: Site Plan



 Subject Property

Appendix C: Application Review Process