

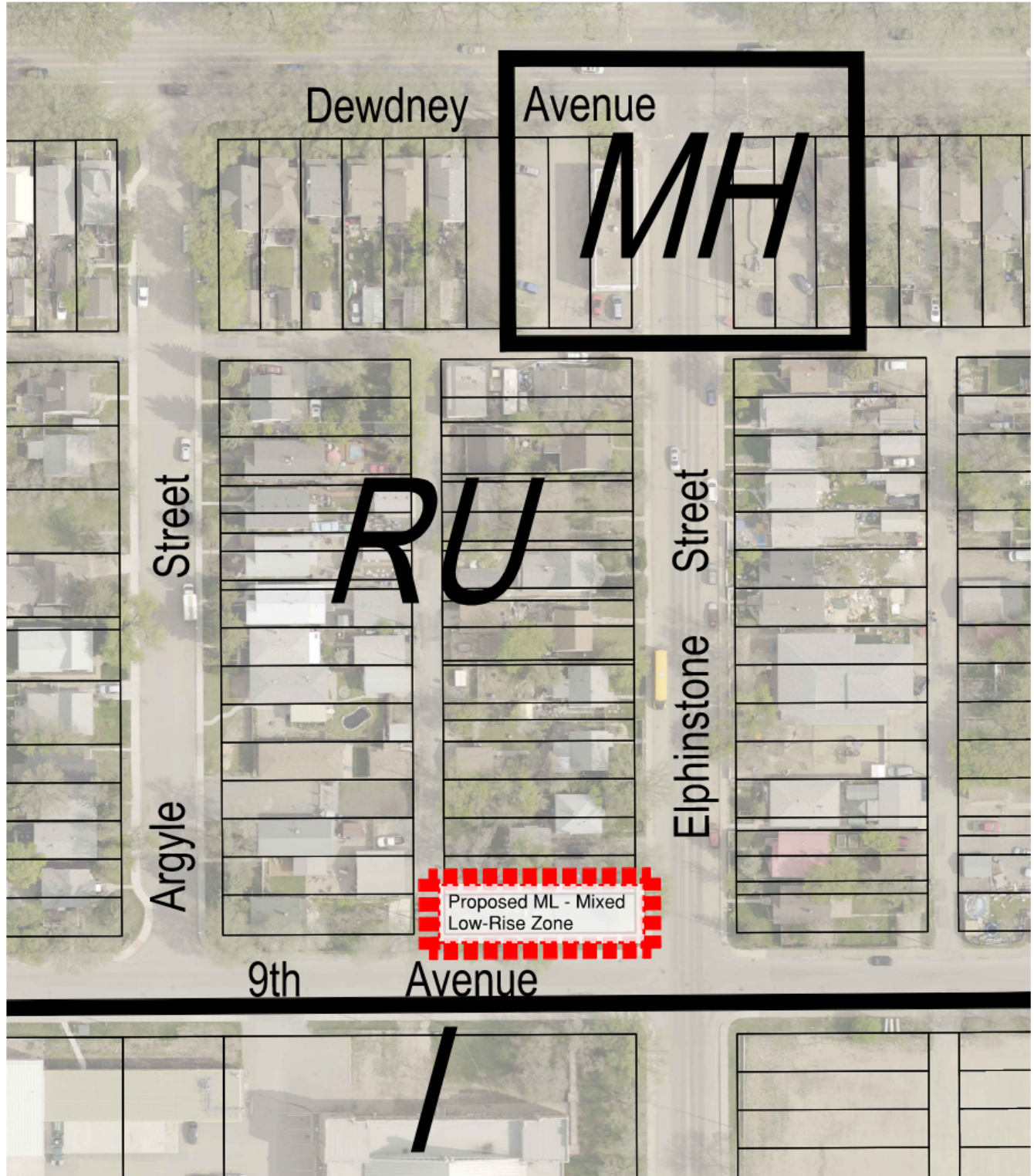
Overview	
Proposal	<p>Solangel Sharif (Applicant) proposes to rezone the Subject Property from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone, which is intended to accommodate a variety of low intensity commercial uses that serve the local community.</p> <p>To understand land-use and development types potentially allowable in the ML Zone, please review Part 4A (Table 4A.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 currently accommodates a single-detached dwelling and is located in the North Central Neighbourhood on Elphinstone Street, and 165m south of Dewdney Avenue, which are both arterial roadways and serviced with transit.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notable lands include predominantly low-density residential to the north, west, and east and the Regina Armoury and The Saskatchewan Military Museum to the south of the property. In addition, there is MH – Mixed High-Rise zoned property about 111m north along Dewdney Avenue and Elphinstone Street.</p> <p>No Concept Plan or Neighbourhood Plan applies.</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	Vanessa Berg, City Planner I Planning & Development Services ProposedDevelopment@regina.ca / 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



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?

What changes to the development proposal do you recommend?

What other associated issues or comments do you have?

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.

Please respond by: May 11, 2026

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Regina.ca/ProposedDevelopment

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