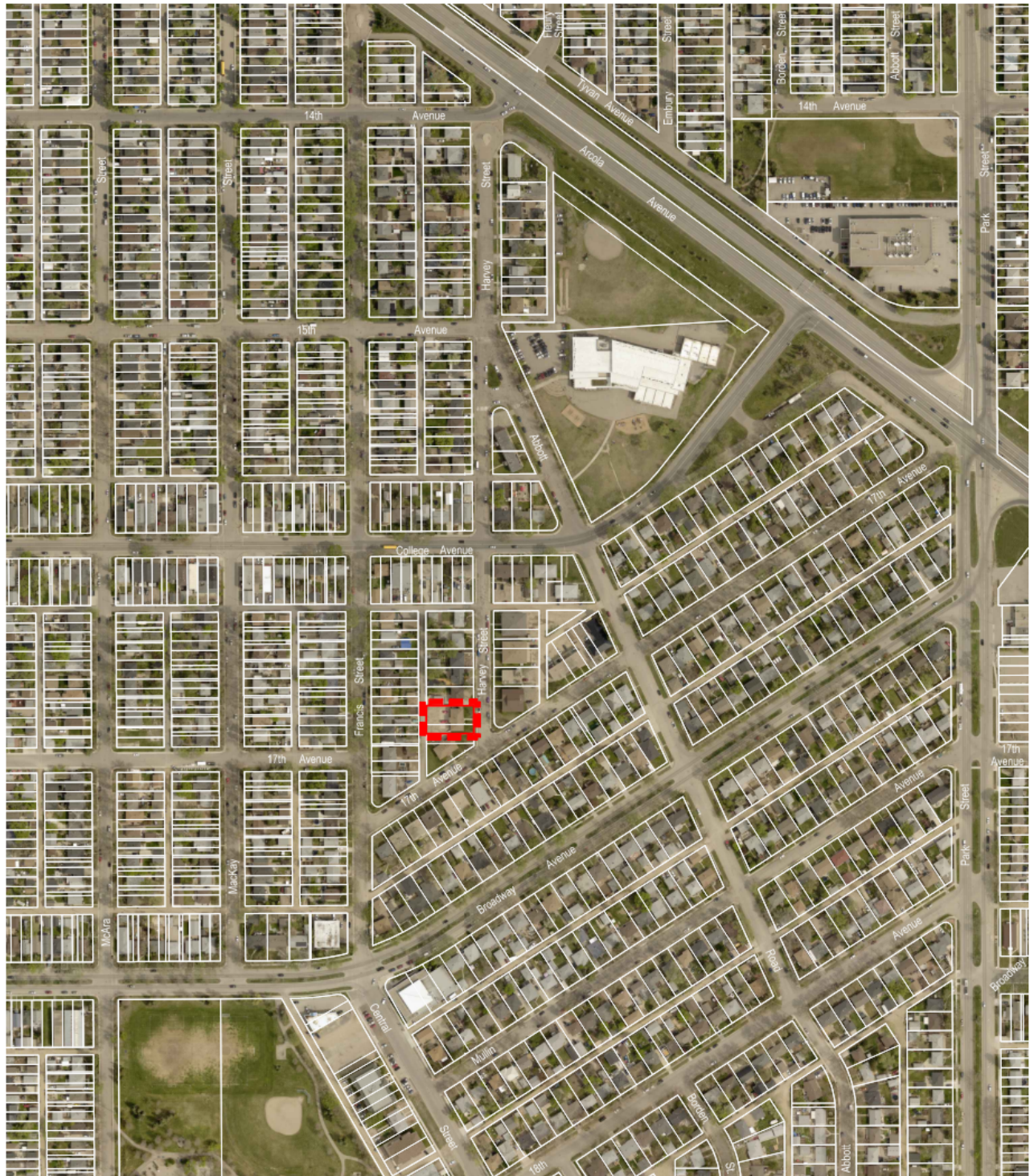


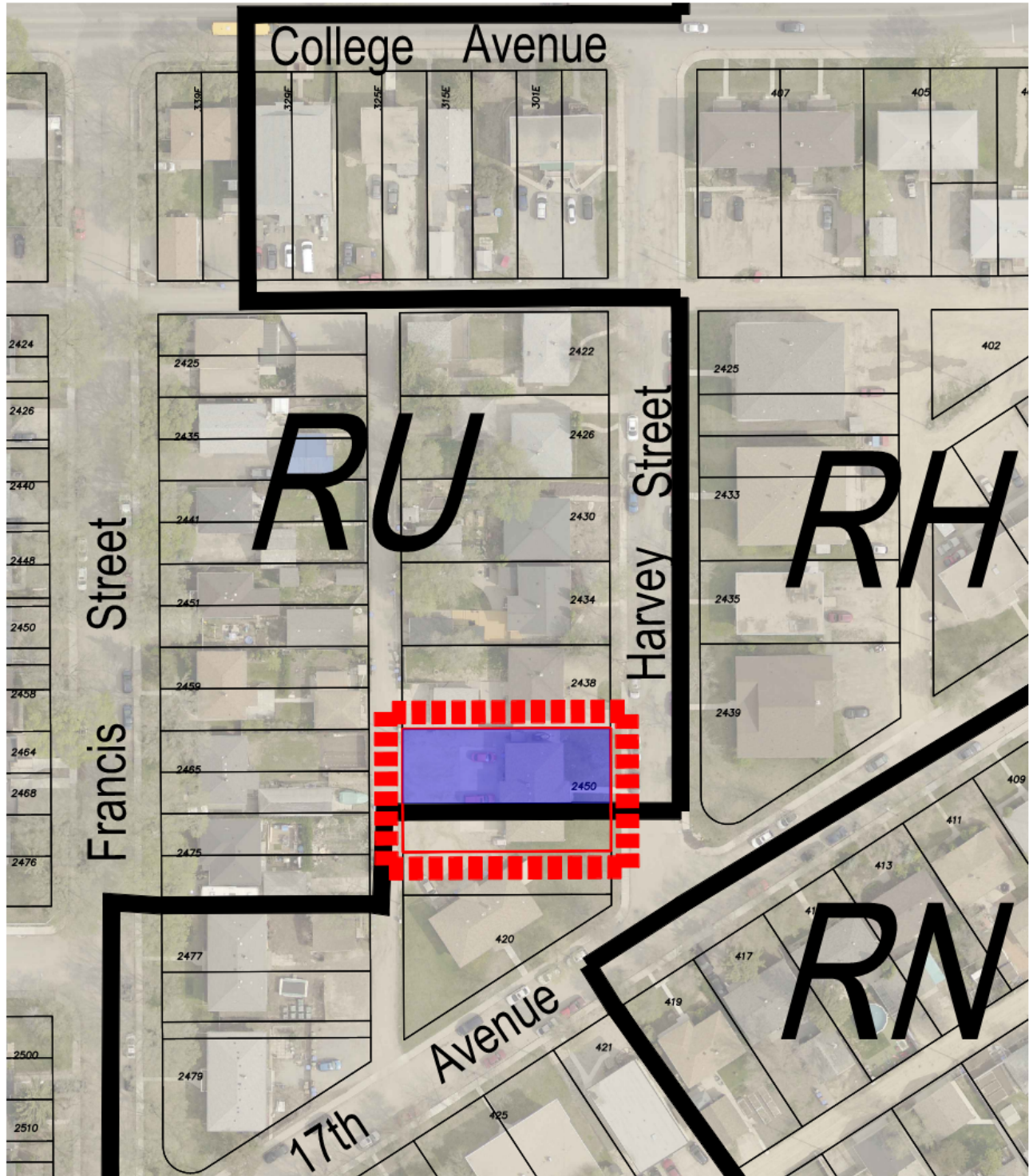
Overview	
Proposal	<p>KRN Residential Design Ltd. (Applicant), on behalf of 102198459 Saskatchewan Ltd. (Landowner), proposes to rezone a portion of 2450 Harvey Street (Subject Property) from RU – Residential Urban Zone to RH – Residential High-Rise Zone.</p> <p>To understand land-use and development types potentially allowable in the RH Zone, please review Part 3D (Table 3D.T2) of Chapter 3, of the City’s Zoning Bylaw: https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019.</p>
Additional Information	<p>The Subject Property is located in the Al Ritchie Neighbourhood and currently accommodates a four-unit residential building.</p> <p>The Subject Property consists of two parcels: one is zoned RU – Residential Urban Zone (RU Zone) and the other RH – Residential High-Rise Zone (RH Zone). The existing building spans both parcels; therefore, the RH Zone will establish zoning that is consistent across the Subject Property and with properties to the south and east.</p> <p>The RU Zone allows up to four units per lot; however, it also allows for multiple four-unit buildings per lot as a <i>Building, Planned Group</i>. The City recently issued a development permit for one additional four-unit residential building at the Subject Property location, as a Permitted Use, as it qualifies as a <i>Building, Planned Group</i>.</p> <p>The RH Zone is intended to accommodate multi-unit residential buildings exceeding four units and with a maximum of height of 20m. Any proposed building with a height between 15m and 20m would need to reviewed as a Discretionary Use.</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

Proposed RH -
Residential High-Rise Zone

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: June 2, 2026

City website (preferred):
Regina.ca/ProposedDevelopment

Email:
ProposedDevelopment@regina.ca

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

