

| <b>Overview</b>               |  |
|-------------------------------|--|
| <b>Proposal</b>               | <p>Vulpes Solutions (Applicant), on behalf of Silver Sage Holdings Ltd. (Landowner), proposes to rezone 120 Broad Street (Subject Property) from MH – Mixed High-Rise Zone (MH Zone) to RH – Residential High-Rise Zone (RH 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: <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>  |
| <b>Additional Information</b> | <p>The Subject Property is in the Highland Park Neighbourhood, at the intersection of 5<sup>th</sup> Avenue North and Broad Street, which is an arterial roadway with transit.</p> <p>The Subject Property accommodates a 29-unit residential building (Horse Dance Lodge) and another vacant building that formerly accommodated a place of worship (Assembly, Religious).</p> <p>Although the City is not reviewing a proposed development at this time, the Applicant has indicated that they may pursue a second residential “apartment-style” building (Building, Stacked), similar to what is shown in Appendix C, which is an example only.</p> <p>A rezoning to the RH Zone is required due to the replacement of the building, formerly used as a place of worship (Assembly, Religious), with a new residential building.</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 be reviewed as a Discretionary Use. The maximum height in the existing MH Zone is also 20m.</p> |
| <b>Process</b>                |  |
| <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>                | <p>Visit <a href="http://Regina.ca/ProposedDevelopment">Regina.ca/ProposedDevelopment</a> for updates on this application.</p>   |
| <b>Contact</b>                | <p>Zoey Drimmie, City Planner II<br/>         Planning &amp; Development Services<br/> <a href="mailto:ProposedDevelopment@regina.ca">ProposedDevelopment@regina.ca</a> / 306-777-7000</p>   |

**Appendix A - Location**

Subject Property

Date of Photography: 2024



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



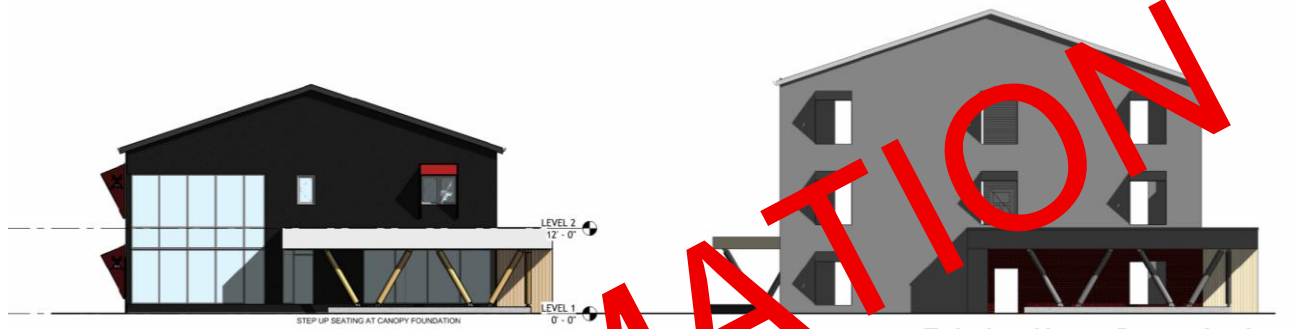
 Subject Property

Date of Photography : 2024



**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 Application



1 East Architectural Building Elevation  
Scale: 1/8" = 1'-0"

Existing Horse Dance Lodge



4 South Architectural Building Elevation  
Scale: 1/8" = 1'-0"

**Application Review Process**
