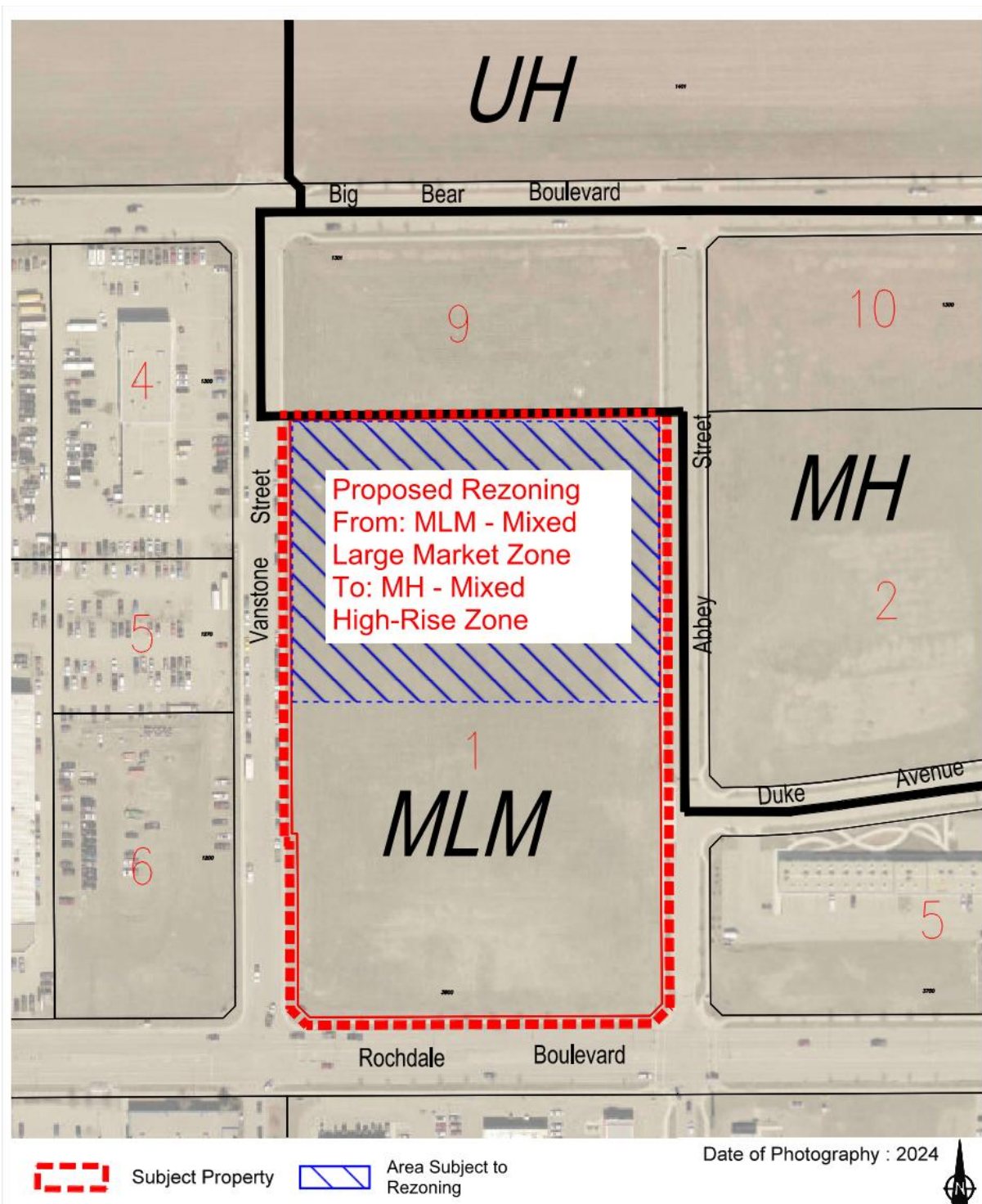


Overview	
Proposal	Cornerstone Holdings Ltd. (Applicant & Landowner) proposes to rezone a portion of 3800 Rochdale Boulevard (Subject Property) from MLM – Mixed Large Market Zone to MH – Mixed High-Rise Zone. To understand land-use and development types potentially allowable in the MH Zone, please review Part 4B (Table 4B.T2) of Chapter 4, of the City's Zoning Bylaw: https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019.
Additional Information	The MH Zone is intended to accommodate a variety of medium intensity commercial uses. This application relates to a previously approved discretionary use application for a car dealership ("Retail Trade, Motor Vehicle – Light" and "Service Trade, Motor Vehicle – Light"). The Subject Property is within the Hawkstone Neighbourhood and currently vacant land though intended for commercial development. The Subject Property is flanked by an arterial roadway and is surrounded by an existing dealership to the west, vacant land intended for future development to the north and east, and commercial to the south. The Subject Property is located within an area subject to the requirements of the <i>Hawkstone Concept Plan</i>. The proposed development conforms with this Plan.
Process	
Review / Decision	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. 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. 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. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
Updates	Visit Regina.ca/ProposedDevelopment for updates on this application.
Contact	Zoey Drimmie, City Planner II Planning & Development Services ProposedDevelopment@regina.ca / 306-777-7000

Appendix A - Location



Appendix B – Zoning (Existing & Proposed)



Application Review Process