

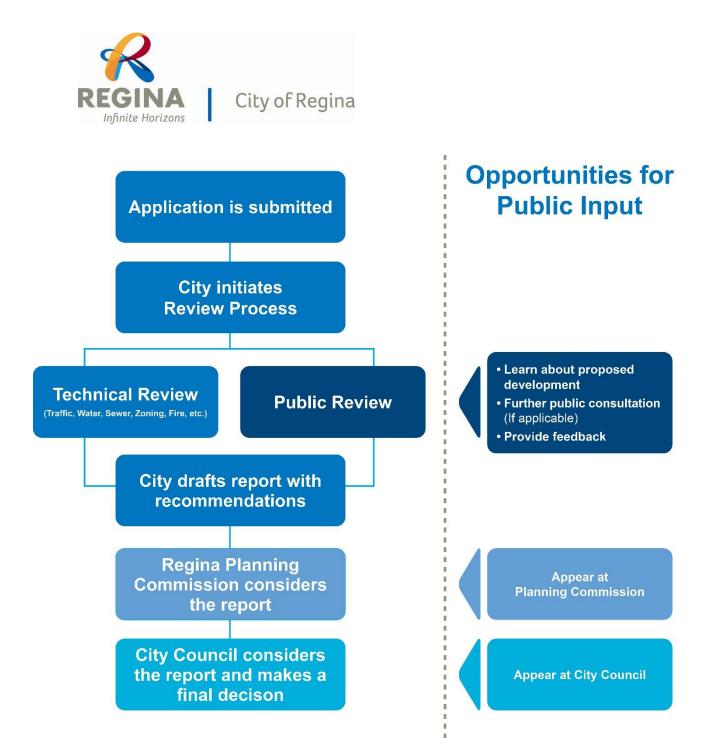
City of Regina

Information Sheet

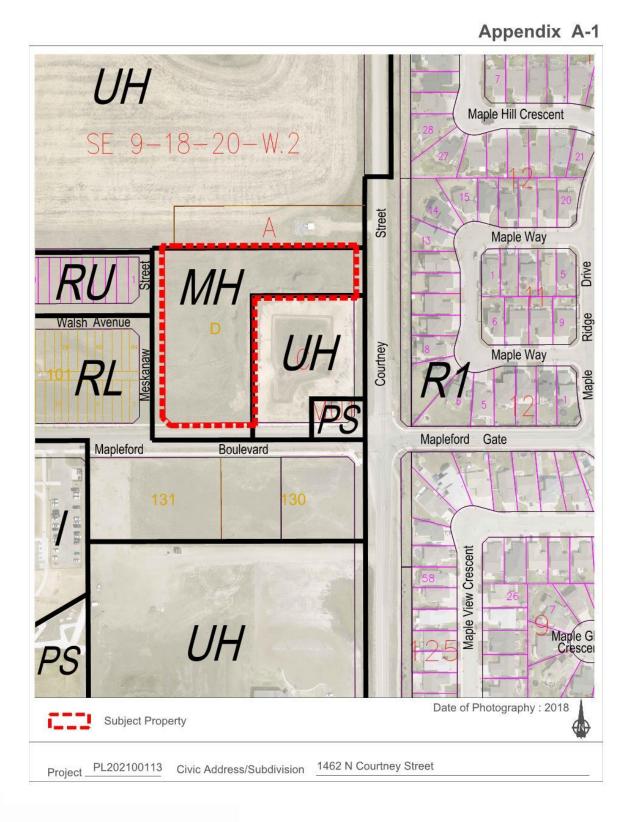
ZONING AMENDMENT & CONCEPT PLAN AMENDMENT (PL202100113) Parcel D, Rosewood Park Neighbourhood Gas Station and other Commercial Uses

	Gas Station and other Commercial Uses
1462 N Courtney Street	
Overview	
Background	 The subject property is in the Rosewood Park Neighbourhood. The property is zoned RL – Residential Low-Rise Zone and is proposed to be rezoned to MH – Mixed High-Rise Zone This site is currently vacant.
Proposal	 The applicant proposes to amend the Rosewood Park concept plan to identify the site as a 'Flex Area' which allows for a mix of commercial and/or residential development.
	 The proposed Zoning Bylaw amendment would rezone the site to MH- Mixed High-Rise Zone. This zone allows for a variety of commercial and/or residential uses.
	 The applicant has indicated that they intend to develop a gas station, convenience store, and car wash on the site. No specific plans have been submitted to for the development.
Additional Information	
Process	 Refer to the Application Review Process on back of page. Any person is free to address Regina Planning Commission or City Council. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information. The application will require approval by City Council.
Regina Planning Commission / City Council Meeting	Visit <u>www.Regina.ca/proposeddevelopment</u> for updates on this application
Contact	Michael Sliva, City Planner II Planning and Development Services Department proposeddevelopment@regina.ca / 306-777-7000









Planning & Development Services Department City Planning & Community Development Division Queen Elizabeth II Court | 2476 Victoria Avenue PO Box 1790 | REGINA SK S4P 3C8 P:306-777-7000 | F:306-777-6823





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PLAN AMENDMENT REQUEST: 2.5 ACRES

REQUESTING REZONING TO MH-MIXED LOW RISE (suitable for a gas station, car wash, convenience store, store front commercial)

A1: ROSEWOOD PARK CONCEPT PLAN - LAND USE PLAN Support of the second ALLADC ALLA - . Concept Plan Boundary WM **Elementary School** ES i SWM Stormwater Pond i DC Drainage Channel i - Arterial Collector ł --> Private Road ł Potential Street ROWs -> ł Laneway Distance in case ----Walkway Lane Access Overlay Zone Lane Access Overlay Zone Municipal Reserve subject lot SWM Municipal Utility -Flex Area 1 Limited to: Residential; Recreational; Institu-tional; Commercial (vertical mixed-use buildings only). 1 . i SWM ES . Flex Area 2 Limited to: Residential; 7,000m2 (total) of commercially zoned land SWM area. Low Density Residential Medium Density Residential **ROSEWOOD PARK - AREA AND POPULATION** Medium or Low Net Area (ha) Total Population % of Total Land Use Types **Density Residential** Area Low Density Med Density 12.08 16.06 906 1686 18.6% High Density 24.8% 5.7% 12.3% Mea Density High Density Flex Area 1 (High Density) Flex Area 2 (High Density) Institutional (Church) Municipal Utity (Stormwater Pond) Uncluded Descent (Elevander Cond) Residential 3.67 7.97 1.61 467 1016 2.5% 206 Institutional 2.35 3.6% Municipal Reserve (Elementary School - Park) Drainage Channel 7.9% 0.2% 16.1% Municipal Buffer 5.12 0.16 10.45 bads Walkways Courtney ROW Municipal Buffer 0.15 2.13 0.54 0.2% 3.3% 0.8% 10m 50m 100m TOTAL AREA GROSS DEVELOPABLE AREA 65 62 100% 4281

March, 2020

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