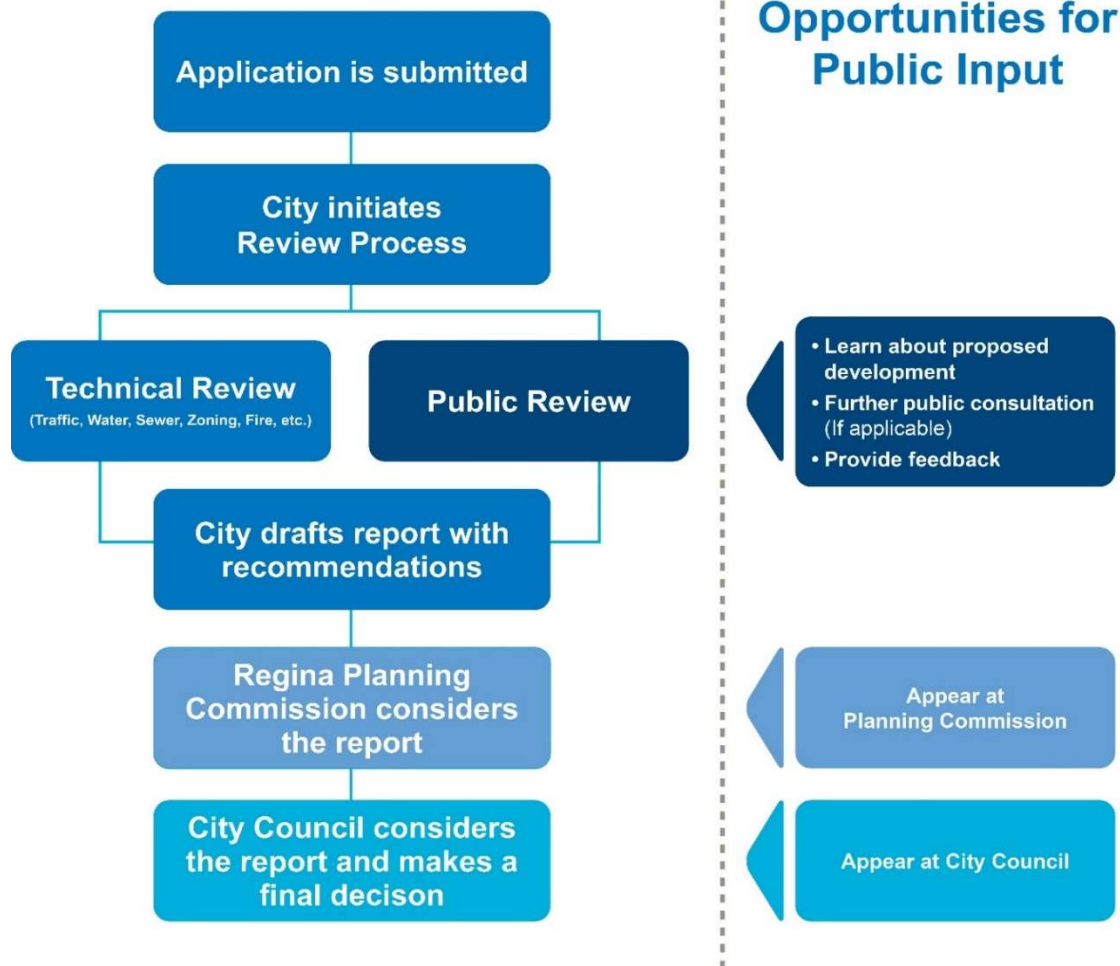
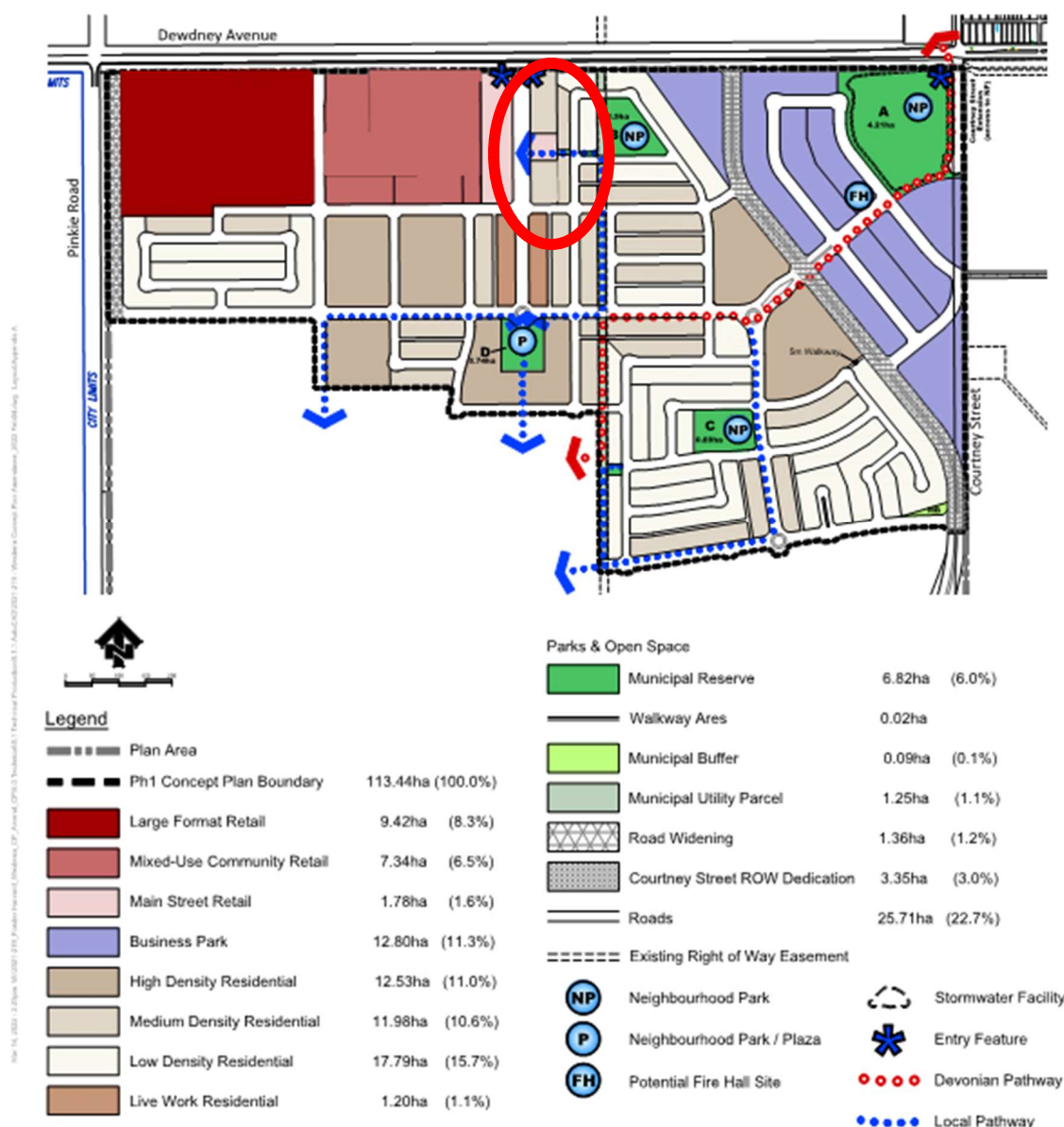


Overview	
Background	<ul style="list-style-type: none"> The subject property is located within the Westerra neighbourhood. The property is currently vacant. The property is currently zoned MH – Mixed High-Rise and is proposed to be rezoned to RL – Residential Low-Rise.
Proposal	<ul style="list-style-type: none"> The applicant proposes to amend two parcels on the east side of West Market Street in the Westerra Phase 1 Concept Plan from Main Street Retail to Medium Density Residential. The applicant proposes to rezone proposed Parcels 1 and 3 of the existing Parcel E from MH – Mixed High-Rise to RL – Residential Low-Rise. The applicant proposes a discretionary use application to accommodate a planned group of residential dwellings on proposed Parcels 1 and 3. The proposed planned group of residential dwellings will have 36 units in three 3-storey stacked townhouses with 54 on-site parking stalls. A planned group of 36 dwelling units is proposed for both Parcels 1 and 3.
Additional Information	
Process (Concept Plan)	<ul style="list-style-type: none"> 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.
Status Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	Larrah Olynyk, Senior City Planner Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000



Revised Concept Plan

Phase 1 Concept Plan - Land Use Plan
submitted June 2023





Subject Property

Date of Photography: 2020



		Suite Area Schedule	
		Number	Area
Gross Building Area	Basement	101	1288 SF
	Main	102	1404 SF
	Second	103	1289 SF
	Third	104	1374 SF
		105	1288 SF
		106	1404 SF
		107	1288 SF
		108	1404 SF
		109	1289 SF
		110	1374 SF
		111	1288 SF
		112	1404 SF
			16006 SF

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Drawings are not to be used for construction until released and approved by the Authority Having Jurisdiction.

Newfield Development Inc. Inc. reserves the right to make modifications to building and/or property design and modifications to specifications and/or features should they be necessary to maintain local building

1	Discretionary Use Application	2023-06-20
No.	Description	Date
Revision Schedule		

NEWROCK
DEVELOPMENTS
671 Industrial Ave. SE
Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1051

PROJECT	Multi-Family Site
LOCATION	West Market Street, Regina, SK

SR	
DRAWING TITLE	
Cover Sheet	

BY:	SDR	CHK:	---
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SCALE: AS SHOWN

CREATION DATE:	05/17/23
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DWG NO: D000

D000

STACKED TOWNHOUSE DESIGN 12 SUITES TYPE 2



Suite Area Schedule	
Number	Area
201	698 SF
202	642 SF
203	1426 SF
204	698 SF
205	642 SF
206	1426 SF
207	698 SF
208	642 SF
209	1426 SF
210	698 SF
211	642 SF
212	1426 SF
11063 SF	

Gross Building Area	
Name	Area
Basement	2791 SF
Main	2691 SF
Second	2791 SF
Third	2791 SF

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Drawings are not to be used for construction until reviewed and approved by the Authority having jurisdiction.

Newrock Development Inc. reserves the right to make modifications to the drawings and to require that they be used only for the intended building and engineering.

1 Discretionary Use 2023-06-20
Application
No. Description Date
Revision Schedule

NEWROCK
DEVELOPMENT INC.
671 Industrial Ave., SE
Medicine Hat, Alberta, T1A 3L5
Office: 403.529.1023 Fax: 403.529.1059
COR

PROJECT
Multi-Family Site
West Market Street, Regina,
SK

SECOND TITLE
Cover Sheet

BY: SDR OR: --
SCALE: AS SHOWN
CREATION DATE: 05/17/23
DWG NO. D000

Permit Submission