# Overview

## Background
- The subject property is located within the Towns neighbourhood.
- This site is currently vacant
- The property is zoned ML – Mixed Low-Rise Zone

## Proposal
- The applicant proposes to develop multiple restaurants with a total area of 1055 square metres. No individual restaurant will be larger than 300 square metres. A restaurant is a Discretionary Use in the ML – Mixed Low-Rise Zone when adjoining a residential lot. There is residential to the immediate north and east of this property.
- The proposed restaurants will have both their own space and shared space amongst them.
- The Regina Zoning Bylaw requires 12 parking stalls and 36 are provided.
- The proposed building is approximately 9.6 metres tall.

# Additional Information

## Discretionary Use Process
- A Discretionary Use is a land-use identified in a zone that may be allowed by City Council or the Development Officer, depending on the outcome of a review process. The decision of Council or the Development Officer is final.
- Generally, applications that have little or no concerns noted by the public are decided by the Development Officer.
- Refer to the Application Review Process on back of page
- Applications requiring City Council's consideration will be sent to Regina Planning Commission for review. 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 meetings (if any), or the outcome this application be sure to give the City your contact information.

## Status Updates
Visit [Regina.ca/proposeddevelopment](http://Regina.ca/proposeddevelopment) for updates on this application

## Contact
- Michael Sliva, City Planner II
- Planning and Development Services Department[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000
*In the case of a Discretionary Use Application, if there are few-to-no concerns raised during the public review period, the application may be approved by City Administration will not be considered by Regina Planning Commission and City Council.*
Appendix A-1

Date of Photography: 2020

Project: PL202200062  Civic Address/Subdivision: 4270 E Buckingham Drive

Subject Property