June 30, 2022

Public Notice

Dear Property Owner / Occupants:

RE: APPLICATION NUMBER: PL202200095
APPLICATION TYPE: DISCRETIONARY USE
CIVIC ADDRESS: 4500 E VICTORIA AVENUE

The City of Regina is currently reviewing a Discretionary Use application for a proposed 4-storey facility intended to accommodate personal self-storage units.

Please find, attached, a copy of an aerial photograph, information sheet, and the applicant’s plans. Notice of this application is provided to the owners & occupants of properties located within the vicinity of the subject property.

Comments by the public will be summarized in a report and will help to inform the final decision on this matter. If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Your comments would be appreciated by July 21, 2022. You may send comments through regina.ca/proposeddevelopment under the project file name. A comment sheet is attached, should you wish to send written comments through mail or fax, or email.

Sincerely,

David Ferrone

David Ferrone
City Planner I
**Overview**

### Background
- The subject property is located within the Tower Crossing secondary plan policy area but is not located in any neighbourhood.
- The current zoning is MLM (Mixed Large Market). The site currently houses a driving school on the western portion, vacant land and short term rental accommodations on the eastern portion.
- The Zoning Bylaw was amended in March 2022 to allow for light industrial land-uses, along with commercial, in the Tower Crossing area.

### Proposal
- The applicant proposes to construct a 4-storey personal self-storage facility (Storage, Personal).
- There will be 11 buildings with a combined gross floor area 14452 m²; 186 parking stalls and 3 access points.
- Personal self-storage is classified as a land use where separate and secured indoor storage units are to be leased or rented for personal use as defined in the City's Zoning Bylaw and is a Discretionary Use in the MLM Zone.

### 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.
- 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
David Ferrone, City Planner I
Planning and Development Services
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000
Application is submitted

City initiates Review Process

Technical Review (Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

• Learn about proposed development
• Further public consultation (if applicable)
• Provide feedback

Appear at Planning Commission

Appear at City Council