January 31, 2020

Public Notice

Dear Property Owner / Occupants:

RE: Application number: PL202000009 & PL202000010

Application type: Street Closure and Zoning Bylaw Amendment

Legal address: Lot(s) 21-23-Blk/Par 288-Plan Old33, Lot A-Blk/Par 288-Plan 101891695, ST/L 327-Plan Old33 and Blk/Par L1-Plan 101891695

Civic address: 1700 11th Avenue & 1734 Osler Street and portion of Osler Street between 11 Ave and Saskatchewan Drive

The City of Regina is currently reviewing an application for Zoning Bylaw amendment and street closure to rezone properties located at 1700 11th Avenue & 1734 Osler Street from DCD-D – Downtown Direct Control District to I-Institutional Zone and close a portion of Osler Street between 11 Ave and Saskatchewan Drive. Please find attached, a copy of an aerial photograph and information sheet.

The project is being reviewed under the zoning amendment and street closure process, which requires City Council’s review and approval before the closure and rezoning can occur. The City gathers comments from “interested parties” including nearby residents, which it addresses in a report to Regina Planning Commission. The Regina Planning Commission recommends that City Council approve or deny the proposal. City Council then considers the recommendation of Regina Planning Commission and makes a final decision.

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 Feb 28, 2020. A comment sheet has been included should you wish to send written comments through mail or fax. An electronic version can be found at www.regina.ca/proposeddevelopment under the project name. Electronic correspondence is encouraged.

Notice of this Zoning Bylaw amendment and street closure application is provided to the owners & occupants of properties located within the vicinity of the subject property.

Sincerely,

Binod Poudyal

City Planner II
**Overview**

**Background**
- The subject property is located within Old 33 Subdivision
- The property is currently Zoned DCD-D – Downtown Direct Control District

**Proposal**
- The applicant proposes to amend the Zoning Bylaw and closure of Osler Street between 11 Avenue and Saskatchewan Drive
- Approval is to allow the expansion of the Regina Police Service headquarters into the former STC depot building.
- The application will require approval by City Council.
- New building development on the property would be a permitted use and subject to the I-Institutional Zone standards and applicable policies of the Regina Downtown Neighbourhood Plan.

**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.

**Regina Planning Commission / City Council Meeting**
Visit [www.Regina.ca/proposeddevelopment](http://www.Regina.ca/proposeddevelopment) for updates on this application

**Contact**
Binod Poudyal, City Planner II
Planning and Development Services Department
[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
- Attend Open House (if applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council