Nov 24, 2020

Dear Property Owner / Occupants:

RE: Application Number: PL202000185  
Application Type: Zoning Amendment  
Legal Address: Plan: OLD33 Block: 294 Lot: 23 / Plan: 101299440 Block: 294 Lot: 43  
Civic Address: 1768 Quebec Street

Public Notice

The City of Regina is currently reviewing an Zoning Bylaw Amendment application to rezone the property from RL-Residential Low-Rise zone to ML- Mixed Low-Rise zone. Please find attached a copy of an aerial photograph and information sheet.

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 Dec 22, 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 is provided to the owners & occupants of properties located within the vicinity of the subject property.

Sincerely,

Binod Poudyal  
City Planner II
**Information Sheet**

Zoning Bylaw Amendment Application (PL202000185)
Proposed rezoning from RL-Residential Low Rise to ML-Mixed Low Rise

<table>
<thead>
<tr>
<th>1768 Quebec Street</th>
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<tbody>
<tr>
<td><strong>Overview</strong></td>
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<tr>
<td><strong>Background</strong></td>
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<tr>
<td>- The subject property is located within the Heritage neighbourhood.</td>
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<td>- The subject property is currently Zoned as RL-Residential Low Rise.</td>
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<td><strong>Proposal</strong></td>
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<td>- The applicant proposes to:</td>
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| **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 / 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
PROPOSED PARKING LOT LAYOUT

Scale 3/32" = 1'-0"

ZONING REVIEW

ADDRESS:
1760 Quebec Street
Regina, SK

CURRENT ZONING:
RD - RESIDENTIAL LOW DENSITY

PROPOSED USE:
PARKING LOT - TO SUPPORT THE EXISTING MEDICAL CLINIC AND TO EXPAND TO THE SOUTH OF THE LOT.

PARKING REQUIREMENTS:
ALL OVERLAPED USES - 1:1
The Plan is intended for the total number of vehicles parked in the site.

IMPORTANT NOTE:
A review plan to consolidate the 2 existing parcels that comprise the address of 1760 Quebec Street and the 2 new parcels that comprise the 11th Avenue has been submitted to the City for review.

DRAWING NOTES:
01. EXISTING STEEL BOLLARD - TO REMAIN.
02. EXISTING NATURAL GAS LINE.
03. EXISTINGacji, CONDUITS ON GROUND - TO REMAIN.
04. EXISTING TREES - TO REMAIN.
05. EXISTING MUNICIPAL SIDEWALK.
06. EXISTING MUNICIPAL CURB.
07. CUT EXISTING SIDEWALK & CURB TO ACCOMPANY NEW PARKING LOT EXIT.
08. SHOVEL NO. 2001 P.G.L. REFLECTED PARKING CURB.
09. STRIPED AREA AS NO PARKING STOPPING ZONE.
10. INSTALL NEW STEEL BOLLARDS TO PROTECT EXISTING CONDENSER UNITS. SEE DETAIL 3 ON SHEET BD1.0.
11. SUPPLY AND INSTALL NEW 6' HIGH PRIVACY VINYL FENCE. SEE DETAIL 2 ON DRAWING SHEET BD2.0.

SITE CONTEXT

SITE CONTEXT
Not To Scale

TYPICAL BOLLARD DETAIL
Not To Scale

CONTRACTOR SHALL NOT SCALE DIAMETERS THE CONTRACTOR IS TO MEASURE ANY FEATURES OR DIMENSIONS FOR USE IN CONSTRUCTION OR ASST BUILDING PERMITS. ALL DIMENSIONS, MATERIALS AND OTHER DATA SHOWN ON THESE SHEETS AND ALL ADDITIONAL SHEETS THAT ACCOMPANY THESE SHEETS ARE FOR CONSTRUCTION PURPOSES ONLY, SHALL NOT BE REPRODUCED WITHOUT PRIOR AUTHORIZATION.

PROJECT NAME:
Medical Clinic
Parking Lot Development
1760 Quebec Street
Regina, SK

ISSUE RECORD:
01 - Issued for Development Permit
Only - 1/06/2020

REVISIONS:

PROJECT NO.
BD1.0

DRAWN BY:
W.G.N.

CHECKED BY:
W.G.N.

SHEET TITLE
Parking Lot Layout

Sheet No.
BD1.0