

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

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## **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](mailto: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](http://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,

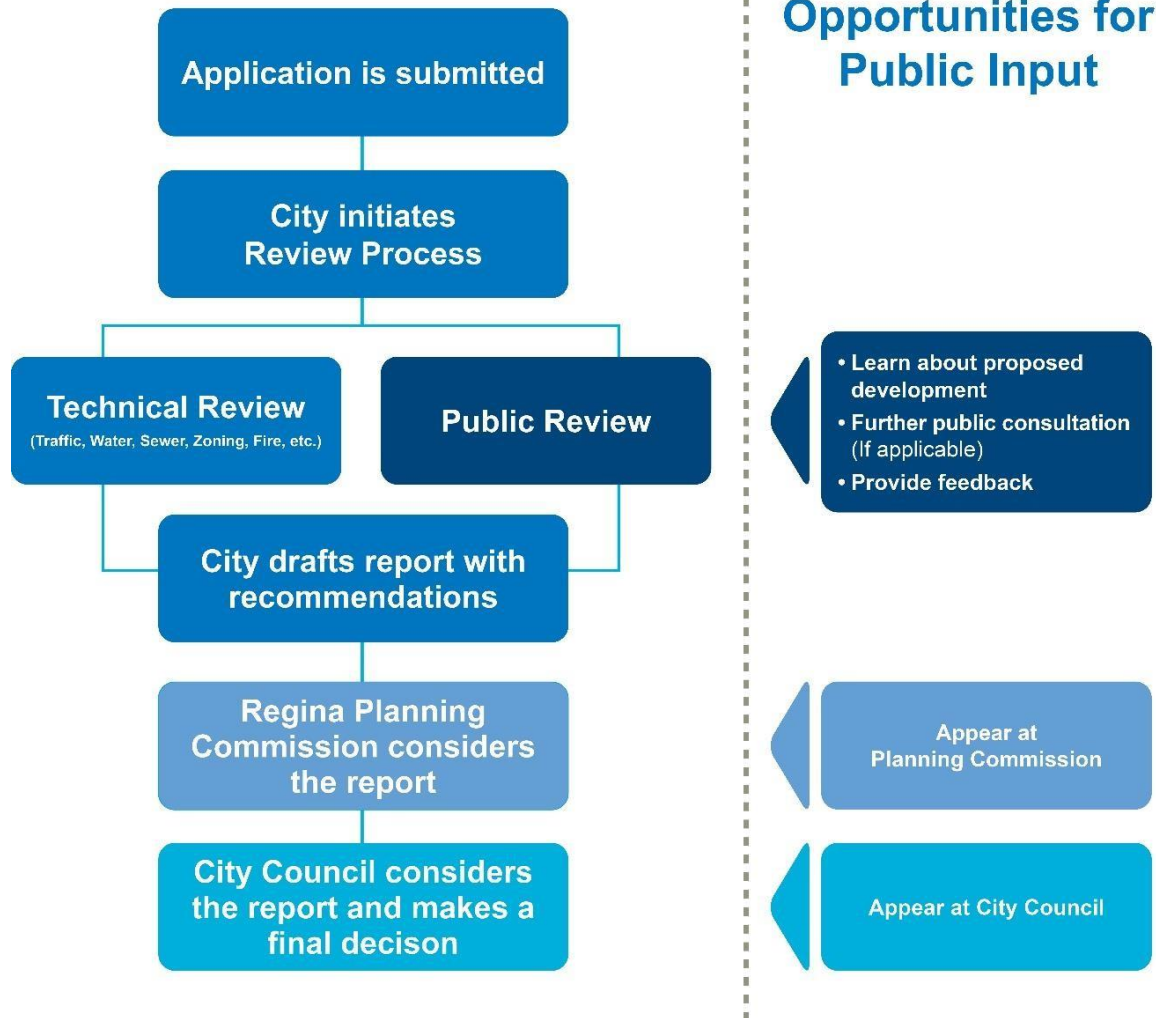


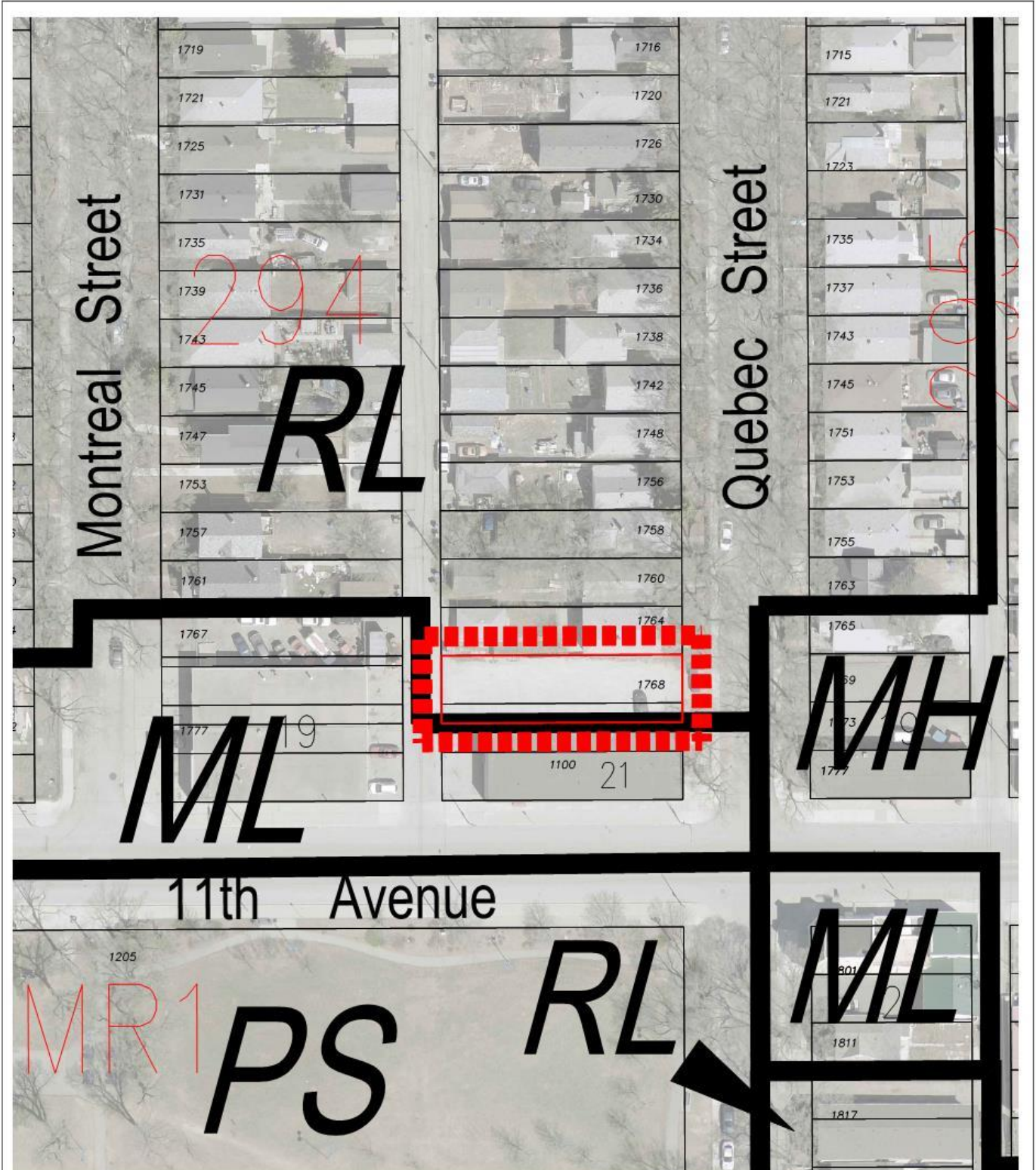
Binod Poudyal  
City Planner II

## Information Sheet

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

1768 Quebec Street	
<b>Overview</b>	
<b>Background</b>	<ul style="list-style-type: none"> <li>The subject property is located within the Heritage neighbourhood.</li> <li>The subject property is currently Zoned as RL-Residential Low Rise.</li> </ul>
<b>Proposal</b>	<ul style="list-style-type: none"> <li>The applicant proposes to:               <ul style="list-style-type: none"> <li>Rezone the property from RL-Residential Low Rise to ML-Mixed Low Rise</li> <li>Allow for approval of parking lot to the City standards and the potential expansion of the existing medical clinic in the future.</li> </ul> </li> </ul>
<b>Additional Information</b>	
<b>Process</b>	<ul style="list-style-type: none"> <li>Refer to the Application Review Process on back of page</li> <li>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.</li> </ul>
<b>Regina Planning Commission / City Council Meeting</b>	<ul style="list-style-type: none"> <li>Visit <a href="http://www.Regina.ca/proposeddevelopment">www.Regina.ca/proposeddevelopment</a> for updates on this application</li> </ul>
<b>Contact</b>	<p>Binod Poudyal, City Planner II</p> <ul style="list-style-type: none"> <li>Planning and Development Services Department <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000</li> </ul>





Subject Property

Date of Photography : 2018





**CONSULTANTS:**

**ZONING REVIEW**

REFERENCE: REGINA ZONING BY-LAW 2019  
 ADDRESS: 1768 QUEBEC STREET, REGINA, SASKATCHEWAN  
 LOT 13 BLOCK 324, PLAN: S22P2443  
 ZONING: SHERCORN, OLD 33/ HERITAGE NEIGHBOURHOOD  
 REQUIRED ZONING: M1 REGIONAL - LOW RISE ZONE  
 REQUIRED ZONING: M1 MIXED LOW RISE ZONE (APPLICATION SUBMITTED)  
 PREVIOUS USES: VACANT LOT  
 PROPOSED USE: CLINIC AND OFFICES FOR THE MEDICAL CLINIC LOCATED IMMEDIATELY TO THE SOUTH OF THE LOT.

**PARKING REQUIREMENTS**

100 11TH AVENUE (MAIN FLOOR & LOWER LEVEL) - 648 93  
 ALL OTHER LAND USES - 15:7  
 For the First 150 m<sup>2</sup> in total lot area, no parking stall is required.  
 For That Portion in Excess Of 150 m<sup>2</sup>, One Parking Stall is Required Per 75 m<sup>2</sup> of Floor Area, One Parking Stall is Required Per 150 m<sup>2</sup> of Floor Area.  
 648 m<sup>2</sup> - 8.64 stalls  
 93 m<sup>2</sup> - 1.24 stalls  
 7 Parking Stalls Required - 9 Provided  
 Required: 0  
 2% of 11 Spaces = 0.22  
 0 Spaces Provided  
 ACCESSIBLE SPACES =

**IMPORTANT NOTE:**

A LEGAL DESCRIPTIVE PLAN TO CONSOLIDATE THE 2 (TWO) PARCELS THAT COMPRISE THE ADDRESS OF 1768 QUEBEC STREET AND THE 2 (TWO) PARCELS THAT COMPRISE 100 11TH AVENUE HAS BEEN SUBMITTED TO B.C.

**CONTRACTOR SHALL NOT SCALE DRAWINGS.**

THE CONTRACTOR IS TO REPORT ANY ERRORS TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DRAWINGS ARE THE PROPERTY OF NEHER & ASSOCIATES AND NOT TO BE REPRODUCED WITHOUT PRIOR AUTHORIZATION.

**PROJECT NAME:**

**Medical Clinic  
 Parking Lot  
 Development**  
 1768 Quebec Street  
 Regina, SK

**ISSUE RECORD:**

01 - Issued for Development Permit  
 Only - 11/06/2020

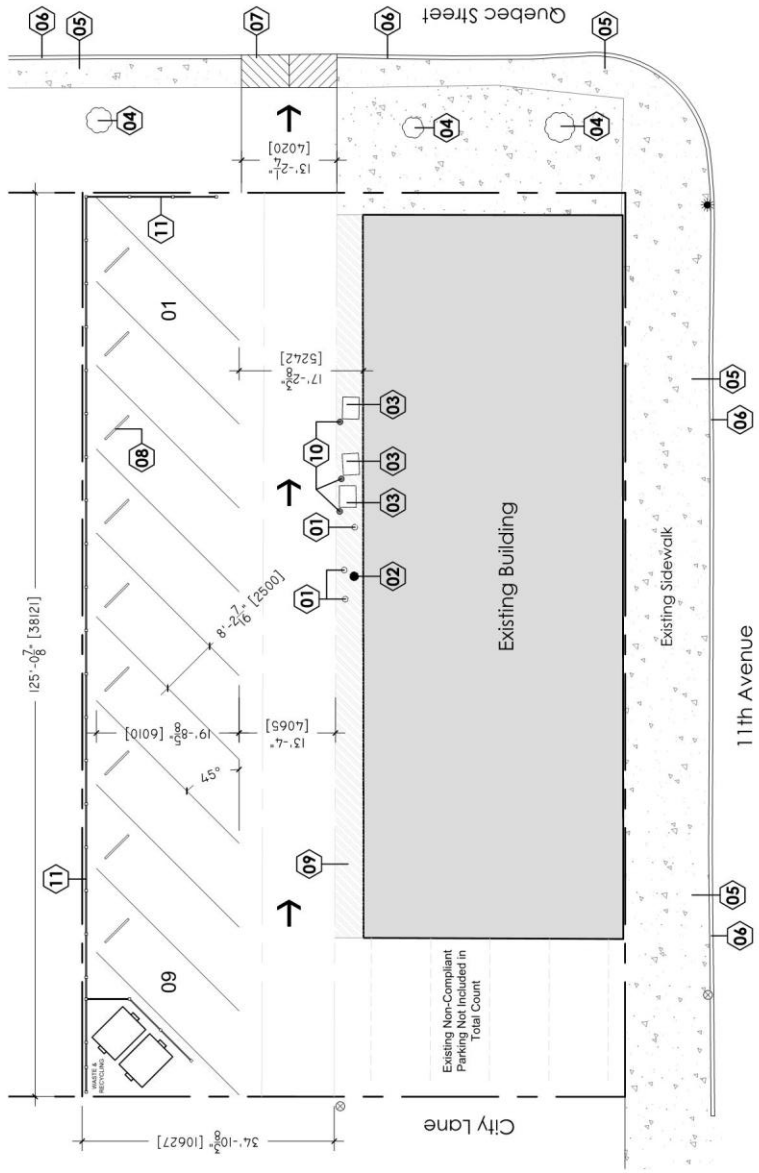
**REVISIONS:**

PROJECT NO:	2020-18
DWG FILE:	N/A
DRAWN BY:	W.G.N.
CHECKED BY:	W.G.N.
SHEET TITLE	

**Parking Lot  
 Layout**

Sheet No.

**BD1.0**



**1 PROPOSED PARKING LOT LAYOUT**  
 Scale 3/32" = 1'-0"



**3 TYPICAL BOLLARD DETAIL**  
 BD1.0 Not To Scale



**2 SITE CONTEXT**  
 BD1.0 Not To Scale

**DRAWING NOTES:**

- 01 EXISTING STEEL BOLLARD - TO REMAIN.
- 02 EXISTING NATURAL GAS LINE.
- 03 EXISTING A/C CONDENSERS ON GROUND - TO REMAIN.
- 04 EXISTING TREES - TO REMAIN.
- 05 EXISTING MUNICIPAL SIDEWALK.
- 06 EXISTING MUNICIPAL CURB.
- 07 CUT EXISTING SIDEWALK & CURB TO ACCOMMODATE NEW PARKING LOT EXT. DESIGN & CONSTRUCTION TO FOLLOW CITY GUIDELINES.
- 08 SHERCORN #2001-PC4 REFLECTED PARKING CURBS.
- 09 STRIPE 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 DRAWINGS SHEET BD2.0