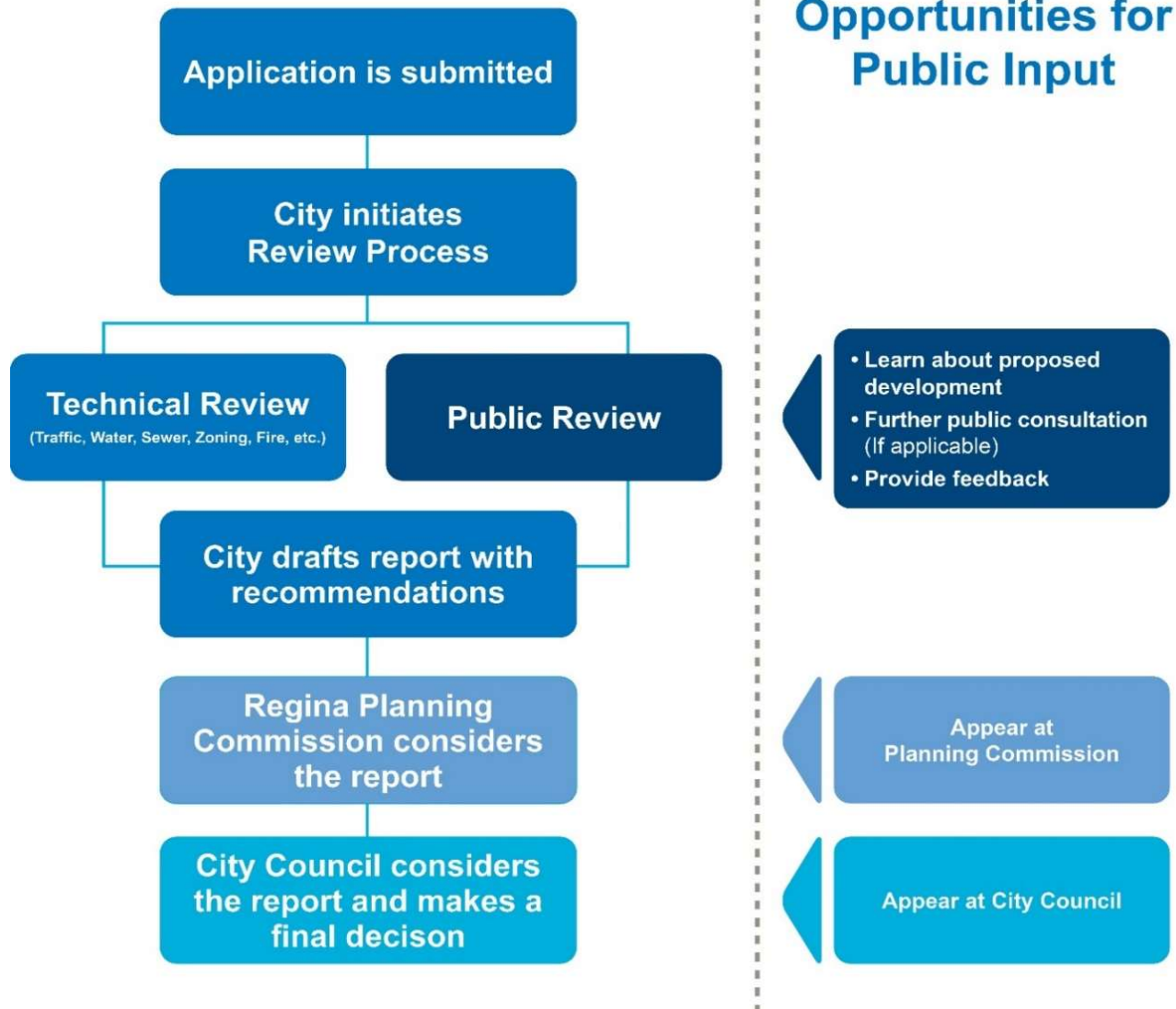
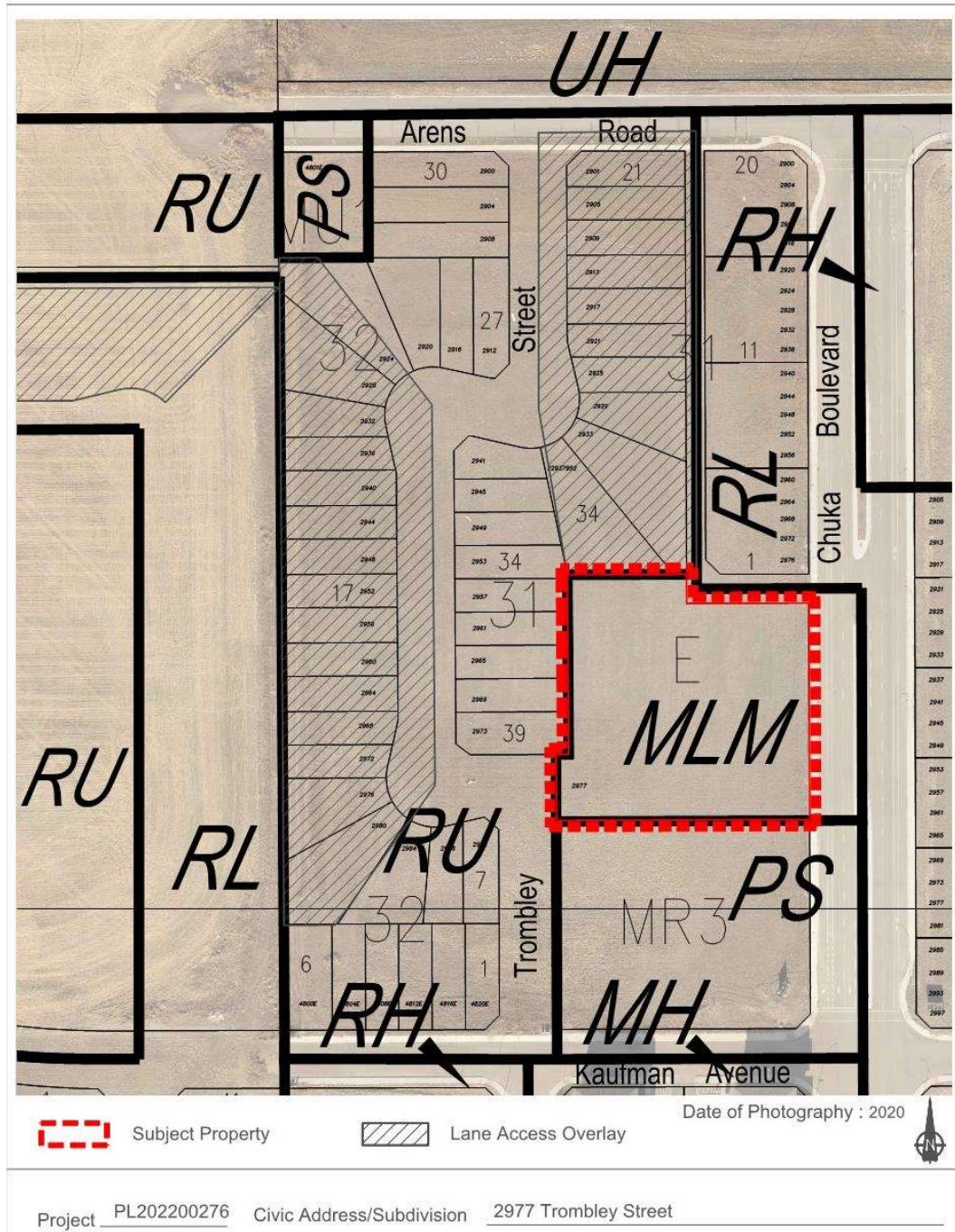


| Overview | |
|-------------------------------|---|
| Background | <ul style="list-style-type: none"> The Subject Property (2977 Trombley Street) is located within the Towns Neighbourhood. The Towns Concept Plan identifies the property for mixed-use or high-density residential development. The current zoning is Mixed Large Market (MLM), which accommodates developments such as this proposal. |
| Proposal | <ul style="list-style-type: none"> The Applicant proposed to develop two 6-storey, mixed-use buildings with commercial uses on the ground floors and residential units above grade (140 units). The MLM allows for buildings up to 11 metres. Above 11 metres requires discretionary use approval. 162 parking stalls are provided, 140 of which are underground stalls. |
| Additional Information | |
| Process | <ul style="list-style-type: none"> 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. |
| Updates | Visit Regina.ca/proposeddevelopment for updates on this application |
| Contact | Michael Cotcher, Senior City Planner, City Planning Branch Planning & Development Services Department by email at proposeddevelopment@regina.ca or 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 and will not be considered by Regina Planning Commission and City Council.

Appendix A-1



Appendix A-2



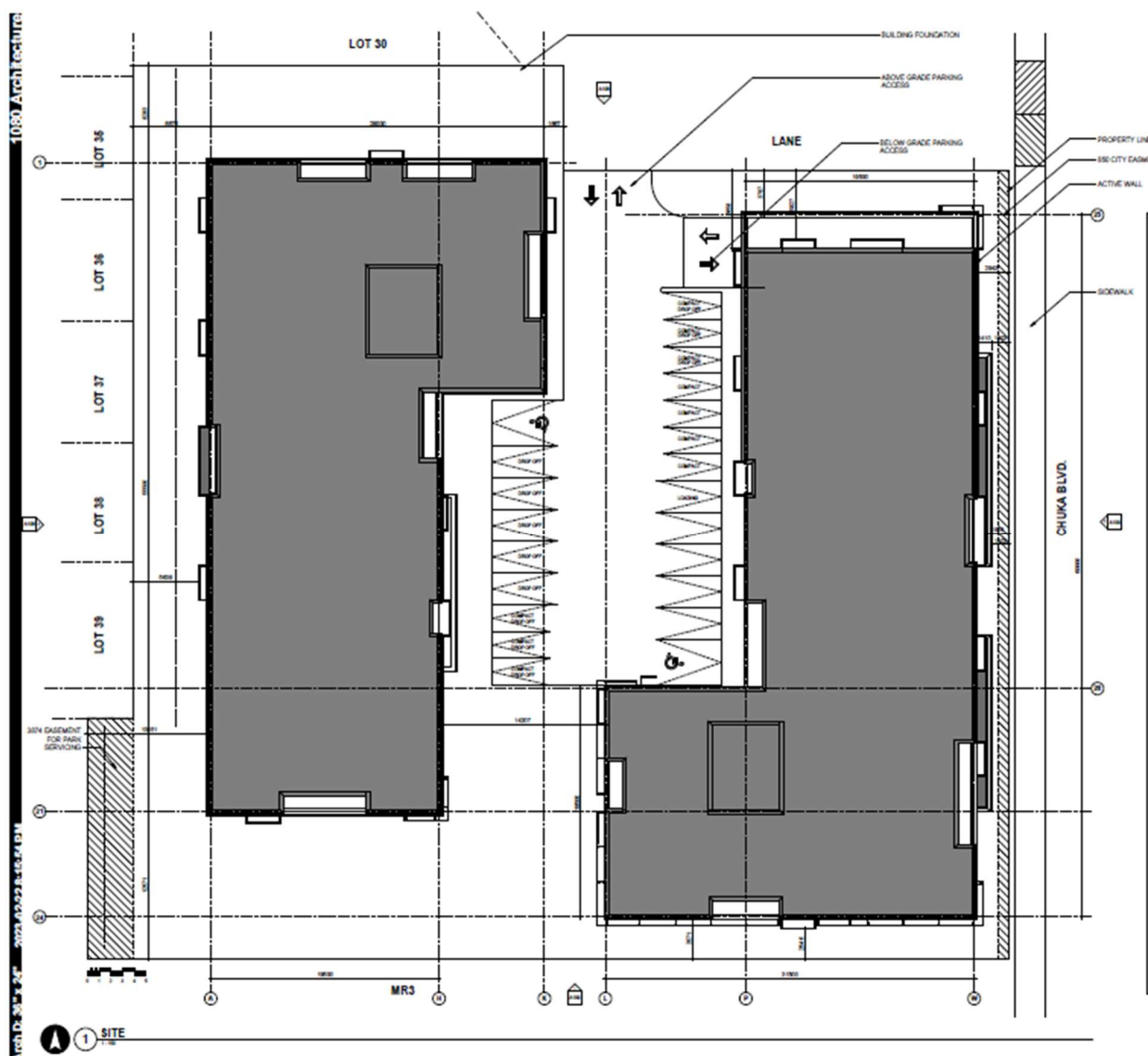
Subject Property

Date of Photography: 2020

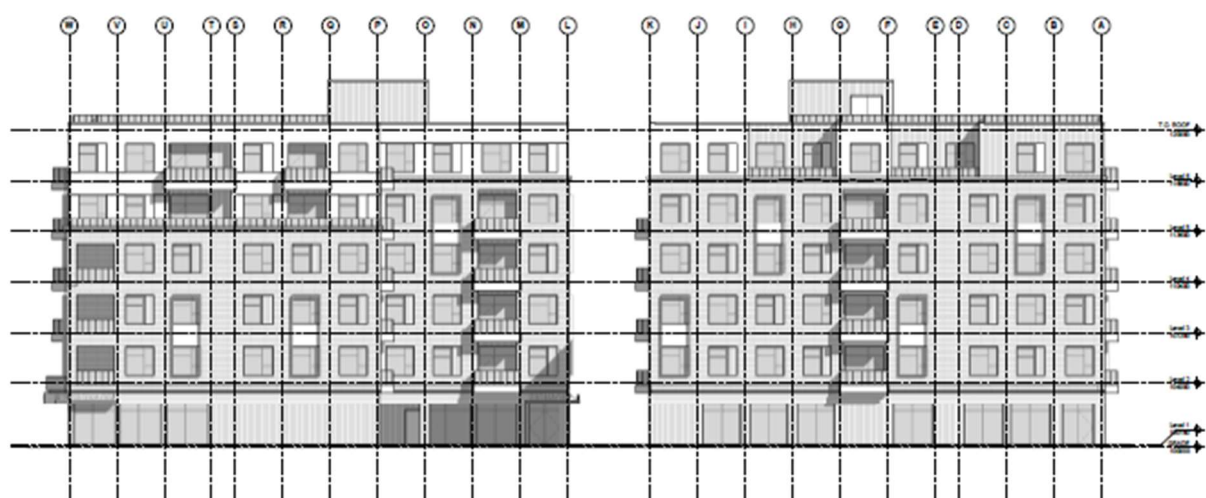


Project PL202200276 Civic Address/Subdivision 2977 Trombley Street





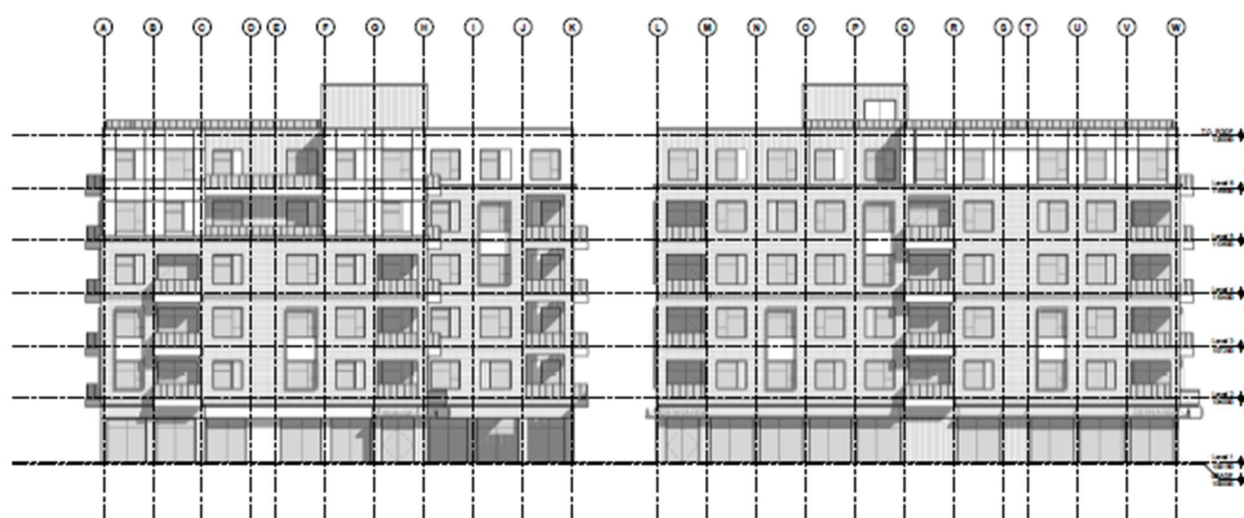




1 NORTH ELEVATION



2 WEST ELEVATION



1 SOUTH ELEVATION



2 EAST ELEVATION