December 18, 2020

Dear Property Owner / Occupants:

RE: Application Number: PL202000223 and PL202000224
Application Type: Zoning Bylaw and Concept Plan Amendment
Legal Address: Plan: 102289945 Block: E
Civic Address: 2950 Chuka Boulevard

Public Notice

The City of Regina is currently reviewing applications to amend the Towns (Eastbrook) concept plan to allow for more single detached lots in an area where commercial and mixed use development was approved.

For more detailed information, please find attached a copy of an aerial photograph, proposed concept plan 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 Jan 15, 2021. 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 (PL202000223)

Concept Plan Amendment Application (PL202000224)

### 2950 Chuka Blvd

#### Overview

**Background**
- The subject property is located within the Towns subdivision
- The subject property is Vacant
- The property is zoned as MLM-Mixed large market.

**Proposal**
- The applicant proposes an amendment to a four hectares area of the concept plan to accommodate a variety of single detached and attached lots for townhouse development.
- The applicant proposes to rezone the property from MLM – Mixed Large Market to the followings:
  - RL - Residential Low-Rise Zone (townhouse development)
  - RU - Residential Urban Zone (single detached, semi-detached lots)
  - PS - Public Service Zone (not sure what this is for?)
  - LA - Lane Access Overlay Zone, over a portion of the plan area (detached lots to allow for front garages rather than lane)

#### 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
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000
Opportunities for Public Input

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

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

Appears at Planning Commission

Appears at City Council
Towns Concept Plan (Proposed)

The Towns Land Use Areas

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Hectares</th>
<th>Acres</th>
<th>%</th>
<th>Units</th>
<th>Proposed (Current)</th>
<th>People</th>
<th>Proposed (Current)</th>
<th>People</th>
<th>Proposed (Current)</th>
<th>People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Density Single Family Detached Dwellings</td>
<td>43.3</td>
<td>107.0</td>
<td>13.0%</td>
<td>15</td>
<td>1,083 (1,053)</td>
<td>1,803</td>
<td>1,803 (1,770)</td>
<td>1,803</td>
<td>1,803 (1,770)</td>
<td>1,803</td>
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<tr>
<td>Medium Density Multi Unit Dwellings</td>
<td>2.4</td>
<td>60.1</td>
<td>9.1%</td>
<td>50</td>
<td>1,250 (1,220)</td>
<td>2,100</td>
<td>2,100 (2,050)</td>
<td>2,100</td>
<td>2,100 (2,050)</td>
<td>2,100</td>
</tr>
<tr>
<td>High Density Multi Unit Dwellings</td>
<td>3.7</td>
<td>9.1</td>
<td>2.5%</td>
<td>100</td>
<td>370 (370)</td>
<td>620</td>
<td>620 (605)</td>
<td>620</td>
<td>620 (605)</td>
<td>620</td>
</tr>
<tr>
<td>Flex Use</td>
<td>2.1</td>
<td>5.2</td>
<td>1.6%</td>
<td>70</td>
<td>250 (250)</td>
<td>425</td>
<td>425 (413)</td>
<td>425</td>
<td>425 (413)</td>
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</tr>
<tr>
<td>Mixed use or High Density Residential</td>
<td>1.1</td>
<td>2.7</td>
<td>0.5%</td>
<td>70</td>
<td>77 (77)</td>
<td>125</td>
<td>125 (120)</td>
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<td>125 (120)</td>
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</tr>
<tr>
<td>Sub-Total Residential</td>
<td>74.6</td>
<td>194.3</td>
<td>58.4%</td>
<td>390</td>
<td>2,897 (3,065)</td>
<td>4,819</td>
<td>4,819 (4,692)</td>
<td>4,819</td>
<td>4,819 (4,692)</td>
<td>4,819</td>
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<tr>
<td>Commercial</td>
<td>0.8</td>
<td>2.0</td>
<td>0.6%</td>
<td>10</td>
<td>20 (18)</td>
<td>33</td>
<td>33 (31)</td>
<td>33</td>
<td>33 (31)</td>
<td>33</td>
</tr>
<tr>
<td>Municipal Reserve</td>
<td>9.2</td>
<td>22.7</td>
<td>7.2%</td>
<td>150</td>
<td>1,500 (1,480)</td>
<td>2,400</td>
<td>2,400 (2,360)</td>
<td>2,400</td>
<td>2,400 (2,360)</td>
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<tr>
<td>Linear Detention and Municipal Utility</td>
<td>5.2</td>
<td>12.8</td>
<td>4.1%</td>
<td>100</td>
<td>520 (500)</td>
<td>840</td>
<td>840 (820)</td>
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<td>840 (820)</td>
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<tr>
<td>Municipal Walkway</td>
<td>0.3</td>
<td>0.7</td>
<td>0.1%</td>
<td>26</td>
<td>26 (25)</td>
<td>42</td>
<td>42 (41)</td>
<td>42</td>
<td>42 (41)</td>
<td>42</td>
</tr>
<tr>
<td>roads</td>
<td>33.6</td>
<td>83.4</td>
<td>29.0%</td>
<td>70</td>
<td>2,380 (2,360)</td>
<td>3,800</td>
<td>3,800 (3,740)</td>
<td>3,800</td>
<td>3,800 (3,740)</td>
<td>3,800</td>
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<tr>
<td>Total Land Use</td>
<td>127.7</td>
<td>315.4</td>
<td>100.0%</td>
<td>1,090</td>
<td>7,897 (7,860)</td>
<td>12,819</td>
<td>12,819 (12,692)</td>
<td>12,819</td>
<td>12,819 (12,692)</td>
<td>12,819</td>
</tr>
<tr>
<td>Linear Detention Extension</td>
<td>1.9</td>
<td>4.7</td>
<td></td>
<td>35</td>
<td>35</td>
<td>58</td>
<td>58</td>
<td>58</td>
<td>58</td>
<td>58</td>
</tr>
<tr>
<td>Total Area &amp; Linear Detention Extension</td>
<td>129.6</td>
<td>320.1</td>
<td></td>
<td>1125</td>
<td>8,232 (8,228)</td>
<td>13,397</td>
<td>13,397 (13,340)</td>
<td>13,397</td>
<td>13,397 (13,340)</td>
<td>13,397</td>
</tr>
</tbody>
</table>

Client/Project: DREAM TOWNS LANDS SOUTH (GP) INC.

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