

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 for updates on this application

Contact

Binod Poudyal, City Planner II
Planning and Development Services
proposeddevelopment@regina.ca / 306-777-7000

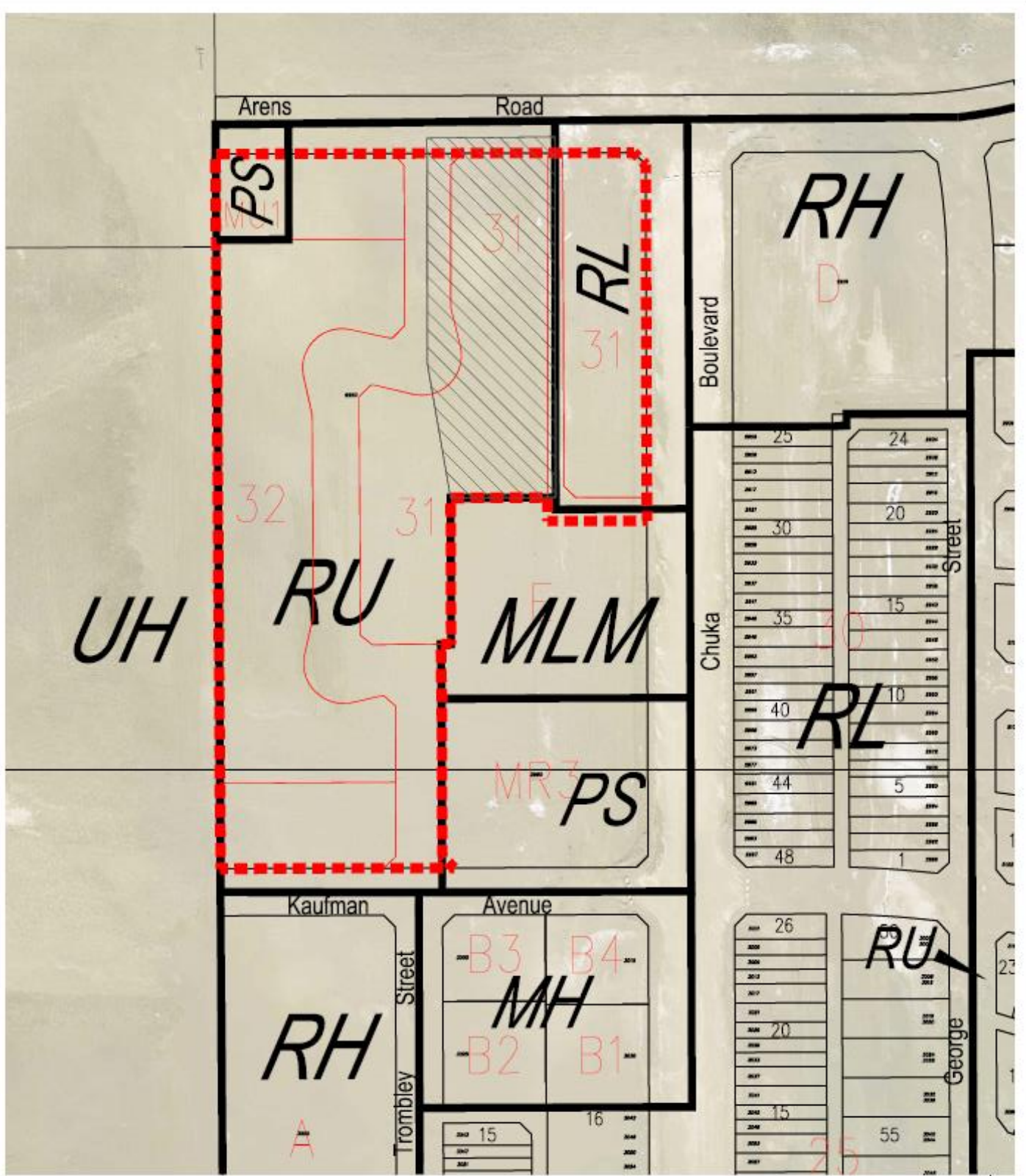


Opportunities for Public Input

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

Appear at Planning Commission

Appear at City Council



Subject Property



LA - Overlay

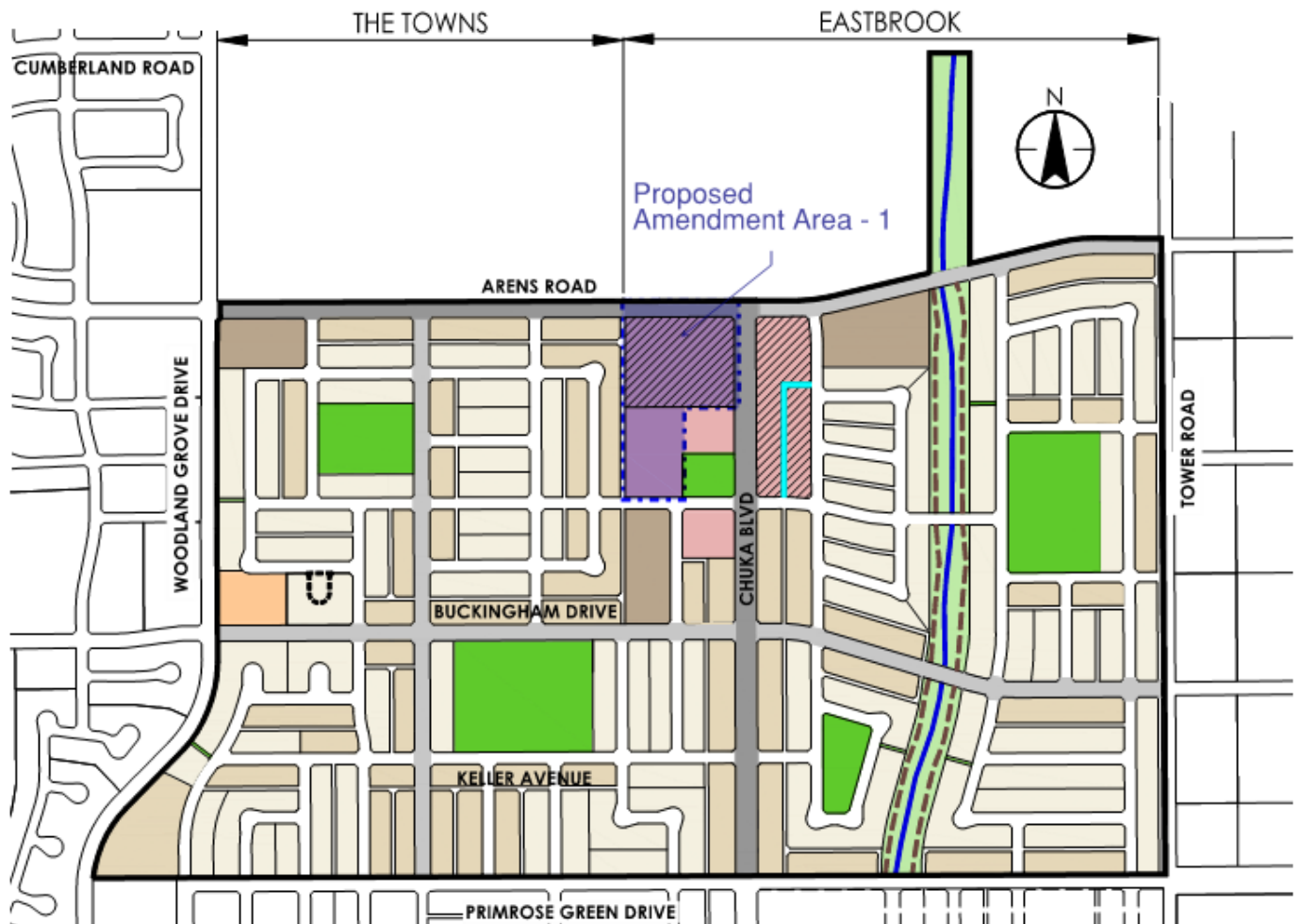
Date of Photography : 2018



Project PL202000223
PL202000224 Civic Address/Subdivision 2950 Chuka Boulevard

Towns Concept Plan (Existing)

Land Use



LEGEND

- | | | | | | |
|--|----------------------------|--|--|--|---|
| | CONCEPT PLAN BOUNDARY | | MIXED USE OR HIGH DENSITY RESIDENTIAL | | POTENTIAL LANE |
| | LOW DENSITY RESIDENTIAL | | COMMERCIAL | | LINEAR DETENTION MUNICIPAL UTILITY - MU |
| | MEDIUM DENSITY RESIDENTIAL | | PARK/GREENSPACE MUNICIPAL RESERVE - MR | | WALKWAY MUNICIPAL WALKWAY - MW |
| | HIGH DENSITY RESIDENTIAL | | ARTERIAL | | PATHWAY |
| | FLEX USE | | COLLECTOR | | POTENTIAL STREET |

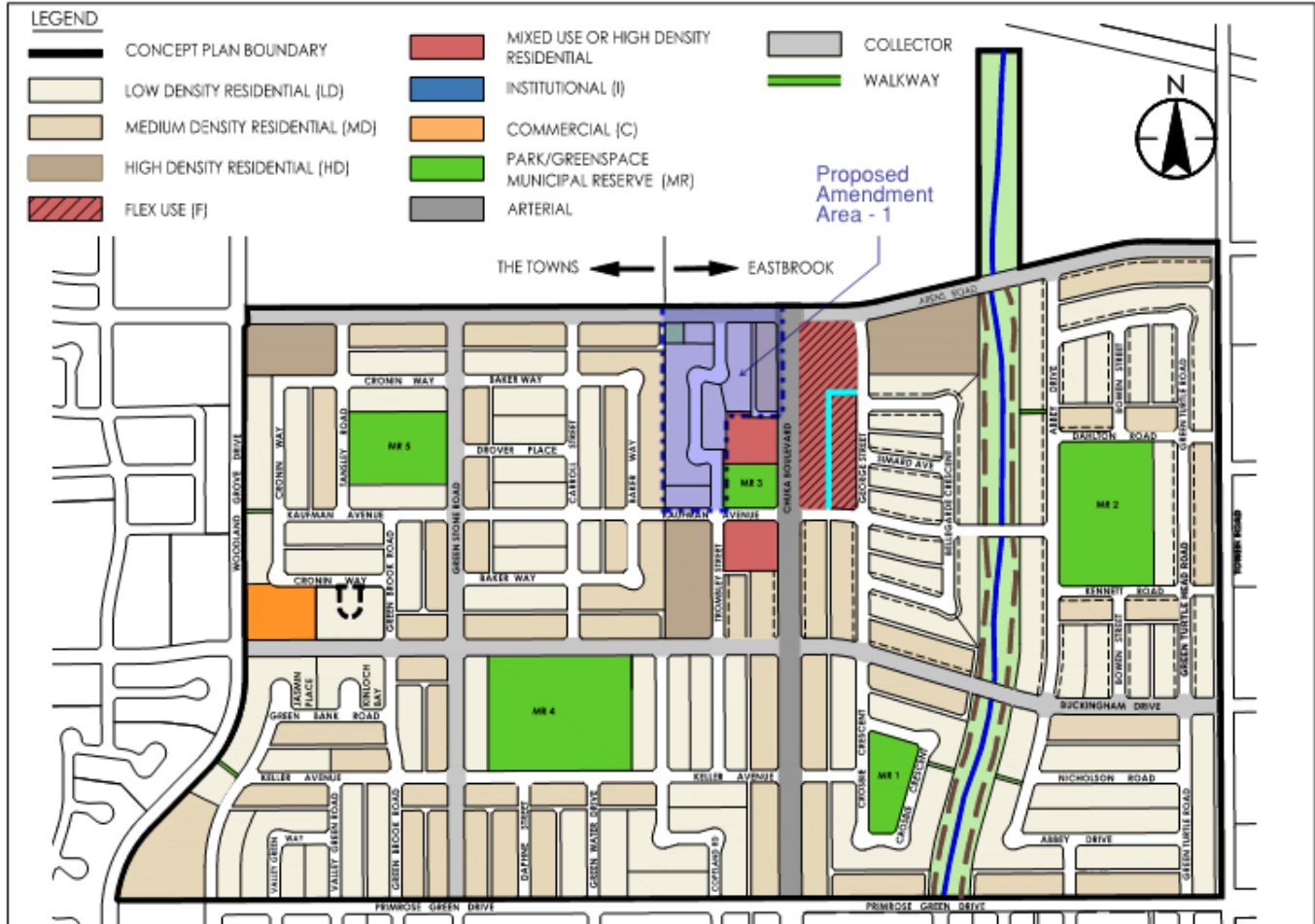
Revised March 22, 2019



The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwellings	41.3	102.0	32.3%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	3.7	9.1	2.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density Residential	2.3	5.7	1.8%
Total Residential	75.6	186.7	59.2%
Commercial			
Commercial	0.8	2.0	0.6%
Municipal Reserve			
Municipal Reserve	9.1	22.5	7.1%
Linear Detention			
Linear Detention	5.1	12.6	4.0%
Municipal Walkway			
Municipal Walkway	0.1	0.2	0.0%
Roadways			
Roadways	37.0	91.4	29.0%
Total	127.7	315.4	100.0%
Linear Detention Extension			
Linear Detention Extension	1.9	4.7	N/A
Total Area & Linear Detention Extension	129.6	320.1	N/A

Towns Concept Plan (Proposed)



The Towns Land Use Areas

Land Use	Hectares	Acres	%	Units /Ha	Proposed (Current) Units	People /Unit	Proposed (Current) Population	People /Ha	Proposed (Current) Elementary Population
Residential									
Low Density Single Family Detached Dwellings	43.3	107.0	33.9%	25	1,083 (1,033)	3	3,248 (3,098)	75	650 (620)
Medium Density Multi Unit Dwellings	24.4	60.3	19.1%	50	1,220 (1,200)	2.1	2,562 (2,520)	105	512 (480)
High Density Multi Unit Dwellings	3.7	9.1	2.9%	100	370 (370)	1.7	629 (629)	170	75 (74)
Flex Use	2.1	5.2	1.6%	70	147 (301)	1.7	250 (512)	0	30 (60)
Mixed use or High Density Residential	1.1	2.7	0.9%	70	77 (161)	1.7	131 (274)	0	16 (32)
Sub-Total Residential	74.6	184.3	58.4%		2,897 (3,065)		6,819 (7,032)		1,283 (1,266)
Commercial	0.8	2.0	0.6%						
Municipal Reserve	9.2	22.7	7.2%						
Linear Detention and Municipal Utility	5.2	12.8	4.1%						
Municipal Walkway	0.1	0.2	0.1%						
Roadways	37.8	93.4	29.6%						
Total Land Use	127.7	315.4	100.0%		2,897		6,819		1,283
Linear Detention Extension	1.9	4.7							
Total Area & Linear Detention Extension	129.6	320.1							



Stantec
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www.stantec.com

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

Project No.
113101180.951

Title
LAND USE PLAN

Revision 1	Date 2020.12.02
Reference Sheet	Figure No. 1

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