

April 19, 2023

Dear Owner/Occupant:

Re: Permitted Use Development at 3700 Green Diamond Road

The City of Regina is currently reviewing a building permit application for the construction of a four-storey apartment building located at 3700 Green Diamond Road in the Greens on Gardiner neighbourhood.

As this project proceeds, residents may notice similarities between this development and a previously proposed project on this property that was denied by City Council in March of 2021. The purpose of this letter is to clarify why this project is now proceeding.

The zoning of the property requires that any proposed building with a height greater than 11m automatically triggers a “discretionary use” review process, which provides residents and Council with the opportunity to review the project. The project proposed in March 2021 was 15.6 metres, and a discretionary use review was initiated. Some residents had expressed concerns with the proposal, and Council exercised its authority to deny the application.

The new project, submitted by the same developer, is similar to the March 2021 proposal but has been reduced in height to 11 metres. As the building is now 11 metres high, the development is considered a “permitted use.” Per Provincial legislation, the City is required to issue a development permit because the proposal complies with the zoning requirements. The property owner has the right to develop without further public consultation or a vote of Council.

A summary comparison of the two proposals is provided below:

	Original Proposal	Current Proposal
Height (m)	15.6	11.0
Number of Dwelling Units	123	124
Number of Parking Stalls	154	125
Parking Stalls per Dwelling	1.25	1.0
Site Coverage %	24.5	28.3
Approval Required	Discretionary Use (>11m height)	Permitted Use (<11m height)
Approval Status	Denied by Council (March 2021)	Development Permit approved (September 2021); Building Permit now being processed

The building permit application is currently being processed and may be issued within the next few weeks. Construction could begin any time after the building permit is approved.

This letter has been distributed to owners and occupants of property within 75m of the subject property and will be posted at regina.ca/proposeddevelopment.

To learn more about land use, property development and zoning, visit [Regina.ca/zoningbylaw](https://regina.ca/zoningbylaw)

Sincerely,

A handwritten signature in blue ink that reads "Ben Mario". The signature is written in a cursive, slightly slanted style.

Ben Mario, MCIP RPP
Manager, City Planning Branch



Subject Property

Date of Photography: 2020

