

Concept Plan Amendment: PL202300085
Zoning Bylaw Amendment: PL202300079
500 N Courtney Street, Regina, SK

Overview	
Background	<ul style="list-style-type: none"> The subject property is located in the Coopertown neighbourhood. The property is currently zoned: <ul style="list-style-type: none"> RU - Residential Urban Zone, and LA – Lane Access Overlay Zone. This site is currently vacant. The surrounding land uses: <ul style="list-style-type: none"> East: Sherwood – McCarthy Neighbourhood across Courtney Street. South: Westhill Park Neighbourhood across 9th Avenue N. North and West: Vacant land planned for future development.
Proposal	<ul style="list-style-type: none"> The applicant proposes to remove rear lanes in Blocks 2 and 3, as indicated in Appendix A-1. This minor amendment intends to facilitate the development of single-family homes with front-attached garages. As rear lanes will be removed, the current Lane Access Overlay Zone also requires removal. The property’s underlying zone, RU- Residential Urban, will not be affected.
Additional Information	
Process (Concept Plan Amendment and Zoning Bylaw Amendment)	<ul style="list-style-type: none"> Concept plans illustrate the specific location of land uses, streets and open space for proposed new development areas. A zone controls the type and size of land use on a property. Refer to the Application Review Process on the back of the page. This application will require approval by City Council. 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.
Status Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Bijaya Lamichhane, City Planner II Planning & Development Services Department proposeddevelopment@regina.ca / 306-777-7000



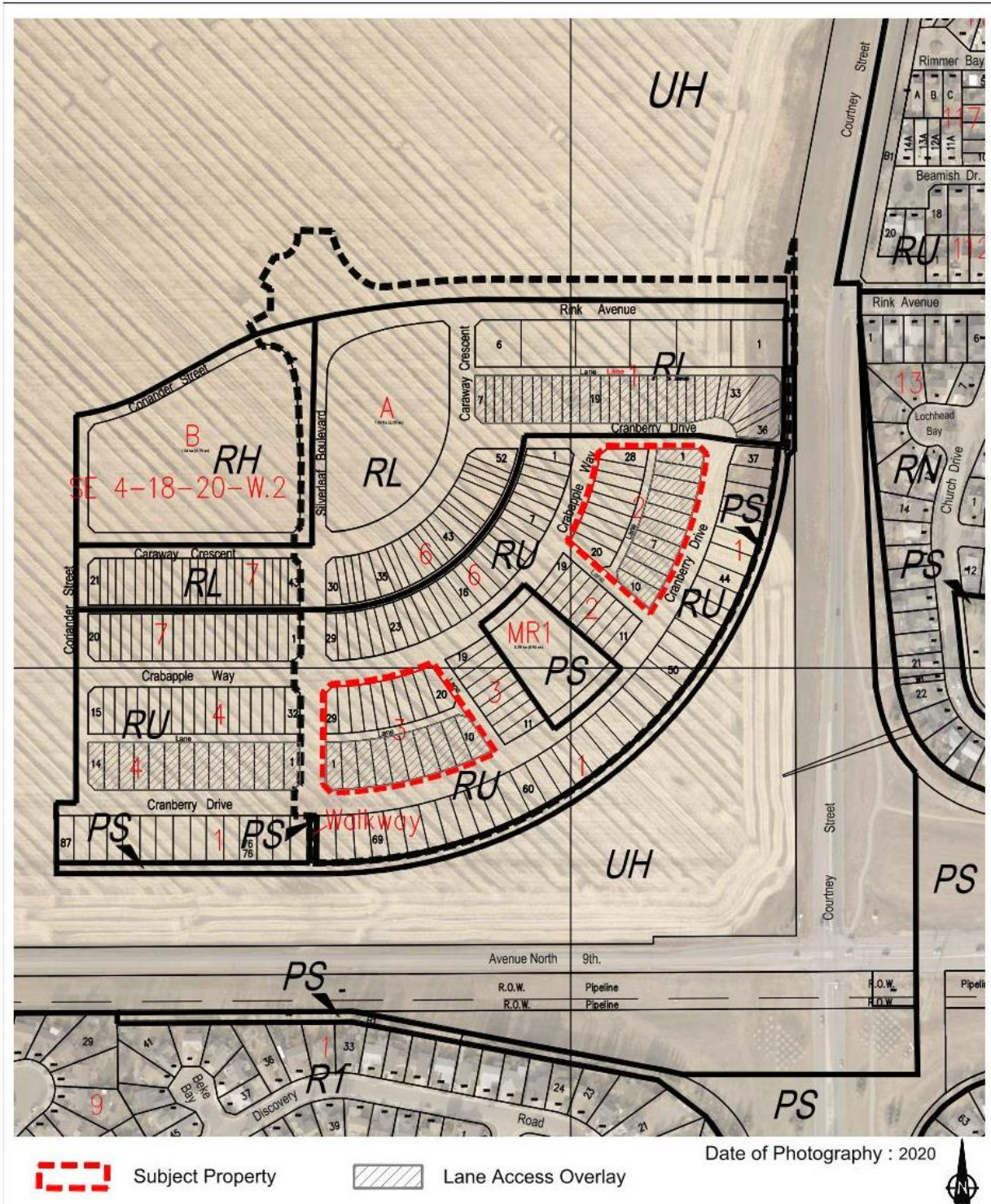
Opportunities for Public Input

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

Appear at Planning Commission

Appear at City Council

Appendix A-1



Subject Property
 Lane Access Overlay

Date of Photography : 2020

Project PL202300079 PL202300085 Civic Address/Subdivision 500 N Courtney Street

Land Use Category	Ha	%	U/Ha	Units	Pop	Ppl/Ha
Low Density Units	15,987	25.0%	25	400	1079	67.5
Low or Medium Density Units	4,831	7.5%	37.5	181	471	97.5
Medium Density Units	5,534	8.6%	50	277	692	125
High Density Units	4,907	7.7%	100	491	883	180
Flex Area 1 - Commercial	3,590	5.6%	-	-	-	-
Flex Area 1 - Residential	0,864	1.3%	75	65	117	135
Flex Area 2	1,605	2.5%	75	120	217	135
Municipal Reserve	5,023	7.8%	-	-	-	-
Potential Municipal Walkway	0,017	0.0%	-	-	-	-
Local Roads	19,83	31.0%	-	-	-	-
Municipal Buffer	1,821	2.8%	-	-	-	-
Total	64,009	100%	-	1533	3458	54 ppl/ha
Courtney St. ROW	6.40	-	-	-	-	-
Interchange Lands	0.861	-	-	-	-	-
Concept Plan Area	71.27	-	-	-	-	-

Legend

- Low Density Units
- Low or Medium Density Units
- Medium Density Units
- High Density Units
- Flex Area 1 (limited to: Commercial, Mixed-use, Office, Low, Medium and High Density Residential)
- Flex Area 2 (limited to: Low, Medium and High Density Residential, Office, Mixed-use)
- Municipal Reserve
- Municipal Buffer
- Potential Municipal Walkway
- Potential Road
- Potential Lane
- Hydrocarbon Pipeline Corridor
- Concept Plan Boundary

