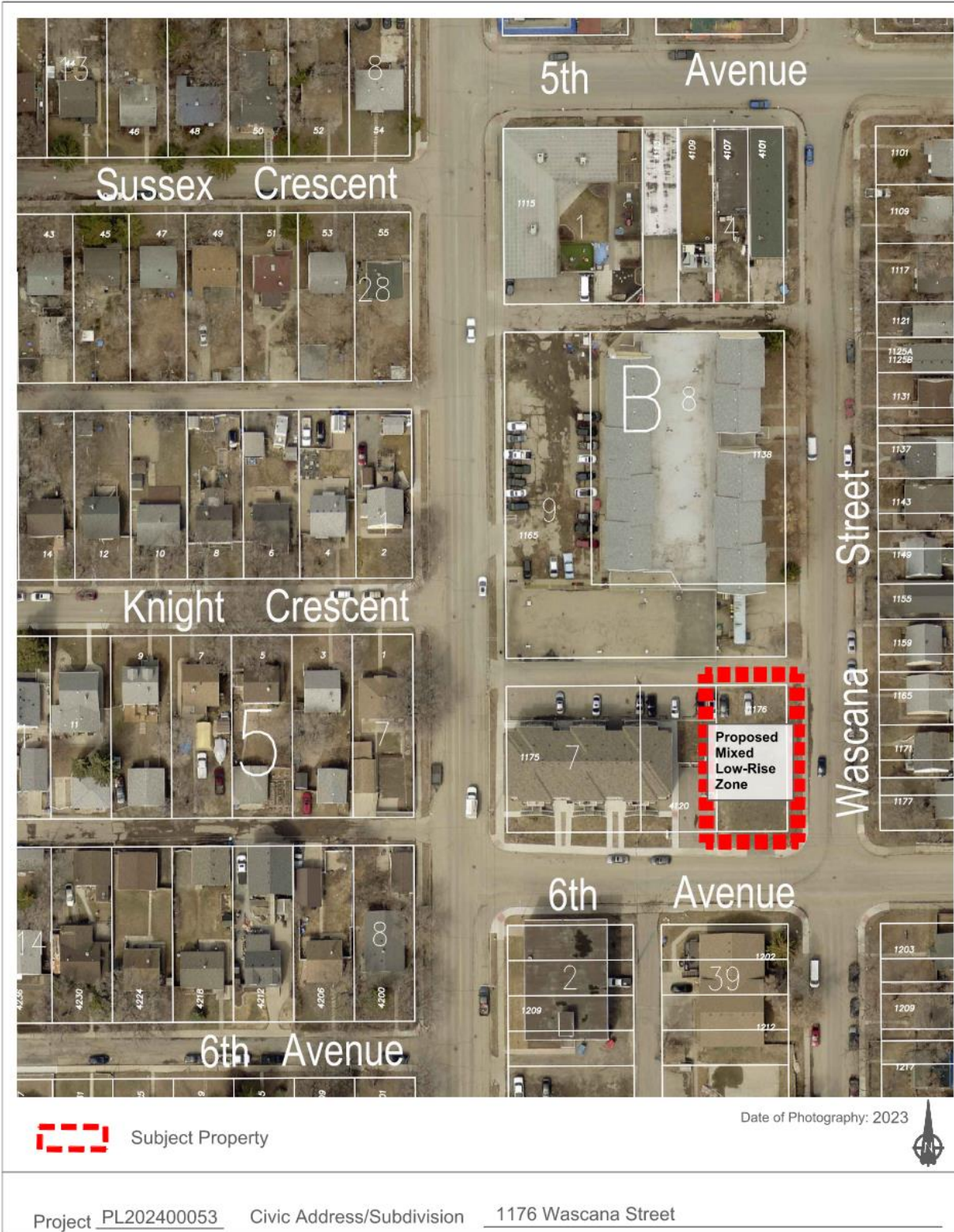


Overview	
Proposal	<p>The applicant proposes to amend the Zoning Bylaw by rezoning 1176 Wascana Street (Subject Property) from I - Institutional Zone to ML – Mixed Low-Rise Zone, which supports commercial, residential and mixed-use development.</p> <p>To understand land-use and development types potentially allowable in the ML Zone, please review Part 4A (Table 4A.T2) of Chapter 4 of the City’s Zoning Bylaw: open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</p> <p>The City is not reviewing an application for a proposed development at this time.</p>
Background	<p>The Subject Property is vacant; however, formerly accommodated part of a fire hall.</p> <p>The surrounding land-use includes low-density (e.g. bungalows) and medium-density (e.g. 2-3 storey apartment buildings) residential development, as well a commercial building directly to the north.</p> <p>An amendment to the <i>North Central Neighbourhood Plan</i>, which forms part of the City’s Official Community Plan, is required, as this Plan identifies the Subject Property as forming part of an institutional land-use area (former City fire hall).</p>
Process	
Review/ Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the <u>decision authority</u>, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The decision authority respecting Zoning Bylaw amendments is the Regina City Council. Applications directed to City Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council.</p> <p>Both the RPC and City Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or City Council. Please refer to the Application Review Process on back of page.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	<p>Zoey Drimmie, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000</p>

Appendix A-1



Appendix A-2

