

Overview	
Proposal	<p>The Applicant proposes to develop a “Building, Planned Group” (multiple buildings on one lot), consisting of three residential buildings, with six units per building (see Appendix C). This Proposed Development will require:</p> <ul style="list-style-type: none"> • A rezoning from R1 – Residential Detached Zone, which does not support the Proposed Development, to RL – Residential Low-Rise Zone. • Review through the Discretionary Use procedure, as Building, Planned Group is listed as a Discretionary Use within the RL – Residential Low-Rise Zone. • An amendment to the Lakeview/Albert Park Neighbourhood Plan (OCP – Part B.11), as the Subject Property is identified for single-detached dwellings only.
Additional Information	<p>The Subject Property is an undeveloped parcel located within the Lakeview Neighbourhood and is currently zoned R1 – Residential Detached Zone.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands to the north, east, and south consist of low-density residential development land to the west is open space - Rawlinson Crescent Park.</p> <p>Note that the RL – Residential Low-Rise Zone allows for development larger than what is proposed, which is illustrated in Appendix D.</p>
Process	
Review / Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the decision authority, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The decision authority respecting Zoning Bylaw and Official Community Plan amendments, and where a Discretionary Use application also applies, is the Regina City Council. Applications directed to Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to Council.</p> <p>Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or 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	<p>Visit Regina.ca/proposeddevelopment for updates on this application.</p>
Contact	<p>Tyson Selinger, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000</p>

Appendix A - Location



Subject Property

Date of Photography: 2023

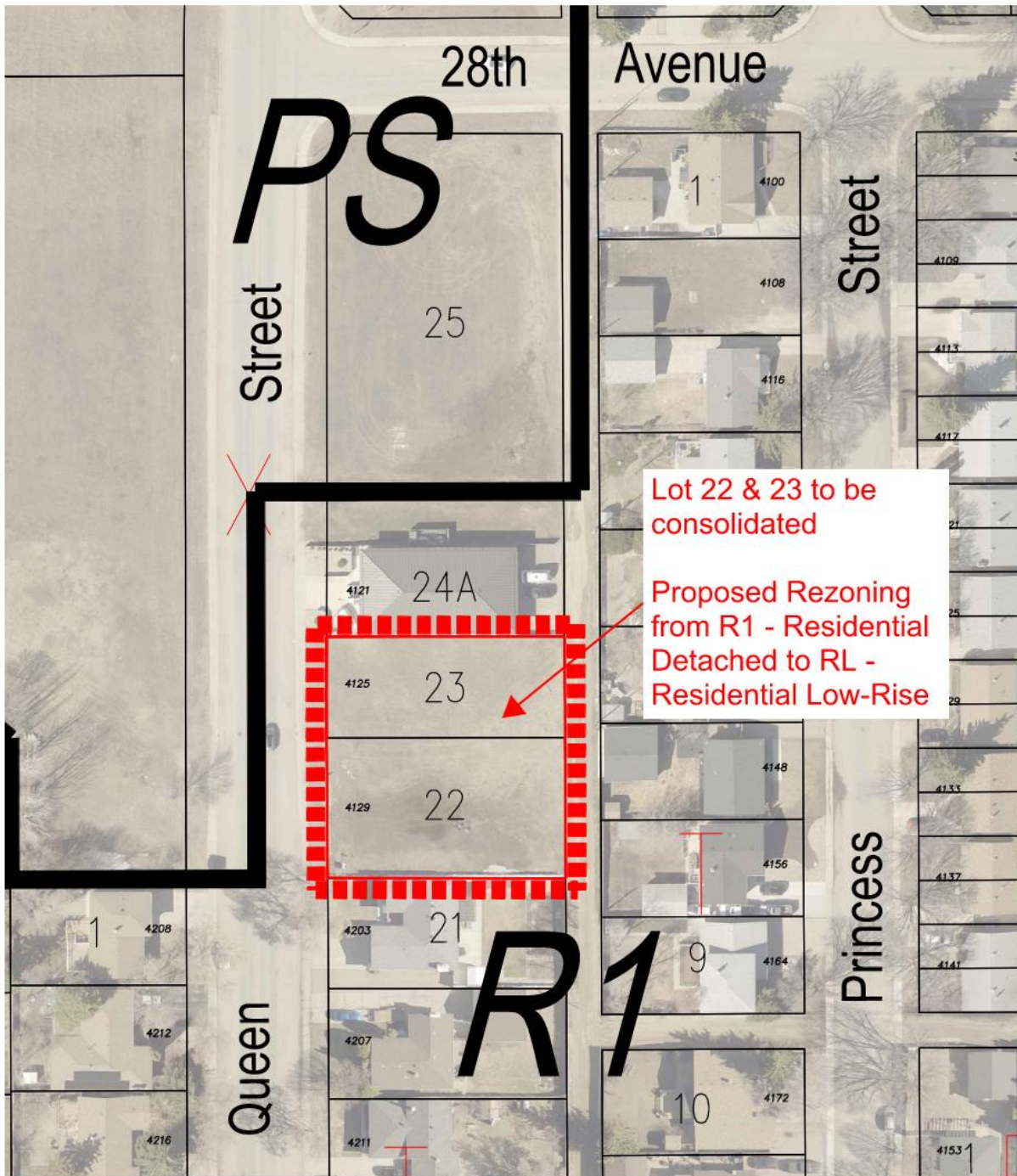


Project PL202400063
PL202400064

Civic Address/Subdivision

4125 and 4129 Queen Street

Appendix B – Proposed Zoning



Lot 22 & 23 to be consolidated

Proposed Rezoning from R1 - Residential Detached to RL - Residential Low-Rise

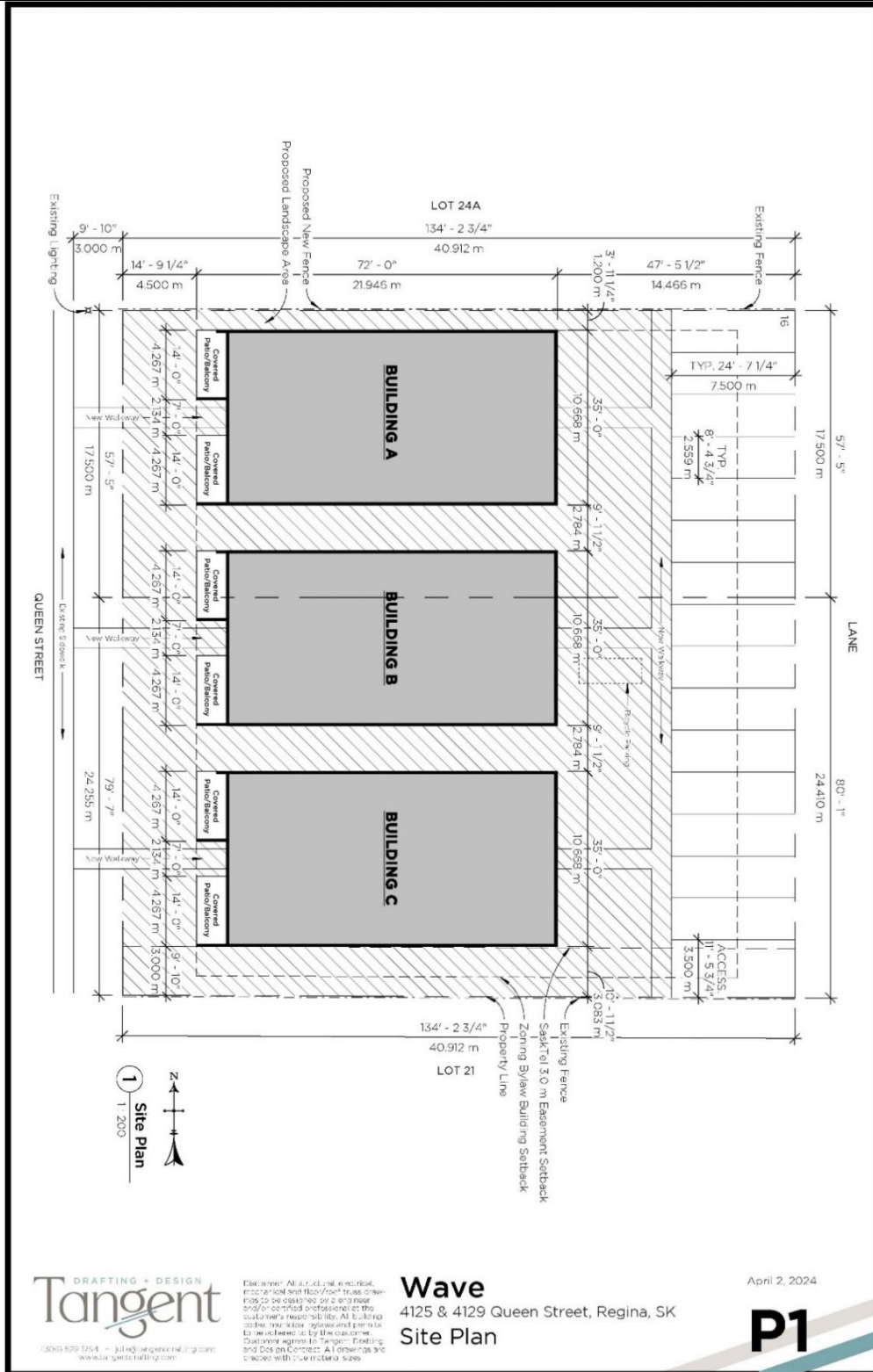
 Subject Property

Date of Photography : 2023



Project PL202400063 PL202400064 Civic Address/Subdivision 4125 and 4129 Queen Street

Appendix C1 – Proposed Development



DRAFTING + DESIGN
Tangent
 3865 559-1264 - julia@tangent.ca
 www.tangent.ca

Disclaimer: All architectural, electrical, mechanical and floor/roof plans drawn for the purpose of this drawing are the property of Tangent Drafting and Design. All other drawings, specifications and details are the property of the client. Tangent Drafting and Design is not responsible for any errors or omissions in this drawing. All drawings are based on the information provided by the client. Tangent Drafting and Design is not responsible for any errors or omissions in this drawing. All drawings are based on the information provided by the client.

Wave
 4125 & 4129 Queen Street, Regina, SK
 Site Plan

April 2, 2024

P1

Appendix C2 – Proposed Development



DRAFTING + DESIGN
Tangent
 306.336.1364 • info@tangentrdg.com
 www.tangentrdg.com

Disclaimer: All structural, electrical, mechanical and plumbing drawings are for two (2) units only. All drawings are for informational purposes only and are not to be used for construction. All drawings are subject to change without notice. All drawings are created with AutoCAD software.

Wave
 4125 & 4129 Queen Street, Regina, SK
 Exterior Elevations

April 2, 2024

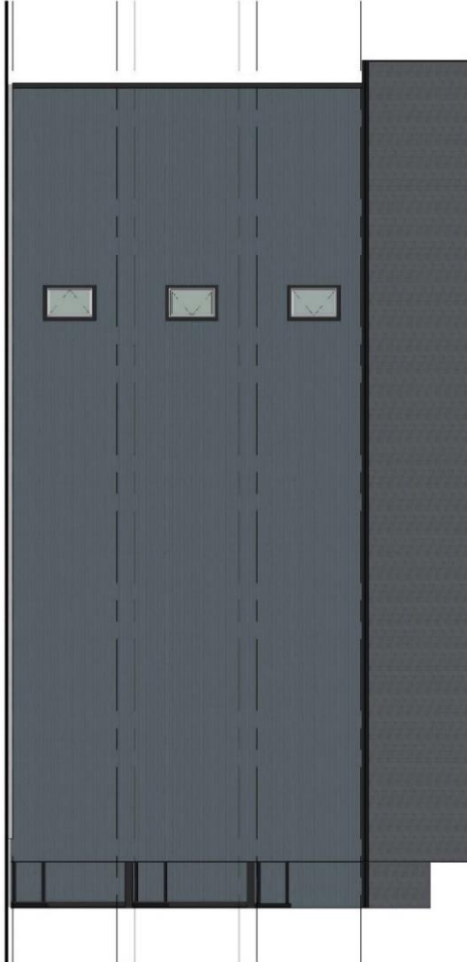
P2

Appendix C3 – Proposed Development

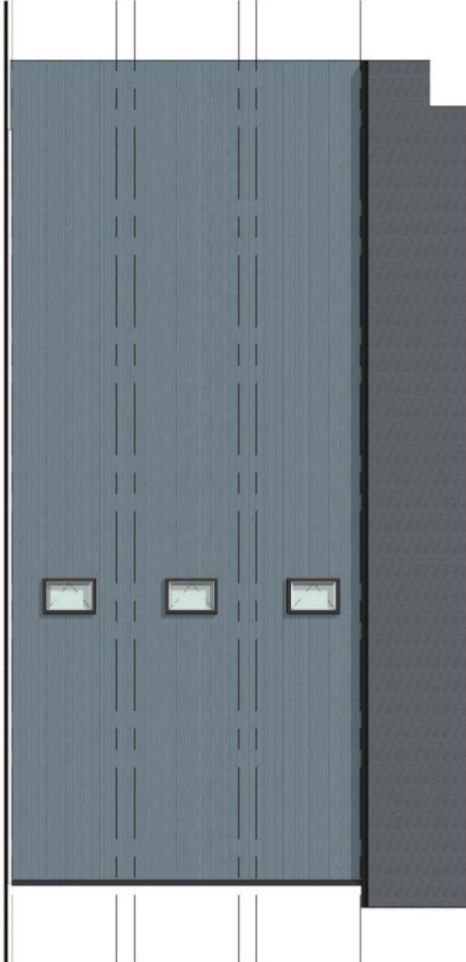


Appendix C4 – Proposed Development

2
1:100
Left Elevation



1
1:100
Right Elevation



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Exterior Elevations

April 2, 2024
P4

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Appendix C5 – Proposed Development



Appendix D – Zoning Potential

Proposed Development compared to what the RL – Residential Low-Rise Zone could potentially allow. Note:

- Proposed Development height is: 11 m
- As a Permitted Use, RL Zone allows a 15 m height (shown in blue)
- Through the Discretionary Use procedure, height could potentially be a maximum of 20 m (not shown)

