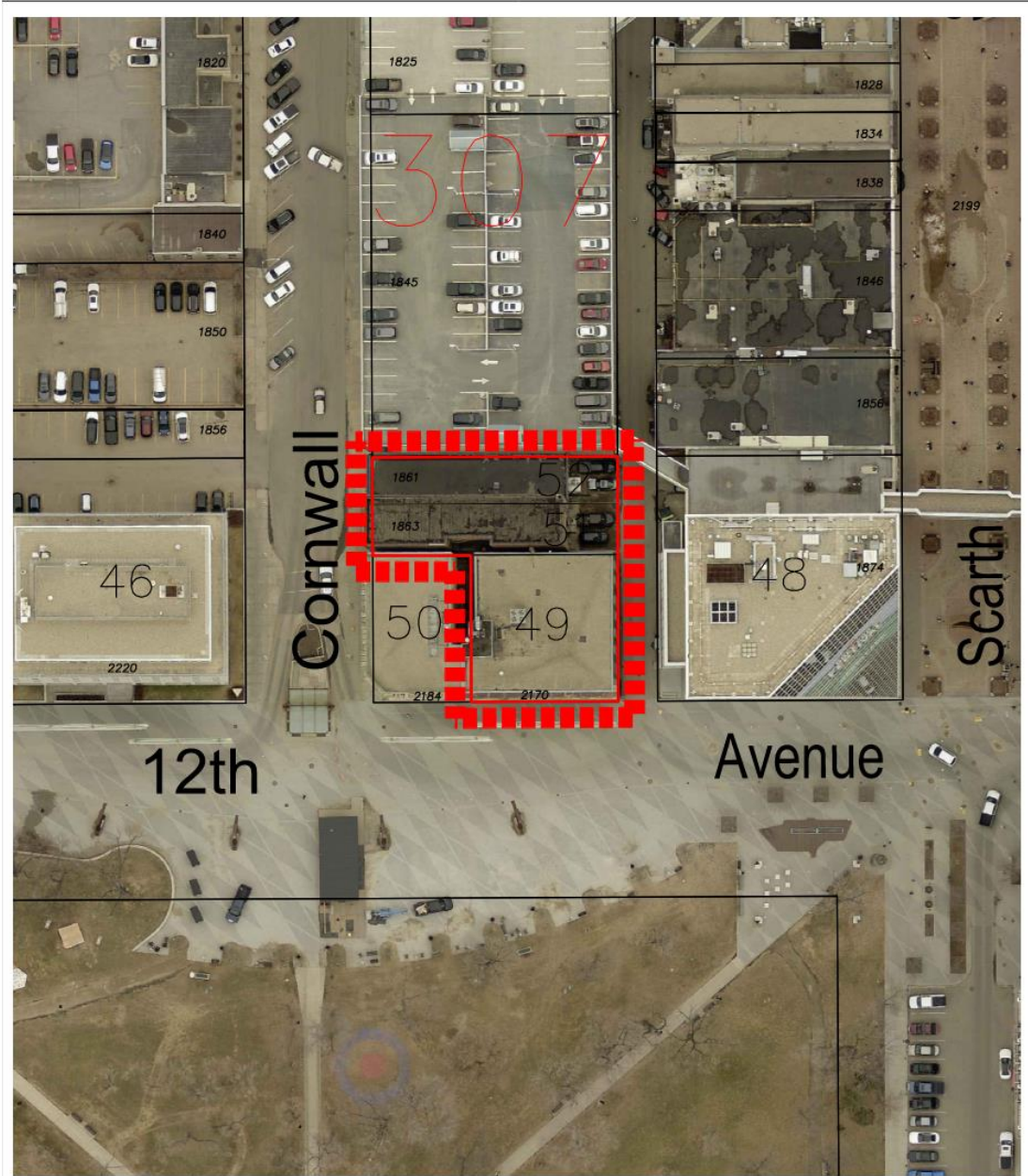



<b>Overview</b>	
<b>Proposal</b>	<p>The Applicant proposes to develop an interim outdoor event space with food and drink at 1861 Cornwall Street, 1863 Cornwall Street and 2170 12<sup>th</sup> Avenue, which is zoned DCD-D – Direct Control District-Downtown.</p> <p>The Proposed Development includes a second-floor deck, opportunities for commercial, and open space to accommodate a variety of events.</p>
<b>Additional Information</b>	<p>The DCD-D – Direct Control District-Downtown requires “Food &amp; Beverage, Outdoor” over 100m<sup>2</sup> to be reviewed through the Discretionary Use procedure.</p> <p>The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: office and retail (north, east and west (high-density residential (west); Pat Fiacco Plaza and Victoria Park to the south.</p>
<b>Process</b>	
<b>Review / Decision</b>	<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 Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council. 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 attached Application Review Process summary.</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>
<b>Updates</b>	Visit <a href="https://www.regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Zoey Drimmie, City Planner II Planning & Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000

**Appendix A - Location**



 Subject Property

Date of Photography : 2023



Project PL202400068 Civic Address/Subdivision 2170 12th Avenue

## Appendix B1 – Proposed Development

