

Information Sheet

PL202400084 - 1705 Neville Drive

Overview	
Overview	
Proposal	The Applicant proposes to develop a six-storey, 210-unit residential building at 1705 Neville Drive (Subject Property), which is zoned MH – Mixed High-Rise Zone.
	The Proposed Development will include: 243 parking stalls (outdoor and indoor parkade), 48 bicycle parking stalls and communal amenity areas.
Additional Information	The MH Zone requires that strictly residential buildings, which do not include a non-dwelling land-use, be reviewed through the Discretionary Use procedure, as the MH Zone typically requires a non-dwelling land-use on the same parcel.
	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.
	The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: high-density residential (west); commercial, including hotel (south and east); vacant parcel followed by high-density (north).
Process	
Review / Decision	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.
	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]).
	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 – for both the RPC and the City Council meetings, the public may attend and provide comments either verbally, at the meeting, or in writing (refer to process overview).
	If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
Updates	Visit <u>Regina.ca/proposeddevelopment</u> for updates on this application.
Contact	Zoey Drimmie, City Planner II
	Planning & Development Services
	proposeddevelopment@regina.ca / 306-777-7000



Information Sheet

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Appendix A - Location





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Appendix B1 – Proposed Development

Concept

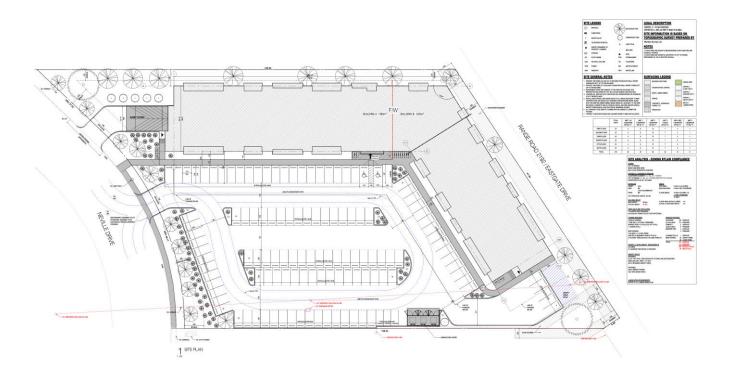




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Appendix B2 – Proposed Development

Site Plan

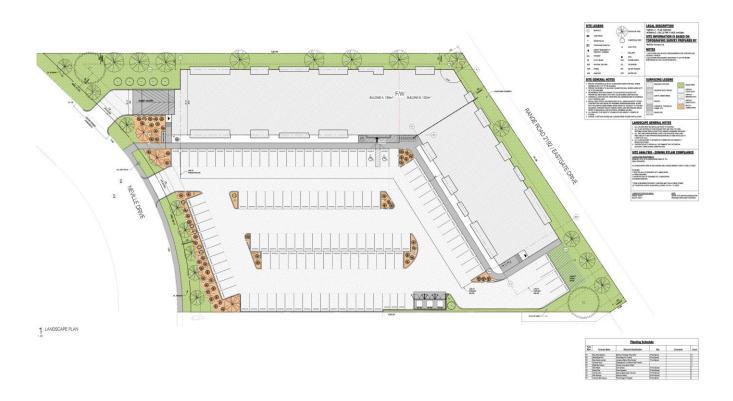


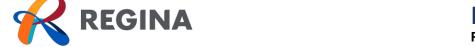


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Appendix B3 – Proposed Development

Landscaping Plan

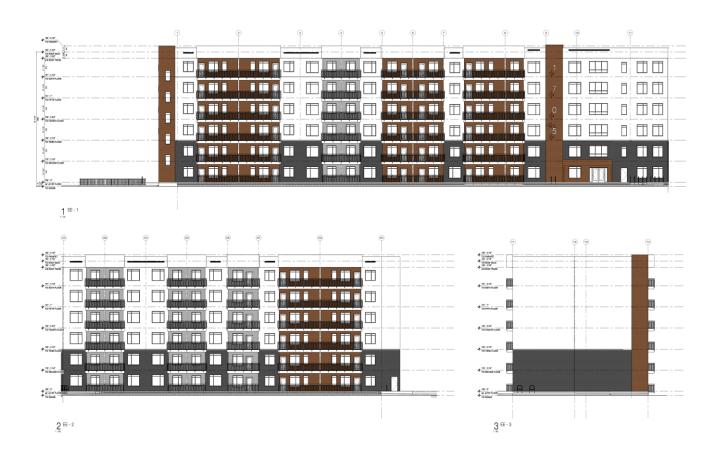






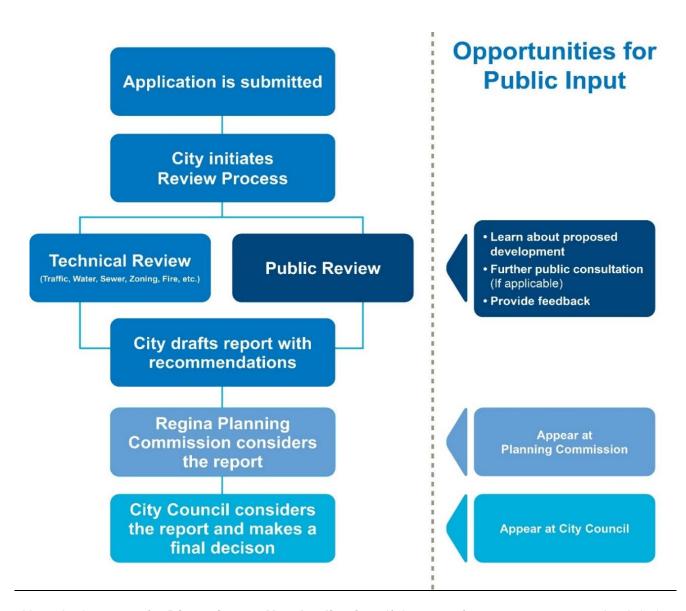
Appendix B4 – Proposed Development

Typical Elevation





Process Overview



Note: In the case of a **Discretionary Use Application:** if there are few-to-no concerns raised during the public and technical review, the application may be directed to the City Administration (City Development Officer) for approval consideration (not Regina Planning Commission and City Council)



Comment Sheet

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We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

By completing this form, you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning **Commission and City Council.**

 I support this proposal I would like it more if one or more features were I would accept the proposal if many features were I completely oppose this proposal None of the above/other 	
What elements of the development proposal do yo	u support?
What changes to the development proposal do you	racommand?
what changes to the development proposal do you	r recommend :
What other associated issues or comments do you	have?
Please provide your contact information if you wish to be informed	
of when Regina Planning Commission considers this matter:	Please respond by: June 21, 2024
	City website (preferred):
Name	regina.ca/proposeddevelopment
Address & Postal Code	Email:
	poposeddevelopment@regina.ca
Telephone and/or Email (email preferred)	86-15
Personal information is collected and maintained in accordance	Mail: City of Regina
with The Local Authority Freedom of Information and Protection of	Planning & Development
Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at	Services Department
lafoipp@regina.ca. collection of your personal information,	PO Box 1790 Regina, SK S4P 3C8
contact the Access & Privacy team at Jafoinn@regina ca	Regina, SN 54P 3C8

contact the Access & Privacy team at lafoipp@regina.ca.



Comment Sheet

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Additional Comments		