

Overview

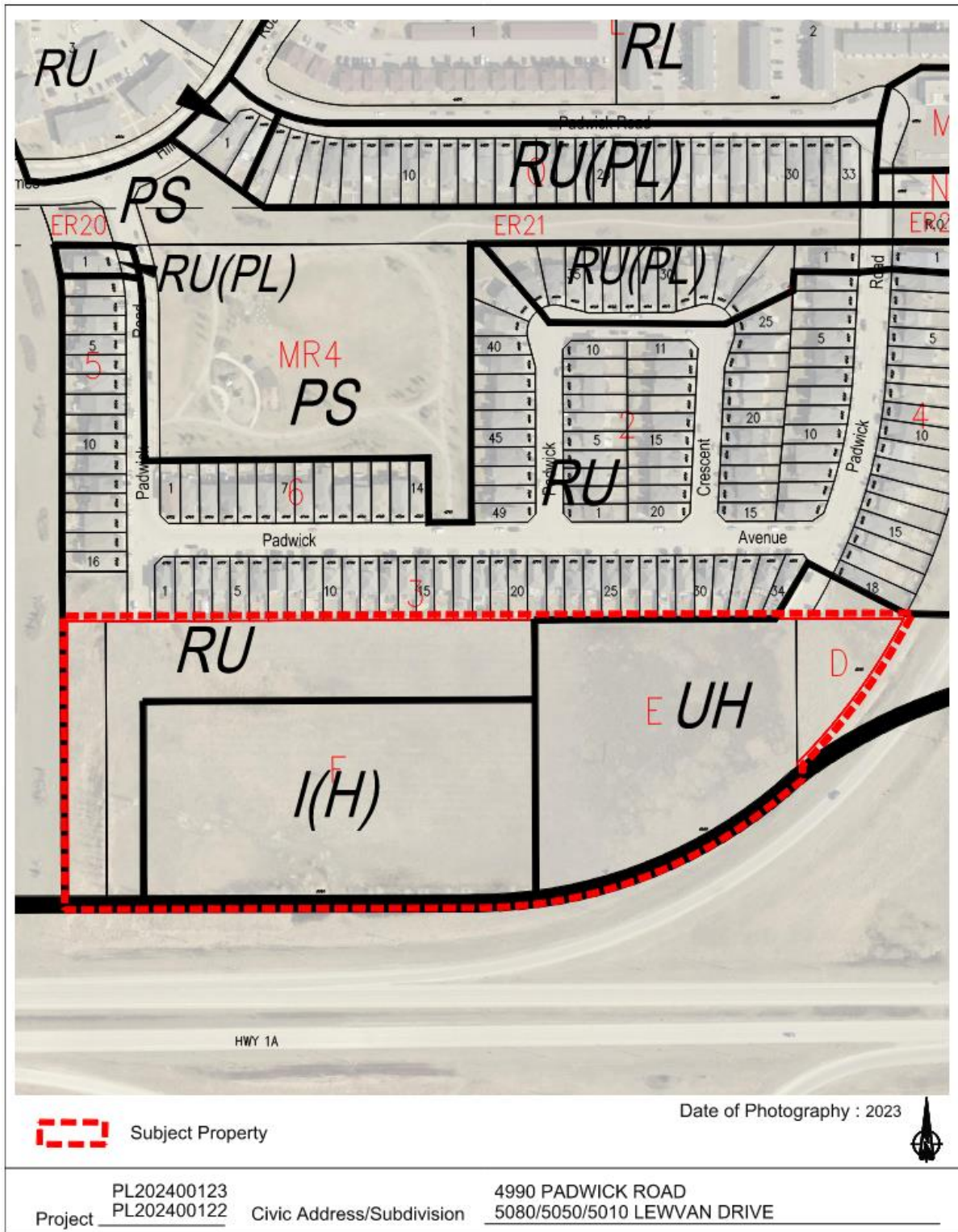
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning property located at 4990 Padwick Road and 5080 Lewvan Drive (part of Subject Property noted above), in the Harbour Landing Neighbourhood:</p> <ul style="list-style-type: none"> • From: I – Institutional Zone and RU – Residential Urban Zone • To: RL – Residential Low-Rise Zone and RU – Residential Urban Zone <p>To understand land-use and development types potentially allowable in the RU and RL zones please review Part 3B (Table 3B.T2) and Part 3C (Table 3C.T2) of Chapter 3 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; however, the Applicant has indicated that they may pursue, in the future, single-detached and townhouse style housing types.</p> <p>In order to proceed with the proposed rezoning, the Applicant is also seeking an amendment to the <i>Harbour Landing Concept Plan</i> (maps attached).</p>
Additional Information	<p>The Subject Property previously accommodated a “gun club/ shooting range” and was subject to contamination; therefore, as a prerequisite for development, the Applicant will need to also clean up the site and then have the Holding Overlay zone removed.</p> <p>The Institutional Zone was assigned to the property to accommodate a proposed “place of worship” (church); however, this never materialized.</p>

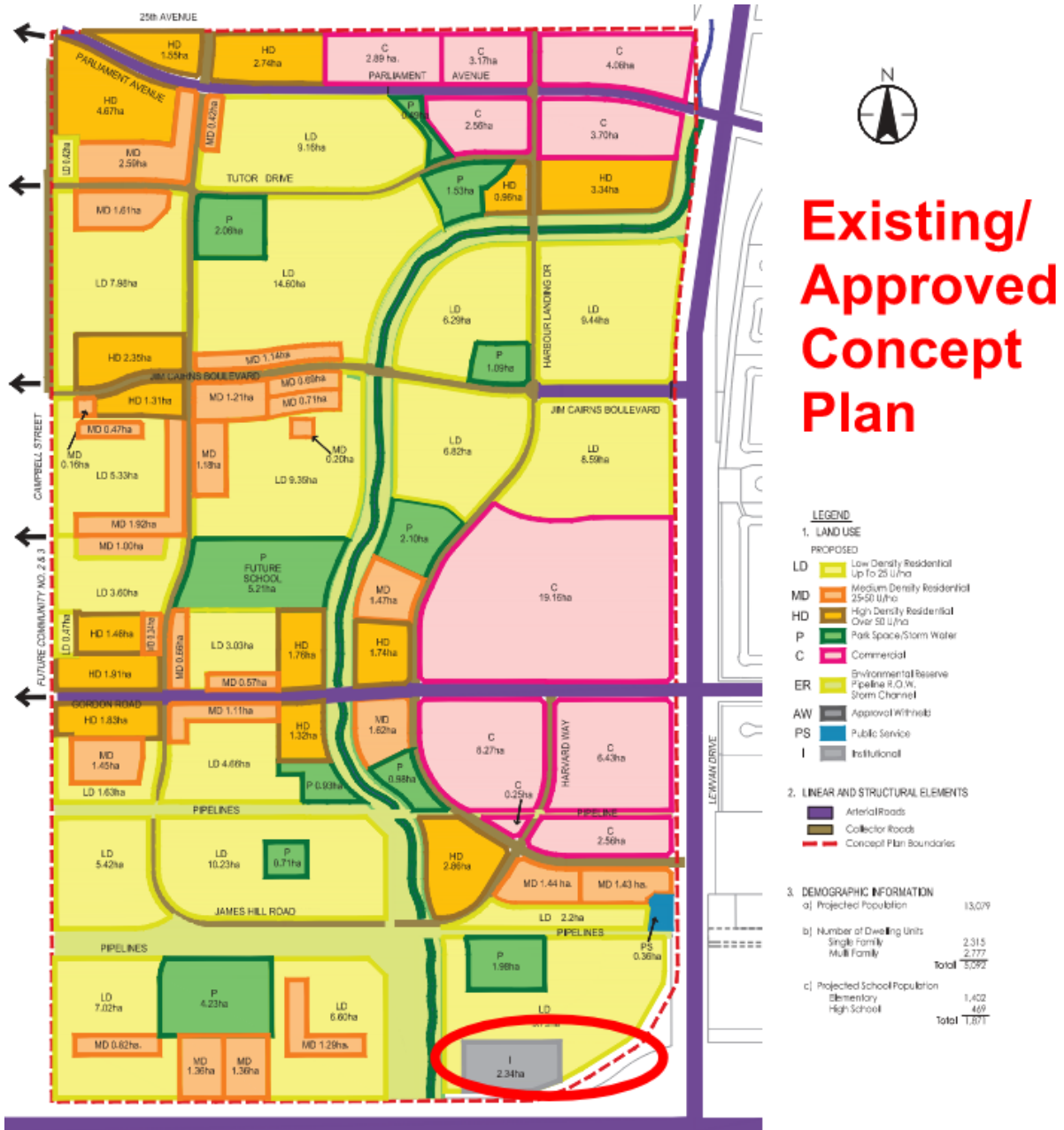
Process

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 Concept Plan and Zoning Bylaw amendments is the Regina City Council. Applications directed to Council will first be considered 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>Jeremy Fenton - Senior City Planner, City Planning Branch jfenton@regina.ca or 306.751.4228</p>

Appendix A - Location



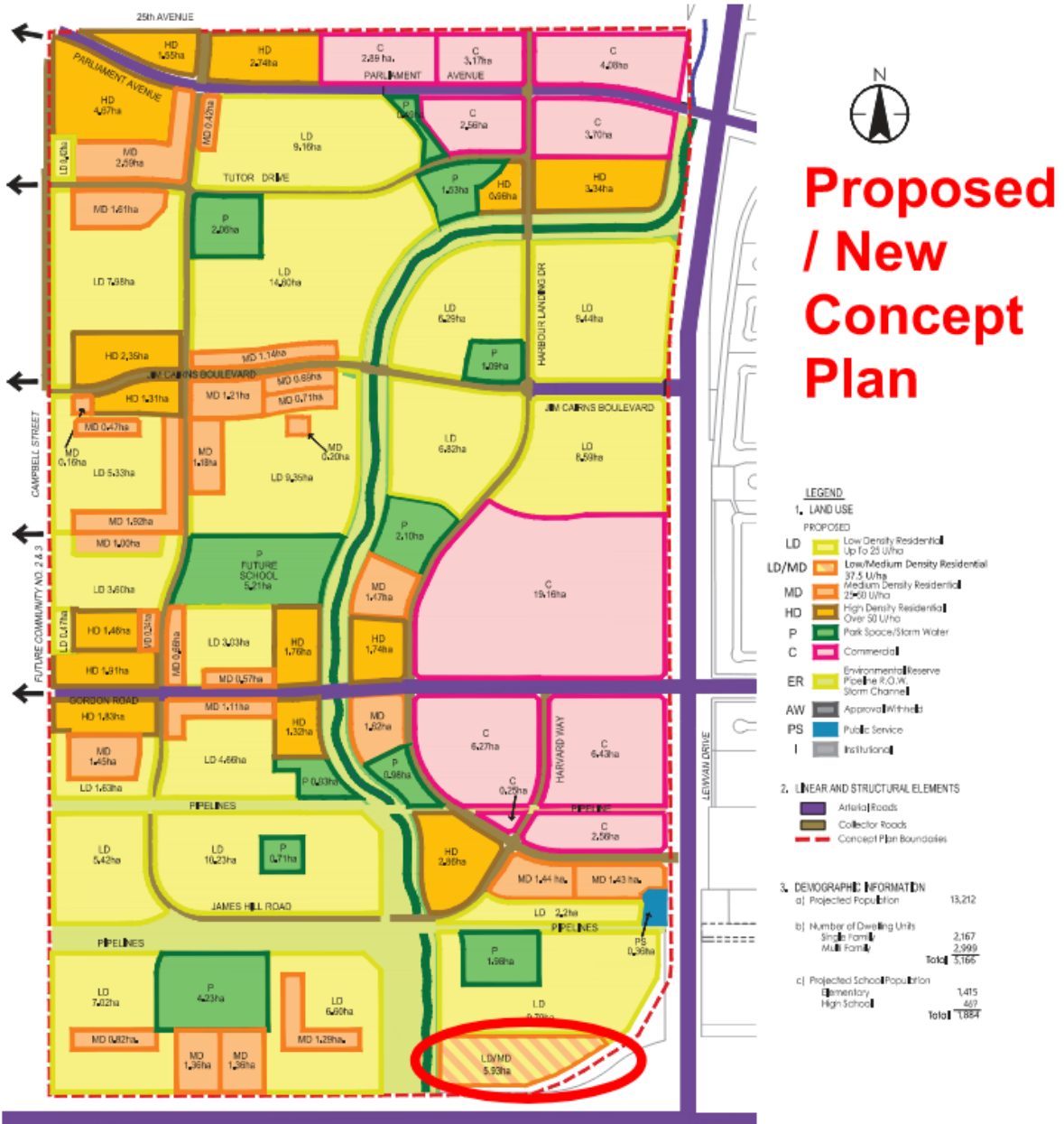
Appendix B – Zoning (Current)


Appendix C – Harbour Landing Concept Plan (Current)


Area Subject to Concept Plan Amendment
Existing: Institutional and Low Density Housing
(currently vacant)



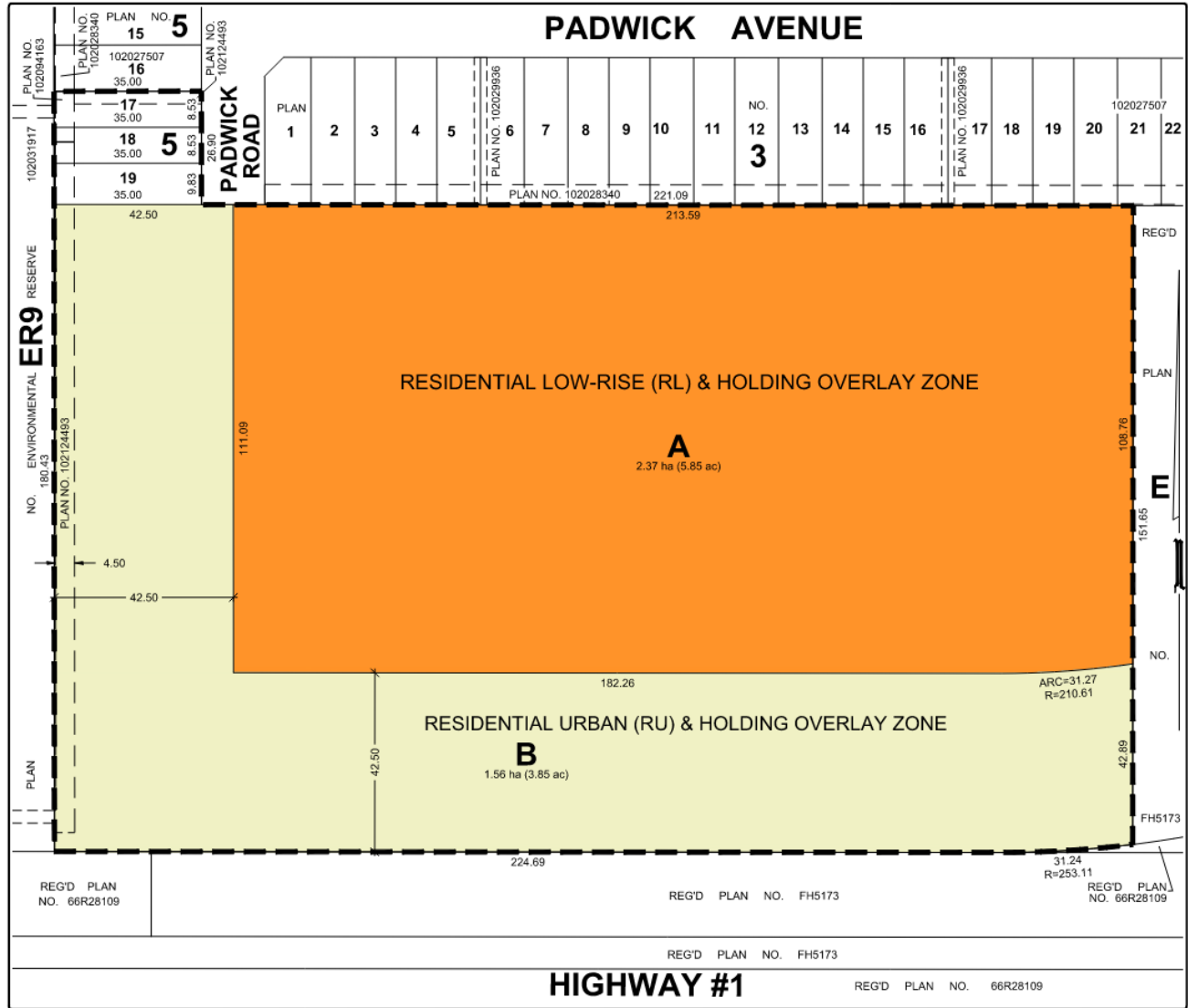
HARBOUR LANDING CONCEPT PLAN

Appendix D – Harbour Landing Concept Plan (Proposed)


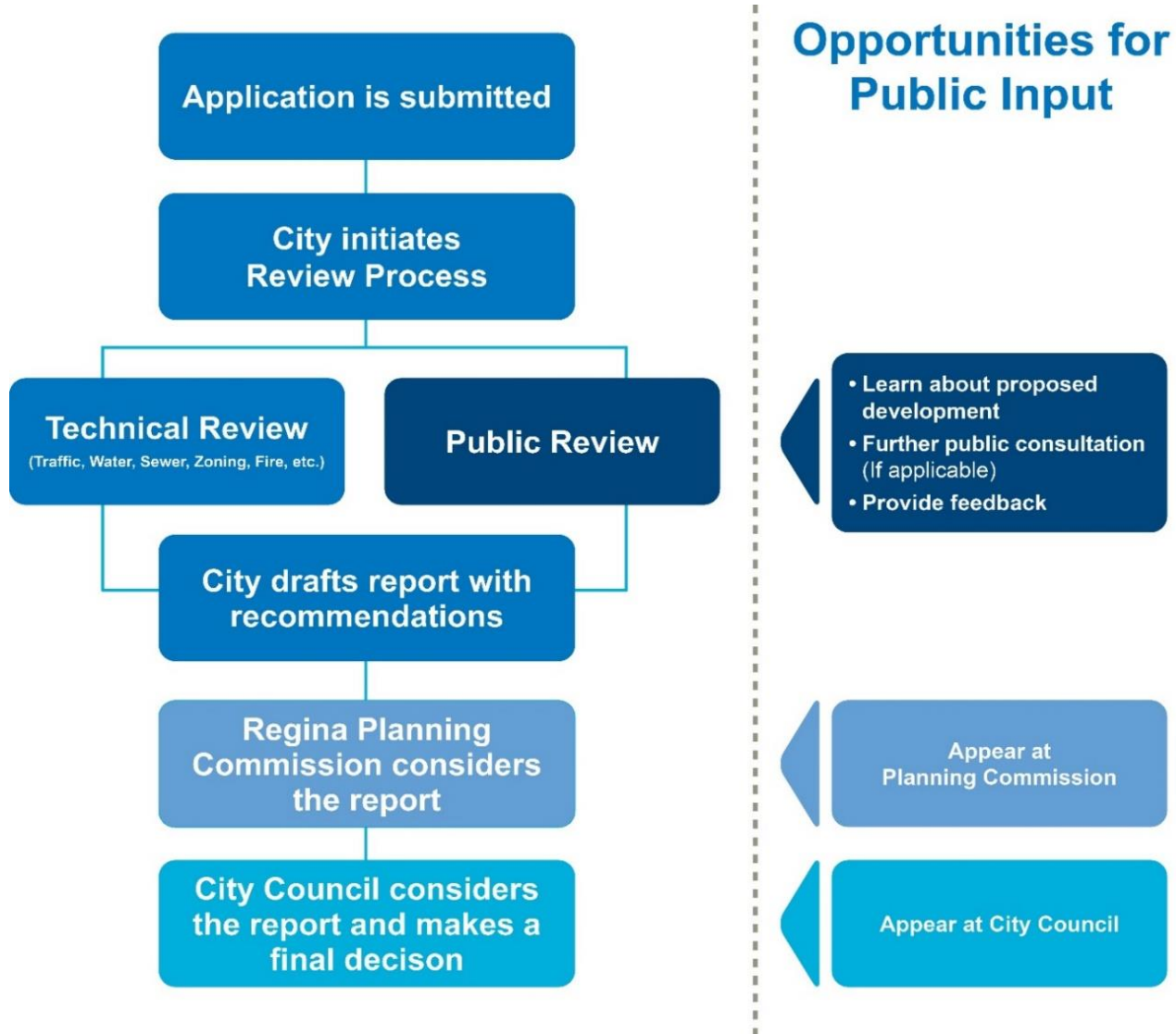
Area Subject to Concept Plan Amendment
Proposed: Mix of Low and Medium Density Housing



HARBOUR LANDING CONCEPT PLAN

Appendix E – Zoning (Proposed)


Application Review Process



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 different
- I would accept the proposal if many features were different
- I completely oppose this proposal
- None of the above/other

What elements of the development proposal do you support?

What changes to the development proposal do you 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:

Name

Address & Postal Code

Telephone and/or Email (email preferred)

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: August 23, 2024

City website (preferred):
regina.ca/proposeddevelopment

Email:
poposeddevelopment@regina.ca

Mail:
City of Regina
Planning & Development
Services Department
PO Box 1790
Regina, SK S4P 3C8

