


Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 1876 Wallace Street (Subject Property) from RL – Residential Low-Rise to ML – Mixed Low-Rise Zone to accommodate future mixed-use development.</p> <p>To understand land-use and development types potentially allowable in the ML Zone, please review Part 4A (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>
Additional Information	<p>The Subject Property previously accommodated an <i>Assembly, Community</i> (private members club) land use and two <i>Dwelling, Unit</i> on the second floor; however, the City approved an <i>Assembly, Religious</i> (“place of worship”) land use in December 2023. The proposed zoning would allow greater flexibility in land uses.</p> <p>The location and surrounding land-use context are shown on the attached maps. Notably, the lands directly adjacent are predominantly residential, including a three-storey multi-unit building directly to the south. Wallace Street and 12th Avenue are both local roadways, and transit service is in close proximity.</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 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	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Zoey Drimmie, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Appendix A - Location

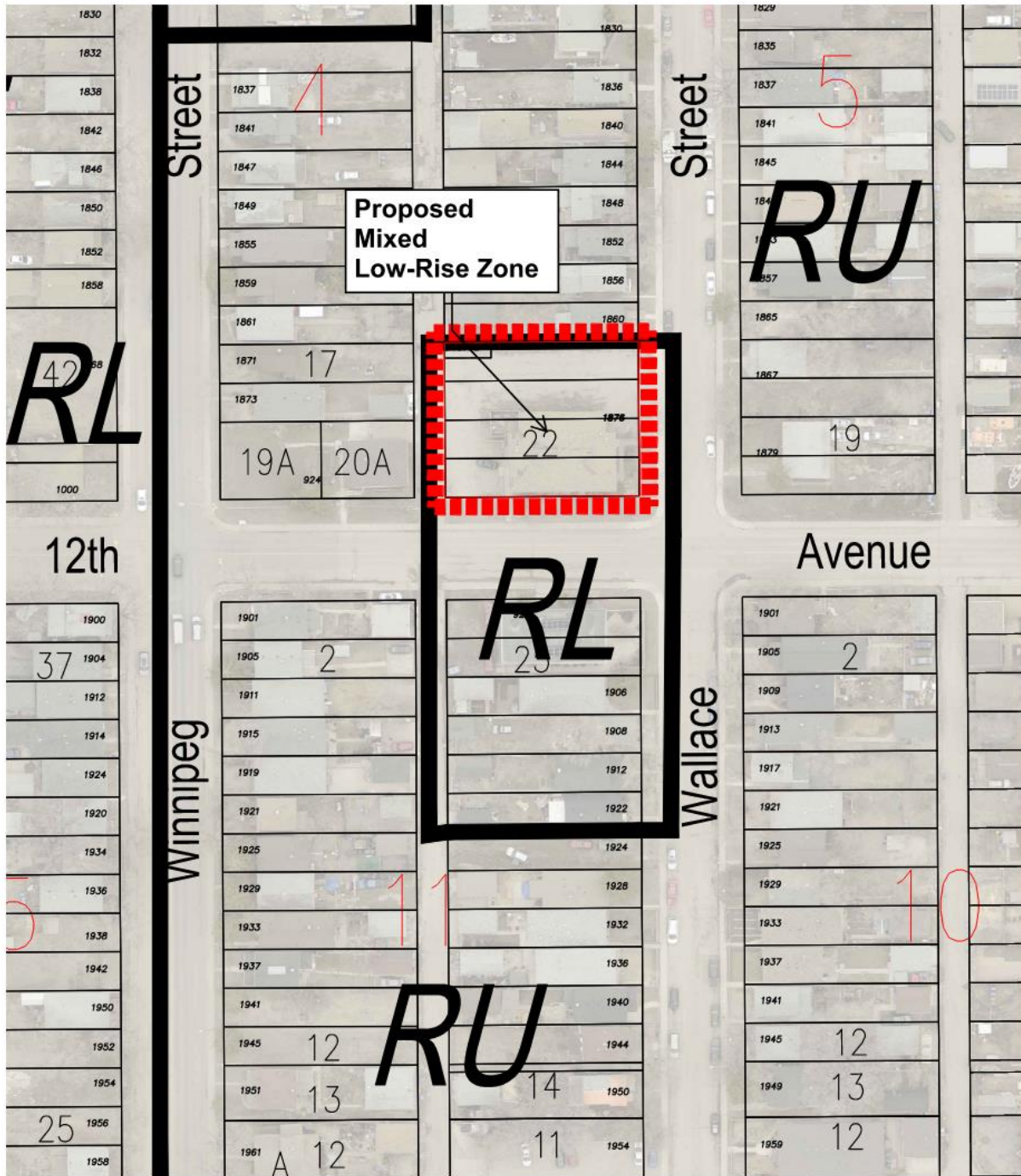


 Subject Property

Date of Photography: 2023



Project PL202400129 Civic Address/Subdivision 1876 Wallace Street

Appendix B - Proposed Rezoning

 Subject Property

Date of Photography : 2023


 Project PL202400129 Civic Address/Subdivision 1876 Wallace Street