

<b>Overview</b>	
<b>Proposal</b>	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 1300 N Courtney Street (Subject Property) from UH – Urban Holding Zone to RL – Residential Low-Rise Zone, which supports the development of low-rise multi-unit building types.</p> <p>To understand land-use and development types potentially allowable in the RL Zone, please review Part 3C (TC.T2) of Chapter 3 of the City’s Zoning Bylaw: <a href="https://open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019">open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</a></p> <p>The City is not reviewing an application for a proposed development at this time.</p>
<b>Additional Information</b>	<p>The Subject Property is currently vacant; however, it has been used as parking for Rosewood Park Alliance Church.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: place of worship, park space, daycare operations and residential. Courtney Street is an arterial roadway, though, the Subject Property will be accessed from Mapleford Boulevard which is a collector roadway.</p> <p>The Subject Property is located within an area subject to the requirements of the <i>Rosewood Park Concept Plan</i>. The proposed rezoning conforms with this Plan.</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 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>
<b>Updates</b>	Visit <a href="https://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**

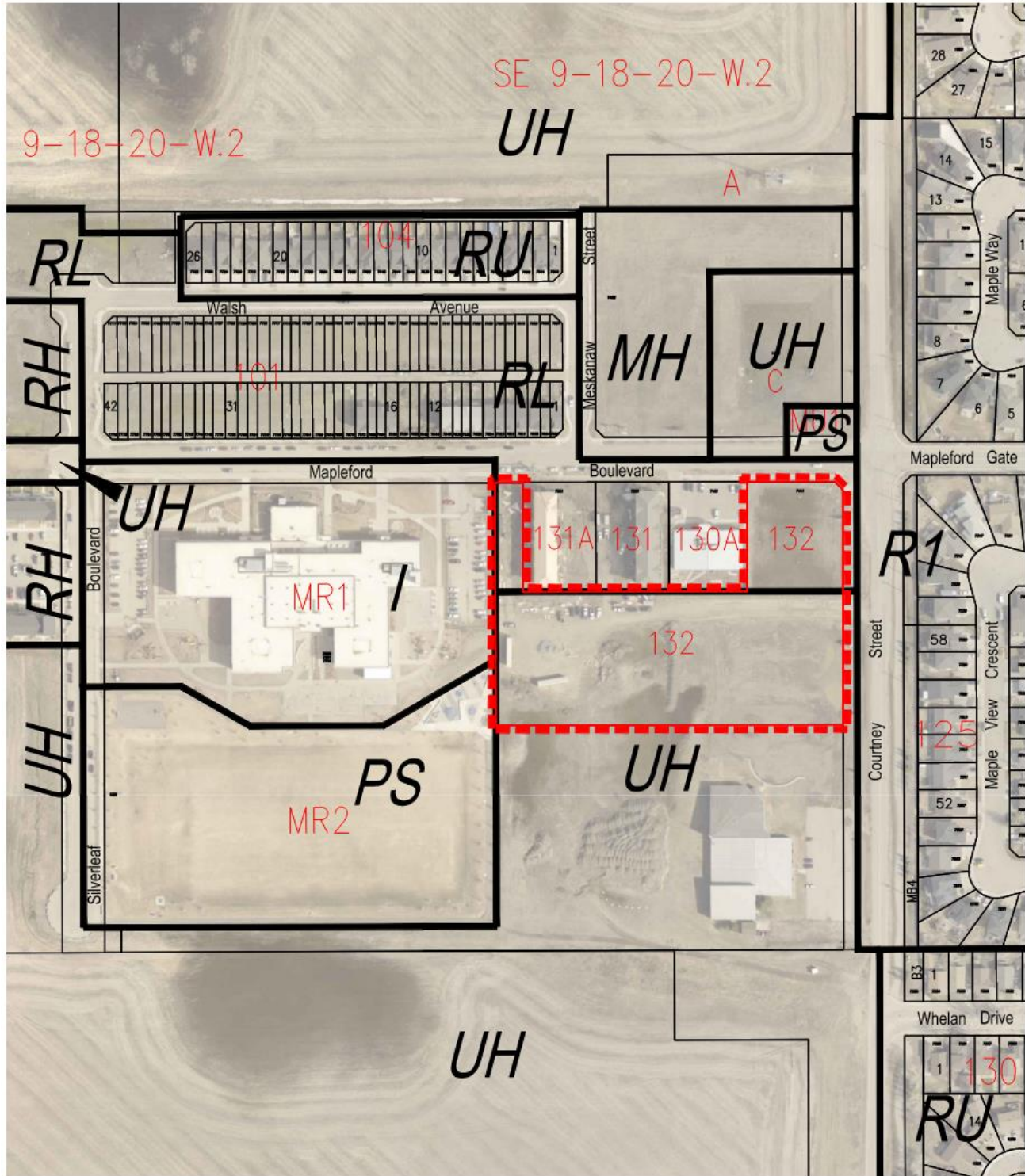


Subject Property

Date of Photography: 2023



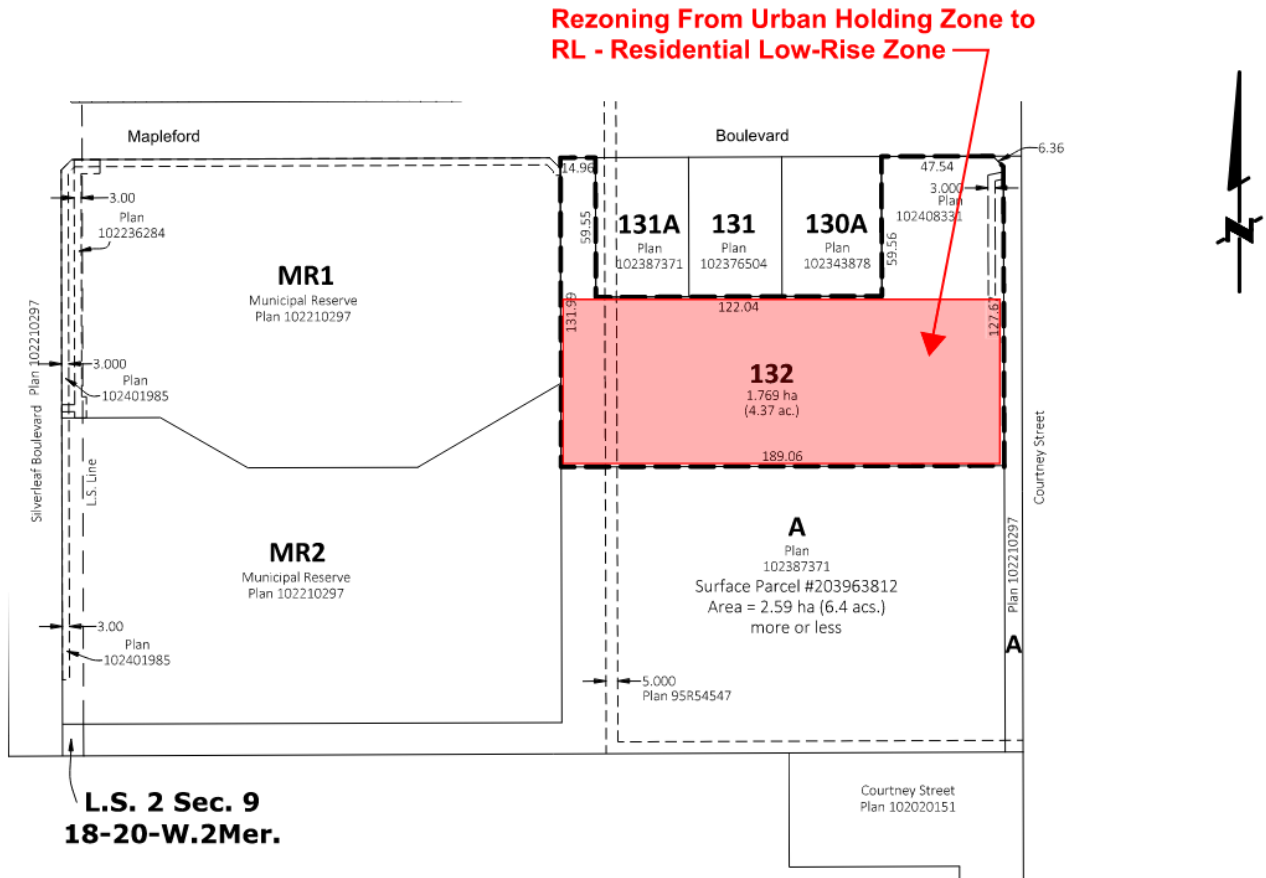


**Appendix B – Zoning (Current)**

 Subject Property

Date of Photography : 2023



**Appendix C – Zoning (Proposed)**



**Application Review Process**