

Overview	
Proposal	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 2322 Saint John Street (Subject Property) from RU – Residential Urban 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:</p> <p>https://open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019/resource/1798d4b5-948b-4a21-bcf2-f9890d2d8b96</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 a 3-storey, 10.5 metre tall, residential building accommodating eight units, as shown in the attached images.</p> <p>The attached building images are included for information purposes, to illustrate a potential development scenario; however, do not form part of the rezoning application.</p>
Additional Information	<p>The Subject Property is located within the Heritage Neighbourhood, in close proximity to the General Hospital and 15th Avenue.</p> <p>The RL Zone allows, as a Permitted Use (as-of-right), residential buildings up to 15 metres tall; however, the Proponent’s current proposal is 10.5 metres. (note: for angled/ gabled roofs, height is measured to mid-point of roof)</p> <p>The Subject Property is not within an area subject to Neighbourhood Plan policy.</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.</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	Jeremy Fenton, Senior City Planner City Planning Branch, Department of Planning & Development Services jfenton@regina.ca or 306.751.4228

Appendix A-1 – Location



Hospital Parking Lot

15th Avenue

College Avenue

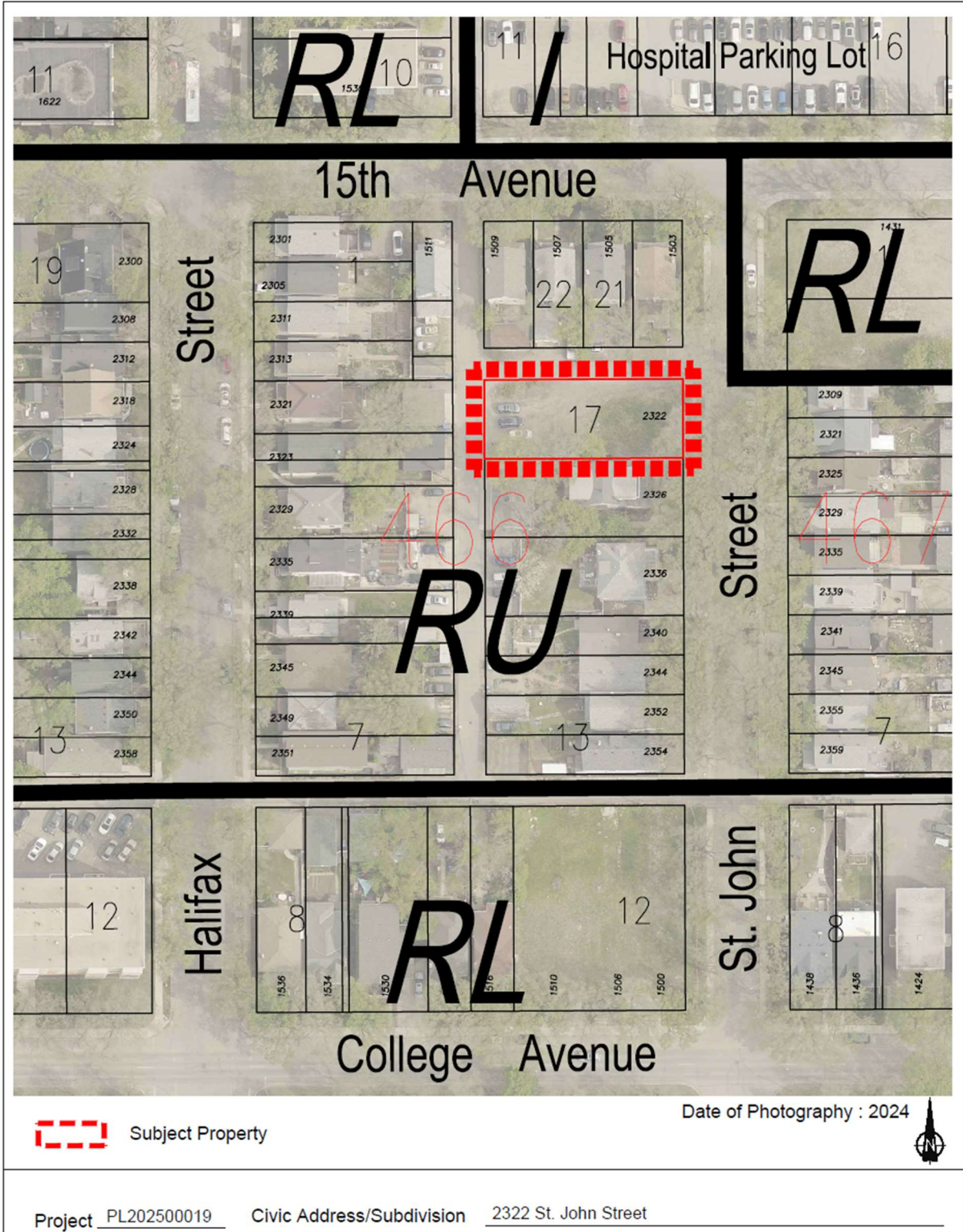
Halifax Street St. John Street

Date of Photography: 2024 

 Subject Property

Project PL202500019 Civic Address/Subdivision 2322 St. John Street

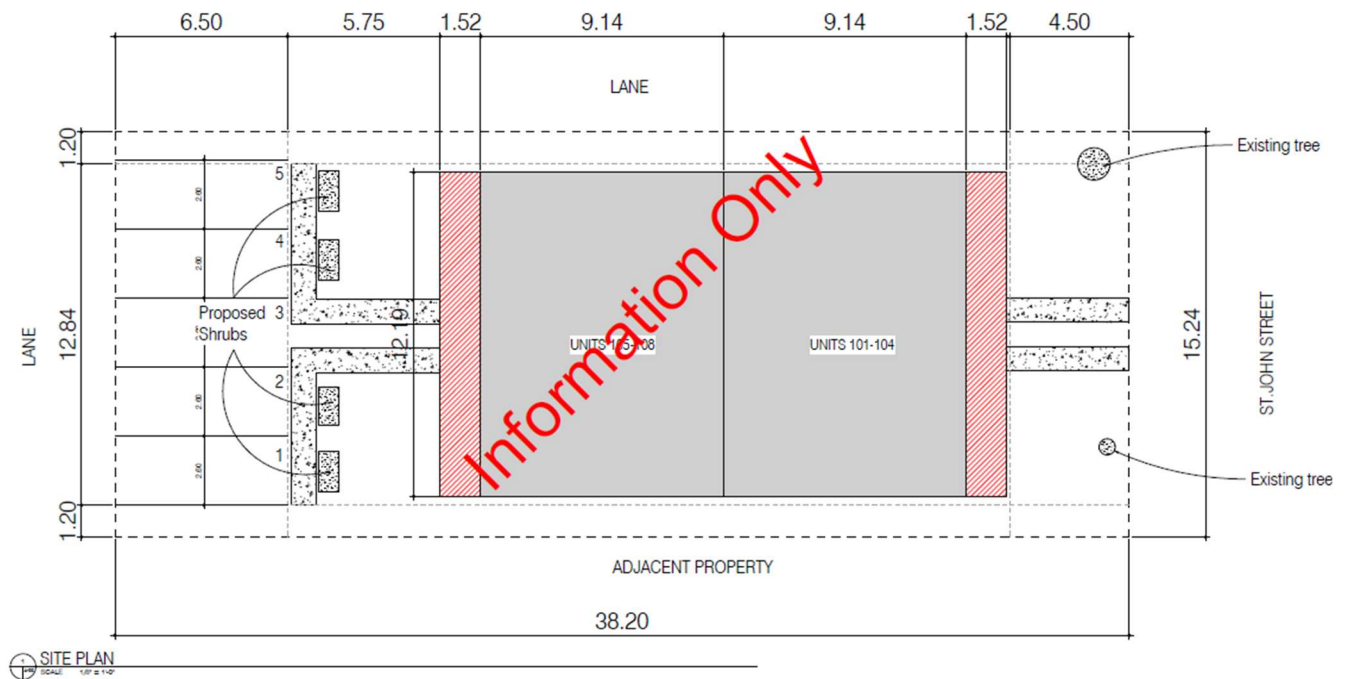
Appendix A-2 – Zoning



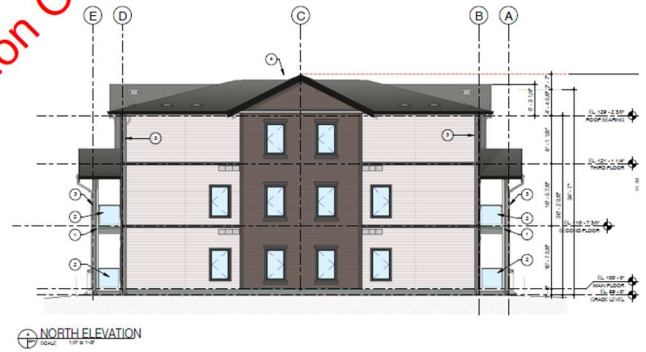
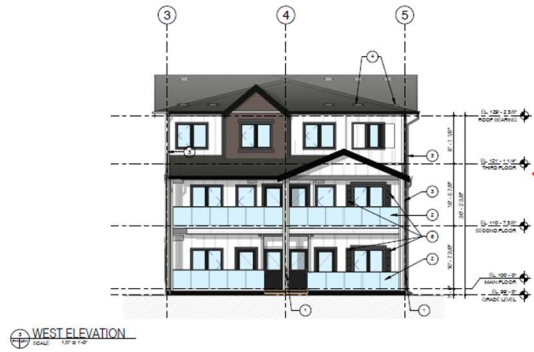
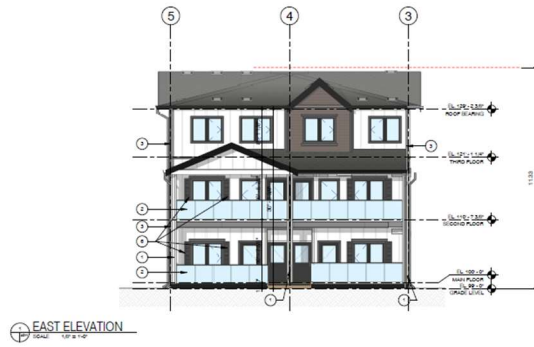
Appendix B-1 – Building Perspective



Appendix B-2 – Site Plan

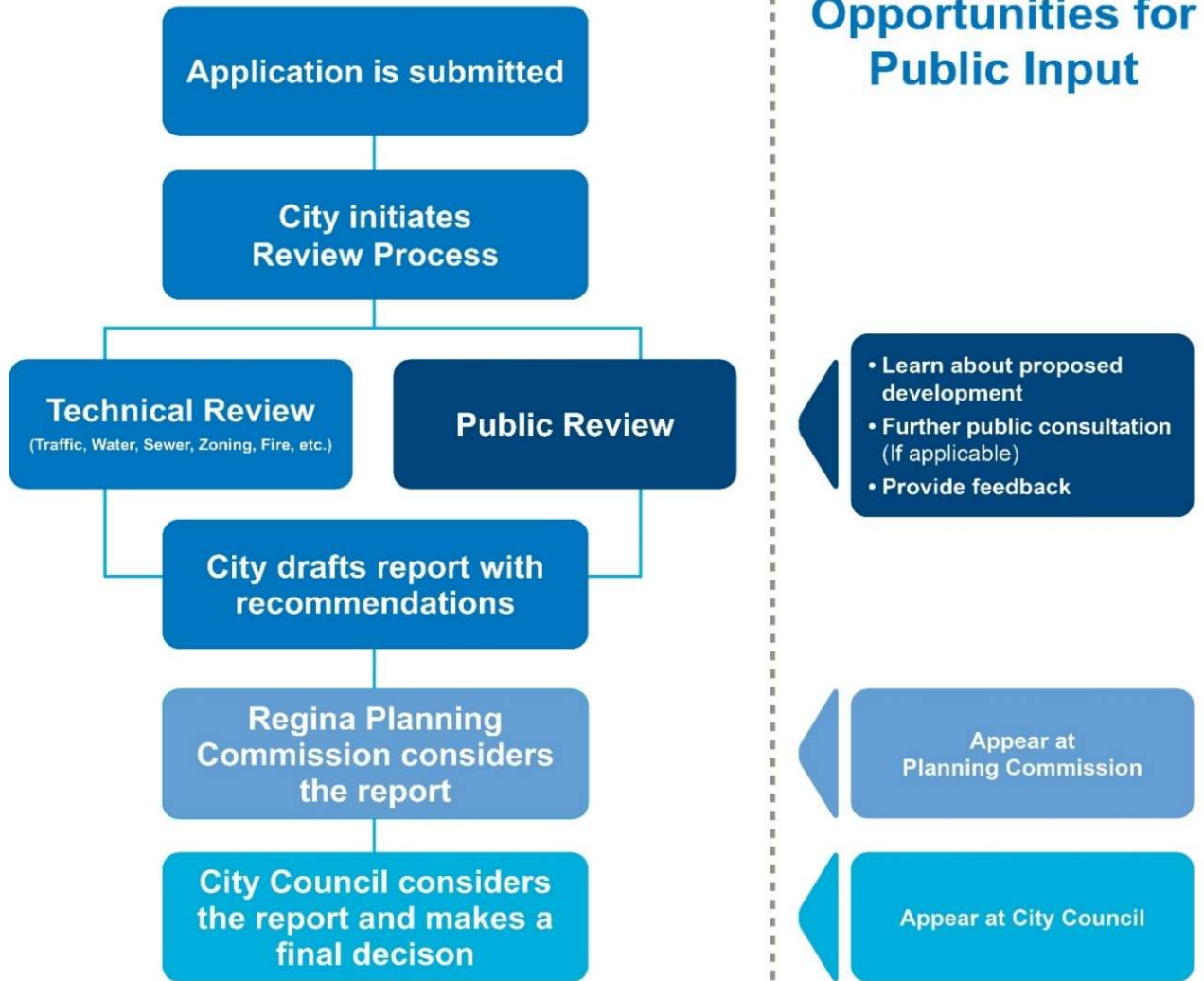


Appendix B-3 – Building Elevations



Information Only

Process Overview



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 proposal do you support?

What changes to the 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: February 28, 2025

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regina.ca/proposeddevelopment

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Services Department
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