

<b>Overview</b>	
<b>Proposal</b>	The Applicant proposes to develop a 4,391m <sup>2</sup> commercial warehouse with offices and retail space at 668, 672 & 676 Solomon Crescent (Subject Property), which is zoned IH – Industrial Heavy.
<b>Additional Information</b>	<p>The IH Zone requires that retail space over 500m<sup>2</sup> be reviewed through the Discretionary Use procedure, as the IH Zone is intended for limited consumer-oriented uses. The proposed retail space is 697m<sup>2</sup> which requires Discretionary Use approval.</p> <p>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., and allows public input.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, land to the north, west, and south is zoned IH – Heavy Industrial and to the east is UH – Urban Holding.</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 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]).</p> <p>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. 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 attached Application Review Process summary.</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="http://Regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Tyson Selinger, City Planner I Planning & Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000

**Appendix A - Location**



 Subject Property

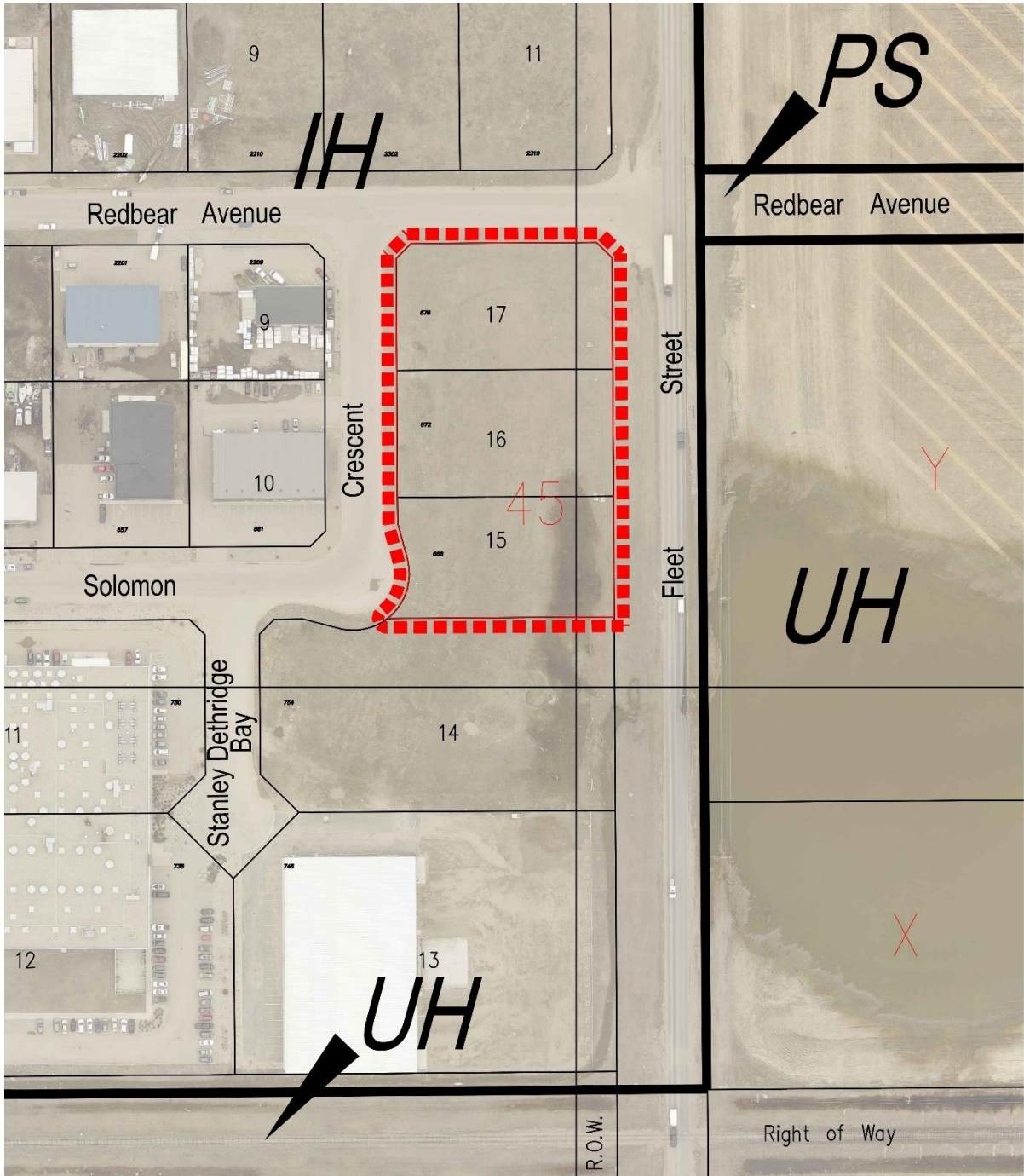
Date of Photography: 2023



Project PL202400093 Civic Address/Subdivision 668, 672, and 676 Solomon Crescent



**Appendix B – Current Zoning**



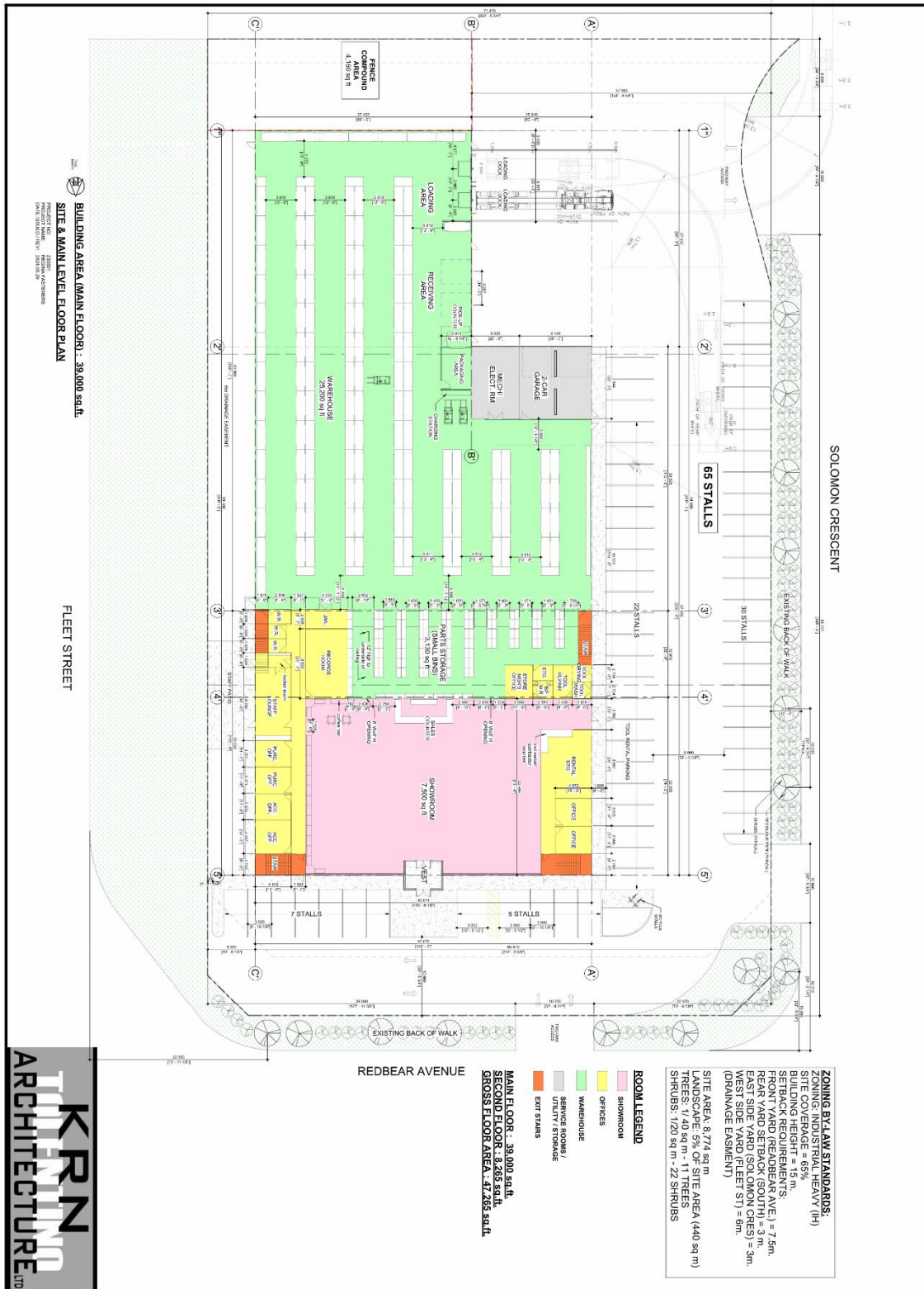
 Subject Property

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## Appendix C – Site Plan





**Appendix B3 – Proposed Development**

**Appendix B4 – Proposed Development**