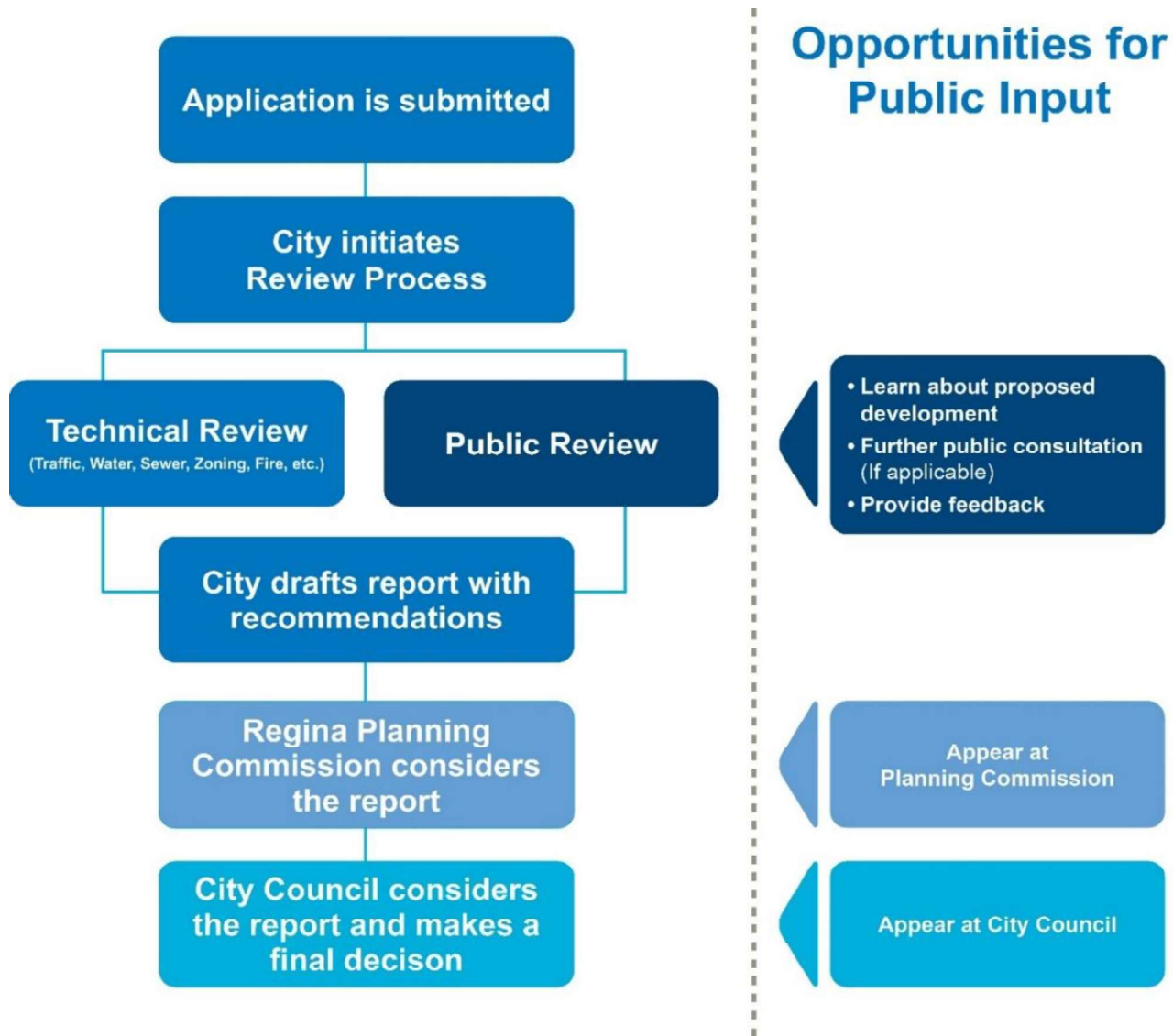


Overview	
Proposal	<p>The Planning & Development Services Department, of the City Planning and Community Development Division, has received an application to develop a 5-storey, 90-unit residential building, with daycare, at 535 Douglas Avenue (Subject Property). This proposed development will require:</p> <ul style="list-style-type: none"> • Rezoning from Institutional Zone to Residential High-Rise Zone • Discretionary Use procedure, as the proposed building: <ul style="list-style-type: none"> ○ exceeds 11 metres in height ○ includes a day care operation <p>Additional features associated with the proposed development include indoor parking and parking stall numbers that exceed the City’s minimum requirement.</p> <p style="text-align: center;">Attached, are graphic representations of the proposed development</p>
Background	<p>The Subject Property, owned by the Regina Christian School Association, is located within the Boothill Neighbourhood, on lands that previously accommodated school purposes, but are now considered, by the school authorities, as surplus. The intent of the Applicant is to have the Subject Property subdivided and to occupy a new .6 hectare parcel fronting 20th Avenue.</p> <p>The existing Institutional Zone does not allow for residential land-use; therefore, a rezoning to the Residential High-Rise Zone (RH Zone) is required. Please note that the maximum allowable height in the RH Zone is 20 metres and the height of the proposed development is 18 metres.</p> <p>The City is not aware of any intent to transition the existing Du Parc Ecole School, or open space directly west of this school, to a different land-use.</p>
Additional Information	
Process	<p>These applications require review by the Regina Planning Commission (RPC) and approval by Regina City Council (Council) – both the RPC and Council meetings are public forums where interested parties may attend and provide comments. 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> <p style="text-align: center;">Please refer to the Application Review Process on back of page</p>
Updates	<p>Visit Regina.ca/proposeddevelopment for updates on this application</p>
Contact	<p>Jeremy Fenton, Senior City Planner, City Planning Branch Planning & Development Services Department jfenton@regina.ca or 306.751.4228</p>



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 contact information if you wish to be informed of when Regina Planning Commission and Council considers this matter:

Name

Address & Postal Code

Telephone and/or Email

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: November 10, 2023

City website (preferred):
regina.ca/proposeddevelopment

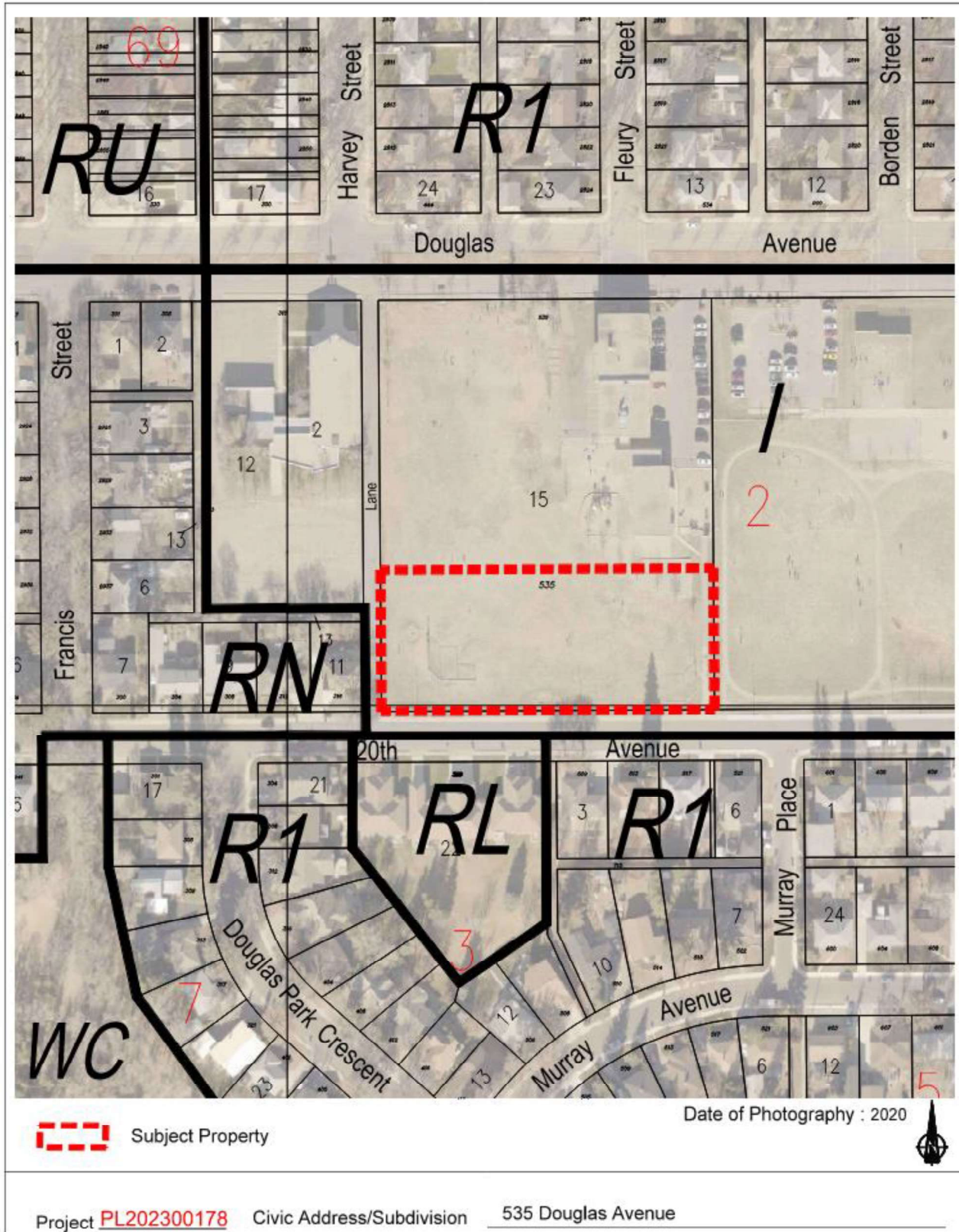
Email: proposeddevelopment@regina.ca

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

Appendix A – Location

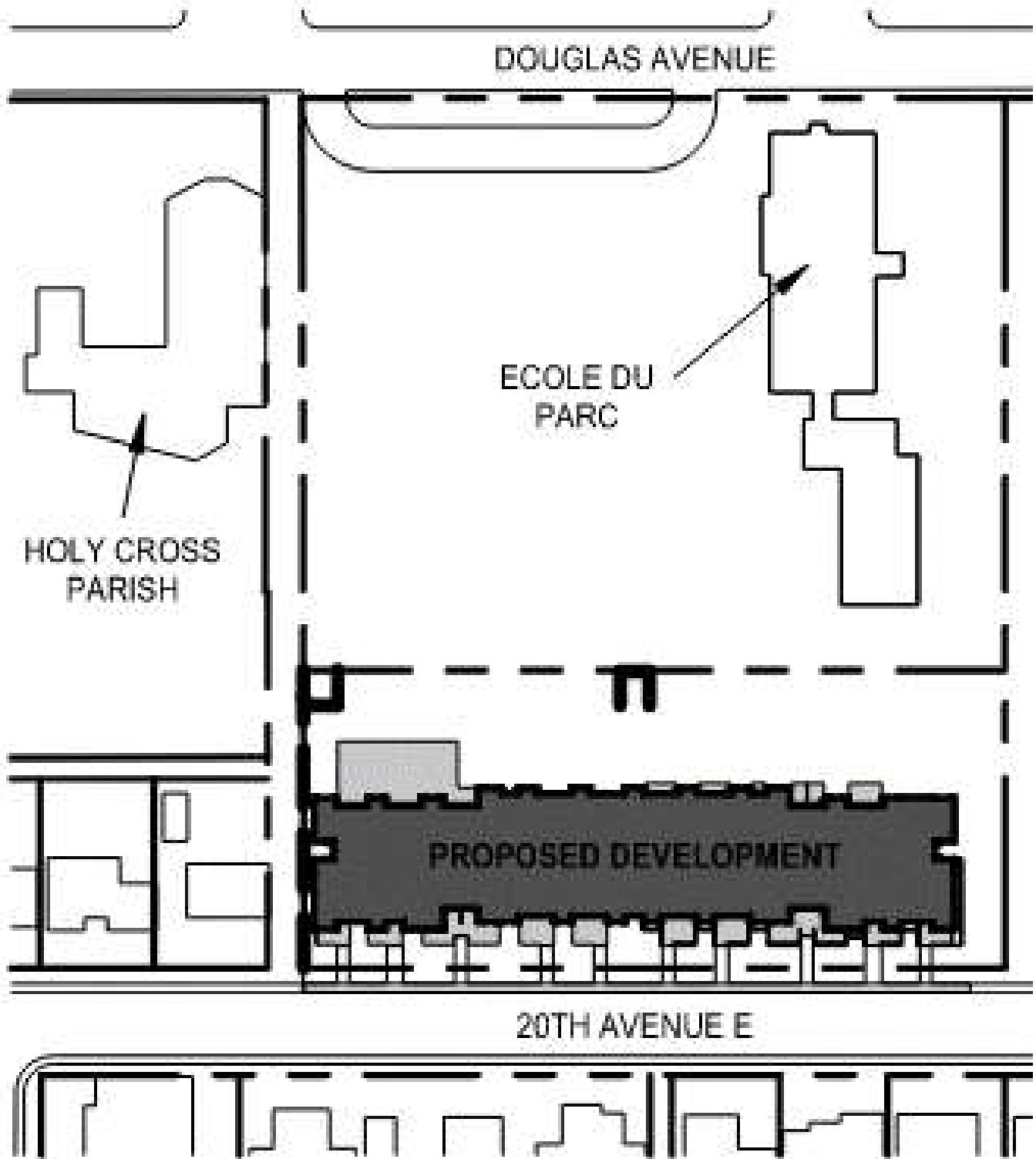


Appendix B – Zoning (existing)

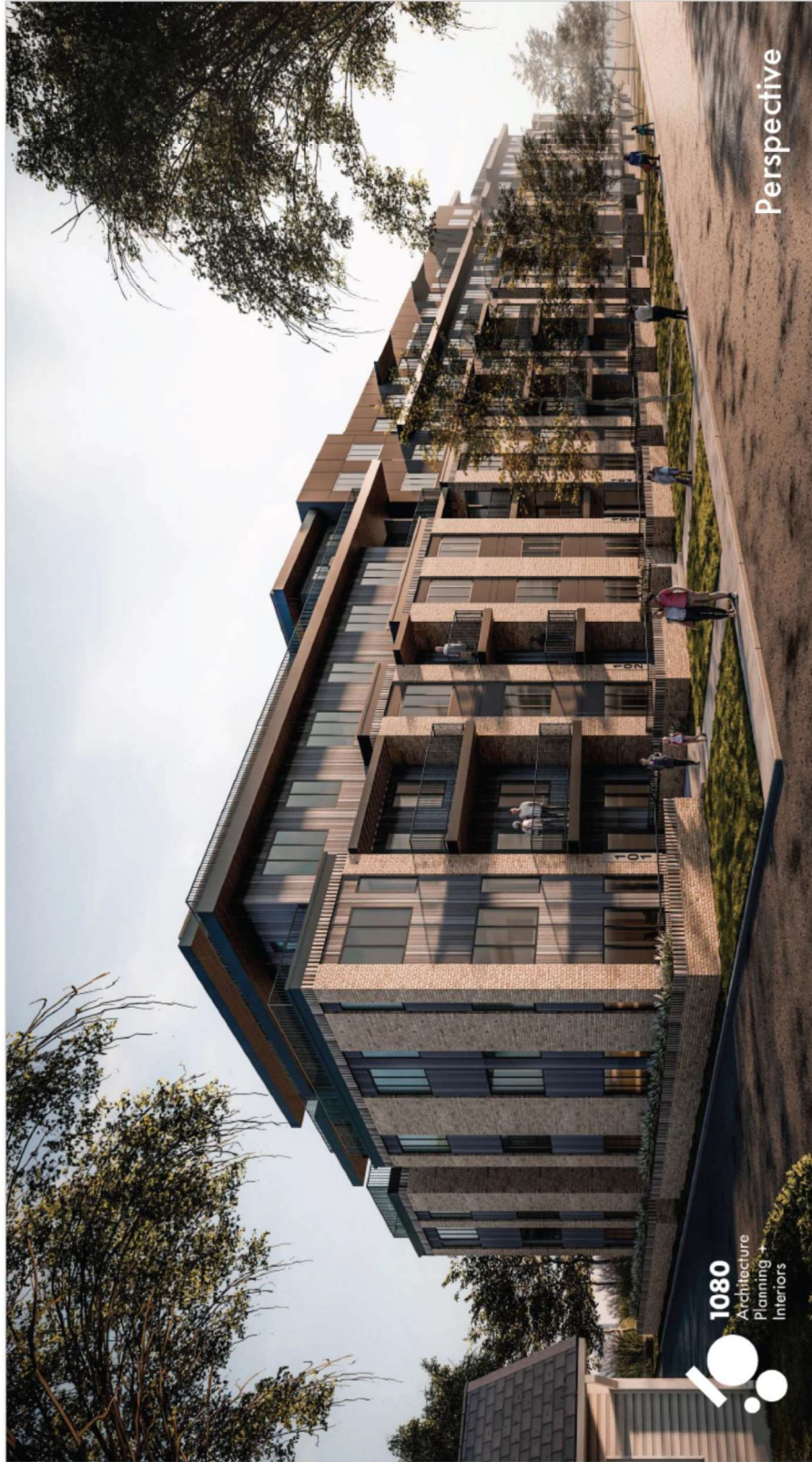


Project PL202300178 Civic Address/Subdivision 535 Douglas Avenue

Appendix C – Site Context



Appendix D – Building Design



Appendix E – Site Plan

