

November 20, 2023

## **Public Notice**

Dear Owners & Occupants:

Re: APPLICATION NUMBER: **PL202300185, PL202300186, PL202300189**  
APPLICATION TYPE: **CONCEPT PLAN AMENDMENT, ZONING BYLAW  
AMENDMENT, DISCRETIONARY USE**  
CIVIC ADDRESS: **3601 GREEN MARSH CRESCENT**

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The City of Regina is currently reviewing a Concept Plan Amendment, Zoning Bylaw Amendment, and Discretionary Use application to accommodate a planned group of dwellings, 29 units across 13 duplexes and triplexes townhouses, at 3601 Green Marsh Crescent within the Greens on Gardiner Neighbourhood. Please find attached a copy of an aerial photograph, an information sheet, and the applicant's plans.

The City gathers comments from "interested parties" including nearby residents, which it addresses in a report to the Regina Planning Commission (RPC). The RPC recommends that City Council approve or deny the proposal. City Council then considers the recommendation of RPC and makes a final decision.

Your comments would be appreciated by **December 11, 2023**. A comment sheet has been included should you wish to send written comments through mail or fax. An electronic version can be found at [www.regina.ca/proposeddevelopment](http://www.regina.ca/proposeddevelopment) under the project name. **Electronic correspondence is encouraged.**

Notice of this application is provided to the owners & occupants of properties located within the vicinity of the subject property.

If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email [proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca).

Yours truly,



Zoey Drimmie  
City Planner I

<b>Overview</b>	
<b>Proposal</b>	<p>The Planning &amp; Development Services Department of the City Planning &amp; Community Development Division has received an application to develop thirteen duplexes and triplexes for a total of 29 dwelling units and 58 parking stalls at 3601 Green Marsh Crescent (Subject Property). This proposed development will require:</p> <ul style="list-style-type: none"> <li>• Amending The Greens on Gardiner Concept from High-Density Residential to Medium-Density Residential</li> <li>• Rezoning from RH – Residential High-Rise Zone to RL – Residential Low-Rise Zone</li> <li>• Discretionary Use procedure, as the proposal is a “Building, Planned Group” (multiple buildings on the same site).</li> </ul>
<b>Background</b>	<p>The Subject Property is located within The Greens on Gardiner neighbourhood and is currently vacant. The surrounding land uses are residential to the north, south, and west; and residential and green space to the east.</p>
<b>Additional Information</b>	
<b>Process</b>	<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;"><b>Please refer to the Application Review Process on back of page.</b></p>
<b>Updates</b>	<p>Visit <a href="http://Regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application</p>
<b>Contact</b>	<p>Zoey Drimmie, City Planner II Planning &amp; Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000</p>



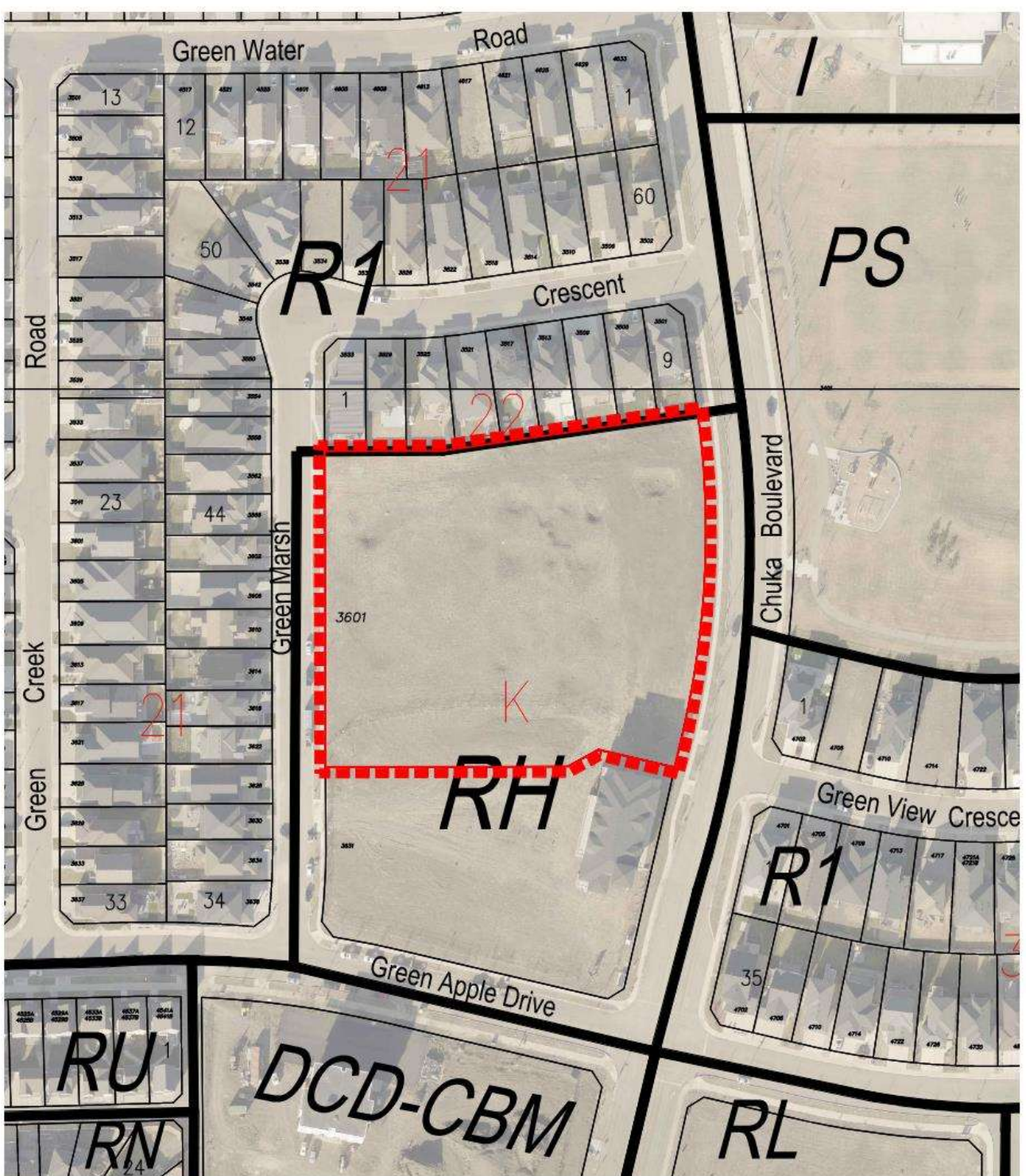
## Opportunities for Public Input


- Learn about proposed development
- Further public consultation (If applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council

Appendix A-1



 Subject Property

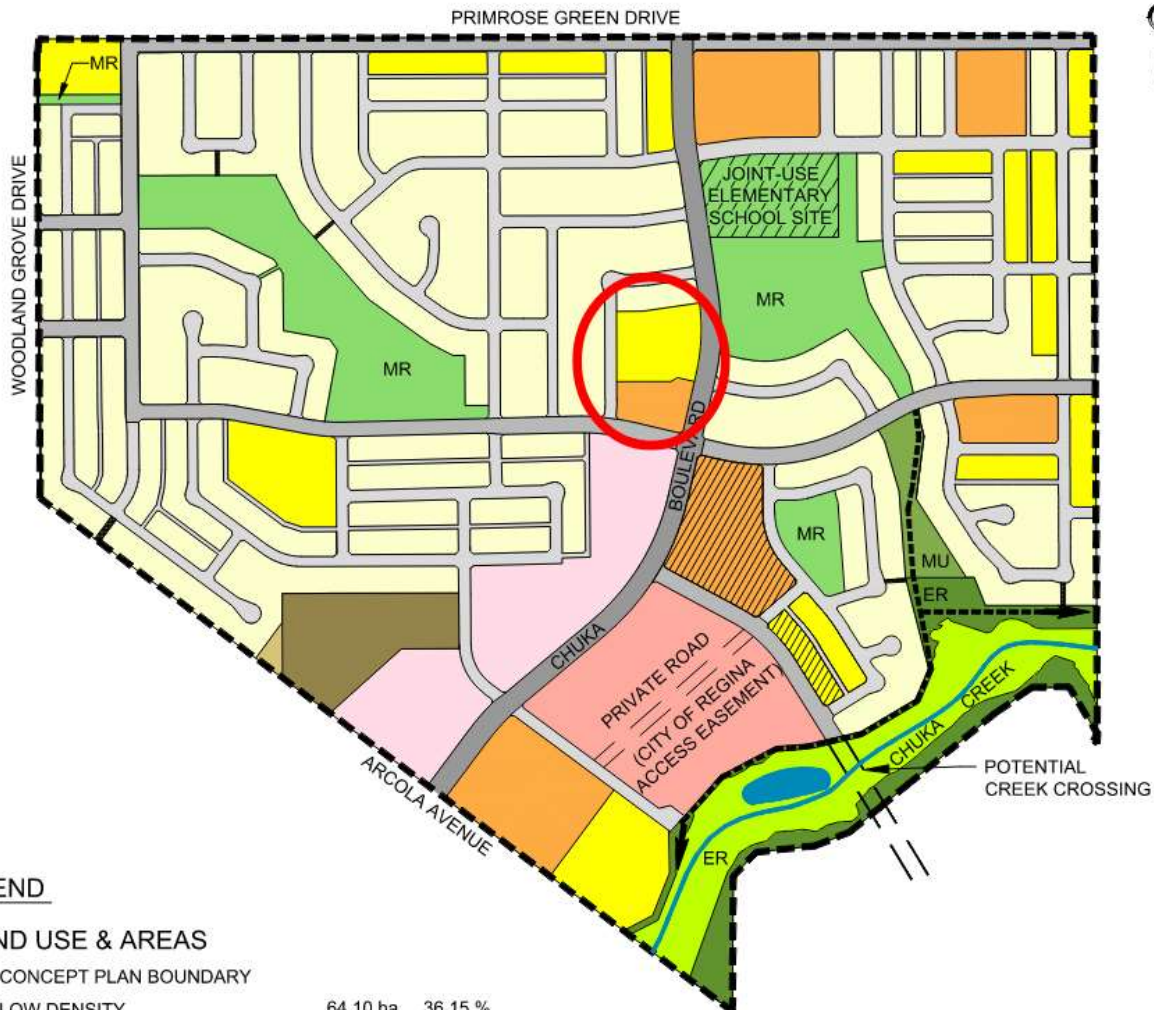
Date of Photography : 2020



Project PL202300185  
PL202300186  
PL202300189

Civic Address/Subdivision 3601 Green Marsh Crescent

**REVISED  
GREENS ON GARDINER CONCEPT PLAN  
LAND-USE**



**LEGEND**

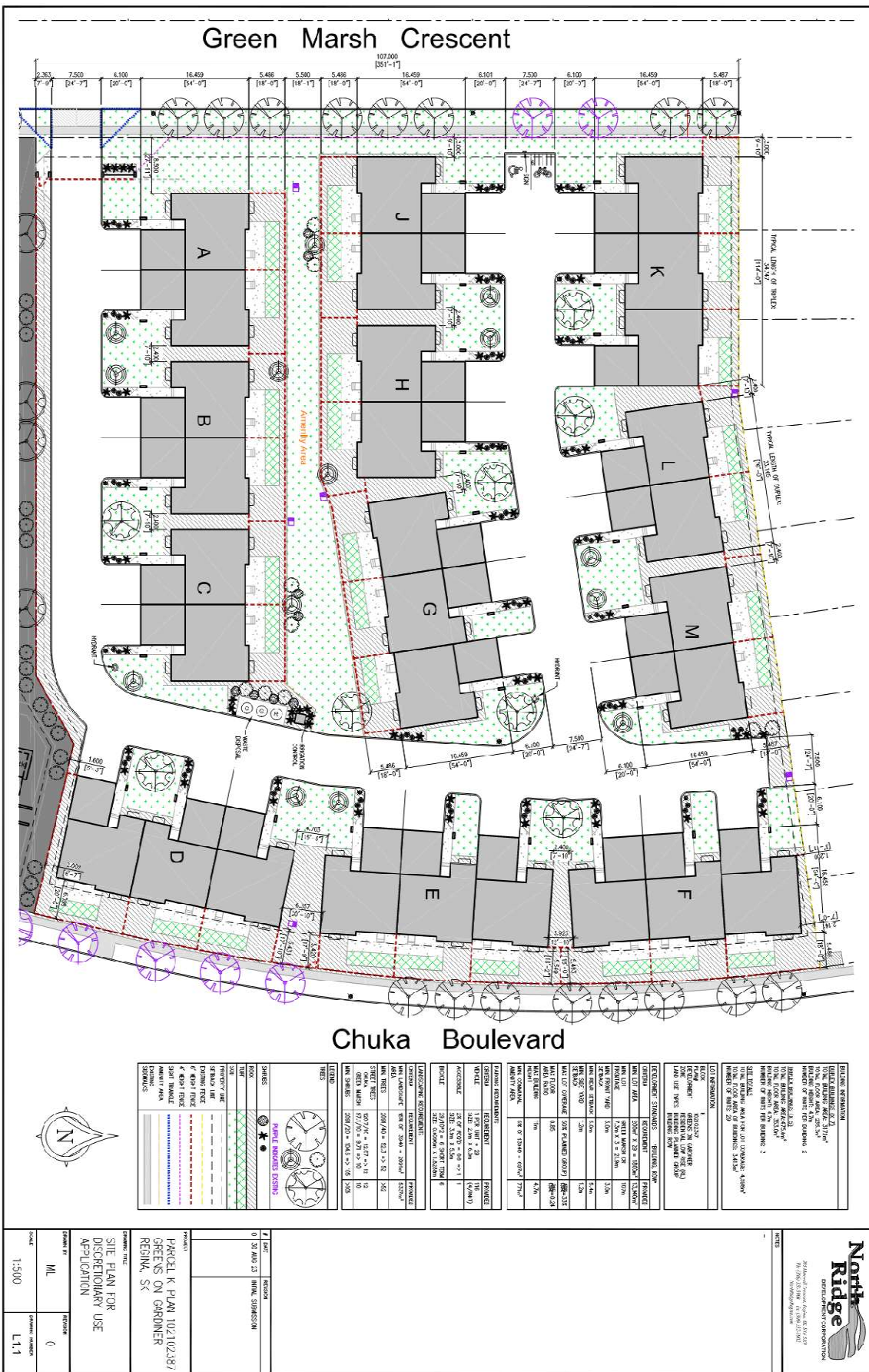
**1) LAND USE & AREAS**

	CONCEPT PLAN BOUNDARY		
	LOW DENSITY	64.10 ha	36.15 %
	MEDIUM DENSITY	13.29 ha	7.49 %
	LIVE/WORK OR MEDIUM DENSITY	0.55 ha	0.31 %
	HIGH DENSITY	9.07 ha	5.12 %
	MEDIUM OR HIGH DENSITY	2.89 ha	1.63 %
	MIXED USE	8.19 ha	4.62 %
	MIXED-USE AND/OR COMMERCIAL	8.56 ha	4.83 %
	MUNICIPAL RESERVE (MR)	15.28 ha	8.62 %
	ROADS	38.26 ha	21.58 %
<b>OTHER</b>			
	FLOODWAY / ENVIRONMENTAL RESERVE (ER)	7.88 ha	4.44 %
	FLOOD FRINGE / ENVIRONMENTAL RESERVE (ER)	4.46 ha	2.52 %
	MUNICIPAL UTILITY (MU)	1.28 ha	0.72 %
	SASKTEL	0.17 ha	0.10 %
	CHURCH	3.32 ha	1.87 %
<b>TOTAL AREA</b>		<b>177.30 ha</b>	<b>100 %</b>

**2) INFRASTRUCTURE**

- ARTERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- WALKWAY
- POTENTIAL STORM POND
- CREEK CENTERLINE
- PATHWAY
- POTENTIAL FUTURE PATHWAY EXTENSIONS





<b>GENERAL NOTES</b>	
1. SEE ALL NOTES ON SHEETS 102-102.287 THROUGH 102-102.291.	2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).	4. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN AS NOTED ON SHEETS 102-102.287 THROUGH 102-102.291.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).	6. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN AS NOTED ON SHEETS 102-102.287 THROUGH 102-102.291.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).	8. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN AS NOTED ON SHEETS 102-102.287 THROUGH 102-102.291.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).	10. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN AS NOTED ON SHEETS 102-102.287 THROUGH 102-102.291.

North Ridge Development Corporation

PROJECT: PARCEL K PLAN 102-102.287 GREENS ON GARDNER REGINA, SC

DRAWING TITLE: SITE PLAN FOR DISCRETIONARY USE APPLICATION

DRAWING BY: ML

CHECKED BY: 0

SCALE: 1:500

SHEET NUMBER: L1.1

DATE: 03 MAY 21

DESIGNER: BRUNN SIMPSON