

Overview	
Background	<p>The Subject Property (1500 N Winnipeg Street) is located on the north periphery of the city and consists of undeveloped farmland.</p> <p>In 2013, City Council approved a concept plan (Somerset Concept Plan) for the Subject Property, which supports a mixed-use neighbourhood development.</p> <p>In 2022, City Council approved an amendment to this Concept Plan, which supports a proposed new rail line along the north boundary of the concept plan area. This proposed new rail line will support the proposed Viterra facility and may also, in future, replace the existing rail line along south boundary.</p> <p>No development has yet to occur on the Subject Property.</p>
Proposal	<p>The Proponent proposes to amend the existing Somerset Concept Plan by reconfiguring the land-use (Appendix B) and servicing scheme. This amendment will result in a projected population of 2800 residents.</p> <p>In addition to the attached information, the full proposed Somerset Concept Plan report can be found at: Regina.ca/proposeddevelopment</p> <p>Note: Only the Land-Use Plan and the Circulation Plan (Appendices E and F of the full proposed Somerset Concept Plan Report) are subject to approval.</p> <p>At the same time, the Proponent is seeking to replace the existing zoning scheme with an updated version that aligns with amended Concept Plan (Appendix C).</p>
Additional Information	
Process	<p>These applications require review by the Regina Planning Commission (RPC) and approval decision by City Council. These meetings are open to the public and you may speak directly to RPC and City Council. 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>Please refer to the Application Review Process on back of page.</p>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	Jeremy Fenton, Senior City Planner, City Planning Branch Planning & Development Services Department jfenton@regina.ca or 306.751.4228



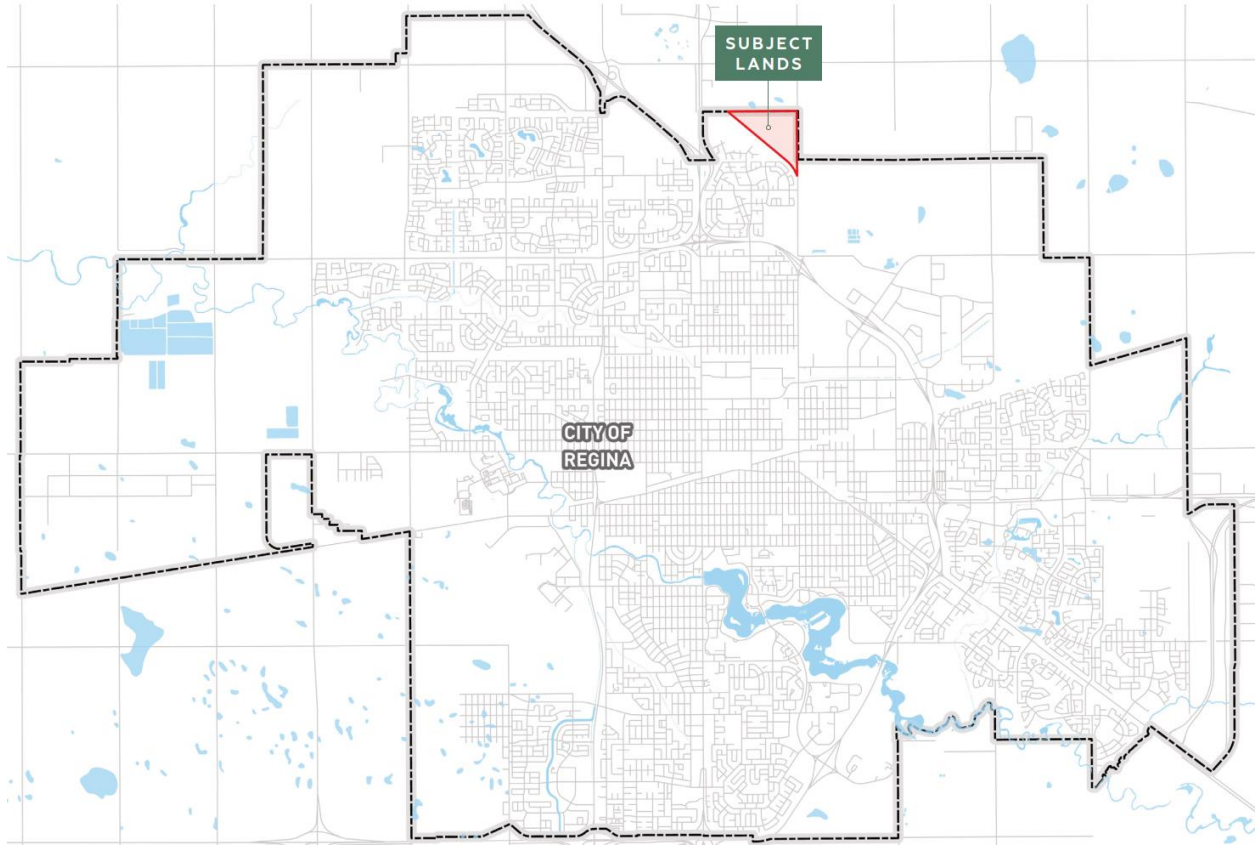
Opportunities for Public Input

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

Appear at Planning Commission

Appear at City Council

Appendix A-1 Somerset Site Location



Appendix A-2 Somerset Site Location



 Subject Property

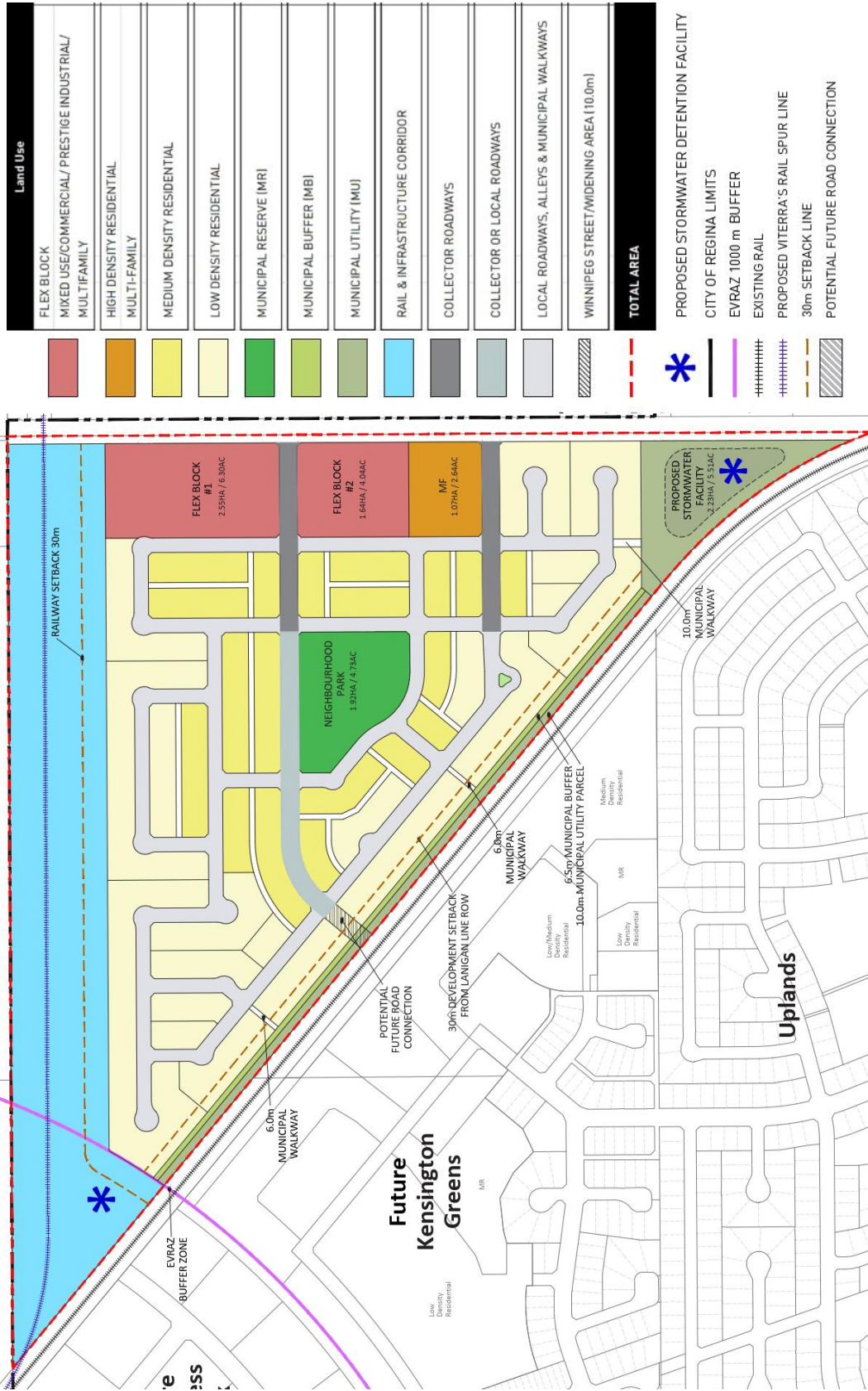
Date of Photography: 2020 

Project PL202200146 Civic Address/Subdivision 1500 N Winnipeg St.

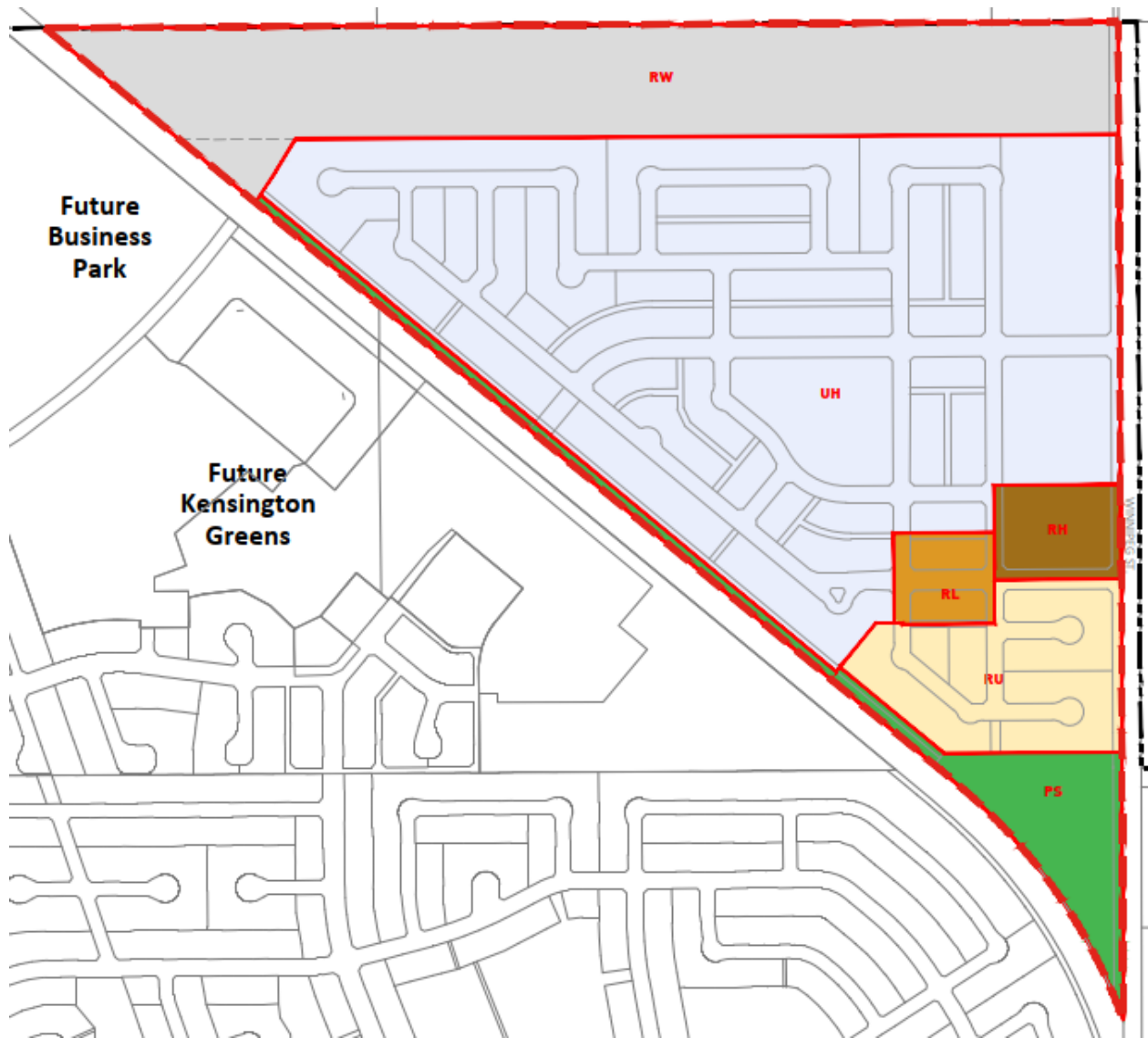
Appendix B-1 Existing Somerset Concept Plan (already approved)



Appendix B-2 Proposed Somerset Concept Plan (proposed revisions)



Appendix C Proposed Somerset Zoning Scheme (Phase 1)



Subject Lands	MLM - Commercial	MH - Mixed High-Rise Zone
Existing Zoning Boundary	RH - Residential High-Rise Zone	RU - Residential Urban Zone
Existing Zoning	RL - Residential Low-Rise Zone	I - Institutional
Proposed Zoning Boundary	R1 - Residential Detached Zone	UH - Urban Holdings
Proposed Zoning	PS - Public Service	
City of Regina Limits	RW - Railway Zone	