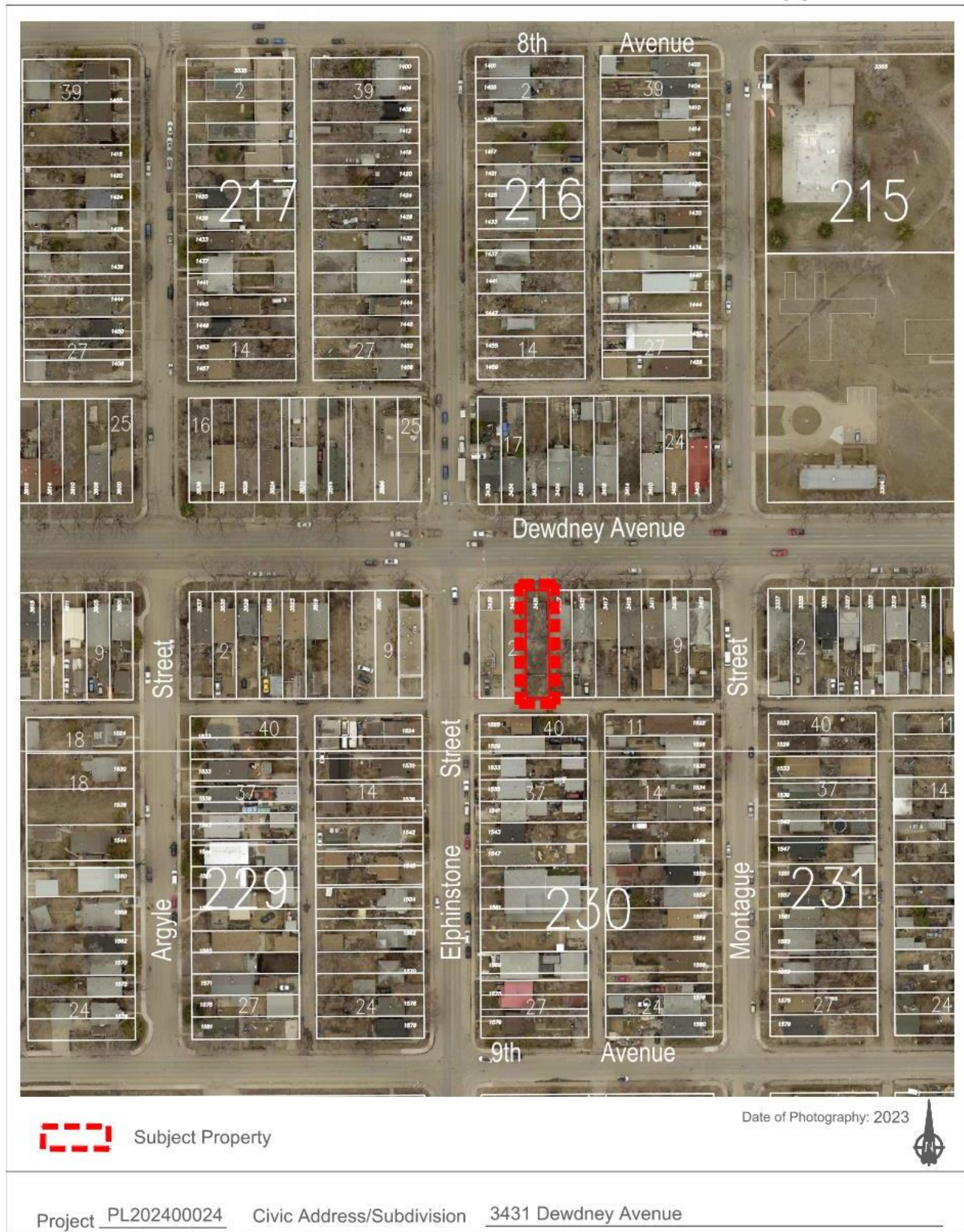
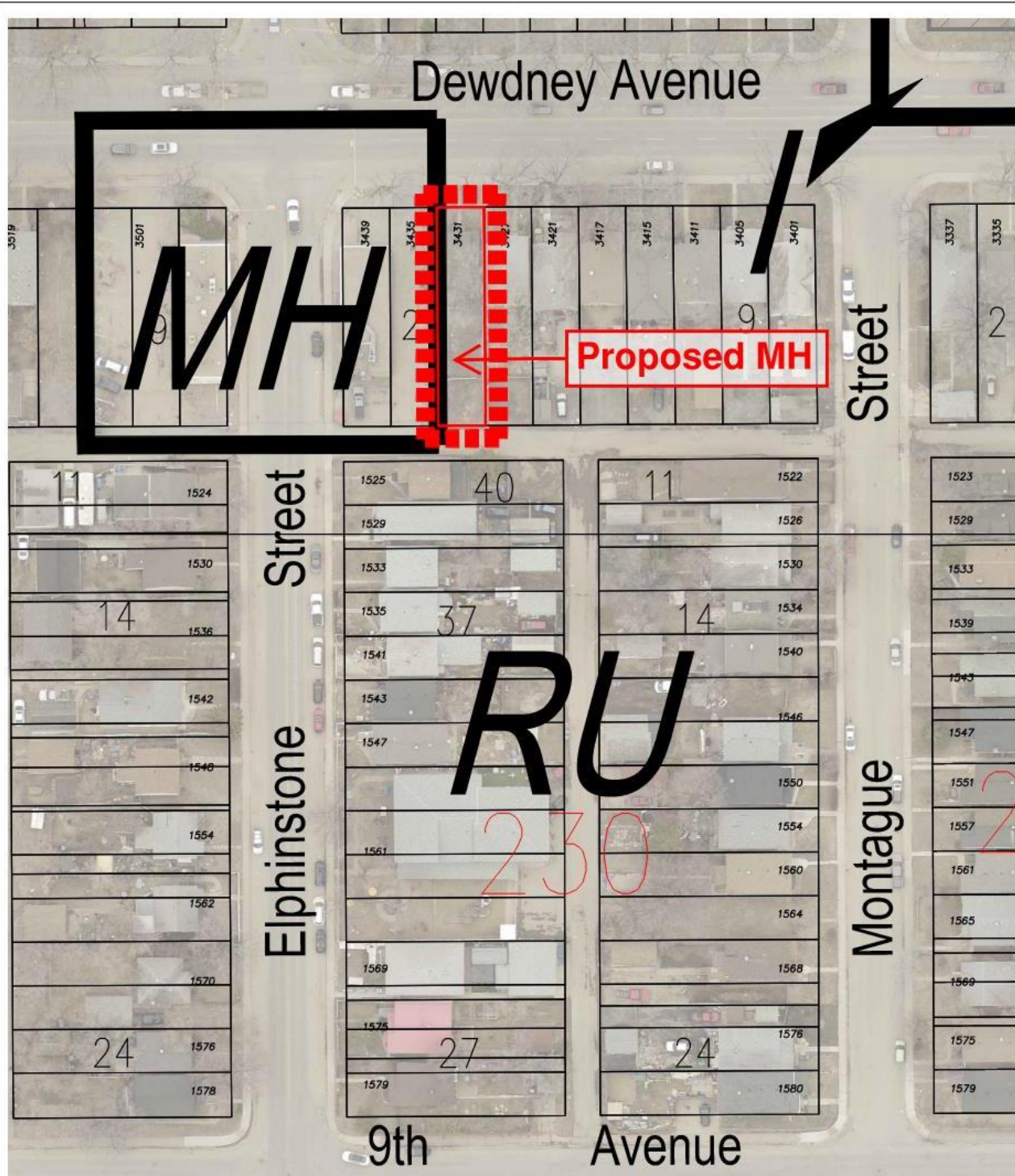


<b>Overview</b>	
<b>Proposal</b>	<p>The applicant proposes to amend the Zoning Bylaw by rezoning 3431 Dewdney Avenue (Subject Property) from RU – Residential Urban to MH – Mixed High-Rise to accommodate future commercial development.</p> <p>To understand land-use and development types potentially allowable in the MH Zone, please review Part 4B (Table 4B.T2) of Chapter 4 of the City's Zoning Bylaw:  <a href="https://open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019">open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</a></p> <p>The City is not reviewing an application for a proposed development at this time.</p>
<b>Background</b>	<p>The Subject Property is a developed parcel consisting of a detached residential building.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, parcels to the west are zoned MH – Mixed High Rise and occupied with commercial land uses.</p> <p>The Subject Property is subject to the policies of the <i>North Central Neighbourhood Plan</i>, which identifies the property as forming part of a commercial policy area.</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 <u>decision authority</u>, 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 City Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council.</p> <p>Both the RPC and City Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or City Council. Please refer to the Application Review Process on the back of page.</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="https://Regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Tyson Selinger Planning & Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000





Subject Property

Date of Photography : 2023



Project PL202400024 Civic Address/Subdivision 3431 Dewdney Avenue



### Opportunities for Public Input

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

Appear at Planning Commission

Appear at City Council