

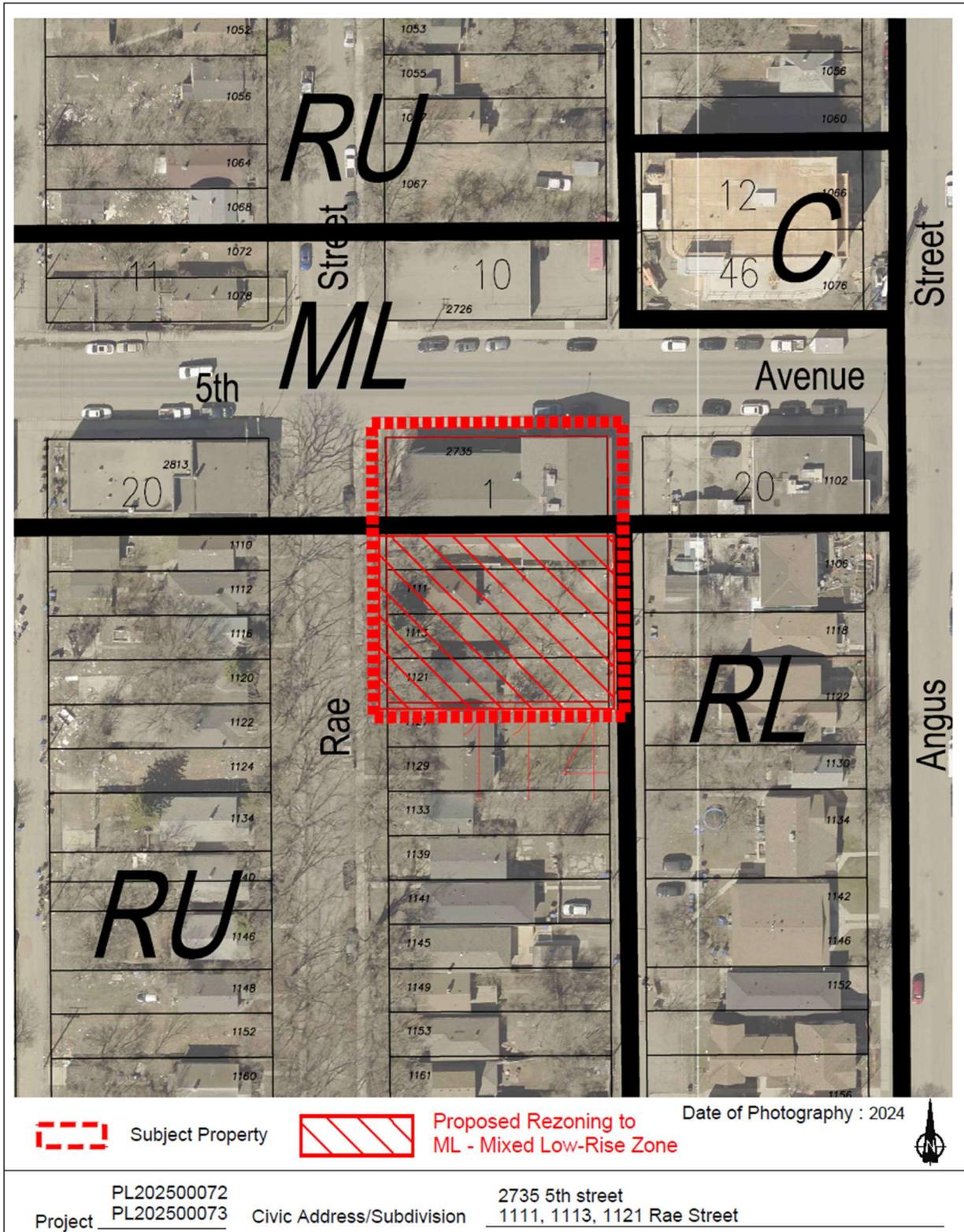
Overview	
Proposal	<p>The Applicant proposes to develop a 3,023m² building, to be used as an “Institution, Humanitarian Service” land-use (e.g. social services), at the following location: 2735 5TH Avenue; 1111, 1113, 1121 Rae Street (Subject Property).</p> <p>This Proposed Development will require:</p> <ul style="list-style-type: none"> • That a portion of the Subject Property (1111, 1113, 1121 Rae Street) be rezoned from RU – Residential Urban Zone to ML – Mixed Low-Rise Zone. • Review through the Discretionary Use procedure, as the “Institution, Humanitarian Service” land-use exceeds 300 square metres. <p>To understand land-use and development types potentially allowable in the ML Zone, please review Part 4A, Table 4A.T2 of Chapter 4 of the City’s Zoning Bylaw:</p> <p>https://open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019/resource/e29a237b-ad80-4cba-89f3-3fe990d04e89</p>
Additional Information	<p>The Subject Property is comprised of:</p> <ul style="list-style-type: none"> • An existing lot and building, which is owned by the Applicant; used as residential units and “Institution, Humanitarian Service” land-use; zoned ML Zone. • Three residential lots; two single-detached residential buildings; zoned RU Zone. <p>These buildings will be demolished to accommodate the proposed new building.</p>
Process	
Review / Decision	<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 Zoning Bylaw and Official Community Plan amendments, and where a Discretionary Use application also applies, is the Regina City Council. Applications directed to Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to Council.</p> <p>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 Application Review Process on 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>
Updates	<p>Visit Regina.ca/proposeddevelopment for updates on this application.</p>
Contact	<p>Jeremy Fenton: 306.751.4228 or jfenton@regina.ca Department of Planning & Development Services</p>

Appendix A - Location



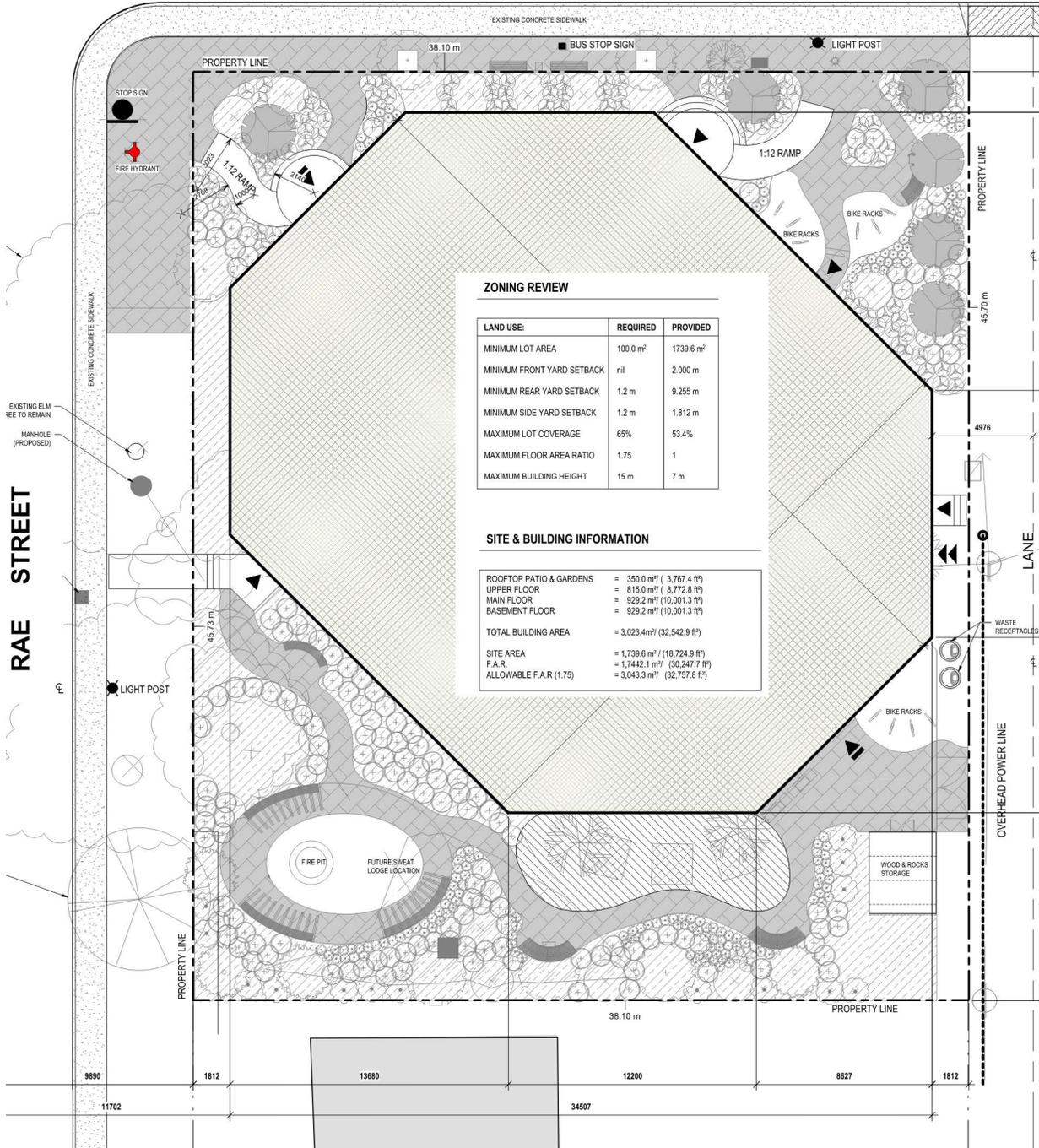
Date of Photography: 2024 

		Subject Property	
Project	PL202500072 PL202500073	Civic Address/Subdivision	2735 5th Street 1111, 1113, 1121 Rae Street

Appendix B – Proposed Zoning


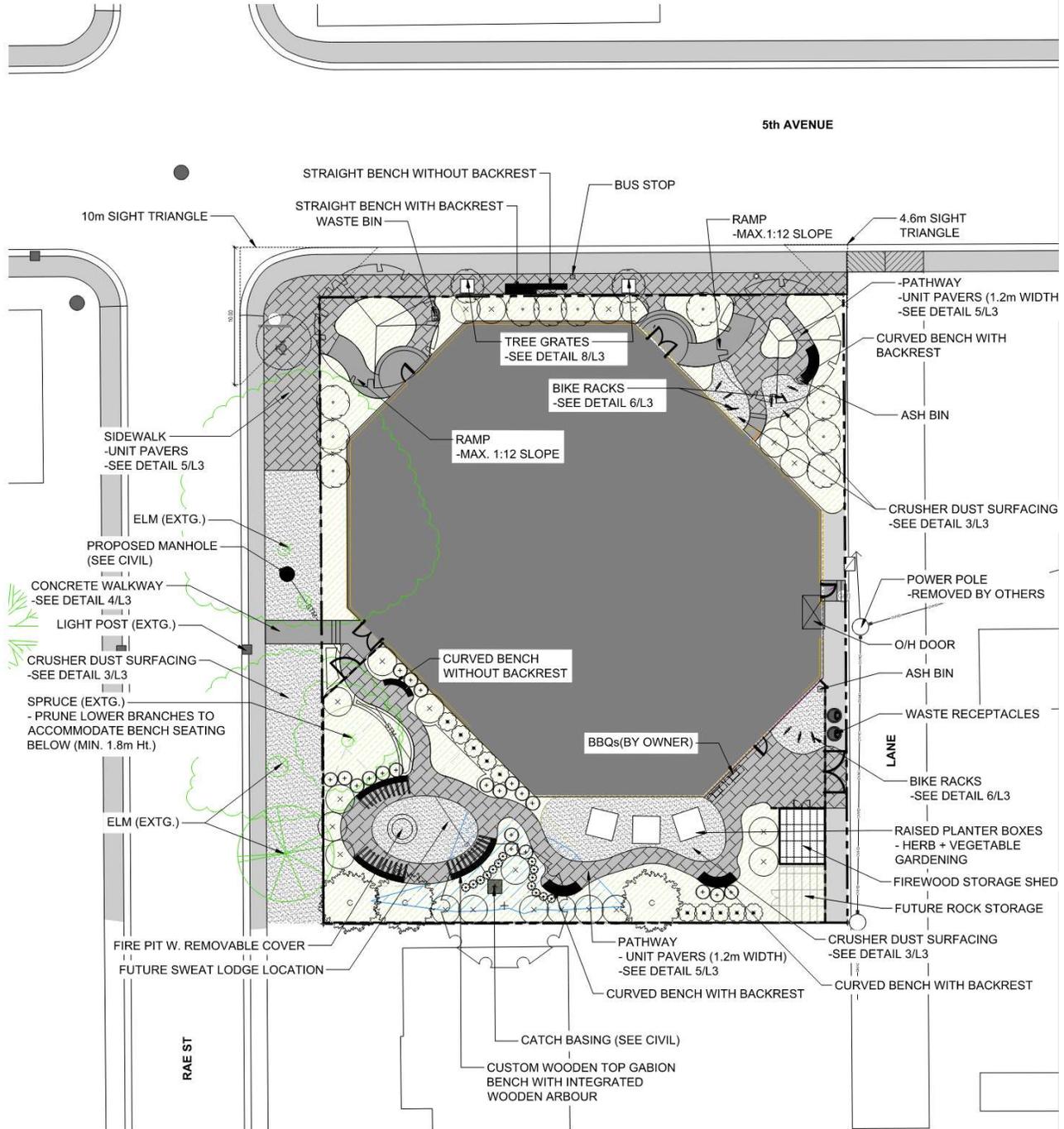
Appendix C1 – Proposed Development Site Plan

FIFTH AVENUE



1 SITE PLAN
1 : 100

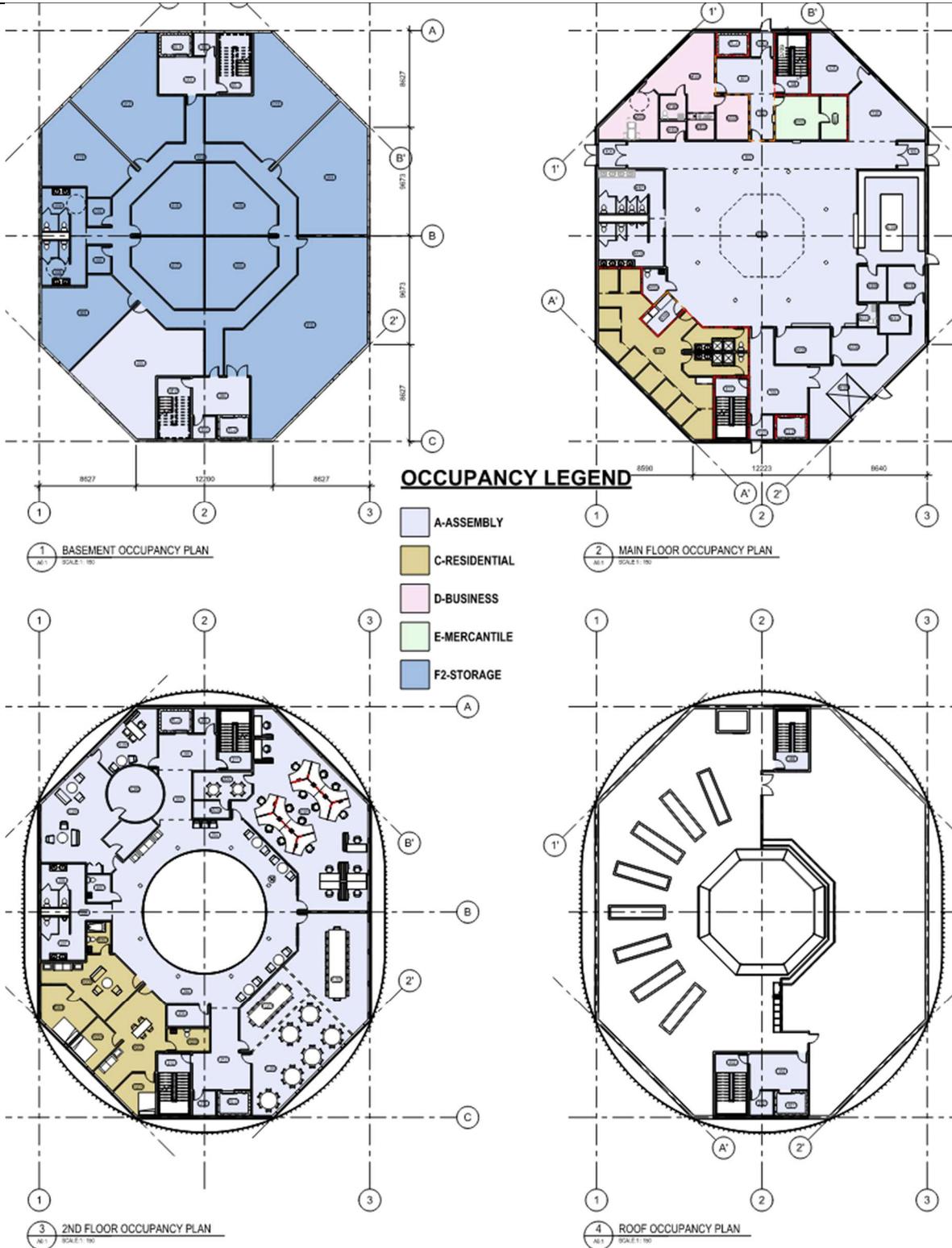
**Appendix C2 – Proposed Development
Landscaping Plan**



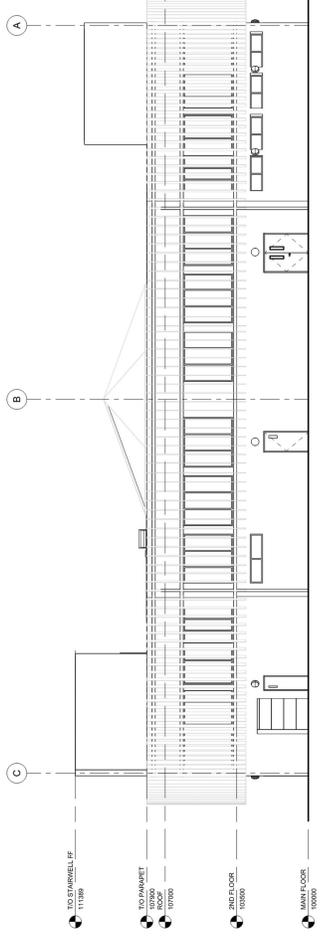
1
L1 GENERAL ARRANGEMENT PLAN
SCALE - 1 : 200



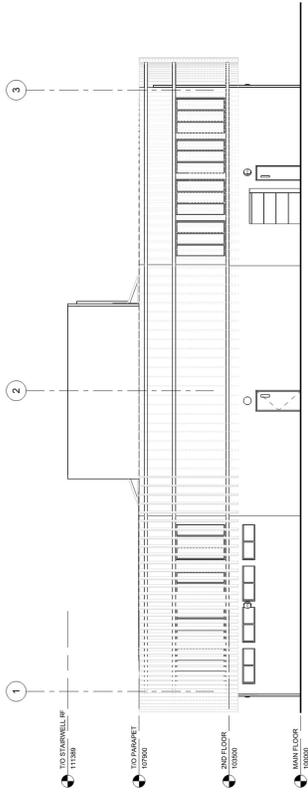
**Appendix C3 – Proposed Development
Floor Plans**



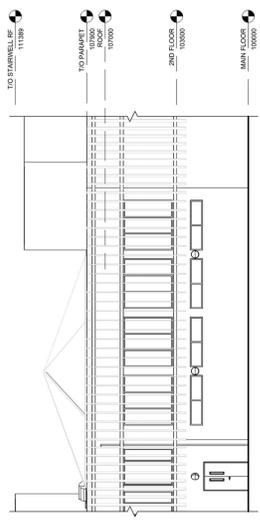
Appendix C4 – Proposed Development Building Elevations



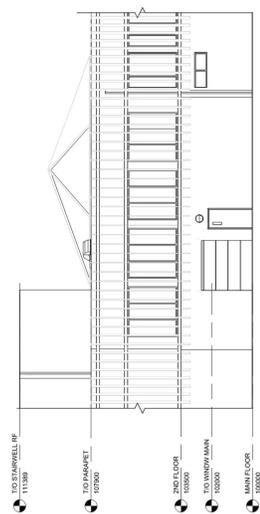
2 NORTH-EAST ELEV.
SCALE: 1/8"



4 SOUTH-EAST ELEV.
SCALE: 1/8"

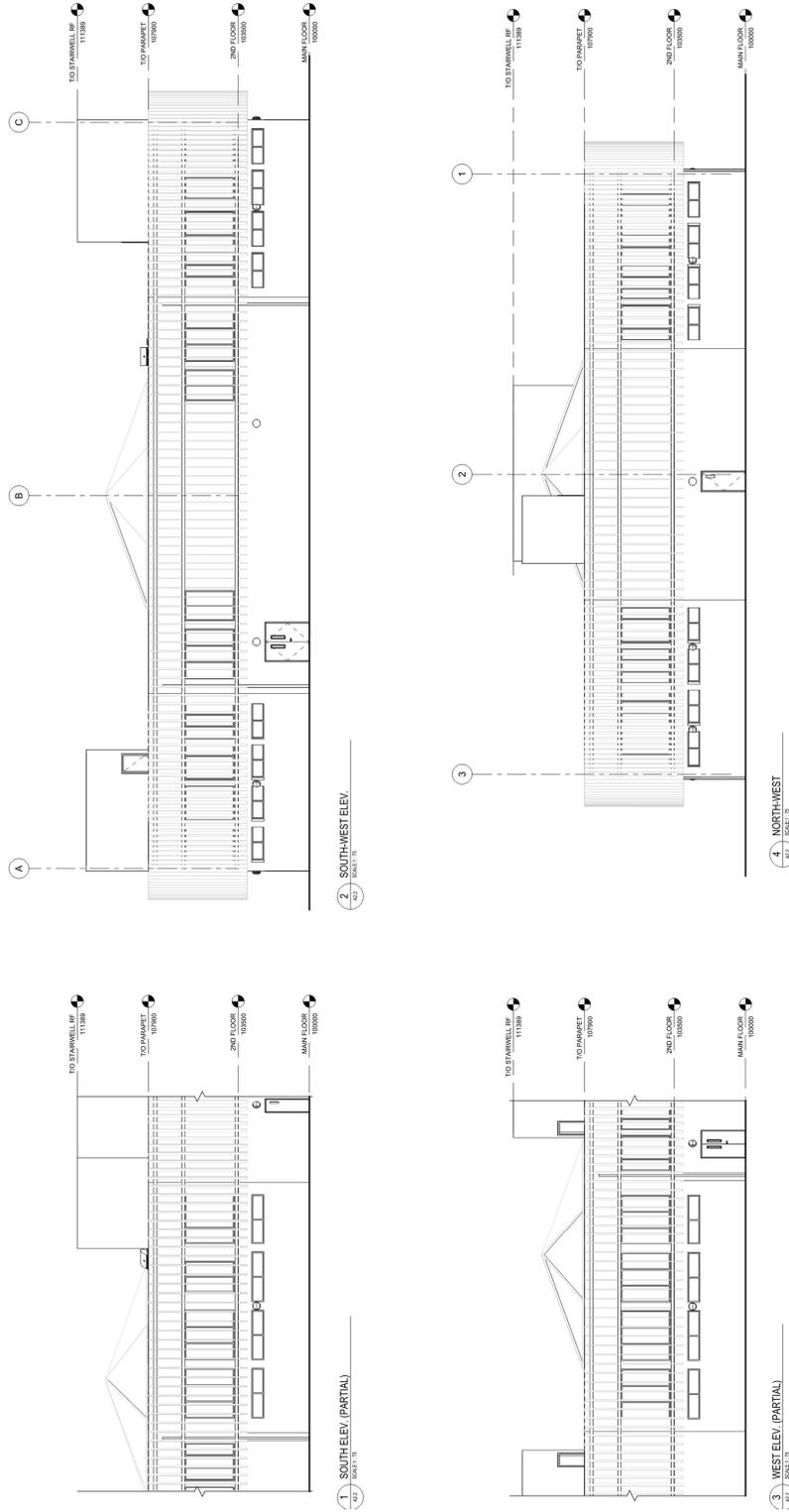


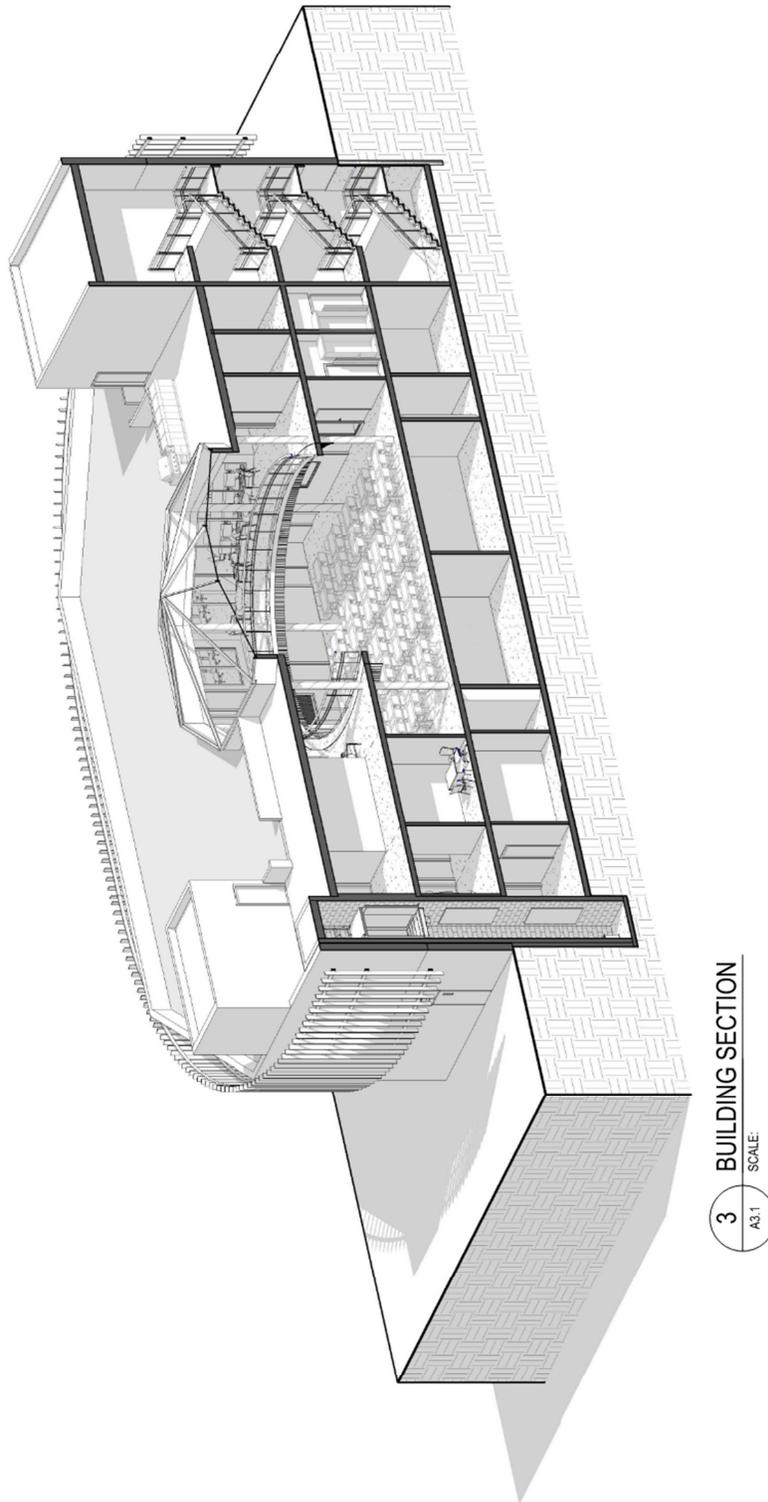
1 NORTH ELEV. (PARTIAL)
SCALE: 1/8"

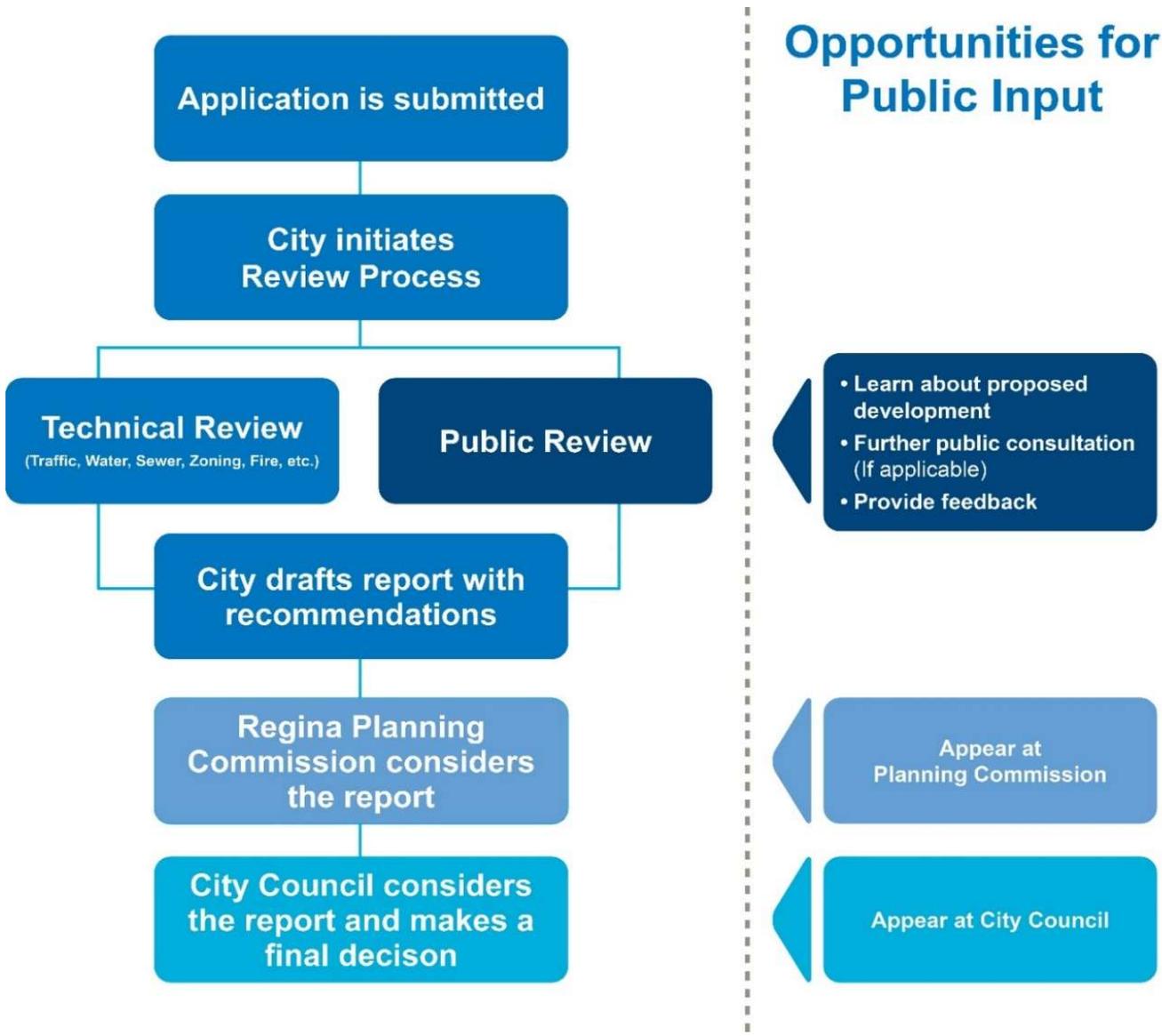


3 EAST ELEV. (PARTIAL)
SCALE: 1/8"

Appendix C5 – Proposed Development Building Elevations



Appendix C5 – Proposed Development
Building Cross Section



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

Name

Address & Postal Code

Telephone and/or Email (email preferred)

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: May 07, 2025

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**

