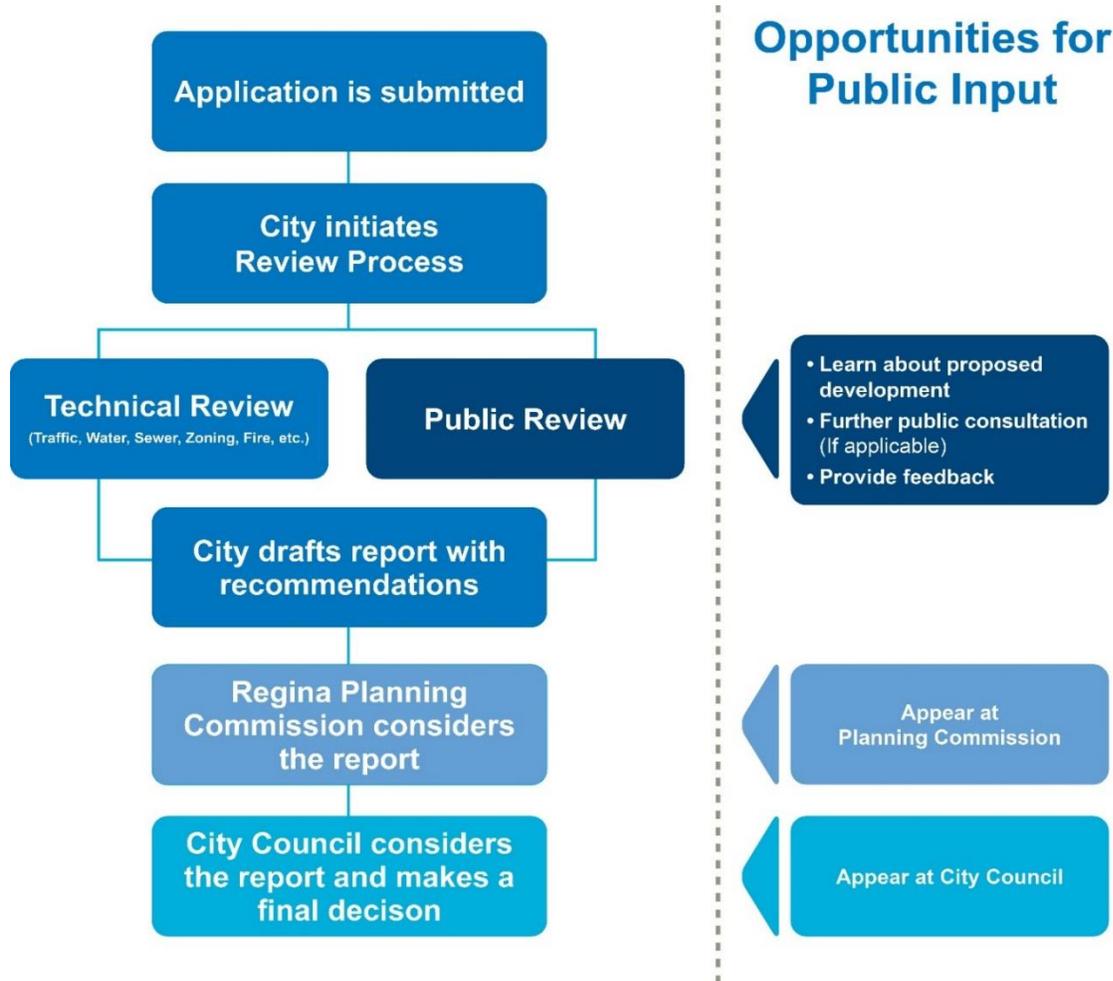


Overview	
Proposal	<p>The applicant proposes to develop a “Building, Planned Group” (multiple residential buildings on one lot) at 8590 Canola Avenue (Subject Property), in the Westerra Neighbourhood, which consists of:</p> <ul style="list-style-type: none"> • 166 dwelling units across 17 “townhouse style” buildings • 195 parking stalls and 30 bicycle parking stalls • Communal amenity area in the centre of the development.
Background	<p>The Subject Property is zoned MLM – Mixed Large Market Zone</p> <ul style="list-style-type: none"> • “Building, Planned Group” is considered a “discretionary use” in the MLM Zone <p>Development of the Westerra Neighbourhood is guided by the <i>Westerra Neighbourhood Land-Use Plan</i> (OCP – Part B.14) and <i>Westerra Phase 1 Concept Plan</i>. The Subject Property is located within a commercial sub-policy area, which allows for commercial or residential development; therefore, conforms with these plans.</p>
Process	
Review/ Decision	<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 discretionary use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the discretionary use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Applications directed to City Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council – for both the RPC and the City Council meetings, the public may attend and provide comments either verbally, at the meeting, or in writing.</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	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	<p>Zoey Drimmie, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000</p>



This above-noted process applies where the application is directed to Council.

