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MEMORANDUM

Date: July 23, 2019

To: Elaine Gohlke – Office of the City Clerk , City of Regina

From: Cathy Lawrence – Terra Developments Inc ("Terra")

Re: Concept Plan Amendment and Zoning Bylaw Amendment Applications (19-CP-01) & (19-Z-03) - The Towns, Phase 1E

Mayor Fougere and fellow City of Regina Councilor Members,

The application before you appeared at Regina Planning Commission on July 3rd, 2019. There it received unanimous support of the proposed amendments.

The purpose of the application is to take current inventory within The Towns subdivision and change the land use of 28 lots to make it compatible with a specific builder's product. The steps required to make their project work within The Towns is two-parts. The first, is to amalgamate 28 lots into 14 lots. As the intent is for one building shell consisting of a side by side duplex with basement suites to sit on one lot. The second part is to change the zone from low density (DCD-11/12) to medium density (R5). This change was required as the current land use was not compatible with the builder's design plans.

The findings for this application are as follows:

- Minimal impacts to the overall density
- There are no impacts to current infrastructure
- The proposed builder will be expected to supply the required on-site parking
- The majority of the subject area is surrounded by vacant lots
- There are currently homes which are owner occupied on block 26. These are side by side duplexes and would be considered compatible with what the proposed builder is planning in the subject area
- The existing roads are wide enough to support on street parking

I will not be making a formal presentation, but will be present to answer any questions pertaining to the application before you.

Kind Regards,

TERRA DEVELOPMENTS INC

A handwritten signature in blue ink, appearing to read "C. Lawrence". The signature is written in a cursive, flowing style.

Cathy Lawrence