



List of Delegations

**Wednesday, March 6, 2024
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**City Council
List of Delegations
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**CR24-7 - Concept Plan Amendment, Zoning Bylaw Amendment, Discretionary Use -
3601 Green Marsh Crescent - PL202300185, PL202300186, PL202300189**

- DE24-27 Freya Marchuk, North Ridge Development Corp., Regina, SK

North Ridge Development Corporation
385 Maxwell Crescent
Regina, SK, S4N 5X9
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March 1, 2024

Re: RPC24-5

The proposal before you is for a bungalow townhouse community consisting of 29 units in total.

This parcel of land was originally zoned RH. Last year, we successfully underwent the DU process for the south portion of the parcel, which remains RH. The north parcel, which is the focus of our current proposal, was initially earmarked for the construction of 4-27 unit apartment buildings, totaling 108 units.

After careful consideration and market analysis, we have concluded that a lower density development would be more viable in this area. Given our experience in the market and the previous success with similar projects in the past, we believe that our proposed bungalow townhouse development would be an excellent fit for this location.

Another benefit of this development is the transition it creates from the low-density single-family housing to the north, gradually increasing in density towards the high-density developments on the south portion of the parcel.

In terms of parking, each townhouse in our proposed community will feature a double attached garage and driveway, providing a total of 4 parking stalls per unit. This arrangement ensures ample parking availability for residents and their guests, thereby minimizing any potential parking-related concerns.

We respectfully request that the parcel be rezoned to RL and the DU be approved for our proposed development. We are confident that our project will contribute positively to the overall community.

Thank you for considering our request and I am available for any questions.

Freya Marchuk
Operations Manager