

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	30	<ul style="list-style-type: none"> • It does not conform to the cathedral area community plan. • Continuing to rezone residential sites for commercial will destroy the neighbourhood. • This will set a precedent for tearing down more cathedral area character homes. • Loss of privacy for all residents in the area. • 13th avenue and Elphinstone is already a congested intersection and the additional density will decrease pedestrian safety, especially the children who will go to Connaught School. • Great concerns regarding the sun shadow study and how it impacts properties to the north. • The architectural design is unappealing and does not fit with the character of the neighbourhood and the building is too big/high for the location. • With the current activities in this area, there is already too much parking demands. The number of stalls available onsite will not be enough. • The rental price at this building will likely be too high. • No consideration to Connaught School to be built across the street which will house up to 425 children. • Not enough green space provided on site. • There will be an increased demand on existing public service infrastructure which the neighbourhood already has many problems with. • This will disturb the wildlife that may reside in the current area. Additionally, existing landscaping and street trees will be destroyed. • A lot of people who are current on these sites will be displaced from the area.
<i>Accept if many features were different</i>	26	<ul style="list-style-type: none"> • It would be better if building was reduced to 2-3 stories and provided less suites. • Stick to the existing Cathedral Neighbourhood Community Plan • A portion of the building be used for community oriented activities such as day care centre instead of retail. • It would be better to have a building like the one proposed across from Safeway but did not proceed. • Need to incorporate more character into the building design including more brick, peaked roof, etc., that will take into consideration the residential dwellings as well the public school and library nearby. • Assure that the rental units will be provided at affordable housing standards. • A traffic plan assembled to assure pedestrian safety • Investing in increase alternative modes of travel at the side to decrease the demand on parking. • Provide greener space/roof top garden/edible garden/outdoor

		<p>communal space on site and assure that they are school age children friendly.</p> <ul style="list-style-type: none"> • The sun shadow study should be redone with more details and based on standards. • A wind study should be conducted to assure that it will not have a great impact on wind speed at ground level. • Instead of rezoning the portion of land currently zoned residential, should leave as is and try to accommodate development only on the commercial portion • Parking access not to be on Elphinstone to protect children. • Providing more screening between parking area and surrounding uses. •
<i>Accept if one or two features were different</i>	4	<ul style="list-style-type: none"> • If the development was a smaller scale. • Provide an all-brick facade. • Provide more onsite parking. • There should be less parking on site. • Some consideration put into the orientation of trees on the south side of the building. Also assure they are accommodated on site instead of taking up sidewalk space. • Having the 4th floor stepped back to reduce the building size and suns shadow casting. • Assure that garbage receptacle is accessible and moved further away from the lane. • Street level retail should be more open and inviting instead of having commercial units setback behind pillars. • Would be nice to include some art on site.
<i>I support this proposal</i>	19	<ul style="list-style-type: none"> • It is nice to see increase population density near the city core as well as the neighbourhood. • This will provide more greenery and lighting along 13th avenue which is currently dark and uninviting. • A mix use building is welcomed into the neighbourhood as it will add to the retail activity already existing. • Happy that parking will be accommodated onsite. • This is a modern development • The building fits in with the neighbourhood. • This will provide housing for single and working couples who likely walk/bus/bike to work and does not need the parking. • This will boost economy for everyone in the area. • Current building on site is not pleasant. Good to see older neighbourhoods being upgraded. • With allow families who want to be in the area the ability to do so. • The building was very well planned. • The development encourages walkability and diversity. • Awesome opportunity for neighborhood growth.

1. Issue: the proposed development is not corresponding to the character of neighborhood.

Applicants Response:

The material treatment of the new development lends from other notable buildings such as the

Connaught Library brick façade color, the new Cathedral Safeway's mix of brick and tastefully detailed EIFS stucco accents and aesthetic window detailing. The use of tyndal stone and window stone sill and header accents goes beyond standard development detailing to establish a sense of premium quality and aesthetic value to parallel and actually enhance the character of the Cathedral neighbourhood.

The Regina Cathedral Neighborhood has a strong overall character, however, there are some areas that are less attractive and run down within this neighborhood. By improving/enhancing some of these more run down areas this may deter crime and other criminal activities in this area. Therefore we feel that this project will enhance and blend in nicely with the character and at the same time improve it.

Administration's Response:

Although the Administration cannot establish conditions for colour, texture or type of materials and architectural details, applicants are encouraged to propose developments that fit well into existing neighbourhoods. A wide variety of building types, sizes, ages and architectural styles are located in the immediate area and along the 13th Avenue commercial corridor. The material treatment of the proposed development is consistent with surrounding buildings.

2. Issue: The proposed development contradicts with Cathedral Area Neighbourhood Plan and the Zoning Bylaw.

Applicant's Response:

The proposed usage and building height are both in accordance with the guideline for an LC3 zone. We feel that this project does fit the neighbourhood plan as it is currently a mixed use property. We are only increasing the number of residential units in an area that is under serviced. We have gathered this information over many years and can support this as every time we have an empty unit we receive hundreds of responses for these units. We advise that this overwhelming response is due to the location and not the inside/outside appearance of the units.

Administration's Response:

The proposal complies with the regulations and development standards contained in *Regina Zoning Bylaw No. 9250*. The Administration supports the amendment to Plan for the following reasons:

- The proposal meets policy objectives of the OCP with respect to developing complete communities, strengthening and intensifying key urban corridors, providing compatible and sensitive development, and providing a diversity of choice in the housing market in communities.
- The proposal responds positively to the purpose and intent of the LC3 Zone by providing smaller storefronts within the building consistent with the existing 13th Avenue Shopping District.
- The proposed development fills a need for diverse housing options, provides upgraded commercial retail amenities in the area and develops an underutilized site. The development will provide more street-level activity and enhance safety in the area through natural surveillance.

3. Issue: Traffic and Pedestrian safety

Applicant's Response

The overall traffic may have a very small increase during time of peak traffic, but otherwise there will were not be any increase. Keep in mind that there are currently business operating from this location

and the traffic from the business portion would remain consistent.

Regarding pedestrian safety we assume that the new school will continue to operate school organized kid's safety Traffic Programming and public safety should be enhanced by traffic flow improvements with new school bus drop off lanes. Pedestrian safety should be improved or at least remain unchanged. The new development parking layout will have 2 access points for discharge of traffic to both 13th Ave via the Alley and Elphinstone St. to lighten the impact.

We are also considering a modified parking layout that would eliminate the "laneway" condition that exists between Elphinstone Street and the back alley on the north side of the building. This is a shortcut that people currently take to avoid 13th Avenue, and by eliminating this route option it would greatly improve pedestrian safety. Please refer to attachment indicating revised site plan layout.

Administration's Response:

Administration has reviewed the traffic related impacts and does not identify any concerns regarding the traffic impacts on 13th Avenue and Elphinstone Street due to the proposed development. Both 13th Avenue and Elphinstone street have capacity to accommodate the incremental increase in traffic volume that would be generated by the proposed development.

The proposal meets the sight line regulations. The intersection of Elphinstone Street and 13th Avenue is a fully signalized intersection. Currently, the Administration is reviewing pedestrian controls for the intersection of 13th Avenue and Argyle Street as part of the Connaught School redevelopment.

4. Issue: Proposed density

Applicant's Response

The area can support the small increase of density and in fact will benefit from the economic influx. The much needed extra tax revenue would only aid an underserved area.

Administration's Response:

The population of the Cathedral neighborhood has declined over the past decades. Such developments can contribute to increasing the density supporting the policies around intensification of existing neighborhoods. The proposed development will result in the availability of additional housing in the neighbourhood which will benefit existing community amenities and services.

5. Issue: Use of subject property

Applicant's Response

The LC3 zone permits mixed use of residential and commercial, so we are in accordance with the bylaw. We also want to make it clear that we will not be pursuing retail tenants or restaurant tenants for the commercial portion of the building, so that's a worthwhile clarification to make on the topic of usage, and should also be considered when reviewing traffic concerns. Overall we feel that adding additional residential units to the area will be a great benefit.

Administration's Response:

The proposal meets the minimum standards as prescribed by *Regina Zoning Bylaw No. 9250*. A mixed-use building defined under the Bylaw is a building containing residential uses and grade-level commercial uses, which commercial use shall not exceed 50 per cent of the buildings gross floor area and is discretionary use in LC3- Local Commercial Zone. Currently, the subject property is being used as a mixed use building.

6. Issue: Impact on property value and aesthetics

Applicant's Response

We feel any enhancements to the area will be positive for the properties, both with respect to Value and renewed infrastructures. The deteriorating condition of the portion of the building that faces 13th (+/-90 years old) is a concern, and we feel that that façade would be greatly improved with the addition of a new property.

Administration's Response:

Important consideration was given in the review process to achieving a building design that provided a good design condition along 13th Avenue and provided a good degree of compatibility with surrounding properties. The Administration is not aware of any evidence that such a development will necessarily have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance, but will be affected by perceptions, experiences and resultant actions of individual households over time. A new development will contribute to revitalization in the neighbourhood which can contribute positively to local real estate values.

7. Issue: Privacy and proximity to the existing buildings

Applicant's Response

The proposed building is obviously higher than a 2 storey house would be, however please keep in mind that the north wall of our building is setback 44' from the north property line, a distance that should mitigate privacy concerns.

Administration's Response:

Administration required the applicant to revise the proposal and shift the building away from the northern property line and provide as much of a buffer as possible. In the revised plan, there is a setback of 20.75m on the main level and 15 m on the upper levels. There are streets on the south and east side of the subject property and alley on the west side.

In order to address the privacy and proximity concerns, Administration required the applicant to provide a landscape buffer along the north property line excluding the space for garbage containers.

8. Issue: Height and the size of the building

Applicant's Response

As stated earlier the height and size of the building conform to the LC3 zoning requirements.

Administration's Response:

The proposed mixed use building meets all required development standards and regulations of *Regina Zoning Bylaw No. 920* including maximum permitted height.

9. Issue: Sun Shadow Impact Study

Applicant's Response

We have received a package of sun study drawings prepared by city administration and are in agreement with the information shown. For the majority of the year the shadow impact on adjacent

properties is minimal, the surrounding alley, parking lot and street act as a buffer on 3 sides so the impact neighbors is reduced. The December shadows are longer but that's to be expected with the sun so far south at that time of year.

Administration's Response:

A sun shadow impact study was prepared for the proposed development and compared it with the existing sun shadow impacts. The study graphics are attached to the report as Appendix B-1.1- 1.3.

10. Issue: Impacts on proposed school:

Applicant's Response:

This development will help many families by adding affordable housing in an area that needs it. An added benefit will provide for more housing opportunities closer to the area schools.

Administration's Response:

The proposed development will complement the redevelopment of Connaught School site and contributes positively to the renewal of the 13th Avenue corridor and this important intersection in the Cathedral Neighbourhood.

11. Issue: Wind Effect:

Applicants Response:

We feel this might improve any wind impact. Once the property across the street from the subject property is completed, this will also help.

Administration's Response:

The development meets the maximum permitted height requirements of the LC3 zone and did not warrant the submission of wind modelling analysis.

12. Issue: Impacts on Existing Infrastructure:

Applicants Response:

All utility connections for the project are subject to City of Regina review to ensure that proper capacities exist, so there should be no negative impact on existing infrastructure. Any potential upgrading of the services to the subject property would be a great benefit as deteriorating infrastructure is a concern in all older neighborhoods.

Administration's Response:

The existing servicing network has capacity at this location to support the proposed development.