



REGINA PLANNING COMMISSION

**Wednesday, April 17, 2013
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, April 17, 2013**

Approval of Public Agenda

Minutes of the meeting held on March 27, 2013.

Administration Reports

RPC13-23 Application for Zoning Bylaw Amendment, Concept Plan Amendment and Official Community Plan Amendment (12-Z-32/12-CP-11) - The Greens on Gardiner Concept Plan, Phase 4 Development

Recommendation

1. That *Part D – Southeast Sector Plan of Development Plan Bylaw No. 7877*, section 5.5 f) be repealed and substituted with the following:
 - f) *A multi-seasonal zone level athletic park shall be developed in the Southeast Sector and be co-located with a future high school in consultation with the school boards.*
2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-2.1, be APPROVED.
3. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH-Urban Holding to the following specified zone designations for the lands contained within The Greens on Gardiner Phase 4 subdivisions as shown on Appendices A-3.1 and A-3.2, be APPROVED:
 - i. To R1-Residential Detached:
 - Lots 1-20 in Block 31
 - All of Block 32
 - Lots 23-39 in Block 16
 - Lots 1-17 in Block 30
 - Lots 41-53 in Block 17
 - Lots 22-42 in Block 18
 - ii. To DCD 12 – Direct Control District 12-Suburban Narrow Lot Residential:
 - Lots 18-37 in Block 30
 - Lots 23-38 in Block 29
 - Lots 21-35 in Block 27
 - Lots 1-18 in Block 25

- iii. To R2-Residential Semi-Detached:
 - Lots 1-22 in Block 29
 - Lots 1-20 in Block 27
 - Lots 30-51 in Block 28
 - Lots 28-47 in Block 26
 - iv. R5-Residential Medium Density:
 - Lots 1-29 in Block 28
 - Lots 1-27 in Block 26
 - Lots 19-41 in Block 25
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
 3. That this report be forwarded to the May 21, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws and concept plan amendment.
 4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

RPC13-24 Update on Condominium Policy Bylaw

Recommendation

1. That item CR12-4 be removed from the list of outstanding items for the Regina Planning Commission.
2. That a follow-up report be submitted to the Regina Planning Commission in 2014/2015 discussing operational aspects of the Condominium Policy Bylaw and evaluating implementation.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 27, 2013

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Shawn Fraser
David Edwards
Dallard Legault
Phil Selenski
Laureen Snook
Sherry Wolf

Regrets: Phil Evans and Ron Okumura

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning, Diana Hawryluk
Director of Community Services, Chris Holden
Director of Development Engineering, Kelly Wyatt
Manager of Current Planning, Fred Searle
Senior City Planner, Sue Luchuck
Senior City Planner, Ben Mario

(The meeting commenced in the absence of Councillor Fraser.)

APPROVAL OF PUBLIC AGENDA

Councillor Flegel moved, AND IT WAS RESOLVED, that the agenda for the meeting be approved, as submitted, and that the delegations be heard at the call of the Chairperson.

ADOPTION OF MINUTES

Phil Selenski moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 13, 2013 be adopted.

ADMINISTRATION REPORTS

RPC13-20	Application for Discretionary Use (13-DU-1) Proposed Planned Group of Dwellings, Parcels A and B, SW Corner of Gordon Road and James Hill Road
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Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located at the SW corner of Gordon Road and James Hill Road, being Parcels A and B in Harbour Landing be

APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by McGinn Architecture Limited and dated February 28, 2013;
 - b) All driveways connecting Gordon Road to Glide Crescent through the property, with the exception of designated parking areas, shall be signed as “No Parking”, the prohibition to be enforced to ensure adequate access for fire suppression equipment; and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;

(Councillor Fraser arrived at the meeting during Ms. Luchuck's presentation.)

- Paul Moroz, representing Dundee Developments ; and
- Denis Jones, representing Deveraux.

Phil Selenski moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-21 Application for Discretionary Use and Zoning Bylaw Amendment (12-DU-31) - Proposed Office Building Greater than 2.0 Floor Area Ratio (F.A.R.) in D-Downtown Zone – 2074 Rose Street

Recommendation

1. That the D-Downtown Zone of *Regina Zoning Bylaw No. 9250* be amended as proposed in Appendix B.
2. That subject to recommendation 1) the discretionary use application for a proposed and office building greater than 2.0 F.A.R. in the D-Downtown Zone located at 2074 Rose Street, being Lots 22-25, inclusive, Block 365, OLD 33 Subdivision, be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by SEPW Architecture Inc. and dated November 14, 2012; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - c) Further detail of the landscaped area required for bonusable amenity be subject to review and approval of the Development Officer and shall meet the intent of the Downtown Zone and demonstrate compliance with respect to bonusing provisions in Chapter 17 – Development Alternatives and Incentives of *Regina Zoning Bylaw No. 9250*.
 - d) The applicant shall enter into an agreement with the City with respect to provision of bonusable public amenities.
3. That the City Solicitor be instructed to prepare the required bylaw amendment.

The following addressed the Commission:

- Ben Mario and Mark Andrews, City Planners, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Dale Harvey and Dylan Elliott, representing Saskatchewan Association of Rural Municipalities (SARM).

Dave Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC13-22	Park Naming – Fairways West MR-1 and MR-2, Lakeridge Addition MR-1 and MR-3
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Recommendation

- 1) That Fairways West MR-1 (7700 Gordon Staseson Boulevard) be named Steinson Park.
- 2) That Fairways West MR-2 (7931 Gordon Staseson Boulevard) be named Bundon Park.
- 3) That this report be forwarded to the April 8, 2013 meeting of City Council for approval.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Phil Selenski moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:01 p.m.

Chairperson

Secretary

April 17, 2013

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment, Concept Plan Amendment and
Official Community Plan Amendment (12-Z-32/12-CP-11)
The Greens on Gardiner Concept Plan, Phase 4 Development

RECOMMENDATION

1. That *Part D – Southeast Sector Plan of Development Plan Bylaw No. 7877*, section 5.5 f) be repealed and substituted with the following:

f) A multi-seasonal zone level athletic park shall be developed in the Southeast Sector and be co-located with a future high school in consultation with the school boards.

2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-2.1, be APPROVED.
3. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning from UH-Urban Holding to the following specified zone designations for the lands contained within The Greens on Gardiner Phase 4 subdivisions as shown on Appendices A-3.1 and A-3.2, be APPROVED:

- i. To R1-Residential Detached:

- Lots 1-20 in Block 31
- All of Block 32
- Lots 23-39 in Block 16
- Lots 1-17 in Block 30
- Lots 41-53 in Block 17
- Lots 22-42 in Block 18

- ii. To DCD 12 – Direct Control District 12-Suburban Narrow Lot Residential:

- Lots 18-37 in Block 30
- Lots 23-38 in Block 29
- Lots 21-35 in Block 27
- Lots 1-18 in Block 25

- iii. To R2-Residential Semi-Detached:

- Lots 1-22 in Block 29
- Lots 1-20 in Block 27
- Lots 30-51 in Block 28
- Lots 28-47 in Block 26

- iv. R5-Residential Medium Density:

- Lots 1-29 in Block 28
- Lots 1-27 in Block 26
- Lots 19-41 in Block 25

4. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
5. That this report be forwarded to the May 21, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws and concept plan amendment.
6. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

CONCLUSION

The applicant proposes to amend The Greens on Gardiner concept plan to accommodate the following:

- Increase in land devoted to mixed use development
- Increased high density residential in general, mostly concentrated along Chuka Boulevard
- Removal of the high school locations and the zone level park
- Adjusted location of an elementary school and neighbourhood park
- Other minor changes
- The concept plan amendments would allow for an additional 1600 population and an estimated 75,000 ft² of commercial space within its boundaries

This application also considers rezoning of phase 4 of the Greens on Gardiner, which includes development of approximately 18.6ha of land area and 350 dwelling units. The rezoning is consistent with the proposed concept plan and Official Community Plan.

BACKGROUND

A Zoning Bylaw amendment application and concept plan amendment application has been submitted concerning the Greens on Gardiner. An amendment to the Southeast Sector Plan is also being considered at this stage.

The concept plan was most recently amended by City Council on June 25, 2012.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Concept Plan Amendment

The applicant is proposing extensive amendments to the Greens on Gardiner concept plan. Since the plan was initially approved in January, 2008, various assumptions of the market and development potential have changed and the applicant wishes to amend the plan in response. Major changes to the plan include the following:

- Removal of the two school sites intended to accommodate a public and separate high school. This arrangement is preferred by the school boards which now intend to locate those functions in a future neighbourhood to the north, which is more centrally located between The Greens on Gardiner and a future neighbourhood to the north. The City is a land owner of the future neighbourhood to the north.
- Removal of the zone level park in between the two high school sites in the south eastern quadrant of the plan. This function will also be relocated to the future neighbourhood to the north and would be adjacent to the future relocated high school sites.
- Adjusted location of the proposed elementary school site and adjacent neighbourhood park. The park is now to the south of the elementary school site.
- Addition of a 1.76 ha park in the southeast quadrant of the plan, which is sized for a multi-purpose athletic field.
- Addition of four mixed use sites totalling 8.93 ha, adjacent to Chuka Boulevard. These areas are intended to accommodate a mixture of high density residential and commercial space. The Administration is currently drafting direct control district zoning, which will coordinate the development of the mixed use area and ensure compatibility within its context. It is estimated that all of the mixed use development will contain approximately 100,000ft² of commercial space.
- There are two additional high density sites totalling 6.5ha proposed along Chuka Boulevard.
- Decrease in the amount of medium density residential from 16.29 ha to 10.24ha.
- There would be an increase of about 1629 population from previous estimates to total 8109.

In essence, the revised plan accommodates higher densities and wider local commercial opportunities. The majority of this added density will be focussed along Chuka Boulevard, which is a minor arterial street that will link four new neighbourhoods as identified in the Southeast Sector Plan. The residential density and local services will compliment transit service on Chuka Boulevard, which is a logical street for this function to develop.

The applicant provided an update to the traffic impact assessment that was submitted in support of the original concept plan. The updated assessment shows that the increased residential density and commercial uses will generate additional traffic, but that increase is not expected to have a major impact on the surrounding road network.

Zoning and Land Use Details

Phase 4 rezoning includes two stages of subdivision. The stage 1 is 4.3ha in area and stage two is 14.28 ha. In total 353 new lots would be developed. Building forms would range from conventional single detached to narrow lot single detached, semi-detached, and townhouse development.

Zoning amendments are more particularly referred to below:

Phase 1		
Land Description	Description of Development	Proposed Zone
Lots 1-20 in Block 31; All of Block 32	55 conventional detached lots	R1-Residential detached
Phase 2		
Lots 23-39 in Block 16; Lots 1-17 in Block 30; Lots 41-53 in Block 17; and Lots 22-42 in Block 18	68 conventional detached lots	R1-Residential Detached
Lots 18-37 in Block 30; Lots 23-38 in Block 29; Lots 21-35 in Block 27; Lots 1-18 in Block 25	69 detached lots with narrow frontage	DCD 12- Direct Control District 12- Suburban Narrow Lot Residential
Lots 1-22 in Block 29; Lots 1-20 in Block 27; Lots 30-51 in Block 28; Lots 28-47 in Block 26	83 Semi-detached lots. Those with lane access would require vehicular access from the lane.	R2-Residential Semi-detached
Lots 1-29 in Block 28; Lots 1-27 in Block 26; and Lots 19-41 in Block 25	78 individual lots that would accommodate townhouse or semi-detached development. Lots fronting Chuka Drive would be accessed from a lay-by.	R5- Residential Medium Density

The proposed zoning as described above is consistent with the (proposed) concept plan.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Environmental Implications

Chuka Creek is a natural drainage course and is now identified as Environment Reserve area in the concept plan, whereas previously it would have been partially used as a zone level park. As such it would be retained largely as naturalized area and passive open space.

Policy/Strategic Implications

The proposal is consistent with the principles for planning contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.2 a) To promote a sustainable community and encourage development that contributes to maintenance or improvements to the quality of urban life.
- 3.2 b) To ensure that development occurs in a cost efficient, environmentally responsible and socially equitable manner.

The proposed zoning bylaw amendment and concept plan amendment increases the diversity of housing type to suite a broader range of lifestyles, personal incomes, and housing needs depending on ones stage in life. The increased density and addition of commercial land uses will provide residents of the Greens on Gardiner a destination to walk and conveniently access daily needs rather than drive a further distance.

Although an amendment is recommended to Part D – Southeast Sector Plan of the OCP, the proposal remains consistent with the policy objectives contained in the plan with respect to:

- 3.2. Enhancing the Quality of Life for residents and visitors by creating communities which respond to human needs and aspirations.
- 3.3 Promoting development forms which are sustainable and contribute to the maintenance and improvement of the urban environment over the long term, irrespective of the rate of growth.
- 3.4 Facilitating housing choice.

The plan is also consistent with the community concept in the Southeast Sector Plan, with respect to providing a pedestrian oriented mixed use area in communities, which would include local commercial services, community uses, recreational uses.

The required amendment to the plan relates to Section 5.5 Parks and Open Space that specifies that “a multi-seasonal zone level athletic park shall be developed near Chuka Creek in Community 1 and be integrated with the mixed use community hub.”

This section of the Sector Plan will require amendment to allow for the relocation of the zone level park to the north of the Greens on Gardiner. Preliminary concepts of the new community to the north have co-located the zone park with the high schools. The park will act as a focal point of sorts for the neighbourhood and benefit from use by the high schools.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not sign posted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the sign posting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Will be published in the Leader Post on:	May 11 and May 18, 2013
Letter sent to immediate property owners	N/A
Public Open House Held	N/A
Number of Public Comments Sheets Received	N/A

The applicant and other interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

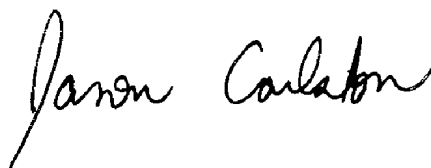
City Council's approval is required, pursuant to Parts IV and V of *The Planning and Development Act, 2007*.

Respectfully submitted,



For: Diana Hawryluk, Director
Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning and Development

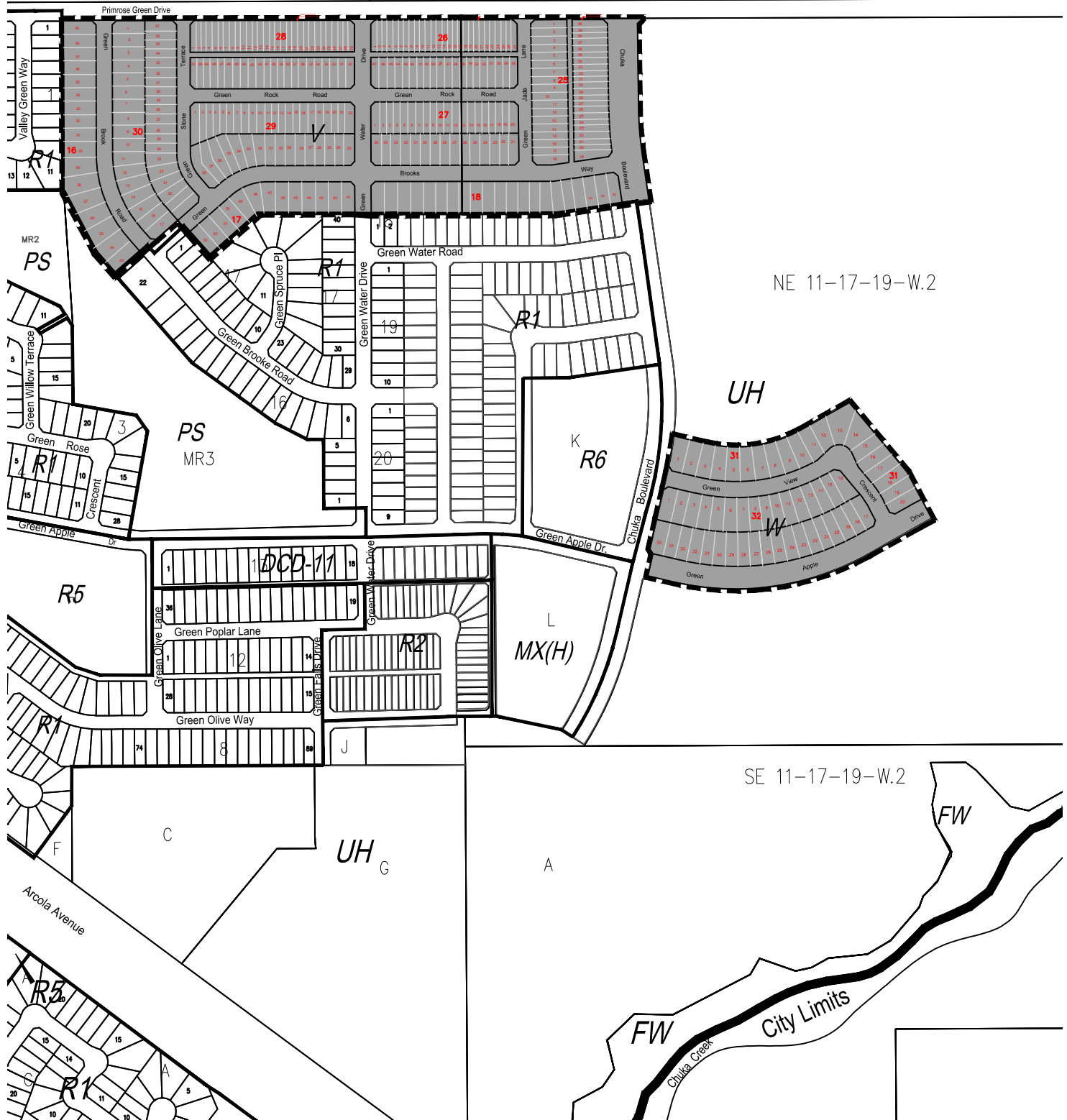
Prepared by: Ben Mario

Appendix A-1	Subject Property Map
Appendix A-2	Concept Plan
Appendix A-3.1	Site Plan
Appendix A-3.2	Elevation Plan
Appendix A-3.3	Floor Plan
Appendix A-3.4	Rendering

UH SW 14-17-19-W.2

SE 14-17-19-W.2

A



Subject Property, Proposed New Parcels Vand W



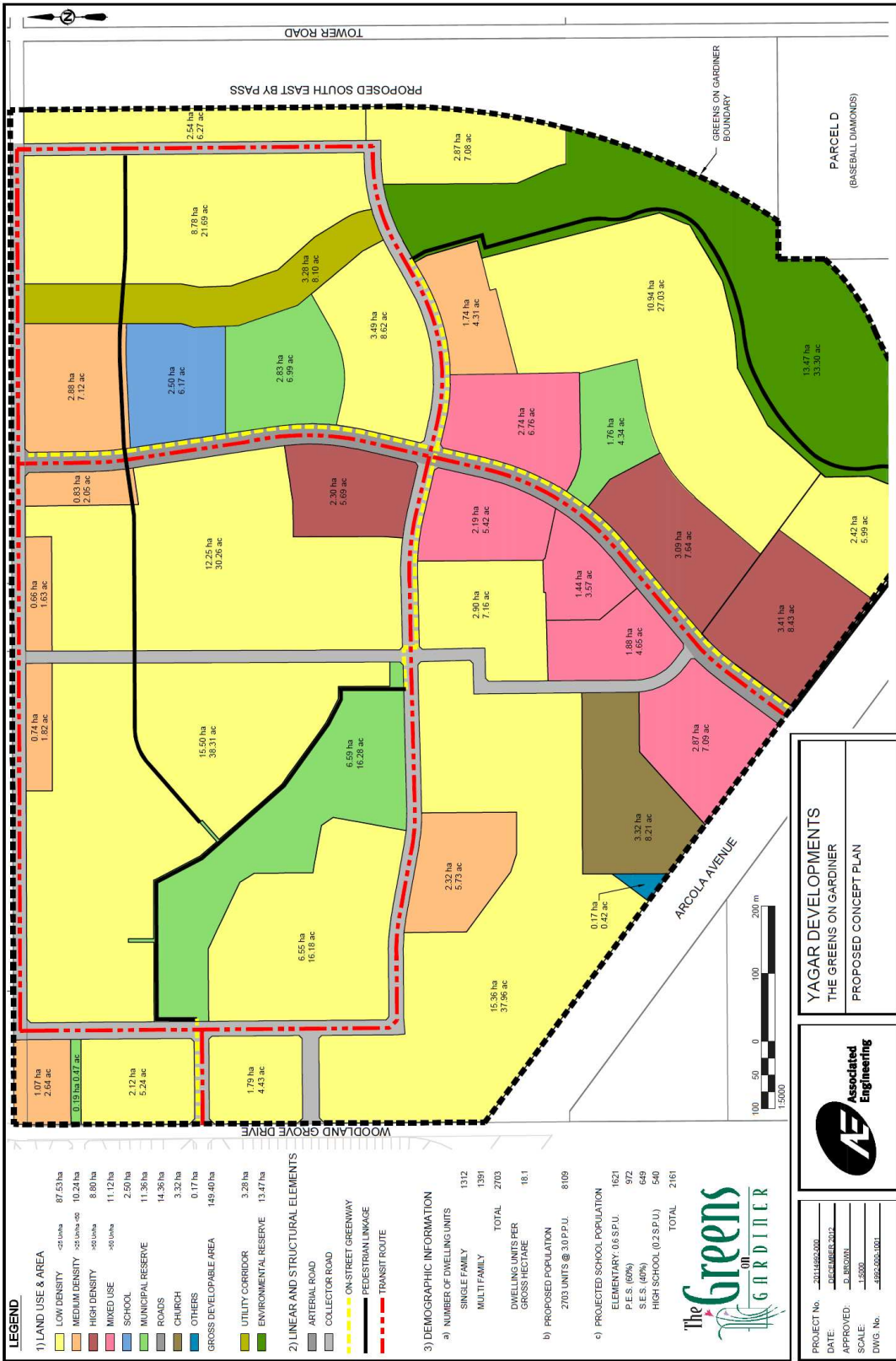
Planning Department



Project 12-Z-32
12-SN-65

Civic Address/Subdivision

The Gardens on Gardiner Phase 4, Proposed Subd.
Portion of Parcel D, N.W. ¼ Sec. 11, Twp. 17, Rge.
19, W.2 Mer., Plan 92R52623.

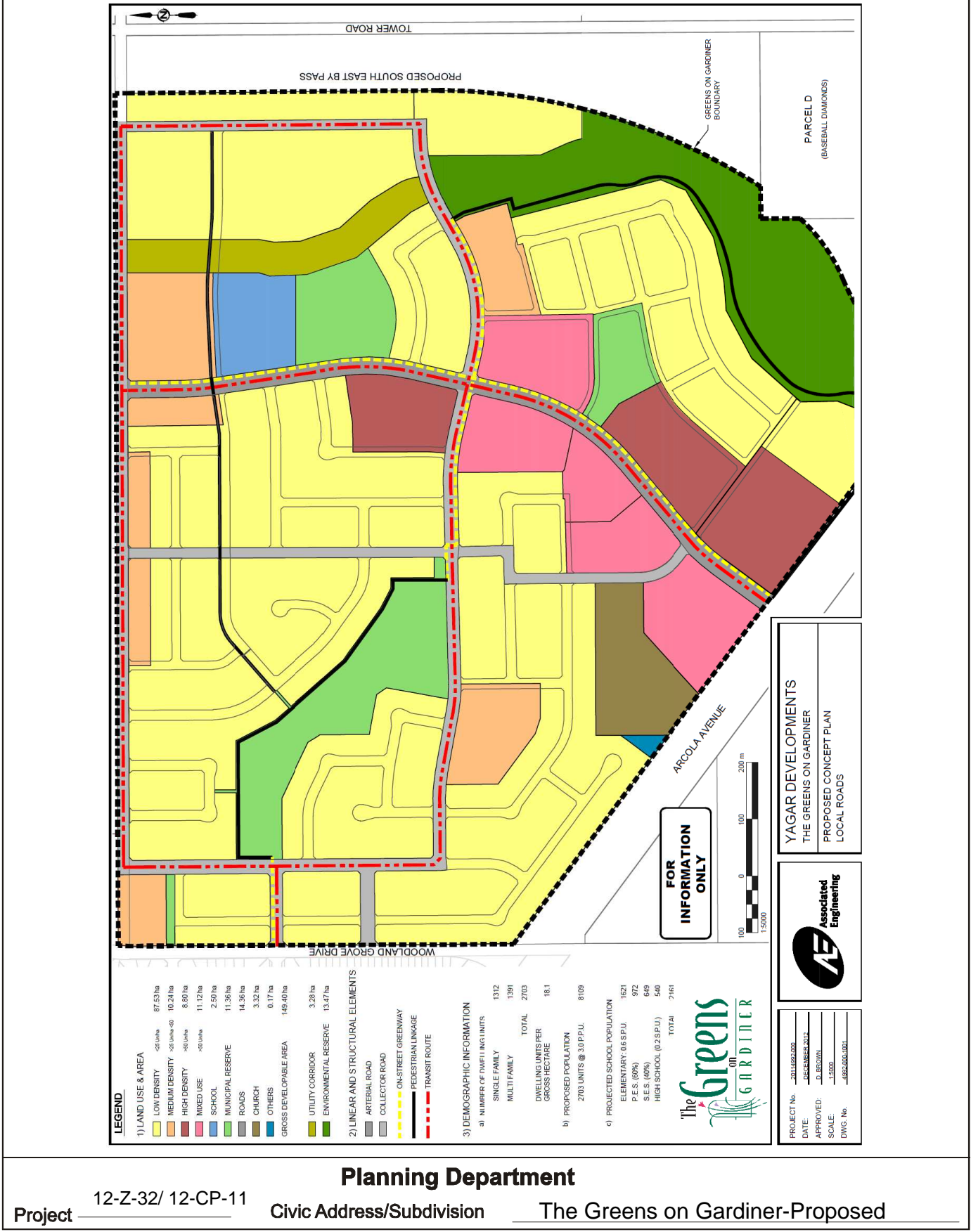


Planning Department

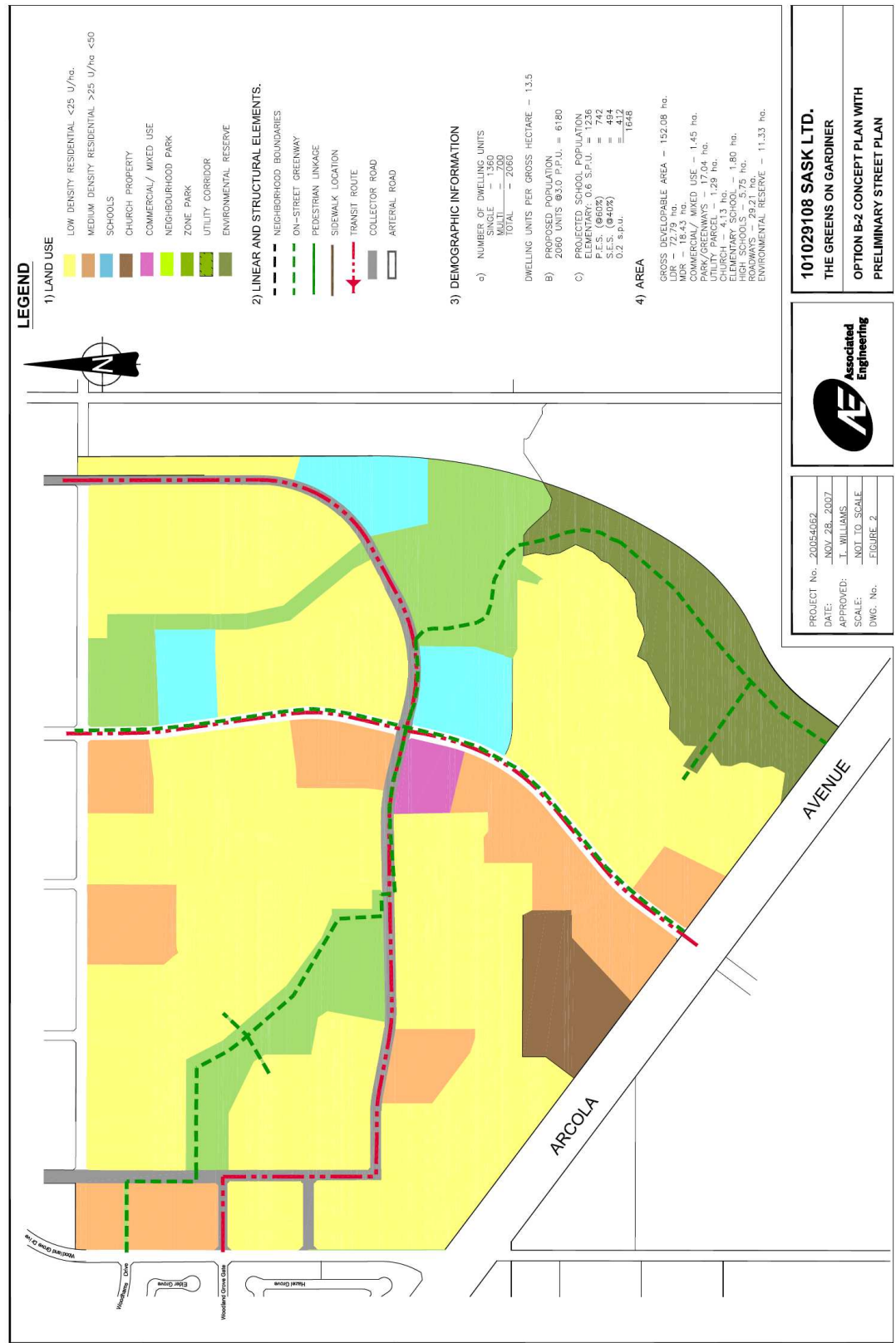
Project 12-Z-32/ 12-CP-11

Civic Address/Subdivision

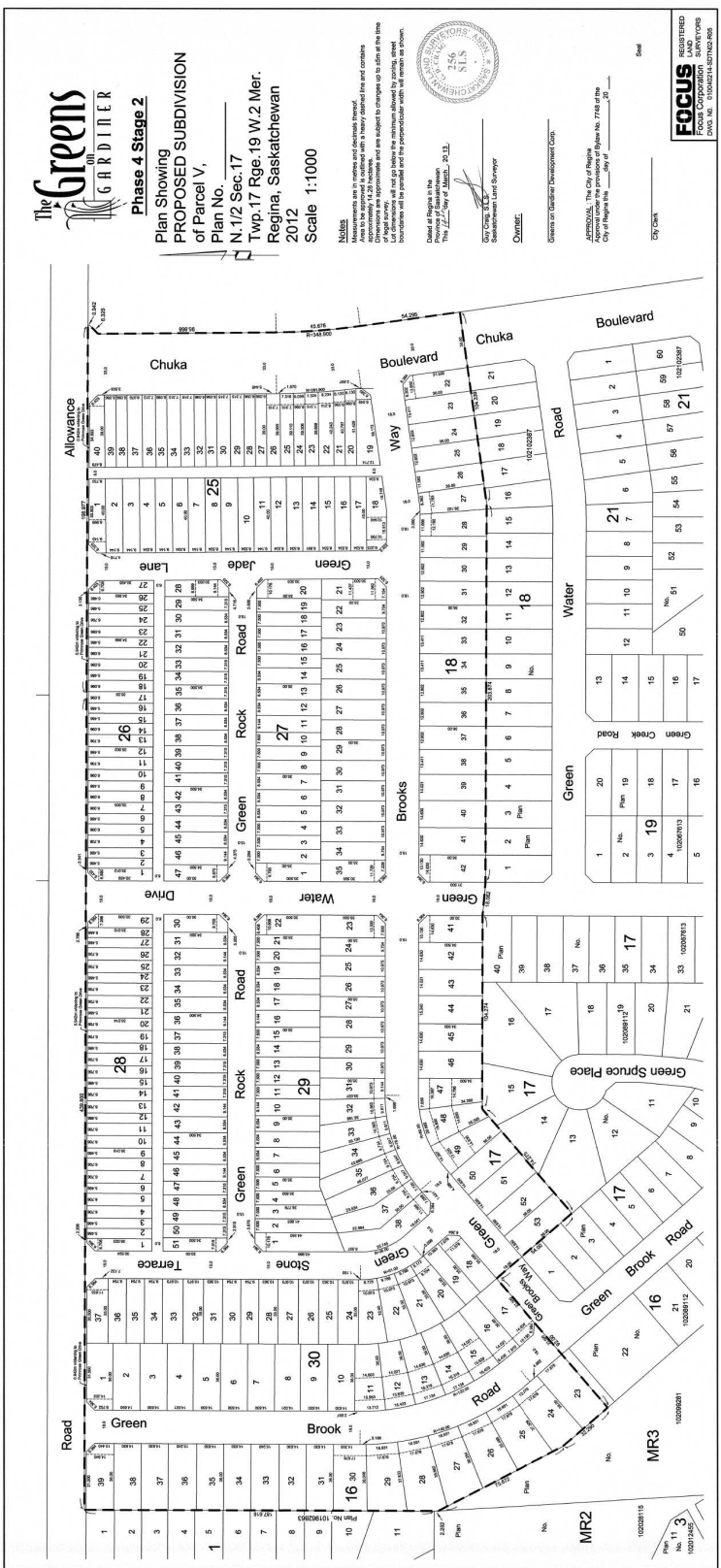
The Greens on Gardiner - Proposed



Planning Department



Planning Department



April 17, 2013

To: Members,
Regina Planning Commission

Re: Update on Condominium Policy Bylaw

RECOMMENDATION

1. That item CR12-4 be removed from the list of outstanding items for the Regina Planning Commission.
2. That a follow-up report be submitted to the Regina Planning Commission in 2014/2015 discussing operational aspects of the Condominium Policy Bylaw and evaluating implementation.

CONCLUSION

Since market conditions for rental properties are currently more viable relative to previous years and vacancy remains below the 2 per cent rate necessary for major conversions as set out in the Condominium Policy Bylaw, no applications for condominium conversions have been received since the Bylaw went into effect in early 2012. As such, the Administration will continue to monitor vacancy rates and evaluate, according to the Condominium Policy Bylaw, any condominium conversion applications that may be received in the future.

BACKGROUND

In May 2010, the City of Regina (the City) engaged the Business Centre for Management Development Inc. (BCMD) of the University of Regina to undertake a review of the City of Regina Condominium Conversion Policy, dated October 17, 1994. The review was needed to respond to the dramatic change in the housing market since 2005-2006, the marked increase in the number of conversion applications in 2007 and 2008, and the need for a better process which was raised in presentation to Regina Planning Commission (RPC) and City Council. While the review was taking place, City Council issued a moratorium on condominium conversion applications.

At the January 23, 2012 meeting of Council, Council received a report from Planning Commission recommending that the City Solicitor be directed to prepare a condominium policy bylaw. At the same meeting, there was a motion requesting Administration to prepare a follow-up report to RPC to consider the discussions during previous condo conversion debates and provide further information related to issues dealing with hardship and clarification of significant reduction.

On February 21, 2012, Council adopted the Condominium Policy Bylaw (No. 2012-14) which gave legal effect to a new condominium conversions policy.

DISCUSSION

The previous policy on the conversion of rental apartments into condominiums provided for the City to conduct a tenant survey about a proposed condominium conversion. City Council had the ability to deny applications for condominium conversion if the conversion would create “significant hardship” for more than 10 per cent of the tenants (based on responses to the tenant survey). The tenant survey process was identified as problematic in terms of transparency and response rates.

The key differences between the former policy and the new Condominium Policy Bylaw are that applicants are now required to provide more detailed information at the time of application, the ineffective tenant survey process has been eliminated, requirements for tenant transition and assistance measures have been introduced, and the largely subjective criteria of “significant hardship” has been replaced by a clear vacancy rate requirement, based on figures published semi-annually by the Canada Mortgage and Housing Corporation (CMHC).

The Bylaw states that *“the Development Officer is hereby delegated the authority to consider and approve applications for Condominium Conversion for any Property that contains 5 to 50 Units where the following conditions have been met: ...[these conditions include] CMA Vacancy Rate is 2 per cent or more.”*

The CMA Vacancy Rate is defined as the average of the two most recently published spring vacancy rates or the two most recently published fall vacancy rates for the Regina CMA, based on CMHC’s rental market survey. CMHC conducts its Rental Market Survey (RMS) twice a year in April and October (i.e. spring and fall).

The objective of this requirement is to mitigate hardship for tenants of apartments that are subject to conversions by ensuring that the vacancy rate is at a sufficient and stable level such that tenants can reasonably expect to obtain rental accommodations elsewhere. Properties with two to four units, Designated Heritage Properties, properties in the Victoria Park Conservation District, and Vacant Properties are exempt from the vacancy rate requirement, but other criteria apply.

Tenant Transition and Assistance Measures are also established in the Bylaw to mitigate hardship for tenants residing in a building subject to conversion. These include a guarantee of occupancy for two years following the approval of a conversion, subject to any existing lease conditions and provincial legislation pertaining to rental properties. A second measure is that tenants are provided with the right of first refusal to purchase their unit at the proposed market rate.

Bill No. 57, An Act to amend *The Condominium Property Act, 1993* is currently before the provincial legislature. The Bill proposes some changes to section 10(5) of *The Condominium Property Act, 1993* to modify the definition of “significant hardship” by adding a phrase relating to the developer's mitigation plan. The Province is planning to further address this issue via regulations. The Bill received second reading on March 13, 2013 and has been referred to Committee stage.

No applications for condominium conversions have been received since the new Bylaw came into effect. This is largely due to the fact that market conditions for rental properties are currently more viable relative to previous years. In addition, based on CMHC’s Fall 2012 Rental Market

Statistics, the Regina Census Metropolitan Area (CMA) had an apartment vacancy rate of 1 per cent, which is below the minimum 2 per cent vacancy rate specified in the Bylaw for most types of condominium conversions. CMHC has forecast vacancy rates of 1.2 per cent and 1.3 per cent respectively for 2013-2014. On this basis, no major condominium conversion applications would be anticipated during this period.

The Administration will continue to monitor vacancy rates and will evaluate, according to the Condominium Policy Bylaw, any condominium conversion applications that may be received in the future. It is recommended that a follow up report be submitted to the Regina Planning Commission in 2014/2015.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The *Condominium Policy Bylaw* coincides with other City policies and programs to address housing issues. The Housing Incentives Policy, which is currently being revised by Administration, and other measures in the Comprehensive Housing Strategy, will focus on the need to increase the volume of rental units in the City in order to increase the vacancy rate and provide more availability of rental units. Revisions to the Housing Incentive Policy will be brought before Council with the Implementation Plan in the second quarter of 2013.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Condominium Policy Bylaw as passed by Council on February 21, 2012 has been posted on the City's website under the "Most Requested Bylaws" section and the relevant page within the Housing section of the City's website has been revised accordingly.

An application form and a user-friendly guide to the Policy have been developed by the Administration. These will be posted online following further review by Administration in the context of the Current Planning branch's initiative to review all the application forms used in its business area.

DELEGATED AUTHORITY

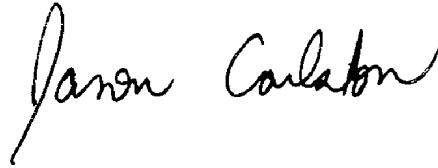
Consideration of this matter falls within the purview of Regina Planning Commission.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'D. Hawryluk', written in a cursive style.

For: Diana Hawryluk, Director
Planning

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jason Carlston', written in a cursive style.

Jason Carlston, Deputy City Manager
Community Planning and Development

Prepared by: Emily McGirr