



REGINA PLANNING COMMISSION

**Wednesday, October 22, 2014
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

**Public Agenda
Regina Planning Commission
Wednesday, October 22, 2014**

Approval of Public Agenda

Minutes of the meeting held on October 1, 2014.

Administration Reports

RPC14-51 Application for Discretionary Use (14-DU-18) Proposed Office Greater Than 150 m² 1355 - 11th Avenue

Recommendation

1. That the discretionary use application for a proposed office greater than 150 m² located at 1355 11th Avenue, being Lots 41, 42, 43 and 44 Block 299, Plan No. Old 33 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 and A-2, prepared by Robinson Residential and dated July 23, 2014; and
 - b) The development shall comply with all applicable standards and regulations in Regina Zoning Bylaw No. 9250.
2. That this report be forwarded to the November 3, 2014 meeting of City Council.

RPC14-52 Application for Contract Zoning (14-CZ-04) Proposed Low-rise Apartment Building, 1914, 1920, 1924 Halifax Street

Recommendation

1. That the application to amend Regina Zoning Bylaw No. 9250 to rezone 1914, 1920, & 1924 Halifax Street, being Lots 34, 36, 37, 41 & 42 in Block 349, Plan No. Old 33 from R4A - Residential Infill Housing Zone to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - 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 Walker Projects and dated July 31, 2014;
 - b. Any zoning related detail not specifically addressed in the



Office of the City Clerk

- contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
- c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of The Planning and Development act, 2007.
 3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 4. That this report be forwarded to the November 24, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC14-53 Application for Contract Zoning (14-CZ-02) Proposed Commercial and Mixed Use High Rise Buildings, 1350 and 1380 23rd Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1350 and 1380 23rd Avenue, being Parcels Q and V, Plan Nos. 101143011 and 101856359, respectively from LC1-Local Commercial to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The site development shall conform to the site plan, landscape plan, and parking plans prepared by Gibbs Gage and dated September 24 (attached as Appendix A-3.1a-e);
 - b. Building massing shall be consistent with elevations drawings prepared by Gibbs Gage and dated August 26, 2014 (Attached as Appendix A-2a-i);
 - c. No balconies from residential units shall be located on the eastern elevation of Building B;
 - d. Permitted and Discretionary uses shall be consistent with the DSC Zone excepting that automobile leasing, car wash, ambulance service, automobile sales and service, gas bar, service station, and restaurants requiring drive-thru queuing space be prohibited.
 - e. Buildings A1 and B be maintained as mixed use buildings;
 - f. The maximum number of dwelling units shall be 80;
 - g. Signage on site shall comply with the standards for signage in the LC1 Zone in accordance with Chapter 16 of *Regina Zoning Bylaw No. 9250* with the exception that two freestanding signs shall be permitted;
 - h. Design of the parking structure to the rear of the grocery store shall demonstrate satisfactory perimeter screening from existing residents;



Office of the City Clerk

- i. In exchange for building height in excess of 20m otherwise permitted in the DSC Zone, the developer shall, on or before the issuance of any building permit in relation to the high rise towers enter into an agreement with the City and Wascana Centre Authority (WCA) for the provision of amenities, on terms satisfactory to the City and including but not limited to the following general terms:
 - i. Design and construction by the developer of gateway features of approximately 425m² in area on the northeast and northwest corners of the intersection of Hillsdale Street and 23rd Avenue;
 - ii. The design of gateway features shall be furnished to include hard surfacing, landscape features, signage, public seating, curb extensions, lighting, trees, as appropriate and agreed upon by the developer, WCA, and the City;
 - iii. Design of a public multi-use pathway on the west side of Hillsdale Street from 23rd Avenue to Lakeshore Court of approximately 7 acres in area.
 - j. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - k. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the following be added to Table 17.1 of *Regina Zoning Bylaw No. 9250*:

BONUSABLE AMENITY	PURPOSE	APPLICABLE LAND USE ZONE	INCENTIVE TO AMENITY RATIO (x:y)	AMENITY PERFORMANCE STANDARDS
Community Amenity	To implement policy of <i>Design Regina: The Official Community Bylaw No 2013-48 (OCP)</i> , with respect to bonusing, and enhancing the local amenity of a community	C	Determined at Discretion of City Council. The height or density in excess of what would normally be permitted in an appropriate zone for the site context will be considered.	The Community Amenity must: <ol style="list-style-type: none">1. Be consistent with the definition in Appendix C of the OCP;2. Implement the objectives and policies of the OCP; and3. Provide tangible benefit to the local community.

4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
5. That this report be forwarded to the November 24, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 1, 2014

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 Barbara Young
David Edwards
Phil Evans
Dallard LeGault
Ron Okumura
Daryl Posehn
Phil Selenski

Regrets: Laureen Snook
Sherry Wolf

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Manager of Current Planning, Fred Searle
Manager of Infrastructure Planning, Geoff Brown

(The meeting commenced in the absence of Councillor Flegel, David Edwards and Phil Selenski.)

APPROVAL OF PUBLIC AGENDA

Phil Evans moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items to be heard in the order they are called by the Chairperson.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 10, 2014 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC14-49 Application for Zoning Bylaw Amendment (14-Z-10) - Rezoning from IP-
Prestige Industrial to MAC - Major Arterial Commercial – Harbour
Landing- Proposed Parcels A, Y, Z, U in Harbour Landing Phase 3 and
phase 4-4D (Current Parcel X, Plan No. 101926436)

Recommendation

1. That the following amendments to Regina Zoning Bylaw No. 9250 be
APPROVED:

- a. Parcels Y and Z, Plan No. 102163081 and Parcel A, Plan No. TBD (as shown in Appendix A-1) be rezoned from IP-Prestige Industrial Zone to MAC-Major Arterial Commercial Zone;
 - b. Parcel U, Plan No. 102163081 be rezoned from IP-Prestige Industrial Zone to MAC3-Major Arterial Commercial Zone;
 - c. That “Parliament Avenue (within the Harbour Landing subdivision)” be added to the list of streets where the MAC Zone may apply as per 7C.7.1(3); and
 - d. That Chapter 5 (Table 5.2) of the Zoning Bylaw be amended by adding “Gas Bar” as a Discretionary Use in the MAC3 Zone where the site directly interfaces a residential property.
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 November 3, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Christy Billan addressed the Commission and made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

(Councillor Flegel arrived during Ms. Billan’s presentation.)

(Phil Selenski arrived during Ms. Billan’s presentation.)

(David Edwards arrived during Ms. Billan’s presentation.)

Megan Jones, representing Stantec, addressed the Commission.

Dallard LeGault moved that the recommendation contained in the report be concurred in.

The motion was put and declared LOST.

David Edwards moved, AND IT WAS RESOLVED:

1. **That the following amendments to Regina Zoning Bylaw No. 9250 be APPROVED:**
 - a. **Parcels Y and Z, Plan No. 102163081 (as shown in Appendix A-1) be rezoned from IP-Prestige Industrial Zone to MAC-Major Arterial Commercial Zone;**
 - b. **Parcel A, Plan No. TBD and Parcel U, Plan No. 102163081 remain zoned as IP-Prestige Industrial Zone;**
 - c. **That “Parliament Avenue (within the Harbour Landing subdivision)” be added to the list of streets where the MAC Zone may apply as per 7C.7.1(3); and**

- d. **That Chapter 5 (Table 5.2) of the Zoning Bylaw be amended by adding “Gas Bar” as a Discretionary Use in the MAC3 Zone where the site directly interfaces a residential property.**
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 November 3, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.**

RPC14-48 Application for Zoning Bylaw Amendment (14-Z-14/ 14-SN-19) - 1120 and 1148 Osler Street

Recommendation

1. That the application to rezone Lots 14-21 in Block 124, Plan No. Old 33 and Lot 22 in Block 124, Plan No. 101157757 located at 1120 & 1148 Osler Street from IA -Light Industrial to MAC -Major Arterial Commercial, be APPROVED.
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 November 3, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

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

RPC14-50 Delegation of Authority to Approve Alterations to Designated Municipal Heritage Properties

Recommendation

1. That the City Solicitor be instructed to amend Bylaw 2009-71 being *The Appointment and Authorization of City Officials Bylaw, 2009* to authorize the following:
 - a) For the purposes of and including all powers and duties mentioned in Section 23 of *The Heritage Property Act*, the Executive Director of City Planning and Development, or his or her designate, be authorized to approve or deny applications for alterations to all current and future designated municipal heritage properties.
2. That this report be forwarded to the October 14, 2014 meeting of City Council.

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

ADJOURNMENT

Councillor Flegel moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:25 p.m.

Chairperson

Secretary

October 22, 2014

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (14-DU-18) Proposed Office Greater Than 150 m²
1355 11th Avenue

RECOMMENDATION

1. That the discretionary use application for a proposed office greater than 150 m² located at 1355 11th Avenue, being Lots 41, 42, 43 and 44 Block 299, Plan No. Old 33 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 and A-2, prepared by Robinson Residential and dated July 23, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the November 3, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to develop a total of approximately 260 m² of office space in an existing building located at 1355 11th Avenue within the Heritage Neighbourhood. The subject property is currently zoned LC3-Local Commercial zone in which offices greater than 150 m² are discretionary.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. Therefore, the Administration recommends approval of the proposed discretionary use.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The land use and zoning related details are summarized as follows:

Land Use Details		
	Existing	Proposed
Zoning	LC3	LC3
Land Use	Office, workshop, relates uses	Office, workshop, related uses
Number of Dwelling Units	n/a	n/a
Building Area	397 m ²	397 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	1 stall (for workshop area. Offices under 325sq.m. in area in LC3 do not require parking)	The required stall is provided within the workshop area.
Minimum Lot Area (m ²)	100 m ²	443 m ²
Minimum Lot Frontage (m)	5 m	14.5 m
Maximum Building Height (m)	13 m	1 storey, approx. 4 m
Maximum Floor Area Ratio	2.0	0.9
Maximum Coverage (%)	100%	89.6%

Surrounding land uses include vacant lots zoned LC3 to the north and east, residential to the south and commercial uses to the west.

It should be noted that the site is irregularly shaped. The building is located on the narrow portion (Lots 41 to 44) of the site. The portion of the site (Lot 5) that extends to the lane to the east is currently vacant. The applicant indicated that future plans may include additional parking. The applicant's proposal is to reconfigure the interior space of the existing building to create more office space. The plans attached to this report focus on the layout of the existing building.

A landscape plan is not required for a reconfiguration of the interior of an existing building.

The requirement for offices greater than 150 m² to be considered as a discretionary use gives the Administration an opportunity to review and possibly mitigate any negative impacts of that development based on the proposed location within the neighbourhood. In this instance, an existing building is being repurposed and the applicant requires additional office space to meet their business needs. Parking is provided on the site to mitigate any parking related concerns from adjacent businesses or residents.

The proposed development is consistent with the purpose and intent of the LC3 with respect to the location of businesses that are appropriate in scale and use to the adjacent older residential

neighbourhood. The proposed development makes use of an existing building (formerly a plumbing business) in the neighbourhood and will contribute positively to the 11th Avenue commercial corridor.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

- 7.5 – Encourage the retention of existing local and neighbourhood commercial spaces.
- 7.16 – Encourage local commercial within residential areas.

The proposal is also consistent with the policies contained in Part L - Core Neighbourhood Plan of the OCP with respect to facilitating commercial development of a size and scale that serves the community but also is compatible with adjacent residential development.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	September 5, 2014
Letter sent to immediate property owners	September 3, 2014
Number of Public Comments Sheets Received	5 Three in support. Two with concerns.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

The Heritage Community Association responded by telephone that it is pleased that an existing building on 11th Avenue is being reused.

The applicant and interested parties have received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,

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

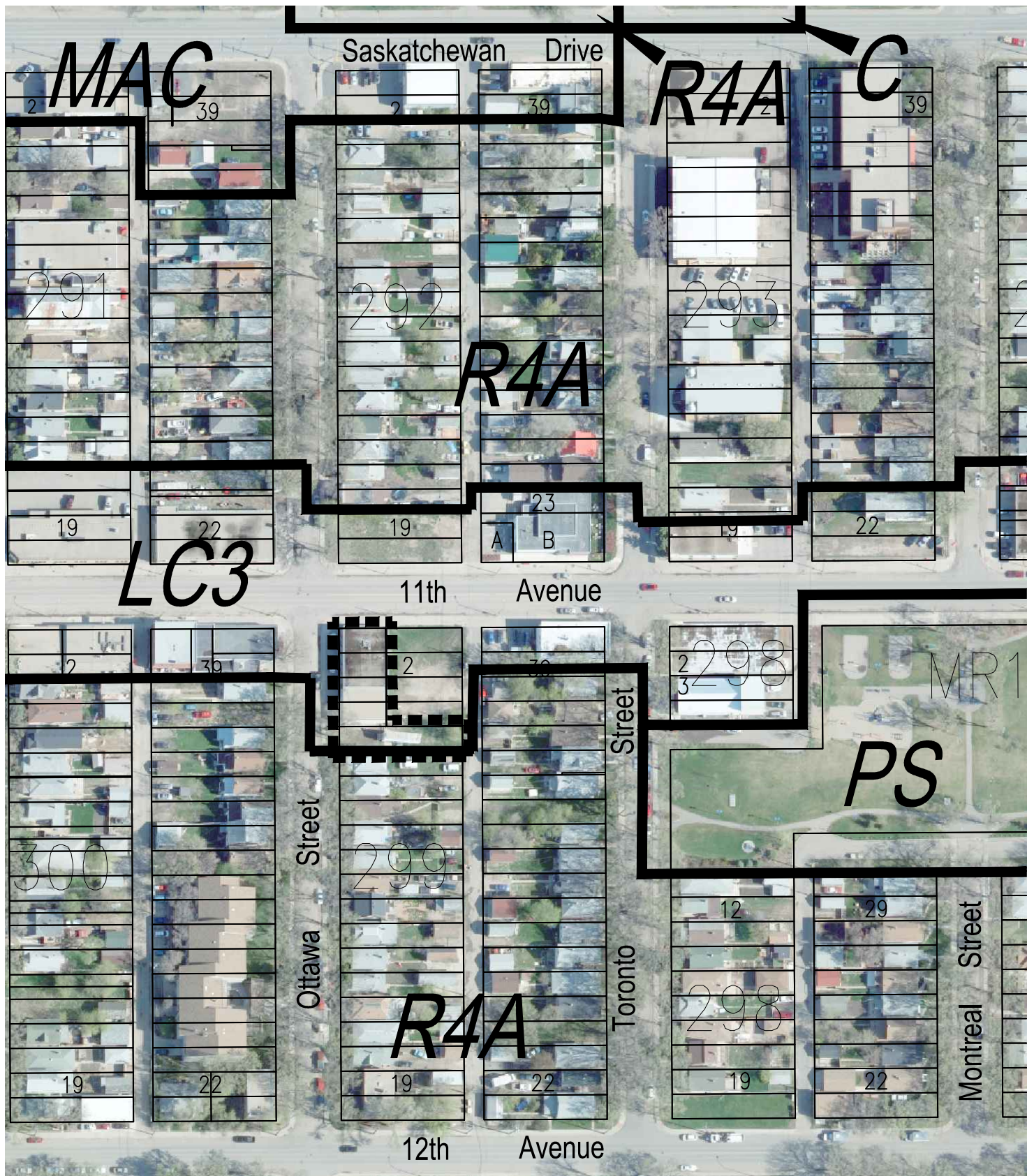
Fred Searle, Manager
Current Planning

Prepared by: Sue Luchuck

Respectfully submitted,

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

Diana Hawryluk, A/ Executive Director
City Planning and Development



Subject Property



Project 14-DU-18

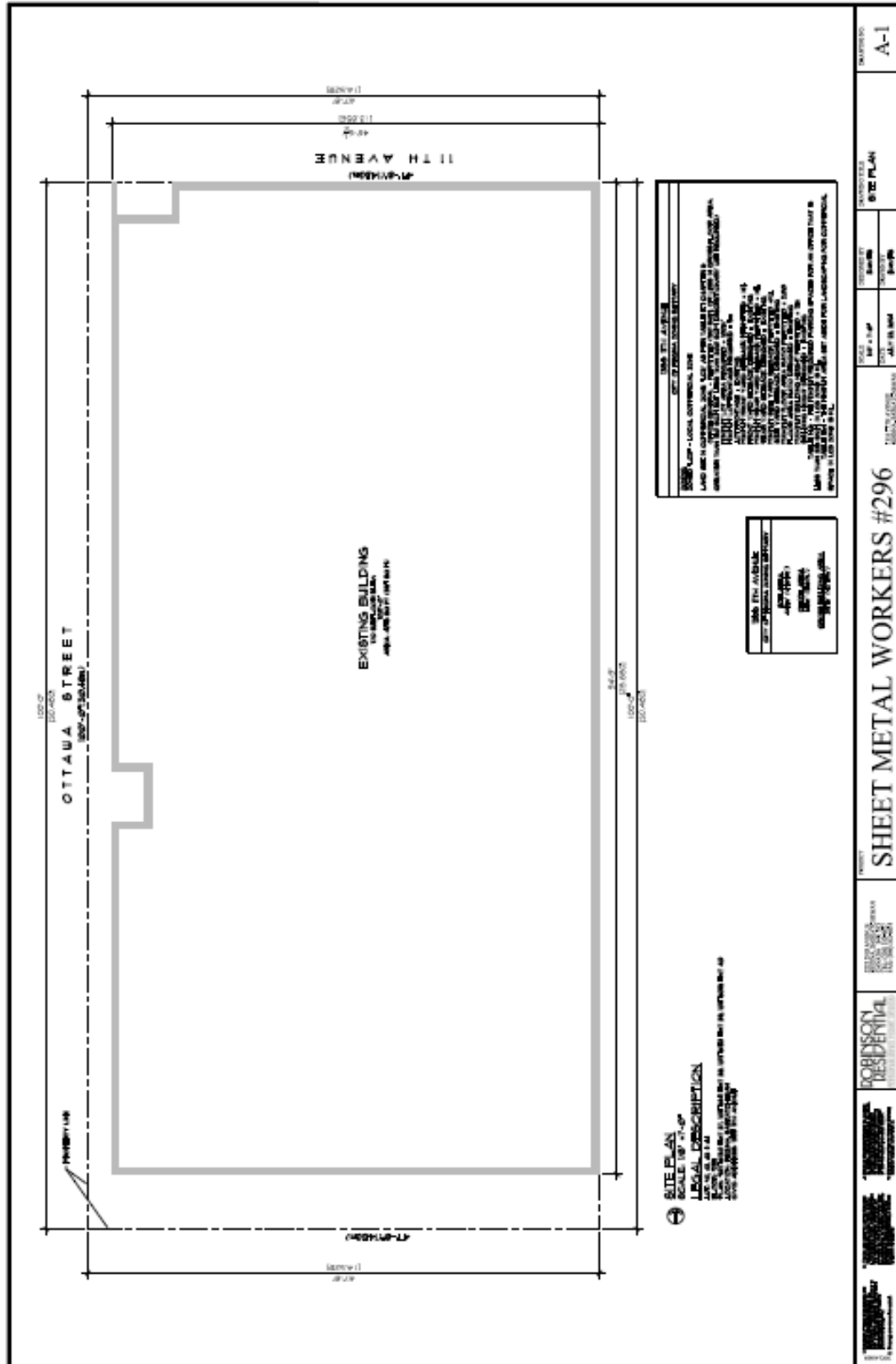
Civic Address/Subdivision 1355 11th Avenue



Subject Property

Date of Photography: 2012

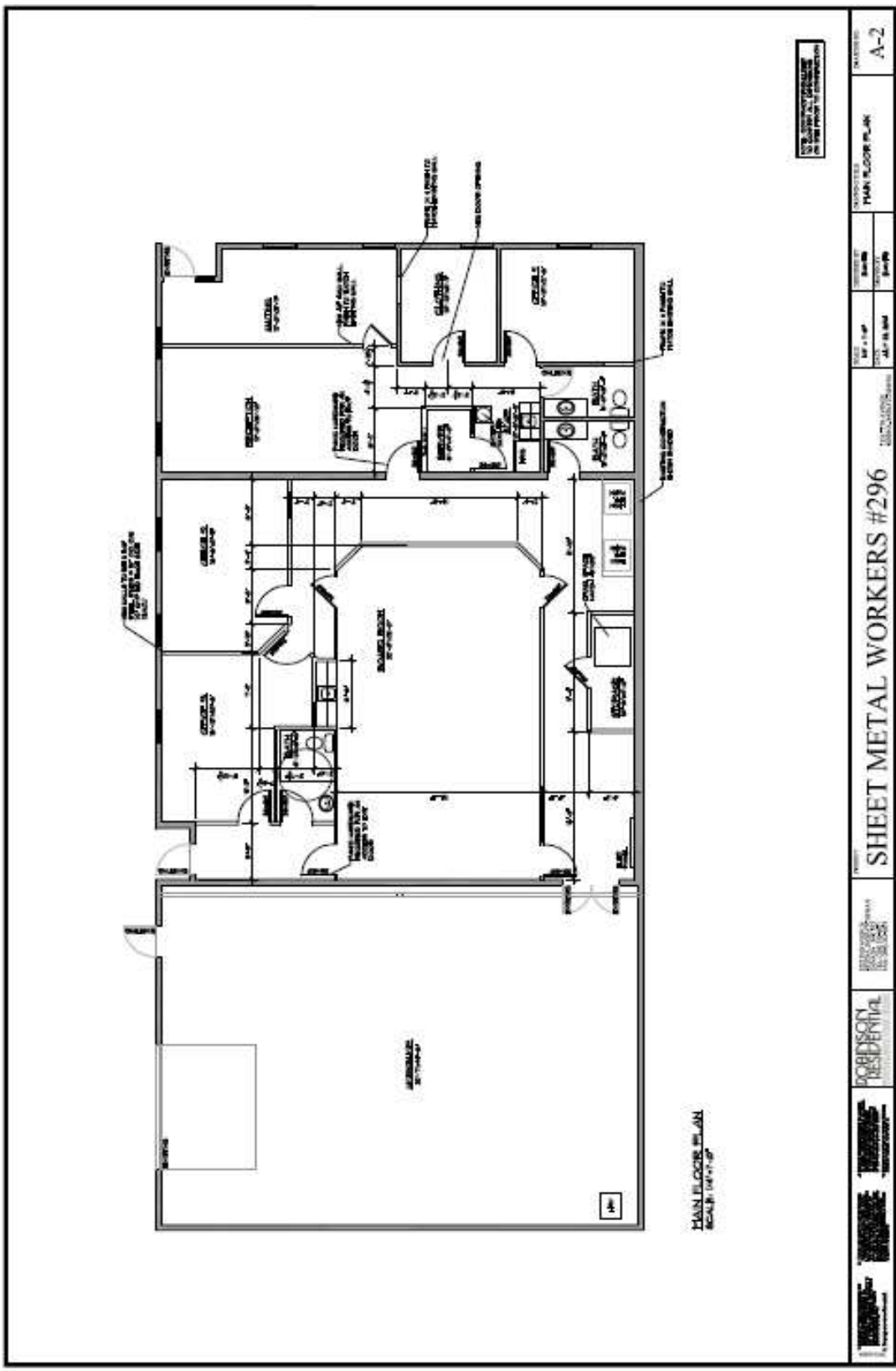




Planning Department

Project 14-DU-18

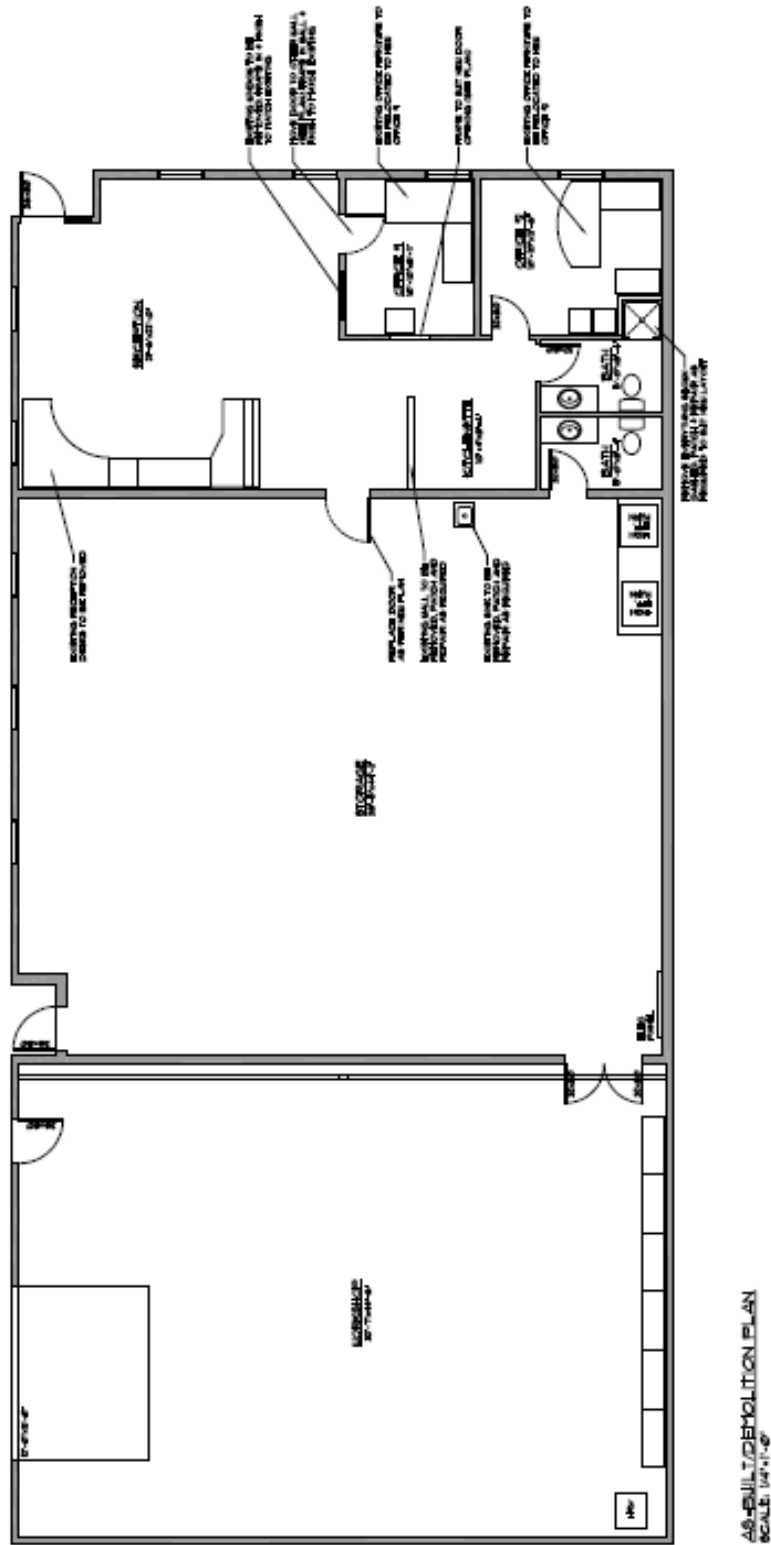
Civic Address/Subdivision 1355 11th Avenue



Planning Department

Project 14-DU-18

Civic Address/Subdivision 1355 11th Avenue

**Planning Department**

Project 14-DU-18

Civic Address/Subdivision 1355 11th Avenue

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>Support this proposal</i>	3	
<i>None of the above/Other</i>	2	<p>Trucks are parking in the alley blocking resident access to parking spaces in backyard.</p> <p>There is a cat colony run and maintained by Regina Cat Rescue in the alley. Also, there are young children in the neighbourhood who use the alley. Workers at, and visitors to, the office building should be mindful of these concerns when driving through the alley.</p>

1. Trucks parked in alley

Applicant's Response: There is a large empty lot between our building and the alley and there would be no reason for our members to park in or near the alley. We do have members who stop by during the day however they either park beside the building (2hr parking) or across the street (1hr parking). This spring there was a big truck stuck on the empty lot, near the alley, however that was not ours or any of our members.

Administration's Response: Offices in the LC3- Local Commercial Zone are limited as to size. The amount of required parking (1 space in this case) reflects the relatively low impact of office use. Since this is a corner lot, short term parking is available on 11th Avenue and also on Ottawa Street.

In addition, Section 35 of The Regina Traffic Bylaw, 1997 No. 9900 prohibits vehicle parking on any alley except for those vehicles actively involved in loading or unloading goods from the vehicle and are parked in the alley for no more than 10 minutes. The vehicle can not block passage of other vehicular traffic in the alley.

2. Young children and animals usage of alley

Administration's Response: The amount of office space in the building will be 260sq.m. which should have minimal impact upon traffic in the area. The building is situated on a corner lot with frontage onto a collector street (11th Avenue). The main entrance to the building is on 11th Avenue and the majority of customer access will occur off of 11th Avenue. Visitors to the building have access to parking on 11th Avenue as well as adjacent side streets. There should be minimal traffic from this building using the alley.

October 22, 2014

To: Members,
Regina Planning Commission

Re: Application for Contract Zoning (14-CZ-04) Proposed Low-rise Apartment Building,
1914, 1920, 1924 Halifax Street

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1914, 1920, & 1924 Halifax Street, being Lots 34, 36, 37, 41 & 42 in Block 349, Plan No. Old 33 from R4A - Residential Infill Housing Zone to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - 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 Walker Projects and dated July 31, 2014;
 - b. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
 - c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the November 24, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to develop a four-storey low-rise apartment building with 31 dwelling units on the subject property. The proposal will contribute positively to housing diversity and urban renewal within this portion of the Heritage Community that interfaces directly with the Downtown.

A contract zone is recommended in this case to allow for a reduction in the parking requirements and a slight increase in the maximum permitted site coverage that would be allowed under conventional zoning. It is expected that many of the residents will not require a vehicle given the size of the units. In addition, the site is well positioned with respect to a number of services in the Heritage Neighbourhood and the Downtown and a variety of options for modes of

transportation including transit, cycling and walking. The proposed development would be at 51.4% site coverage which is a relatively minor deviation from the maximum permitted site coverage of 50% under the R4A – Residential Infill Housing conventional zoning.

The proposed development is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* by providing new housing options to the area, affordable housing for low and moderate income households, and adding intensifying existing built urban neighbourhoods.

BACKGROUND

An application has been received for contract zoning to accommodate a low-rise apartment building at 1914, 1920, 1924 Halifax Street.

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

DISCUSSION

The applicant proposes to develop a four-storey low-rise apartment building that will provide affordable rental units for low to moderate income tenants consisting of 12 bachelor suites, 12 one-bedroom units and 7 two-bedroom units, 11 which will be barrier free. The units are smaller than most typical apartment buildings and range in area from 29.45 m² (317 ft²) for a bachelor suite, 49.8 m² (536 ft²) for a one-bedroom and 81.66 m² (879 ft²) for a two-bedroom unit. The ground floor consists of mechanical and electrical rooms, the lobby, elevators, and covered parking stalls. The upper three floors will be occupied by the dwelling units and the developer anticipates that they will mainly be occupied by single tenants or small households.

The subject property currently consists of five vacant lots on the 1900 block of Halifax Street and is zoned R4A – Residential Infill Housing. In the past year, two new apartment buildings have been constructed on formerly vacant lots on the east side of the street.

The proposed development will further provide new residential development on the block, improving the streetscape of the area and increasing safety in the neighbourhood through natural surveillance. In addition, the proposal includes architectural details including house form elements along the roofline and windows. Although the ground floor of the building does not have residential units, the development is designed with a residential type appearance to increase visual interest at grade.

Surrounding land uses include low to high density residential uses to the north, east and south, and surface parking lots further north and to the west.

As shown in the following table, the development would meet most of the development standards of the R4A zone with the exception of the minimum required parking and the maximum permitted site coverage requirement:

Zoning Analysis		
	Required (R4A)	Proposed
Number of Parking Stalls Required	31 stalls 1 stall/ unit	20 stalls
Minimum Lot Area (m ²)	500 m ²	1161.3 m ²
Minimum Lot Frontage (m)	15 m	30.6 m
Maximum Building Height (m)	13 m	13 m
Maximum Floor Area Ratio	3	1.82
Maximum Coverage (%)	50%	51.4%

Given the uniqueness of this development with smaller dwelling units and the opportunity to further diversify the housing market, the Administration is recommending a Contract Zone that will accommodate a reduction in the standards parking requirement and maximum permitted site coverage.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to accommodating unique development opportunities. The reduction of parking supports the housing policy objectives in the OCP to consider alternatives for parking as low-income households within close proximity to downtown are likely to have lower rates of car ownership.

The Administration conducted an inspection of the block and immediate area during the review process to assess parking availability on street and in the near proximity to the subject property. An account of available on street parking during a weekday revealed that 65% of stalls were occupied on the 1900 block of Halifax Street. It was also observed that there are several surface parking lots in near proximity to the subject property including a site immediately to the west of the subject property, a site cross the street at the southeast corner of Halifax Street and 12th Avenue, and another surface parking lot located at the southwest corner of Osler Street and 11th Avenue all of which provide additional parking options in the area.

This site is well positioned with respect to a variety of modes of transportation as regular transit service is provided along Victoria Avenue and Broad Street, two blocks west of the proposed development. In addition, the applicant has proposed a secure bicycle parking cage on the north side of the building to accommodate and encourage cycling as a mode of transportation. The parking cage has an area of 28.4 sq metres, which will accommodate a minimum of 16 bicycles.

Another deviation from conventional zoning is that the coverage of the proposed development exceeds the maximum coverage percentage by 1.4%. The Administration considers this deviation relatively minor.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Through the City's Housing Incentives Policy, the development may be eligible for a capital grant of \$15,000 per unit for a total of \$465,000 and a five-year tax exemption.

Environmental Implications

The applicant proposes to include some sustainable elements to the development including passive solar panels that are roof mount that will be used to pre-heat water. Hallway stair lights will have motion sensors with timers to reduce power usage. LEDs will be used throughout the building. Energy efficient appliances will be installed and energy efficient boiler will provide heat for the building at 80% efficiency or higher. In addition, low emissive windows will have triple pane.

The proposed units are compact and as such, will have a relatively small environmental footprint.

Policy/Strategic Implications

a) Part A: Citywide Plan

The proposal is consistent with the policies contained within Part A: Citywide Plan of *Design Regina: The Official Community Plan Bylaw 2013-48 (OCP)* with respect to:

Complete Neighbourhoods:

- Providing a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs.

Housing Supply and Affordability:

- Supporting attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing;
- Decreasing the number of vacant, non-taxable and underutilized lots within the city that are appropriate for residential development;
- Supporting residential intensification in existing and new neighbourhoods to create complete neighbourhoods; and
- Consider alternatives for parking, height, or other development standards in support of specific needs housing and innovative housing.

Diversity of Housing Forms:

- Encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and abilities in all neighbourhoods.

The proposed development provides an additional housing option to the neighbourhood. Rental fees for the units are proposed to be below market value to provide affordable housing.

Housing located in the inner city promotes walking, cycling and transit use. Residents of the proposed development can easily walk or bike to nearby retail and commercial amenities along the 11th Avenue shopping district, Victoria Avenue and Broad Street.

b) Comprehensive Housing Strategy

The project is also compatible with the goals of the Comprehensive Housing Strategy, approved by City Council in April 2013, including:

- Increasing the supply of rental and affordable housing; and
- Fostering the creation of diverse and economical rental accommodations.

c) Regina Downtown Neighbourhood Plan

The proposed development supports the objectives of the Regina Downtown Neighbourhood Plan to encourage a vibrant and pedestrian-friendly downtown neighbourhood. The proximity to the downtown area reduces the need for parking and car ownership. Amenities and employment places are located within walking and cycling distance from the proposed apartment building. Further, downtown and surrounding areas are well-served by transit.

Although the subject property is not within the boundary of the Regina Downtown district, it is located immediately adjacent to the Downtown. As such, the site benefits from its proximity to the downtown and fulfills the goals of the Regina Downtown Neighbourhood Plan to add additional population in the Regina's central core and promote the development of the Downtown as a neighbourhood. It should be noted that residential development in the Downtown does not require parking.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides two parking stalls for persons with disabilities which exceed the minimum requirements by one stall.

The Uniform Building and Accessibility Standards Act requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, manoeuvring space in bedrooms and kitchens, and balconies. This proposal provides 11 barrier-free units which comprise 35% of total units in the building. The building will also be equipped with an elevator.

COMMUNICATIONS

Public notification signage posted on:	July 17, 2014
Letter sent to immediate property owners	June 30, 2014
Public Open House Held	NA
Number of Public Comments Sheets Received	4

The application was circulated to the Heritage Community Association (HCA). The HCA indicated that it had no concerns with the proposed development.

The Administration received a total of four comments sheets from adjacent owners and occupants. All were in support of the proposed development for the reason that the addition of new buildings would improve the streetscape of the block as well as increase safety in the area.

DELEGATED AUTHORITY

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

Respectfully submitted,

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

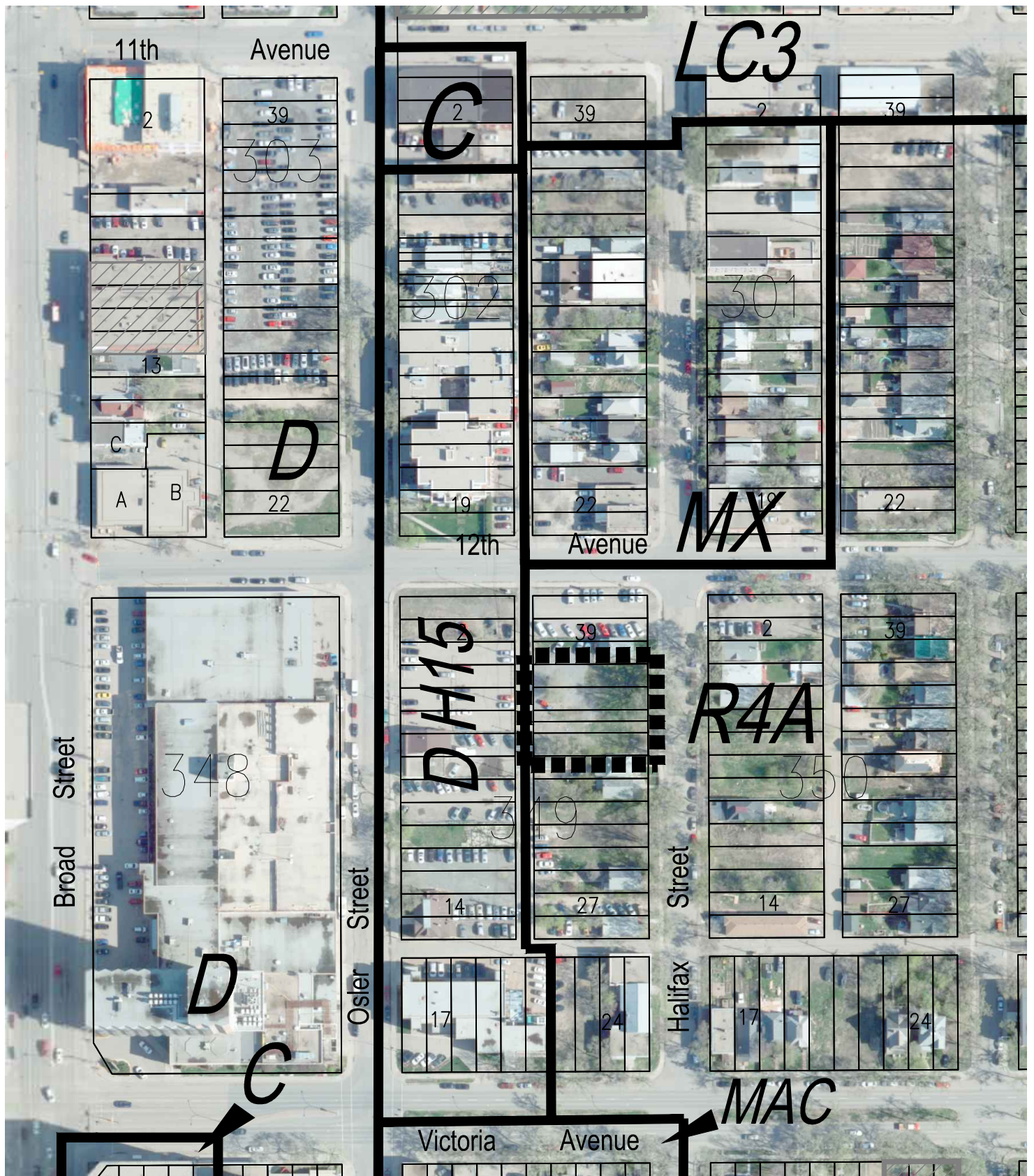
Fred Searle, Manager
Current Planning

Prepared by: Ada Chan Russell

Respectfully submitted,

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

Diana Hawryluk, A/ Executive Director
City Planning and Development

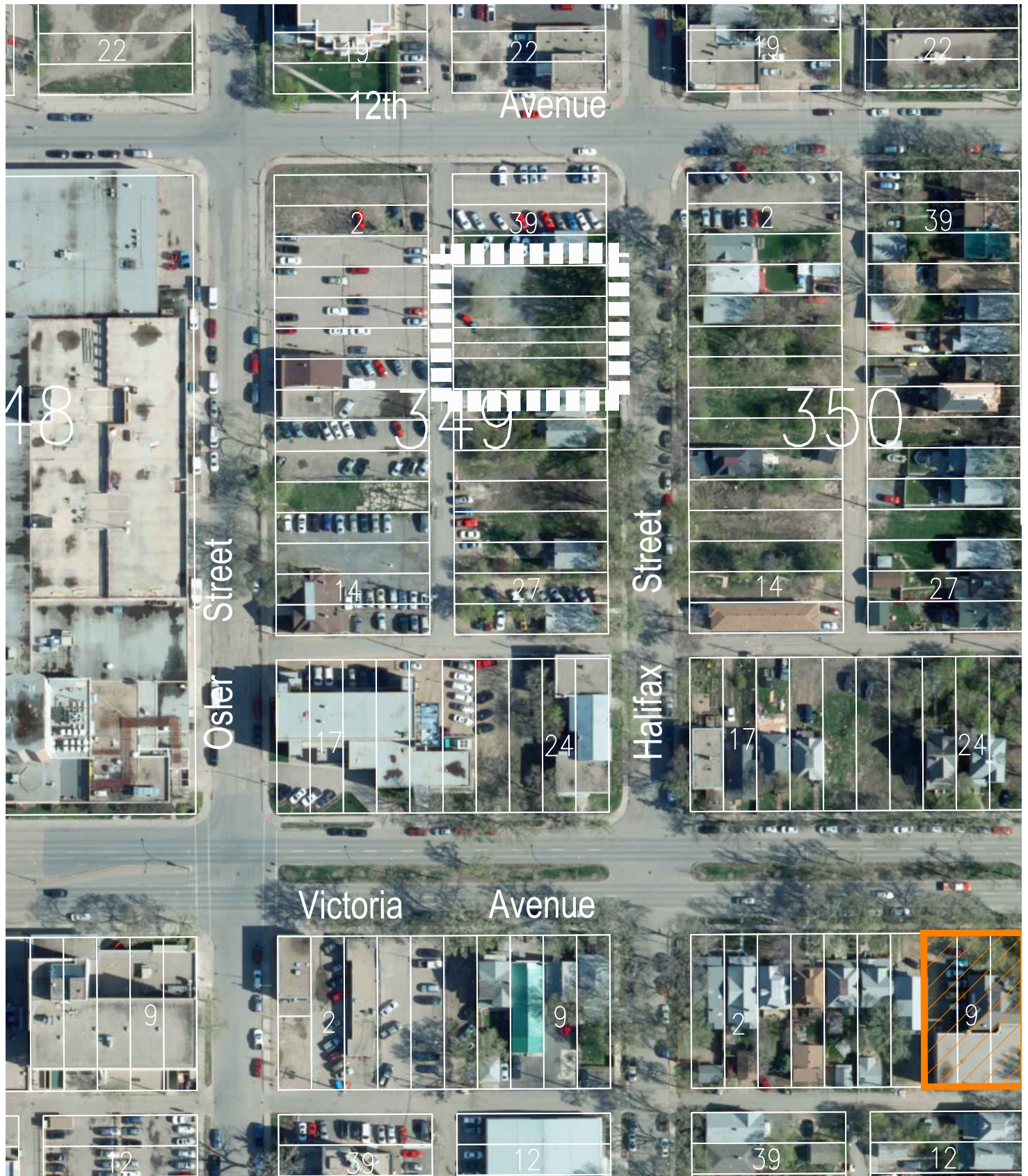


Subject Property



Project 14-DU-14

Civic Address/Subdivision 1914-1920-1924 Halifax Street



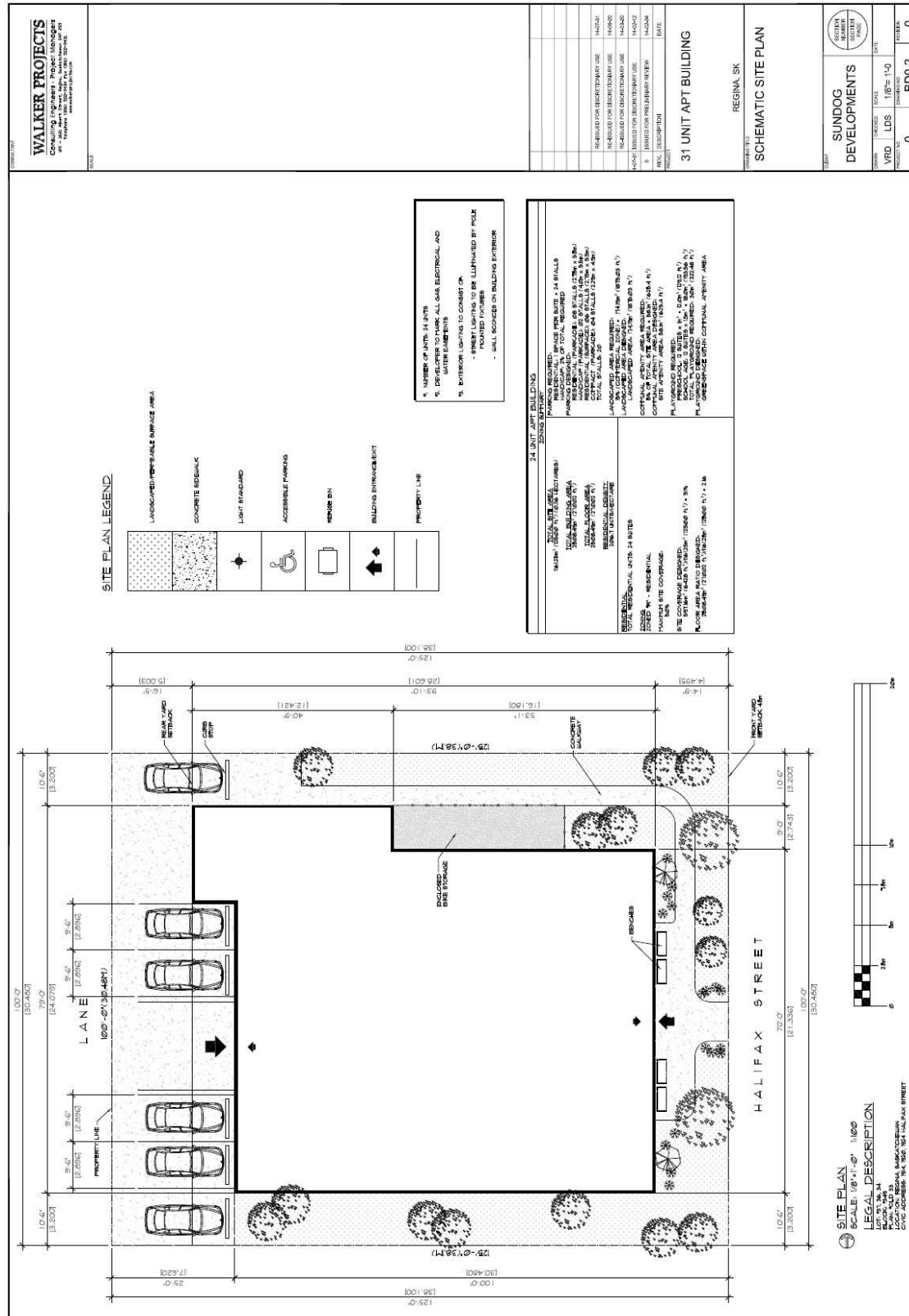
Subject Property

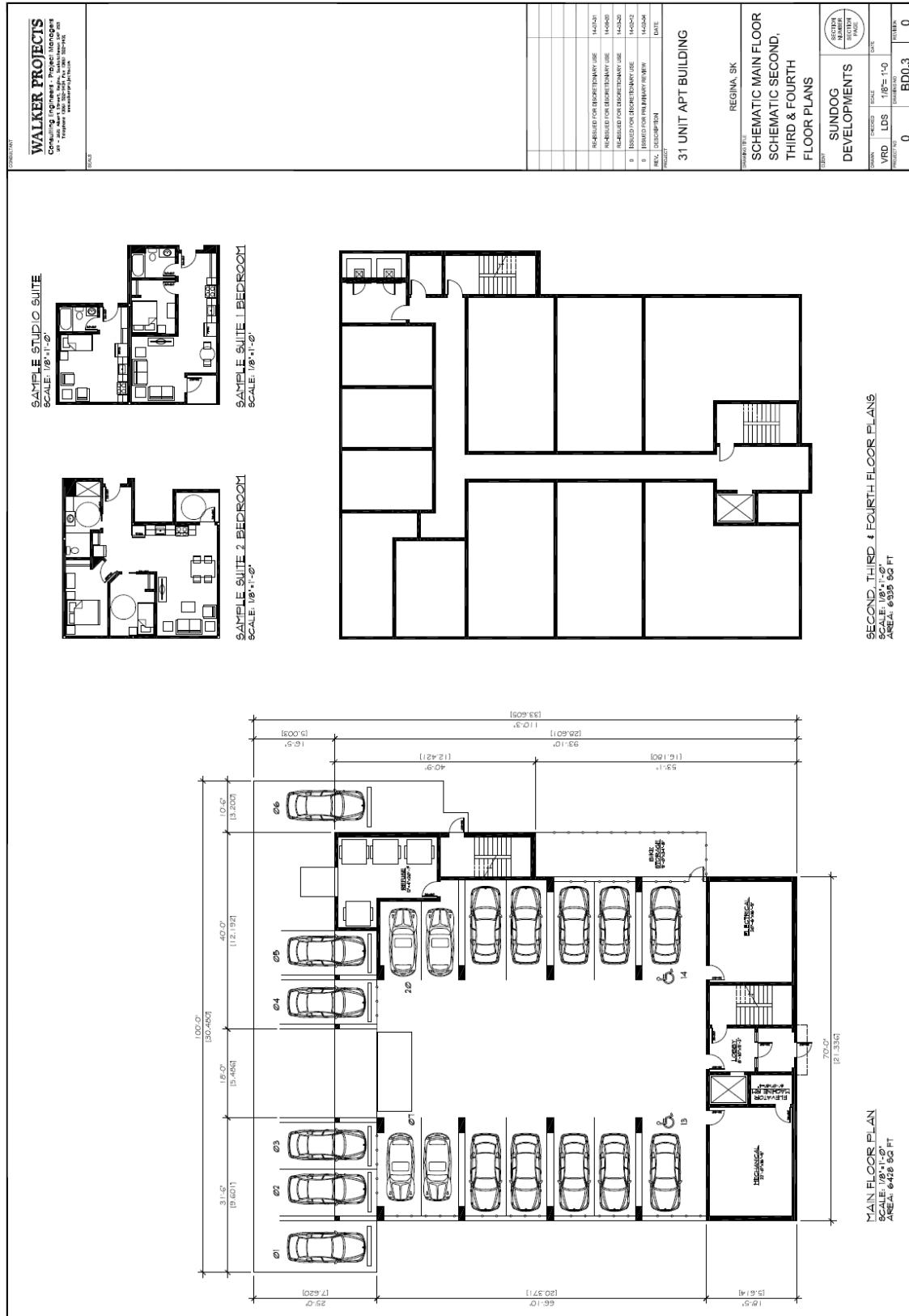
Date of Photography: 2012

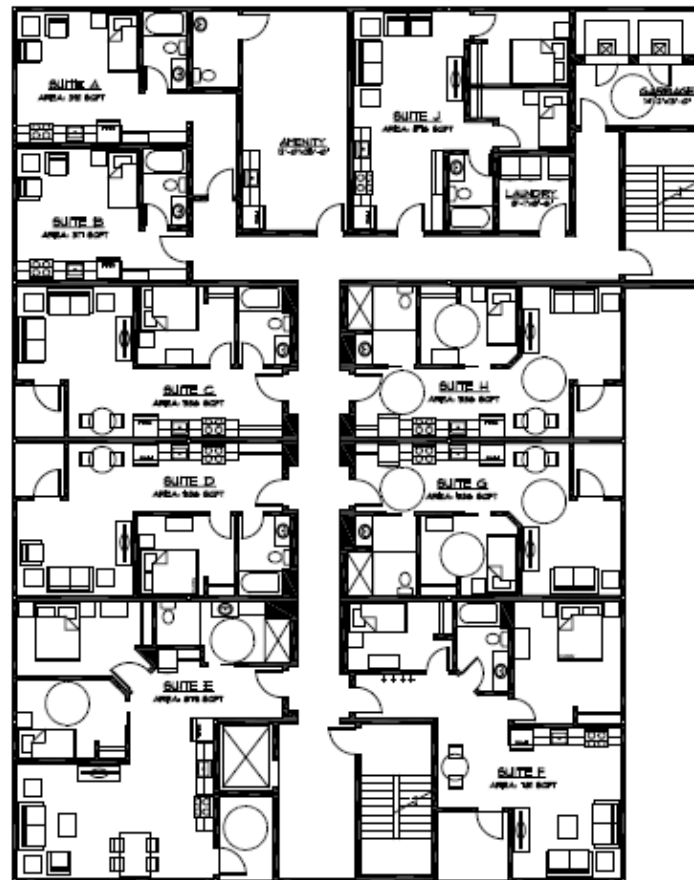


Project 14-DU-14

Civic Address/Subdivision 1914-1920-1924 Halifax Street







SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 AREA: 6858 SQ FT

DRAFT COPY FOR
 PRELIMINARY REVIEW ONLY.
 NOT ISSUED FOR CONSTRUCTION.

**ROBINSON
 RESIDENTIAL**
 PERSONALIZING HOME DESIGN

PROJECT **31 UNIT CONDO**

3041 BROAD STREET
 REGINA, SASKATCHEWAN
 CANADA S4P 1Y5
 TEL: (306) 352-8677
 FAX: (306) 352-8678

SPECIAL NEEDS
 AFFORDABLE HOUSING

1000 HALIFAX
 REGINA, SASK

SCALE
 1/8" = 1'-0"

DESIGNED BY
 DAVIES

DRAWN BY
 DAVIES

DATE
 JAN 11, 2014

DRAWING NO.

DRAWING TITLE
SECOND FLOOR SCHEMATIC PLAN

A-1

Project **14-CZ-04**

Planning Department
 Civic Address/Subdivision **1914, 1920, 1924 Halifax Street**



THIRD & FOURTH FLOOR PLANS
SCALE: 1/8"=1'-0"
AREA: 6858 SQ FT

DRAFT COPY FOR
PRELIMINARY REVIEW ONLY.
NOT ISSUED FOR CONSTRUCTION.

ROBINSON RESIDENTIAL PERSONALIZING HOME DESIGN	PROJECT 31 UNIT CONDO		SPECIAL NEEDS AFFORDABLE HOUSING	1928 HALIFAX REGINA, SASK	SCALE 1/8" = 1'-0"	DESIGNED BY DAVIES	DRAWN BY DAVIES	DATE JUNE 11, 2014	DRAWING NO.
	2343 BROAD STREET REGINA, SASKATCHEWAN CANADA S4P 1Y9 TEL: (306) 352-6677 FAX: (306) 352-6679		DISCLAIMER 1. Copyright of these plans remains with Robinson Residential Design, Inc. No part of these plans may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission of Robinson Residential Design, Inc. 2. Drawings are not to be used.	3. All plans are offered to suit the Greater Regina Building Code (2011) due to the nature of the project. It is the responsibility of the client to ensure that all plans meet the applicable building code requirements. Robinson Residential Design, Inc. is not responsible for any errors or omissions in these plans. Robinson Residential Design, Inc. is not responsible for any changes or modifications to these plans made by the client or any other party. Robinson Residential Design, Inc. is not responsible for any delays or cancellations of these plans. Robinson Residential Design, Inc. is not responsible for any damages or losses resulting from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson Residential Design, Inc. is not responsible for any claims or liabilities arising from the use of these plans. Robinson					

October 22, 2014

To: Members,
Regina Planning Commission

Re: Application for Contract Zoning (14-CZ-02) Proposed Commercial and Mixed Use High Rise Buildings, 1350 and 1380 23rd Avenue

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1350 and 1380 23rd Avenue, being Parcels Q and V, Plan Nos. 101143011 and 101856359, respectively from LC1-Local Commercial to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The site development shall conform to the site plan, landscape plan, and parking plans prepared by Gibbs Gage and dated September 24 (attached as Appendix A-3.1a-e);
 - b. Building massing shall be consistent with elevations drawings prepared by Gibbs Gage and dated August 26, 2014 (Attached as Appendix A-2a-i);
 - c. No balconies from residential units shall be located on the eastern elevation of Building B;
 - d. Permitted and Discretionary uses shall be consistent with the DSC Zone excepting that automobile leasing, car wash, ambulance service, automobile sales and service, gas bar, service station, and restaurants requiring drive-thru queuing space be prohibited.
 - e. Buildings A1 and B be maintained as mixed use buildings;
 - f. The maximum number of dwelling units shall be 80;
 - g. Signage on site shall comply with the standards for signage in the LC1 Zone in accordance with Chapter 16 of *Regina Zoning Bylaw No. 9250* with the exception that two freestanding signs shall be permitted;
 - h. Design of the parking structure to the rear of the grocery store shall demonstrate satisfactory perimeter screening from existing residents;
 - i. In exchange for building height in excess of 20m otherwise permitted in the DSC Zone, the developer shall, on or before the issuance of any building permit in relation to the high rise towers enter into an agreement with the City and Wascana Centre Authority (WCA) for the provision of amenities, on terms satisfactory to

the City and including but not limited to the following general terms:

- i. Design and construction by the developer of gateway features of approximately 425m² in area on the northeast and northwest corners of the intersection of Hillsdale Street and 23rd Avenue;
 - ii. The design of gateway features shall be furnished to include hard surfacing, landscape features, signage, public seating, curb extensions, lighting, trees, as appropriate and agreed upon by the developer, WCA, and the City;
 - iii. Design of a public multi-use pathway on the west side of Hillsdale Street from 23rd Avenue to Lakeshore Court of approximately 7 acres in area.
- j. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
- k. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.

3. That the following be added to Table 17.1 of *Regina Zoning Bylaw No. 9250*:

BONUSABLE AMENITY	PURPOSE	APPLICABLE LAND USE ZONE	INCENTIVE TO AMENITY RATIO (x:y)	AMENITY PERFORMANCE STANDARDS
Community Amenity	To implement policy of <i>Design Regina: The Official Community Bylaw No 2013-48 (OCP)</i> , with respect to bonusing, and enhancing the local amenity of a community	C	Determined at Discretion of City Council. The height or density in excess of what would normally be permitted in an appropriate zone for the site context will be considered.	The Community Amenity must: <ol style="list-style-type: none">1. Be consistent with the definition in Appendix C of the OCP;2. Implement the objectives and policies of the OCP; and3. Provide tangible benefit to the local community.

4. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
5. That this report be forwarded to the November 24, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The proposed redevelopment of the Lakeshore Mall site represents a significant redevelopment project and opportunity at an important location within the Hillsdale Subdivision. The proposed development fulfills a number of goals in the City's new Official Community Plan related to complete communities, intensification, economic growth, access to services and connections to open space and amenities.

The development will consist of a new grocery store, two nine-storey mixed use buildings, a new Lakeshore Restaurant, and an additional commercial "pad" building. Given the uniqueness of this site and the need to implement certain development terms the Administration is recommending a contract zone for the site. The terms of the contract zone will use the DSC zone as an underlying zone as the intent of the zone fits the proposed development, but terms of the contract zone will allow for additional control of development to ensure land use compatibility with the existing residential surroundings.

Concerns primarily related to the height of the building were raised during public consultation. The Administration has considered the impact as it relates to the surrounding context, sun shadowing, and interface with surrounding residential properties.

Given that the proposed development will add value to the community and fulfills many goals and objectives of the Official Community Plan, and as the sun shadow study demonstrated that the impact of greater tower height would not significantly impact the adjacent property, the Administration is recommending approval.

BACKGROUND

An application has been received for contract zoning to accommodate the development of a mixed use high rise and commercial development at accommodate at 1350 and 1380 23rd Avenue, the current site of the Lakeshore Mall and Lakeshore Restaurant.

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

DISCUSSION

Zoning and Land Use Details

The applicant proposes to undertake a comprehensive redevelopment of the Lakeshore Mall site in the Hillsdale Subdivision. The redevelopment plan consists of the following:

- Removal of the existing two commercial buildings on the site. The main commercial building most recently contained a Sobeys grocery store and also currently contains medical tenants and a pharmacy. The second commercial building on site is the current location of the Lakeshore Restaurant. The developer intends on maintaining existing commercial tenants within newly developed spaces.
- Construction of two 9 storey (35 metre) mixed-use high-rise buildings including a combined 80 dwelling units. Lobby access to these buildings would be provided via 23rd Avenue frontage while the commercial units within these buildings will generally be accessed from the parking lot internal to the site.
- Construction of a new grocery of approximately 2,230m² (24,000ft²). Further details regarding the grocery store are not known at this time.
- Development of a new Lakeshore Restaurant and a detached commercial building or “pad” along the Hillsdale Street frontage.
- Public Realm improvements to landscaping and sidewalk areas along both 23rd Avenue and Hillsdale Street.
- Parking would be provided for 385 vehicles including:
 - Underground parking for residents;
 - A split level parking structure (i.e. lower level partially underground) behind a new grocery store on site; and
 - Surface parking for walk-up commercial spaces.

The current zoning of the property is LC1-Local Commercial. The intent of the zone is to provide for commercial services including a range of retailing, service, office uses on minor arterials and with limits on the sizes of establishments of up to 300m². However, the proposed

development is more closely aligned with the DSC-Designated Shopping Centre Zone. The intent of the DSC Zone is to accommodate the development of planned shopping centres with compatible retail and other commercial services, and also allows for the development of medium to high density residential development to encourage infill development, with a goal to reducing urban sprawl, utilizing existing services and shopping nodes and supporting public transit. However, standards and permissible uses in the DSC zone are not necessarily suitable for this location given its context as an infill site given close proximity to existing residential development. The DSC Zone has been applied to sites such as the Southland Mall, Northgate Mall, and Golden Mile Shopping Centre amongst others. Therefore the Administration is recommending the accommodation of the development as a contract zone, using the DSC zone as a baseline. The contract zone allows for more strict control of land uses and development standards while allowing for flexibility in use and development where Council deems appropriate given the uniqueness of a site.

Surrounding land uses include Wascana Centre lands to the west, a mix of low-rise apartments (approximately 13m in height) and townhouses to the north, east, and south; and a high rise residential tower (Roberts Plaza) to the southwest of the subject property. Roberts Plaza is 60m in height and was constructed in 1972. The proposed high-rise mixed use residential towers would compliment the existing built form expand the presence of high-rise node at the intersection of 23rd Avenue and Hillsdale Street.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to:

- Conforming to the general intent of the Official Community Plan;
- Representing a unique and/or positive development opportunity; and
- Being compatible with existing adjacent development and, where applicable, contributes beneficially to the adjacent public realm.

Development Staging

As the proposed development is an existing built site occupied by tenants, the staging of the development was considered by the developer as part of the overall development strategy. As noted on the site plan (Appendix A-3.1a), the development will occur in four stages as follows:

- Stage 1 – Construction of Buildings D and A2. Building A2 is intended for the existing restaurant tenant (Lakeshore Restaurant). The existing restaurant space would be demolished. Building D is identified as “Medical” on the site plan, but could be potentially be any use permitted under the contract zone agreement.
- Stage 2 – Construction of Building A1, the west tower.
- Stage 3 – Construction of Building B, the east tower. Existing medical tenants are intended to be relocated on the second floor of Building B.
- Stage 4 – Construction of Building C, which is intended for a grocery store.

The terms of the contract would require that redevelopment of the site commence within two years of approval of the rezoning. The applicant has indicated that the first stage of redevelopment would occur within this period. The remainder of the development would depend on market conditions. Providing that the development commence within two years, no re-consideration for approval would be necessary.

Sun Shadow and Height Impact

Given the height of the proposed high-rise buildings the Administration required the applicant to prepare a detailed sun shadow impact analysis to assess the potential shadowing impacts on adjacent residential properties. Sun shadow models have been prepared for all three development scenarios and are attached as Appendix C. Scenarios for the LC1 and the DSC zones are hypothetical based on what the Zoning Bylaw would allow for height permissions in these zones. From a zoning perspective potential building setbacks and allowable height will determine the impact on surrounding properties. The table below summarizes these key aspects of building massing.

	LC1 (Existing Zone)	DSC (Comparable Zone)	Proposed
Height	13m (max.)	20m residential tower height	35m
Side Yard Setback	0m (nil)	- 0m (nil) -14.5m to tower	Podium – varies from 10m to approximately 5m Tower – varies from 20m to approximately 10m

Of particular concern is proposed Building B, which is located on the southeast corner of the site and interfaces with the rear yard of a townhouse building. Written comments from the community confirmed that the proposed building is of concern. The sun shadow analysis centred on impacts to surrounding residential properties. The following can be concluded from the sun shadow study:

- In all three scenarios sun shadow impacts during the summer solstice (June 21) are minor at 3pm.
- During the equinox (approximately March 21 and September 21) the proposed massing would have the greatest impact to property to the east (particularly the northwest portion of the rear yard), but is not significantly greater than the two hypothetical scenarios.
- Sun shadowing in the winter solstice (December 21) will be significant regardless of whether the height of the building exceeds the maximum.

It should also be noted that the rear yard of the adjacent property to the east is well-landscaped with mature deciduous and coniferous trees. The existing trees currently shade the rear yard of adjacent residential sun. Their presence also serves as an appropriate buffer to soften the proposed adjacent building massing.

Transportation

The Administration required the applicant to submit a Traffic Impact Assessment. The study described existing and proposed site conditions, traffic forecast, trip generation, impact on the Hillsdale Street and 23rd Avenue intersection, and driveway access locations. The study concluded that the existing street network can support the additional traffic generated by the redevelopment.

Throughout the review process refinements were made to the site plan which resulted in minor changes. In particular, it was determined that the driveway access to Hillsdale Street should

remain where it exists today rather than relocating further to the south. This maintains an all-turns access and ensures adequate queuing for southbound left turns to 23rd Avenue. The Administration also worked with the developer to add curb extensions to improve pedestrian crossing safety and define on-street parking areas on 23rd and Hillsdale.

Height Bonusing

Design Regina: The Official Community Plan Bylaw No. 2013-48 (Section 1.18) directs the City to consider innovative financing tools to pay for growth including bonusing (i.e. to allow for additional density or height in developments in exchange for public amenities and benefit). In exchange for granting this additional flexibility in site development the developer has agreed to partner with the Wascana Centre Authority to help implement aspects of the Wascana Centre Master Plan adjacent to the development site. In concept, the WCA and developer have agreed that the developer will pay for the design and construction of gateway corner features on the north sides of the intersection of Hillsdale and 23rd Avenue, which adds value to the community by creating a stronger sense of place. Further, the developer would pay for the design of a future multi-use pathway along the west side of Hillsdale. The pathway would help to safely connect community residents to Wascana Centre and the City's multi-use pathway systems and is consistent with both the Wascana Centre Master Plan and the City's Transportation Master Plan to improve mobility and access conditions within the parks and the broader community. The value of this contribution will be determined through a conceptual design phase with the parties involved and would be subject to a formal agreement prior to execution of a building permit.

Landscape and Interface

The site directly abuts existing residential to the north and east. Fencing currently exists around the site, which would meet the visual screening regulations in the Zoning Bylaw. However, the site will be required to maintain a treed 3 metre landscape strip to soften the transition between the proposed development and the existing surrounding residential properties.

The Administration required the developer to submit cross sections of the area to ensure the height of the parkade to the rear of the grocery store will not be intrusive to abutting residential properties. The submitted cross sections detail the interface of the parkade with abutting residential properties. The applicant has further indicated that they expect the height of the parking structure to be no greater than 1.3m and the Administration recommends a condition of approval that requires adequate visual screening to protect existing adjacent residential properties.

The impact of Building B (east residential tower) is discussed in Height Impact section of this report. However, it is also noted that as a condition of contract zone approval no balconies are permitted on the east elevation of the building to protect the privacy of abutting yard space.

Conditions of approval also prohibit drive-thru restaurants, which can potentially conflict with adjacent residential land uses and, if busy can conflict with and dominate pedestrian-oriented spaces.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

The southwest corner of the site is now vacant but was the site of a service station. The applicant has submitted documentation confirming the Saskatchewan Ministry of Environment authorizes the soil conditions have been remediated to residential standards.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: *Design Regina: The Official Community Plan Bylaw No. 2013:48* with respect to:

- Section E: Realizing the Plan– Goal 8 – Contract Zones
 - 14.42 Apply a Contract Zone designation, at Council’s discretion, to development proposals that do not conform with existing zoning requirements (e.g. use of land, site, development or servicing standards, etc.) or that require special regulatory control to ensure compatibility with adjacent development, with the provision that the proposed development
 - 14.42.1 Conforms to the general intent of this plan...
 - 14.42.2 Represents a unique and/or positive development opportunity; and
 - 14.42.3 Is compatible with existing adjacent development and, where applicable, contributes beneficially to the adjacent public realm.
- Section C: Growth Plan– Goal 3 – Intensification
 - 2.7 Direct future higher density intensification to the city centre, existing urban centres and corridors and adjacent intensification areas where an adequate level of service and appropriate intensity and land use can be provided.
 - 2.8 Require intensification in built or approved neighbourhoods to be compatible with the existing built form and servicing capacity
- Section D5: Land Use and Built Environment – Goal 1 – Complete Neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
 - 7.1.4 Opportunities for daily lifestyle needs such as services, convenience shopping, and recreation;
 - 7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs;
 - 7.1.6 Specialized open space, such as squares, civic centers, and parks, are optimally located and designed;
 - 7.1.8 A distinctive character, identity, and sense of place;
 - 7.1.9 Buildings which are designed and located to enhance the public realm, and contribute to a better neighbourhood experience; and
 - 7.1.10 Convenient access to areas of employment.
- Section D10 – Economic Development – Economic Growth
 - 12.6 Collaborate with community economic development stakeholders across the region to leverage shared economic advantages and tourism opportunities including but not limited to:
 - 12.6.2 Working with the Wascana Centre Authority to promote physical connections between provincial facilities and adjacent areas
- Section D7 – Parks, Recreation and Open Space – Goal 1- Open Space and Recreation Principles
 - 9.3 Connect neighbourhoods, where possible, via active transportation routes to multi-use pathways, regional trails, and the natural system.

The proposed development conforms to and advances the goals of the Official Community Plan to achieve complete communities and development which contributes to efficient use of existing urban infrastructure. The development will provide enhanced commercial amenities for the neighbourhood, a diversity of housing choices, implements infill residential goals, and will help to connect the neighbourhood to Wascana Park and pathway system and achieve broader community objectives related to urban mobility.

Other Implications

None with respect to this report.

Accessibility Implications

The proposal will be required to conform to applicable accessibility standards and regulations in the Building Bylaw and Zoning Bylaw.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted on:	June 9, 2014
Will be published in the Leader Post on:	November 8, and 15, 2014
Letter sent to immediate property owners	May 28, 2014
Public Open House Held	June 10, 2014
Number of Public Comments Sheets Received	114

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

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

The Hillsdale Community Association was notified of the proposal early on in the process and was invited to participate in the review. The Community Association did not provide a formal letter declaring its support or opposition, but had a number of questions related to the development, review process. The Administration provided answers to questions and facilitated dialogue between the Community Association and the developer.

DELEGATED AUTHORITY

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

Respectfully submitted,

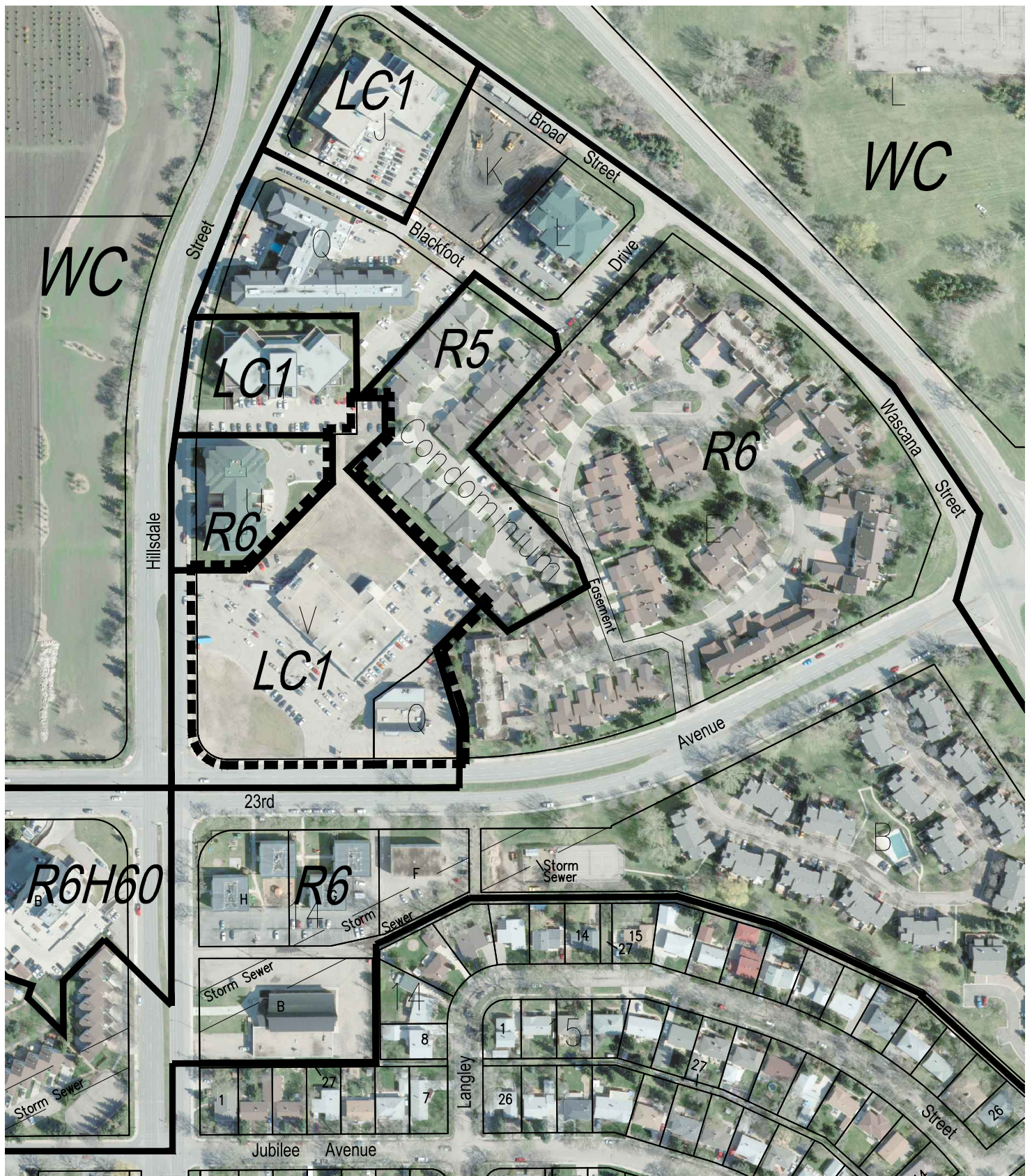


Fred Searle, Manager
Current Planning

Respectfully submitted,

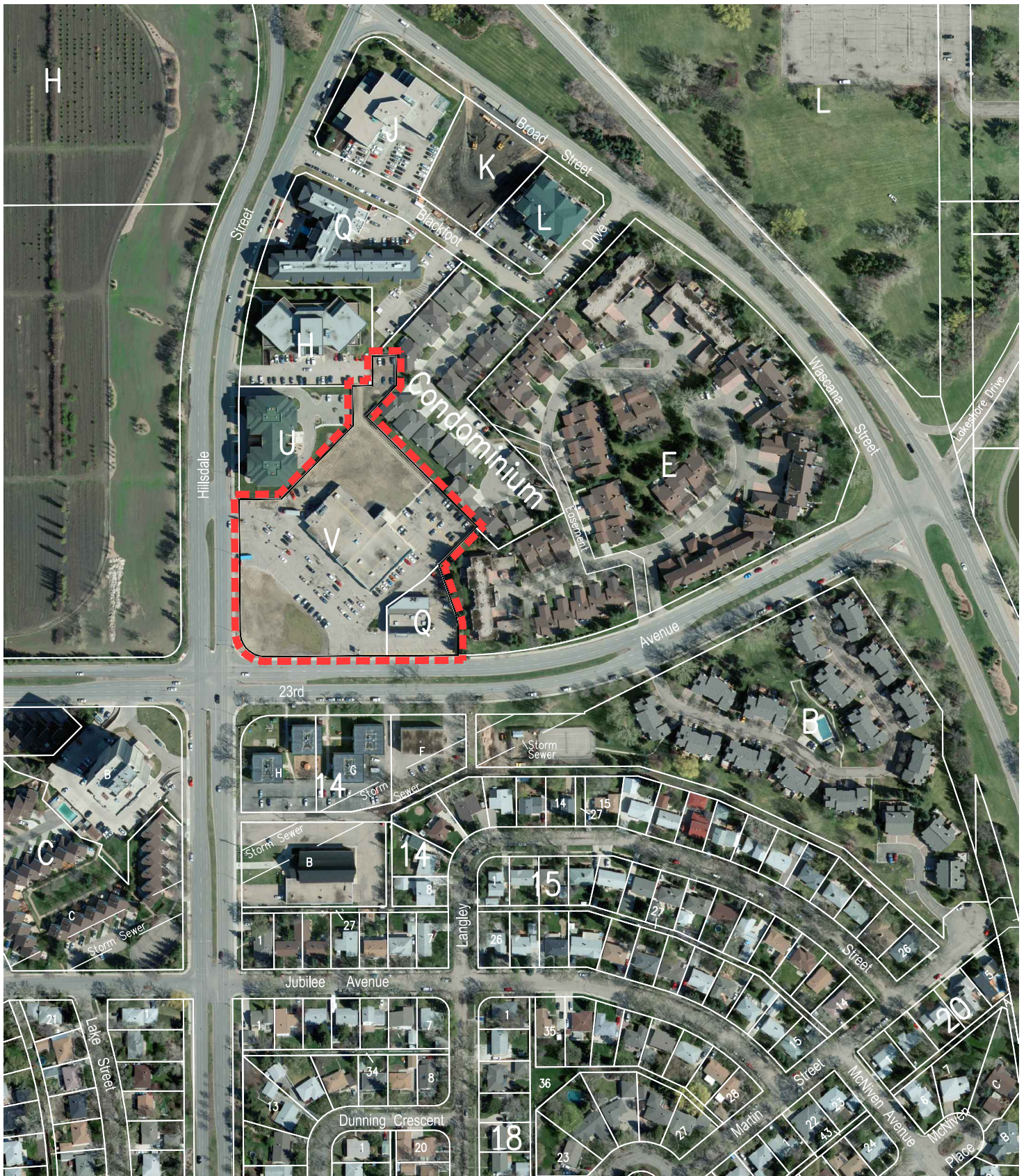


Diana Hawryluk, A/ Executive Director
City Planning and Development



Subject Property





Subject Property

Date of Photography: 2012

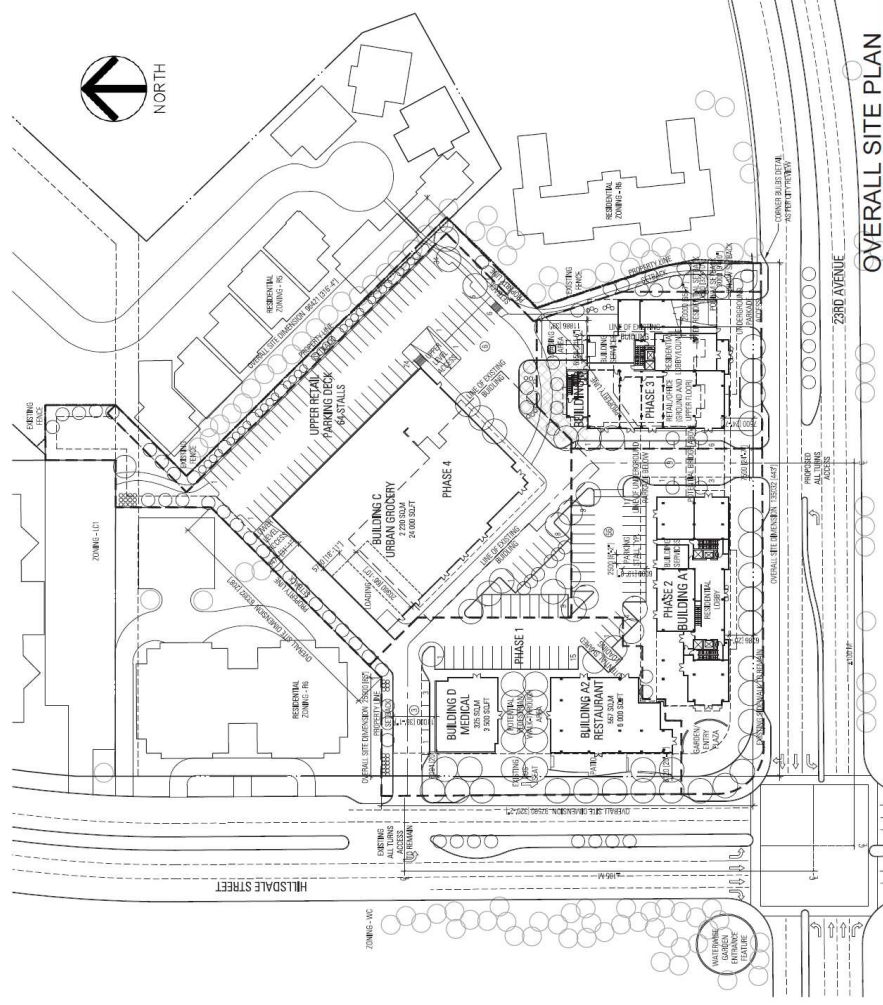


Project 14-CZ-02

Civic Address/Subdivision 1380 23rd Avenue (Lakeshore Mall site)

ZONING EXISTING ZONE LC1 - LOCAL COMMERCIAL PROPOSED LAND USE REZONING	SITE STATISTICAL ANALYSIS TOTAL SITE AREA 4.03 ACRES (16,306 SQ. M. (175,521 SQ. FT.)) PROPOSED GROSS FLOOR AREA TOTAL GROUND FLOOR RETAIL AREA 559 SQ. M. (6,013 SQ. FT.) TOTAL GROUND FLOOR RESTAURANT AREA 327 SQ. M. (3,518 SQ. FT.) TOTAL UPPER FLOOR OFFICE AREA 529 SQ. M. (5,697 SQ. FT.) TOTAL RESIDENTIAL AREA 10,690 SQ. M. (115,068 SQ. FT.) TOTAL GROUND FLOOR COMMON AREA 1,018 SQ. M. (10,968 SQ. FT.) TOTAL AREA 17,061 SQ. M. (183,660 SQ. FT.)	ALLOWABLE STANDARDS AS PER REGINA ZONING BYLAW NO. 9250 ALLOWABLE DENSITY = 1.75 F.A.R. (28,636 SQ. M. (307,162 SQ. FT.)) ALLOWABLE HEIGHT = 13 M (43 FT.)	PROPOSED STANDARDS PROPOSED DENSITY = 1.05 (17,078 SQ. M. (183,829 SQ. FT.)) PROPOSED HEIGHT = 33 M (108 FT.) EXCLUDING MECHANICAL PENTHOUSE	PARKING SUMMARY PARKING REQUIRED AS PER REGINA ZONING BYLAW NO. 9250 RETAIL - 1 STALL PER 20 SQ. M. (215 SQ. FT.) RESTAURANT - 1 STALL PER 5 SEATS (204 SEATS) MEDICAL - 1 STALL PER 100 SQ. M. (1,076 SQ. FT.) OFFICE - 1 STALL PER 60 SQ. M. (646 SQ. FT.) (RETAIL MAY REQUIRE ADDITIONAL STALLS) SUBTOTAL RETAIL/OFFICE PARKING RESIDENTIAL - 1 STALL PER UNIT (80 UNIT MAXIMUM) TOTAL PARKING REQUIRED BY BYLAW ADDITIONAL PARKING AS PER PROGRAM FOR RESIDENTS - 0.5 STALL PER UNIT FOR LEASE TOTAL ADDITIONAL PARKING TOTAL PARKING PARKING PROVIDED RETAIL SURFACE/UPPER RETAIL PARKING DECK RETAIL LOWER PARKING DECK RESTAURANT SURFACE/UPPER PARKING DECK MEDICAL SURFACE PARKING OFFICE SURFACE PARKING RESIDENTIAL UNDERGROUND PARKING LEASE UNDERGROUND LEASE PARKING TOTAL SITE PARKING	164 STALLS 41 STALLS 3 STALLS 9 STALLS 217 STALLS 80 STALLS 297 STALLS 40 STALLS 50 STALLS 90 STALLS 387 STALLS 85 STALLS 79 STALLS 41 STALLS 3 STALLS 9 STALLS 12 STALLS 50 STALLS 390 STALLS
--	---	---	---	---	--

NOTE:
1. Drawings depict design intent only and are subject to modification.
2. All buildings and site work depicted subject to approval by City of Regina.
3. Dimensions indicate gross floor area and are subject to modification.



OVERALL SITE PLAN
SCALE 1:1000

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014
DRAFT LAND USE PACKAGE

HARVARD
DESIGN GROUP INC.
—ARCHITECTS—
Gibbs Gage
12047



SCHEMATIC LANDSCAPE PLAN

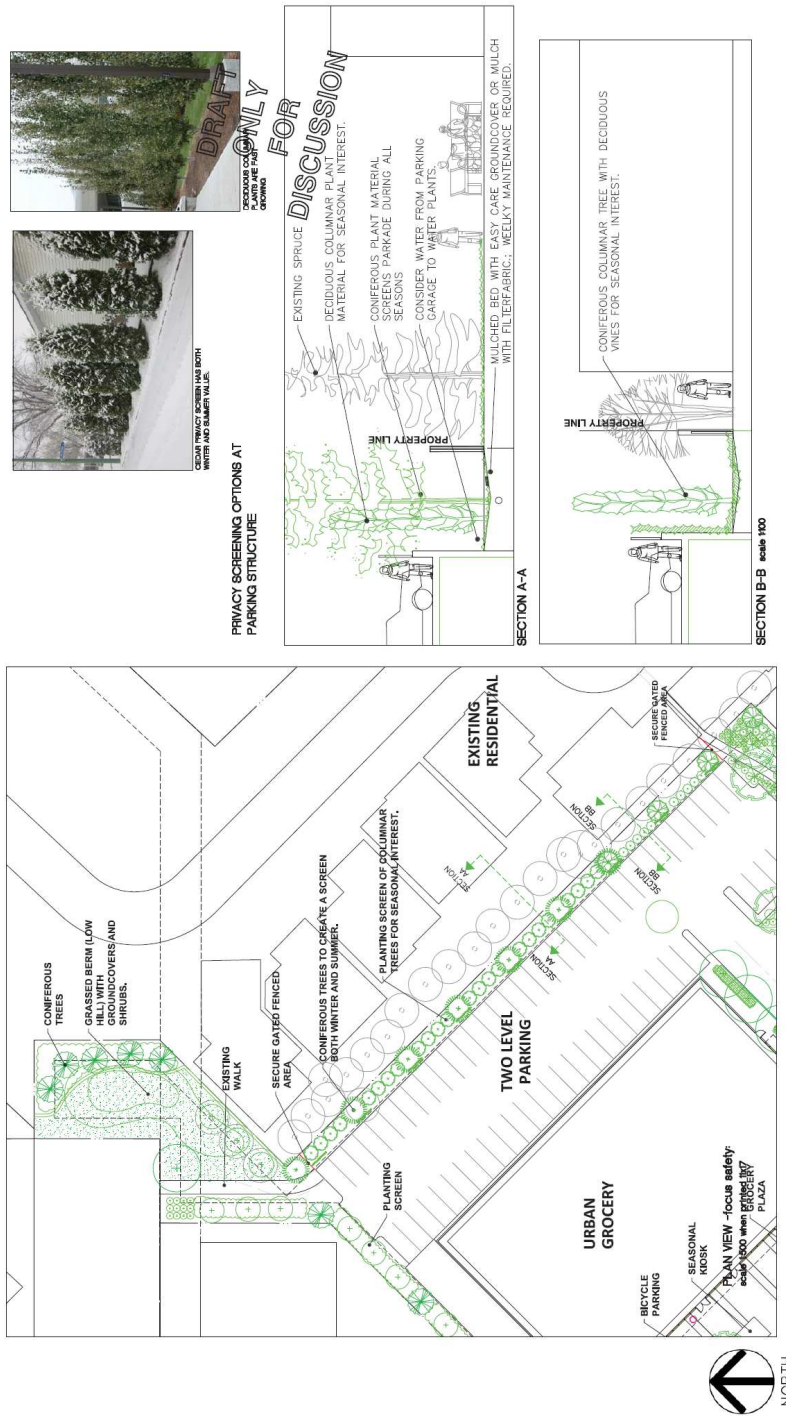
SCALE ☐ TS

SEPTEMBER 24, 2014

LAKESHORE REDEVELOPMENT
DRAFT LAND USE PACKAGE

12047

- PG 6 B



SCHEMATIC LANDSCAPE PLAN

SCALE NTS

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014

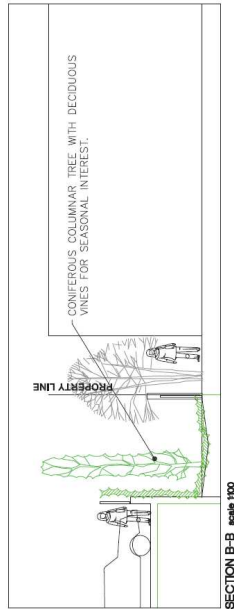
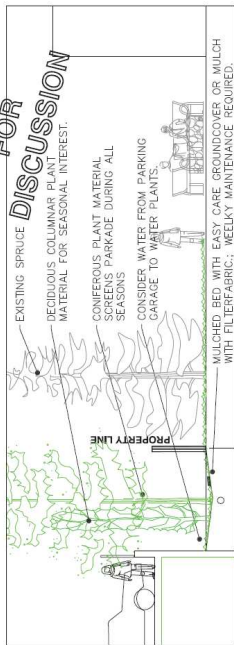
DRAFT LAND USE PACKAGE

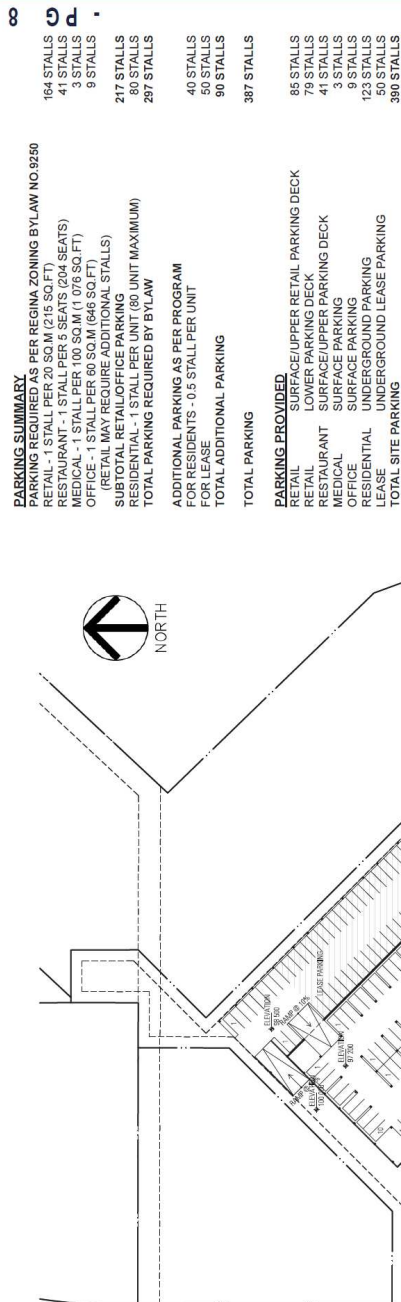
12047

HARVARD
Developments Inc.
— A HILL COMPANY —
Gibbs Gage
ARCHITECTS



PRIVACY SCREENING OPTIONS AT
PARKING STRUCTURE





NOTE:

1. Drawings depict design intent only and are subject to modification.
2. All buildings and site work depicted subject to approval by City of Regina.
3. Dimensions indicate gross floor areas and are subject to modification.

NOTE:
1. Drawings depict design.
2. All buildings and site work to be done by others.
3. Dimensions indicate gross.

SCALE 1:1000

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014
DRAFT LAND USE PACKAGE

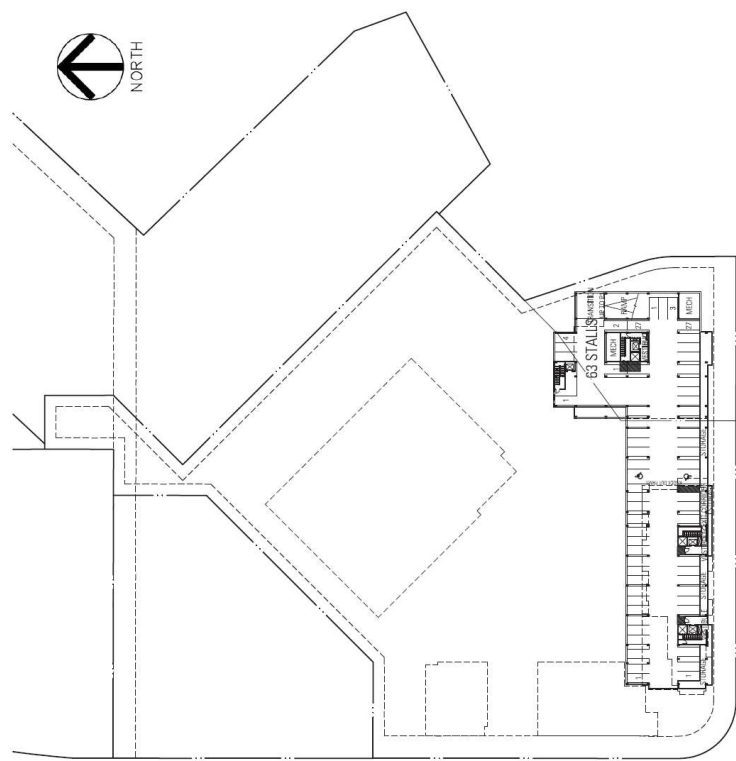
12047

6 3 d .

PARKING SUMMARY

PARKING REQUIRED AS PER REGINA ZONING BYLAW NO.9250
RETAIL - 1 STALL PER 20 SQ.M (215 SQ.FT)
RESTAURANT - 1 STALL PER 5 SEATS (204 SEATS)
MEDICAL - 1 STALL PER 100 SQ.M (1 076 SQ.FT)
OFFICE - 1 STALL PER 60 SQ.M (646 SQ.FT)
(RETAIL MAY REQUIRE ADDITIONAL STALLS)
SUBTOTAL RETAIL/OFFICE PARKING
RESIDENTIAL - 1 STALL PER UNIT (80 UNIT MAXIMUM)
TOTAL PARKING REQUIRED BY BYLAW
217 STALLS
80 STALLS
297 STALLS
40 STALLS
50 STALLS
90 STALLS
387 STALLS

PARKING PROVIDED
RETAIL SURFACE/UPPER RETAIL PARKING DECK
RETAIL LOWER PARKING DECK
RESTAURANT SURFACE/UPPER PARKING DECK
MEDICAL SURFACE PARKING
OFFICE SURFACE PARKING
RESIDENTIAL UNDERGROUND PARKING
LEASE UNDERGROUND LEASE PARKING
TOTAL SITE PARKING
85 STALLS
79 STALLS
41 STALLS
3 STALLS
9 STALLS
15 STALLS
150 STALLS
390 STALLS



NOTE: 1. Drawings depict design intent only and are subject to modification.
2. Dimensions indicate gross floor areas and are subject to modification.
3. Dimensions indicate gross floor areas and are subject to modification.

**PROPOSED UNDERGROUND
PARKING - LB02**

SCALE 1:1000



HARVARD
Developments Inc.
— A HILL COMPANY —
ARCHITECTS

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014
DRAFT LAND USE PACKAGE

12047

- P G 1



BUILDING A
SOUTH ELEVATION

SCALE 1:250

LAKESHORE REDEVELOPMENT AUGUST 26, 2014
FOR CITY MEETING OF AUGUST 27, 2014

HARVARD
Developments Inc.
—AHL COMPANY—

G i b b s | G a g e
ARCHITECTS

12047



BUILDING A
WEST ELEVATION
SCALE 1:250

 HARVARD
Development Inc.
—A HILL COMPANY—

 Gibbs Gage
ARCHITECTS

LAKESHORE REDEVELOPMENT AUGUST 26, 2014
FOR CITY MEETING OF AUGUST 27, 2014

12047

- PG 3



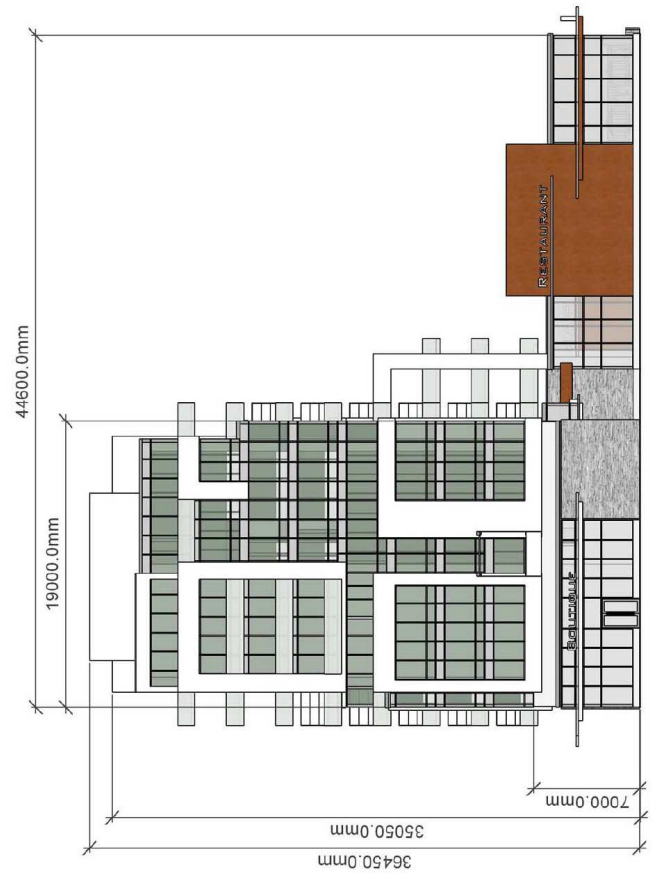
BUILDING A
NORTH ELEVATION
SCALE 1:250

 HARVARD
Development Inc.
— A HILL COMPANY —

 Gibbs Gage
ARCHITECTS

LAKESHORE REDEVELOPMENT AUGUST 26, 2014
FOR CITY MEETING OF AUGUST 27, 2014

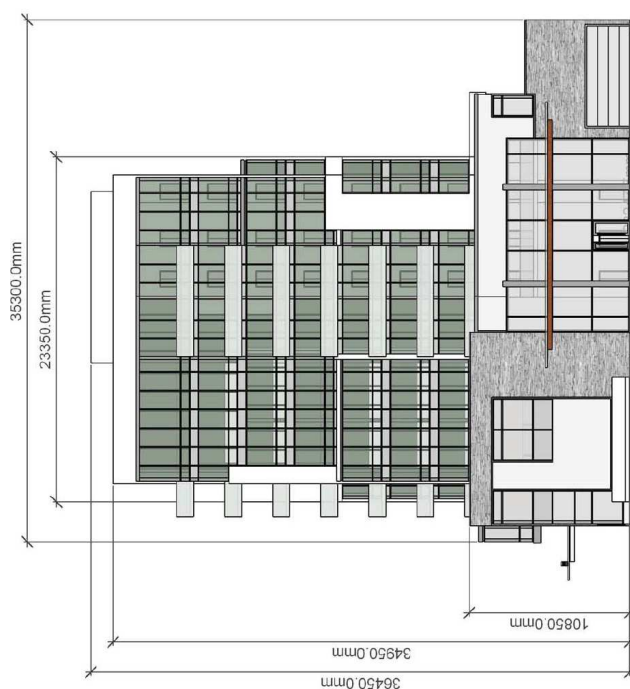
12047



BUILDING A
EAST ELEVATION
SCALE 1:250

LAKESHORE REDEVELOPMENT AUGUST 26, 2014
FOR CITY MEETING OF AUGUST 27, 2014

12047



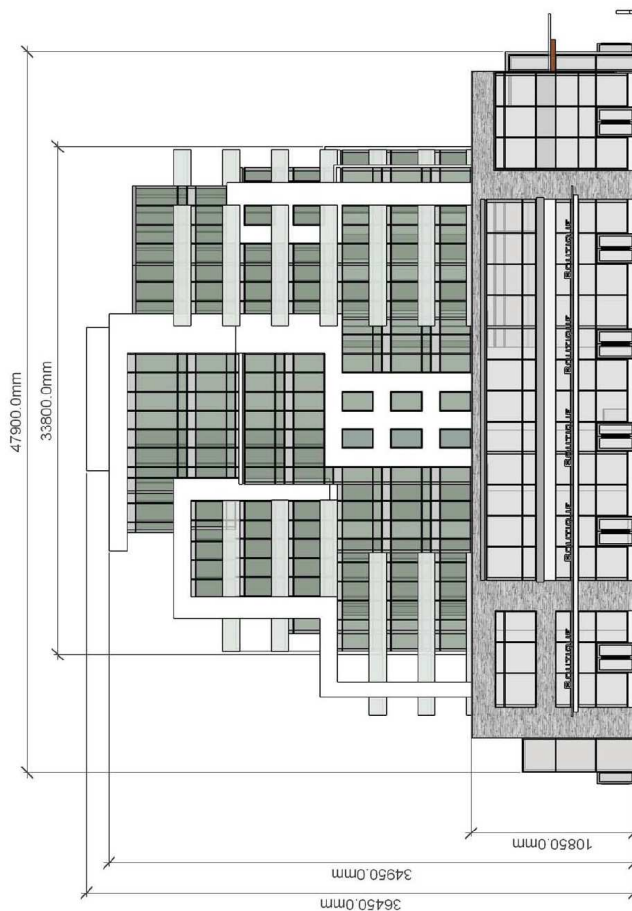
BUILDING B
SOUTH ELEVATION

SCALE 1:250

LAKESHORE REDEVELOPMENT AUGUST 26, 2014
FOR CITY MEETING OF AUGUST 27, 2014

12047





BUILDING B
WEST ELEVATION

SCALE 1:250

LAKESHORE REDEVELOPMENT AUGUST 26, 2014
FOR CITY MEETING OF AUGUST 27, 2014

12047

 HARVARD
Development Inc.
—A HILL COMPANY—
Gibbs Gage
ARCHITECTS



BUILDING B
NORTH ELEVATION

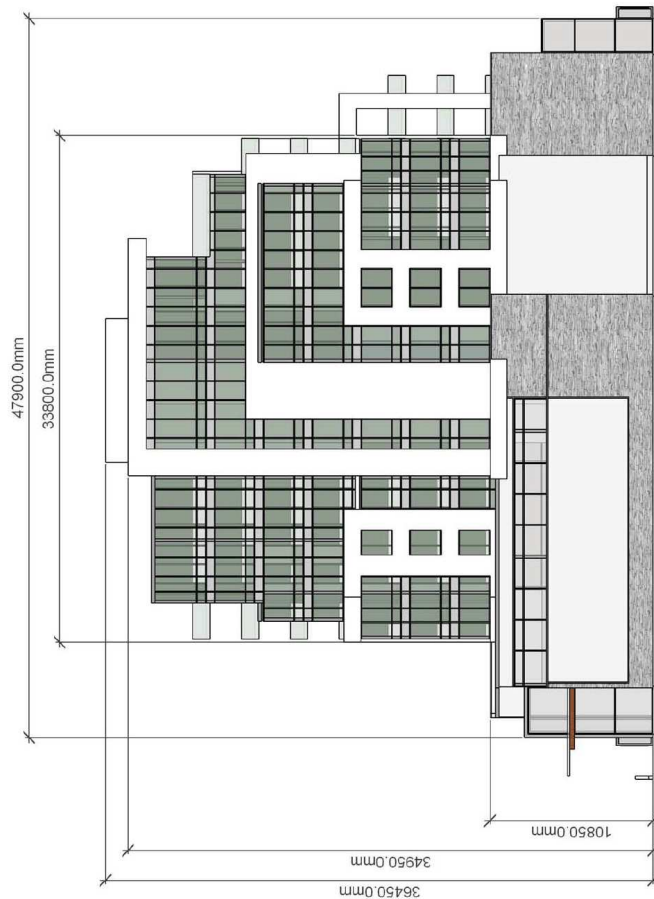
SCALE 1:250

LAKESHORE REDEVELOPMENT AUGUST 26, 2014
FOR CITY MEETING OF AUGUST 27, 2014

12047

HARVARD
Developments Inc.
—A HILL COMPANY—

G i b b s | G a g e
ARCHITECTS



BUILDING B
EAST ELEVATION

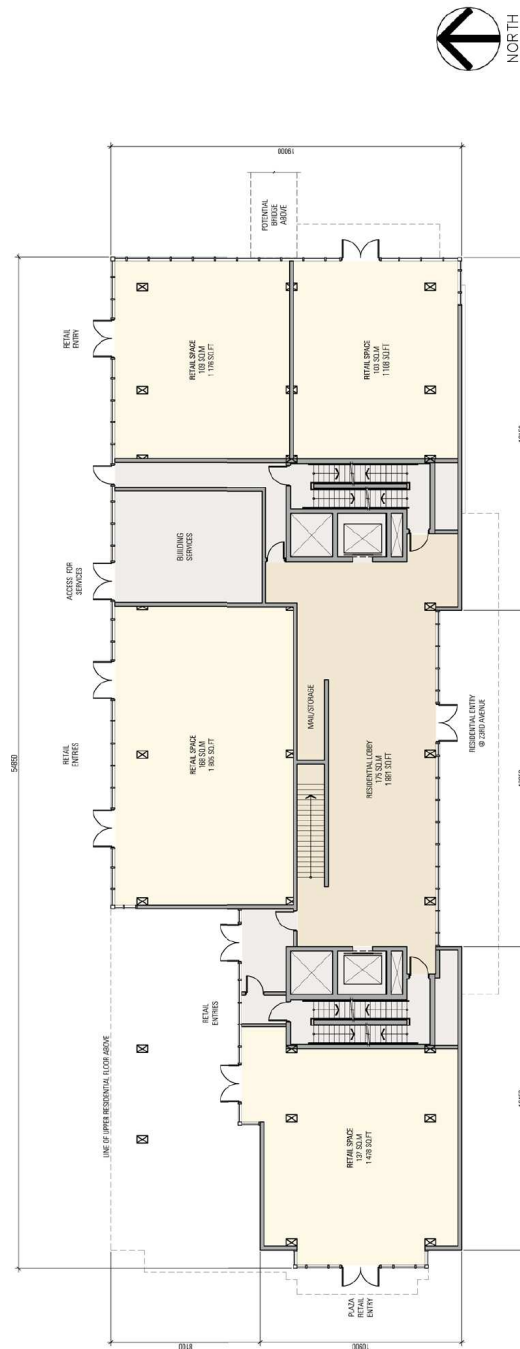
SCALE 1:250

 **HARVARD**
Development Inc.
—A HILL COMPANY—

G i b b s | **G a g e**
ARCHITECTS

LAKESHORE REDEVELOPMENT AUGUST 26, 2014
FOR CITY MEETING OF AUGUST 27, 2014

12047

RETAIL/RESIDENTIAL LOBBY
BUILDING A1 MAIN FLOOR

SCALE 1:200



HARVARD
Developmental Inc.
— A HILL COMPANY —

HARVARD
Developments Inc.
—A HILL COMPANY—

Gibbs Gage
ARCHITECTS

12047

LAKESHORE REDEVELOPMENT APRIL 9, 2014
DRAFT LAND USE PACKAGE

Project 14-CZ-02

Planning Department
Civic Address/Subdivision

1380 23rd Avenue



HARVARD
Developmental Inc.
— A HILL COMPANY —

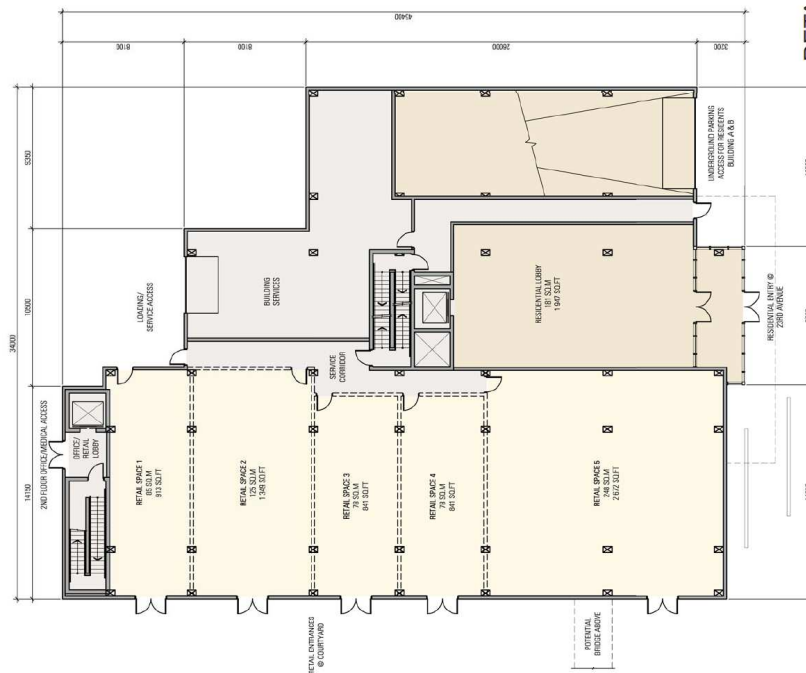
Gibbs Gage
ARCHITECTSRETAIL/RESIDENTIAL LOBBY
BUILDING B MAIN FLOOR

SCALE 1:250

APRIL 9, 2014

LAKESHORE REDEVELOPMENT
DRAFT LAND USE PACKAGE

12047





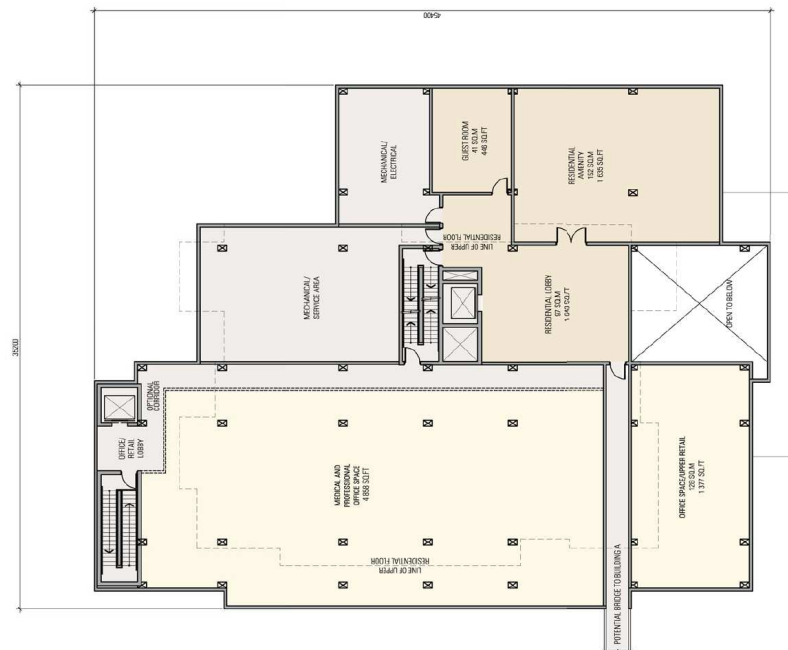
HARVARD
Developments Inc.
— A HILL COMPANY —

RETAIL/OFFICE/RESIDENTIAL AMENITY
BUILDING B 2ND FLOOR

SCALE 1:250

LAKESHORE REDEVELOPMENT APRIL 9, 2014
DRAFT LAND USE PACKAGE

12047





RENDERING
COURTYARD/MARKET
SCALE NTS

HARVARD
Developments Inc.
—AHL COMPANY—
Gibbs Gage
ARCHITECTS

LAKESHORE REDEVELOPMENT APRIL 9, 2014
DRAFT LAND USE PACKAGE

12047



PERSPECTIVE VIEW
FROM NORTHWEST

SCALE NTS

LAKESHORE REDEVELOPMENT APRIL 9, 2014
DRAFT LAND USE PACKAGE

HARVARD
Developments Inc.
—A HILL COMPANY—
Gibbs | Gage
ARCHITECTS

12047



PERSPECTIVE VIEW
FROM SOUTHWEST

SCALE NTS

LAKESHORE REDEVELOPMENT APRIL 9, 2014

DRAFT LAND USE PACKAGE



12047

Public Comment Sheet Response	Number of Responses
<i>I support this proposal</i>	49
<i>Accept if one or two features were different</i>	40
<i>Accept if many features were different</i>	20
<i>Completely opposed</i>	5

Comments in support of the proposal:

- Great design and mix of uses (16)
- The new grocery store and commercial space will be great additions to the area (17)
- Retaining the existing medical, dental and other services will be key for the neighbourhood (3)
- The restaurant space should go to the existing Lakeshore restaurant (2)
- The development should receive excellent transit service
- The proposed height is appropriate and is only half as low as Roberts Plaza (3)
- The development meets many of Design Regina's objectives with regard to intensification, complete neighbourhoods, etc. (3)

Issues identified that could improve the proposal:

- A public walkway would improve access to the grocery store and other amenities for nearby residents (2)
- There are not enough public gathering spaces (2)
- There is not enough office space
- There is not enough green space (7)
- There needs to be a guarantee that the site is landscaped as shown
- The grocery store should be a full-service store with healthy food options (3)
- Retail should be oriented towards the street to better activate the pedestrian realm
- The turn lanes off Hillsdale and 23rd into the development will need to be longer than they were for Sobey's (2)
- The traffic lights at Hillsdale & 23rd should be synchronized with those at Hillsdale & Wascana Pkwy (2)
- The capacity of the area's infrastructure may need to be improved

Concerns identified with the proposal:

- General concern with regard to the height of the proposed buildings. (40)
 - The development should stay within the existing height limit, being 13m or roughly four storeys (26)
 - Would accept five or six storey buildings (4)
 - Impact of Building B would have on Gryphons Walk (7)
- The location and height of the grocery store and the car headlights and noise from the store's rear parking garage will ruin views and impact the privacy of neighbouring residents (6)
- The amount of density and uses proposed will increase traffic (27)
- A drive-thru coffee shop would create too much traffic (20)
- A chain coffee shop would create too much traffic even without a drive-thru (2)
- The existing grocery store should be reused rather than demolished
- The high-end residential units do not fill the area's need for affordable housing (2)
- Wildlife in the park will be negatively impacted
- There is not enough residential (5) or commercial parking (7)
- The construction period of 3-4 years will be noisy, dusty and generally disruptive (5)
- Property values will decrease (3)
- A general meeting should be held where the developer can address all the community's concerns (2)

1. **Buildings are too high and will negatively impact adjacent residential properties.**

Administration's Response: The Administration analysed the impacts of the building height as it relates to sun-shadowing onto adjacent residential properties, privacy, and transition and concluded that impacts of the proposal were not substantially different from what could lawfully be built on the property. Mature landscaping within the adjacent residential properties currently shadows yards. Setbacks to the east property line, conditions prohibiting balconies on the east elevation, and existing mature landscape will all mitigate the concerns raised.

2. **There is too much density and uses proposed for the site**

Administration's Response: While the two towers exceed the maximum height limit in the LC1 and DSC zones, the proposed density of floor area ratio (FAR) at 1.05 falls below the maximum 1.75 in the LC1 zone. There is no limit to the number of proposed uses on the site so long as they are all either permitted or discretionary and they meet their parking requirements. The existing servicing capacity and road network can accommodate the proposed density associated with this development. There is already a high rise character established in the area with Roberts Plaza at the southwest corner of Hillsdale Street and 23rd Avenue and as such the proposed development is not out of context with the established built-form.

3. **There is not enough green space and public gathering places**

Administration's Response: There is no minimum amount of public gathering spaces on the site. However, it is noted that there would be substantial plaza space at the intersection of Hillsdale and 23rd, and there would be opportunity for patio or outdoor seating areas to develop at storefronts. On site landscaping will be required to conform to the conceptual plan submitted.

The site has substantial perimeter and interior landscaping, which meets Zoning Bylaw requirements. The site is also adjacent to Wascana Park, which is the most significant public open space in the City and the negotiated bonusing provisions will improve park access for residents of the development and in the immediate area.

The development will also contribute substantially to gateway landscaping of public space on two corners of the Hillsdale and 23rd and a multi-use path on the west side of Hillsdale.

4. **Appearance and orientation of the buildings**

Administration's Response: The Contract zone between the City and the applicant may include terms and conditions with respect to uses, forms of development, and massing but cannot extend to include "colour, texture or type of materials and architectural style." Therefore the architectural style of the buildings cannot be controlled by the City through means of a contract zone.

The contract zone does control the massing and orientation of buildings. The development will have to conform to the approved site plan and massing. The buildings on site have been oriented in a manner to frame the site and screen interior parking areas which also meets an urban design objective to achieve development which supports the public realm and streetscape conditions.

5. **General concern with the commercial tenants**

Administration's Response: The terms of the contract zone limit the potential range of uses to that consistent with the DSC Zone with some exception to prohibiting more automobile-oriented commercial uses. The Zoning Bylaw does not regulate individual tenants, only defined uses.

6. **A drive-thru would increase traffic and noise, and compromise the quality of the development**

Administration's Response: Drive-Thru restaurants are prohibited in the terms of the contract zone agreement.

7. Increase in traffic

Administration's Response: As indicated in this report, the Administration required a traffic impact assessment and accepts its conclusions. Adjustments to the site were made after review of the traffic study to ensure proper queuing and turning lengths. The access on Hillsdale Street will be maintained in its existing location rather than moving further to the south.

8. Orientation of Retail

Administration's Response: The development concept is to orient the retail internal to the development rather than outward to the street. 23rd Avenue would be designed as the residential front to the development whereas Hillsdale Street has a more commercial character. The Administration accepts the notion of separating commercial and residential frontages and continuing the residential presence on 23rd Avenue. The public realm will be activated in certain locations, particularly at 23rd Avenue and Hillsdale Street corner, which is designed as a focal point for the development. The development also contemplates outdoor eating space fronting onto Hillsdale. Consistent commercial frontage would be more crucial on a commercial strip like Albert Street.

9. Affordable housing should be part of the development

Administration's Response: The development proposes high-end apartment units. Affordable housing is always encouraged in new developments. However, the City has no ability to require affordable housing.

It is noted that affordable housing exists directly across the street on 23rd Avenue, and there are a range of other housing options in the vicinity.

10. There is not enough parking available on site

Administration's Response: The development exceeds the minimum parking requirements for the DSC zone. The development would also accommodate parking for nearby office development, which will reduce street congestion on local streets.

11. The length of the construction period will be a great burden for surrounding residential properties.

Administration's Response: The proposal is a major redevelopment of an existing site and may take years to complete, depending on the market and the developer's initiative. It is acknowledged that construction will have an impact on the vicinity. However, the development is staged, meaning that only one part of the site will be developed at one time. Some phases of construction will be of greater impact to the community than others. For example, earth moving may create vibrations, noise, construction traffic, and may be unsightly, but only for a short duration. In contrast, interior work may take longer, but will have very little impact on the surroundings. City bylaws would restrict the time of day when construction may take place.

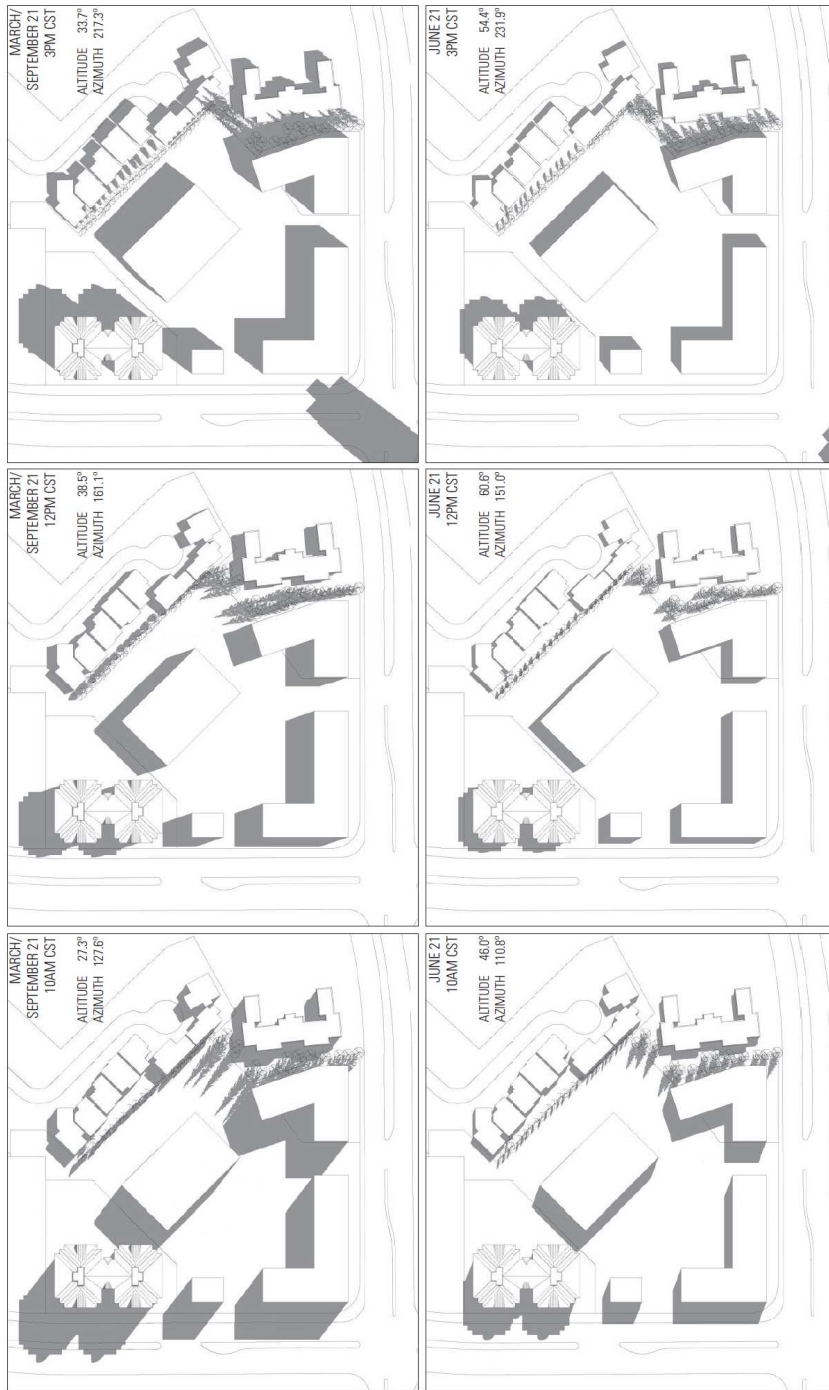
12. Decrease in Property Values

Administration's Response: The Administration acknowledges that residences often raise concerns

with respect to lowering property values as a result of nearby development. However, it is not aware of any evidence that suggests that such development will necessarily result in lowering or increasing property values in the vicinity. Future property values will be determined by the actions and perceptions of property owners and prospective purchasers.

13. **A general meeting for residents should have been conducted rather than an open house.**

Administration's Response: The purpose of public consultation in review of such development applications is to inform the public about what is being proposed, allow direct interaction between the City, proponent, stakeholders, and the public to help get informed, and collect feedback. The open house format allows for one-on-one interaction with the public. Concerns noted at the open house are considered in the review and are summarized in the report to City Council, who has the authority to approve or deny the development proposal based on public concern. The open house format is appropriate means to achieve the objective of the consultation.



EXISTING ALLOWABLE MASSING MAX. HEIGHT LC1
AS PER REGINA ZONING BYLAW NO. 9250

SUN SHADOW IMPACT STUDY

SCALE 1:2000

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014

DRAFT LAND USE PACKAGE

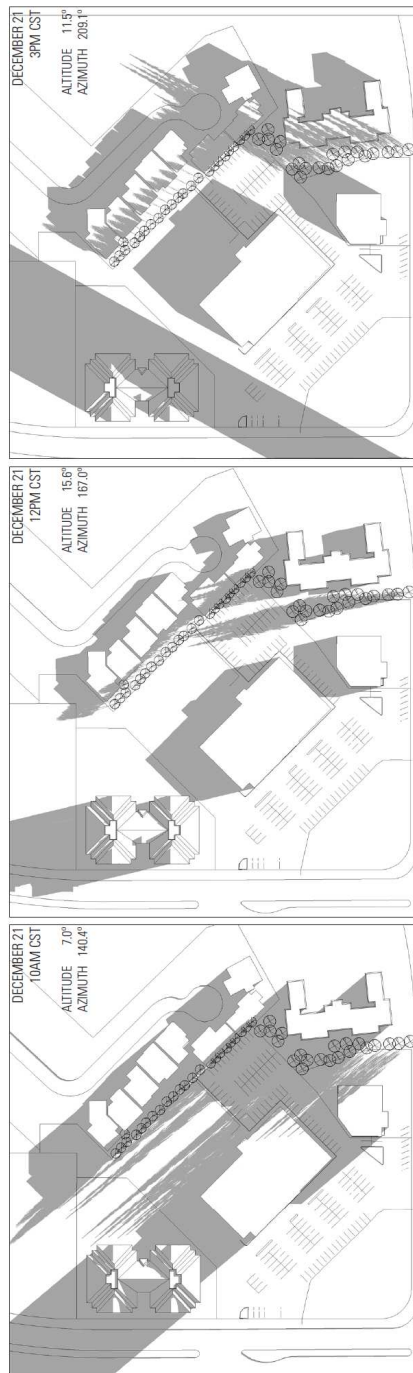
NOTE:
1. Existing buildings, landscape/tree locations are shown for reference only.
2. Required lines as per Regina Zoning Bylaw No. 9250.



HARVARD
Development Inc.
—AHL COMPANY—

G i b b s G a g e
ARCHITECTS

12047



NOTE: 1. Existing buildings, landscape/tree locations are approximate (to be confirmed by survey).
2. Required time as per Regina Zoning Bylaw No. 925.



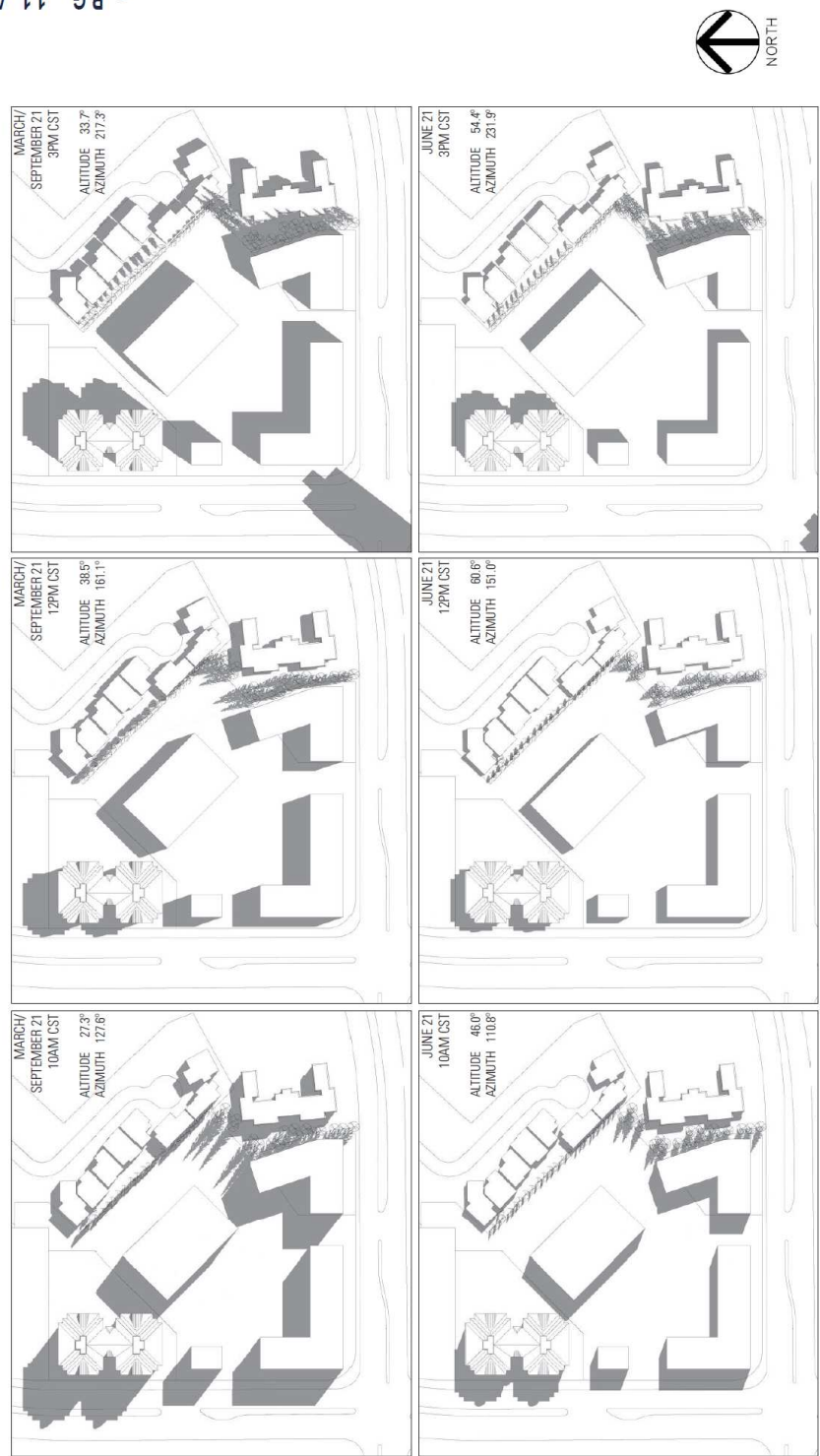
SUN SHADOW IMPACT STUDY

SCALE 1:2000

EXISTING MASSING

LAKESHORE REDEVELOPMENT
DRAFT LAND USE PACKAGE

12047



NOTE: 1. Existing buildings, landscape/tree locations are approximate (to be confirmed by survey).
2. Required time as per Regina Zoning Bylaw No. 9220.

HARVARD
Developments Inc.
—A HILL COMPANY—

G i b b s G a g e
ARCHITECTS

SUN SHADOW IMPACT STUDY

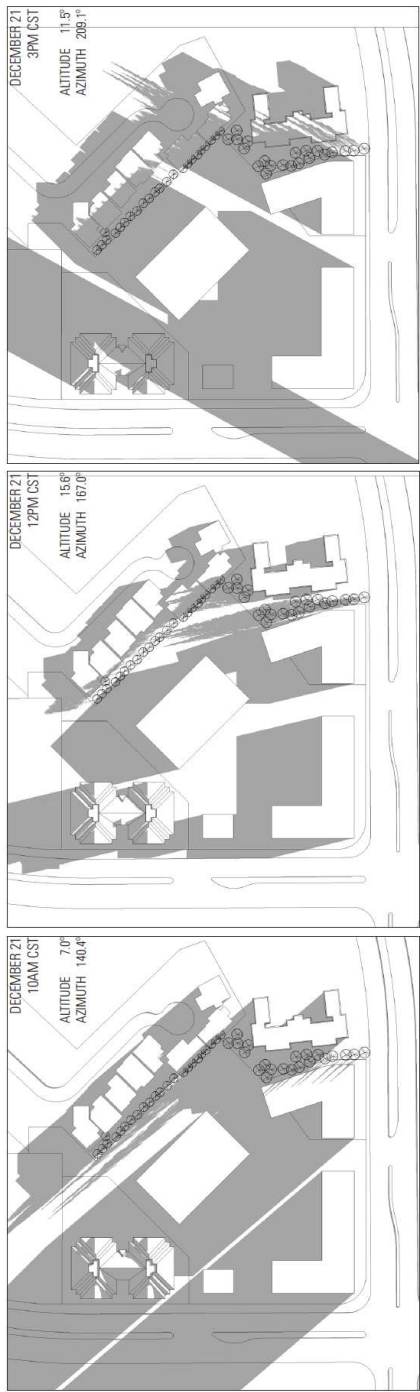
SCALE 1:2000

EXISTING ALLOWABLE MASSING MAX. HEIGHT LC1
AS PER REGINA ZONING BYLAW NO 9250

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014

DRAFT LAND USE PACKAGE

12047



NOTE:
1. Existing buildings, landscape/tree locations are shown for reference only.
2. Required time as per Regina Zoning Bylaw No. 9250.



G i b b s G a g e
ARCHITECTS

SUN SHADOW IMPACT STUDY

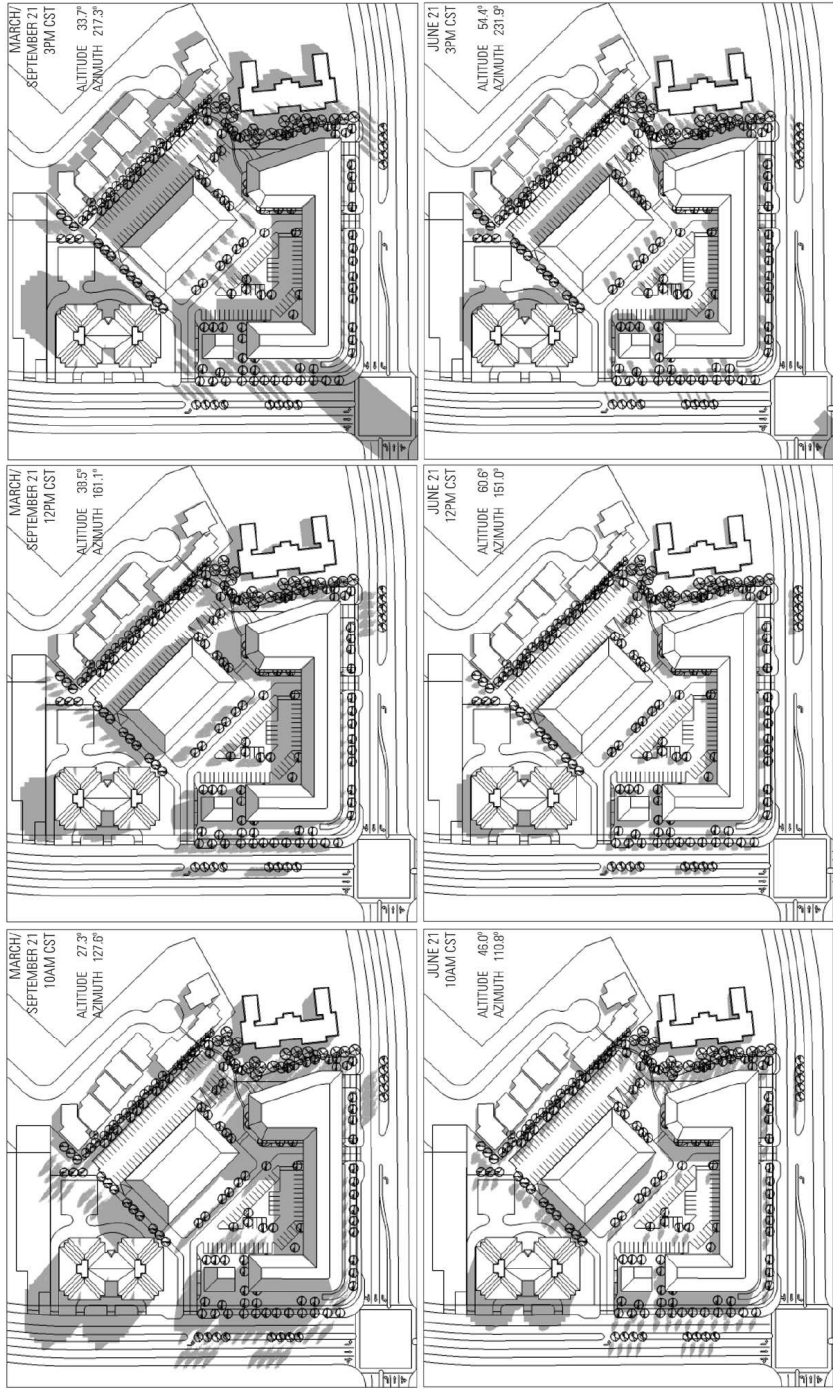
SCALE 1:2000

EXISTING ALLOWABLE MASSING MAX. HEIGHT LC1
AS PER REGINA ZONING BYLAW NO. 9250

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014

DRAFT LAND USE PACKAGE

12047



SUN SHADOW IMPACT STUDY

SCALE 1:2000

EXISTING ALLOWABLE MASSING MAX. AS PER DSC
AS PER REGIONAL ZONING BYLAW NO. 5250

LAKESHORE REDEVELOPMENT AUGUST 28, 2014

SHADOW ANALYSIS

HARVARD
Developments Inc.
—ANILL COMPANY—
Gibbs Gage
ARCHITECTS

12047



NOTE:
1. Existing buildings, landscape/tree locations are approximate (to be confirmed by survey).
2. Required time as per Regina Zoning Bylaw No. 9250.

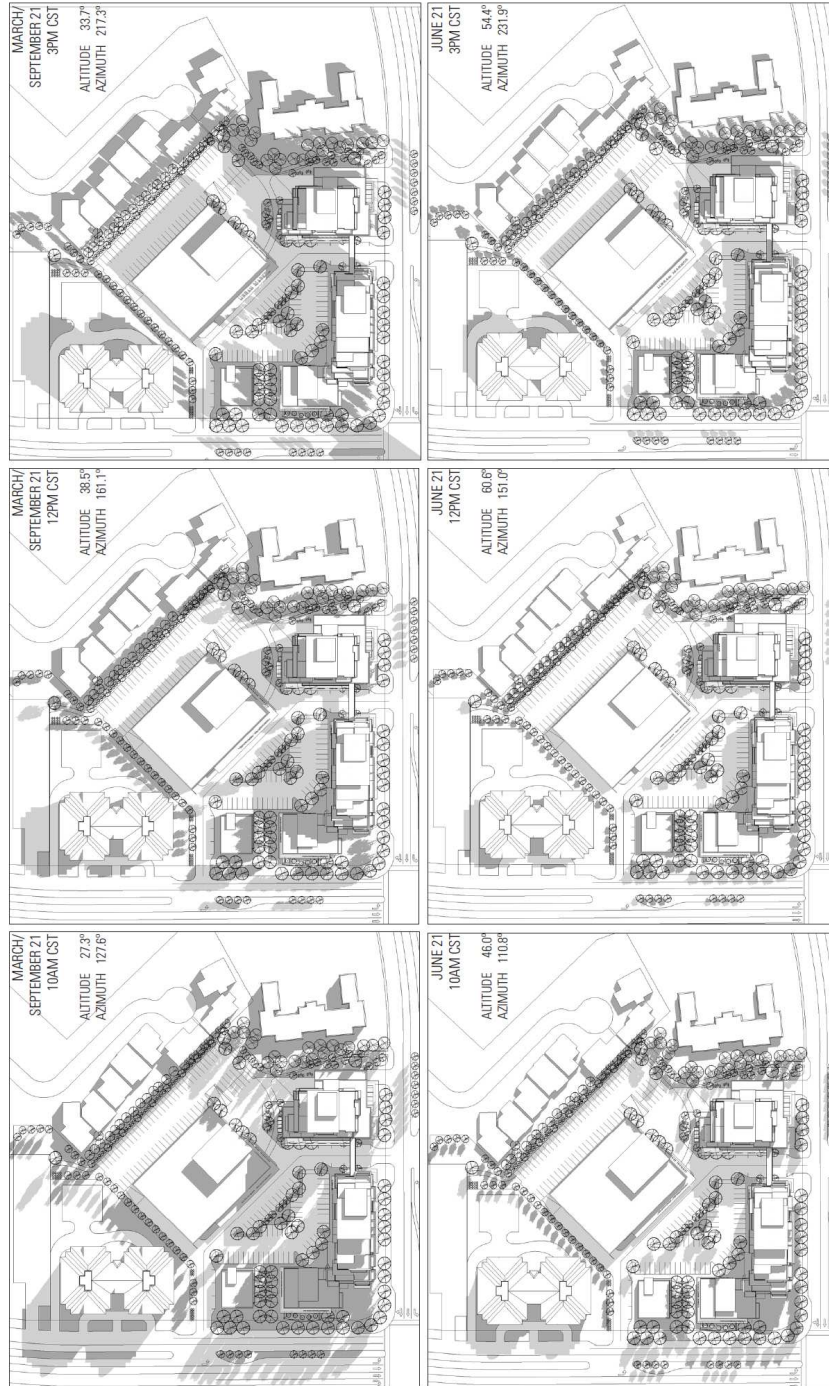
SUN SHADOW IMPACT STUDY
SCALE 1:2000

EXISTING ALLOWABLE MASSING MAX. AS PER DSC
AS PER REGINA ZONING BYLAW NO. 9250



LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014
DRAFT LAND USE PACKAGE

12047



HARVARD
Developments Inc.
—AHL COMPANY—

G i b b s G a g e
ARCHITECTS

12047

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014

DRAFT LAND USE PACKAGE



NOTE: 1. Existing buildings, landscape/tree locations are approximate (to be confirmed by survey) and are required time as per Regina zoning Bylaw No. 9250.

HARVARD
Developments Inc.
—A HILL COMPANY—

G i b b s | G a g e
ARCHITECTS

SUN SHADOW IMPACT STUDY

SCALE 1:2000

PROPOSED MASSING

LAKESHORE REDEVELOPMENT SEPTEMBER 24, 2014

DRAFT LAND USE PACKAGE

12047