



List of Delegations

**Tuesday, March 26, 2024
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Regina Planning Commission
List of Delegations
Tuesday, March 26, 2024**

RPC24-7 Heritage Property Designations

COMMUNICATIONS

RPC24-10 Frank Korvemaker, Architectural Heritage Society of Saskatchewan,
Regina, SK

**RPC24-8 Housing Accelerator Fund – Expanding Citywide Housing Options
Phase 2, Part 1**

DELEGATIONS

Jim Elliott, Regina, SK

Darrell Mihial, Regina, SK

Gordon Schwartz, Regina, SK

Janice Lebell, Regina, SK

Norm Hoffert, Regina, SK

Leona Read, Regina, SK

Sandi Robertson, Regina, SK

Dianne Kilbach, Regina, SK

Jolene McDonald, Regina, SK

Jenna Schroeder, Provincial Capital Commission, Regina, SK (RPC24-9)

Angela Ell, AI Ritchie Community Association, Regina, SK

COMMUNICATIONS

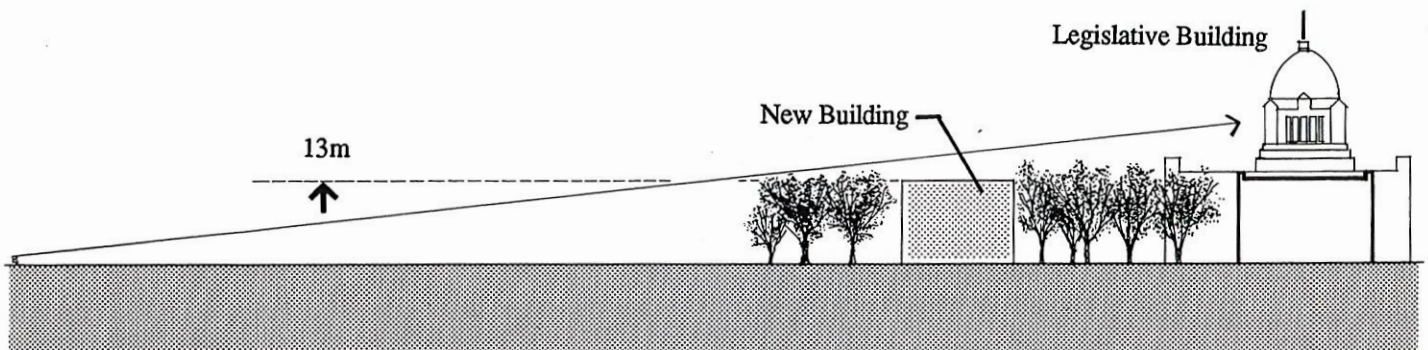
RPC24-9 Jenna Schroeder, Provincial Capital Commission, Regina, SK

RPC24-11 James Bogusz, Regina Airport Authority, Regina, SK

3.11 Height Limits

As the landscapes in Wascana Centre become more mature, a comfortable balance between built form and naturalistic setting becomes more evident. From most points within the Centre, the skyline is dominated by trees and other vegetation rather than by buildings. The important exception to this is the dome of the Legislative Building which rises majestically above the tree tops to be seen from many points in Wascana Centre and the City.

The maintenance of this special image requires that limits be placed on the heights of individual buildings both in the surrounding city neighbourhoods and within the Centre itself. To maintain a skyline dominated by trees, all future buildings within the Centre should be no higher than the average height of mature trees, or 13 metres except for buildings in the Main Campus of the University of Regina and exceptions previously approved.



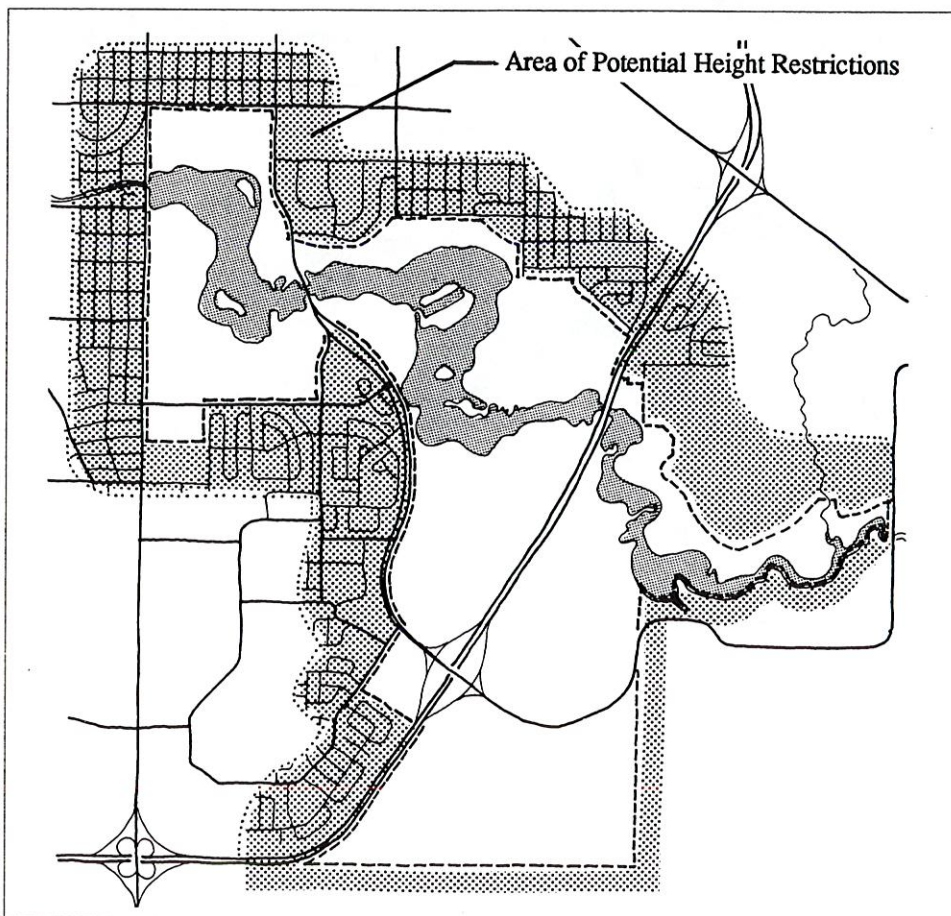
43. *Proposed Height Limits for New Buildings*

6.5 Visibility of Surrounding Development

An important aspect of the recreational value of Wascana Centre is its primarily natural character which is experienced against the urban qualities of the surrounding City. From most places within Wascana Centre, one's view is focussed on natural elements, and bounded by a skyline or horizon of trees. Because there are few, if any, other places in the City where this occurs, this aspect of Wascana Centre should be jealously guarded.

In order to preserve this important feature, the heights of buildings near the edges of Wascana Centre should be limited. The accompanying diagram identifies those areas around Wascana Centre where views from within are critical and where, therefore, new buildings should be limited to the average height of mature trees or approximately 13 metres. The maximum height of buildings could gradually increase with distance from Wascana Centre.

A review has been conducted by the City to identify those properties which are zoned to permit development exceeding 13m in height. It was concluded that many of these properties are currently developed or likely to be rezoned, and are, therefore, unlikely to be developed for high rise buildings. In any case, development over 13m is discretionary, and the City has agreed to include the Centre in evaluations of all development proposals.

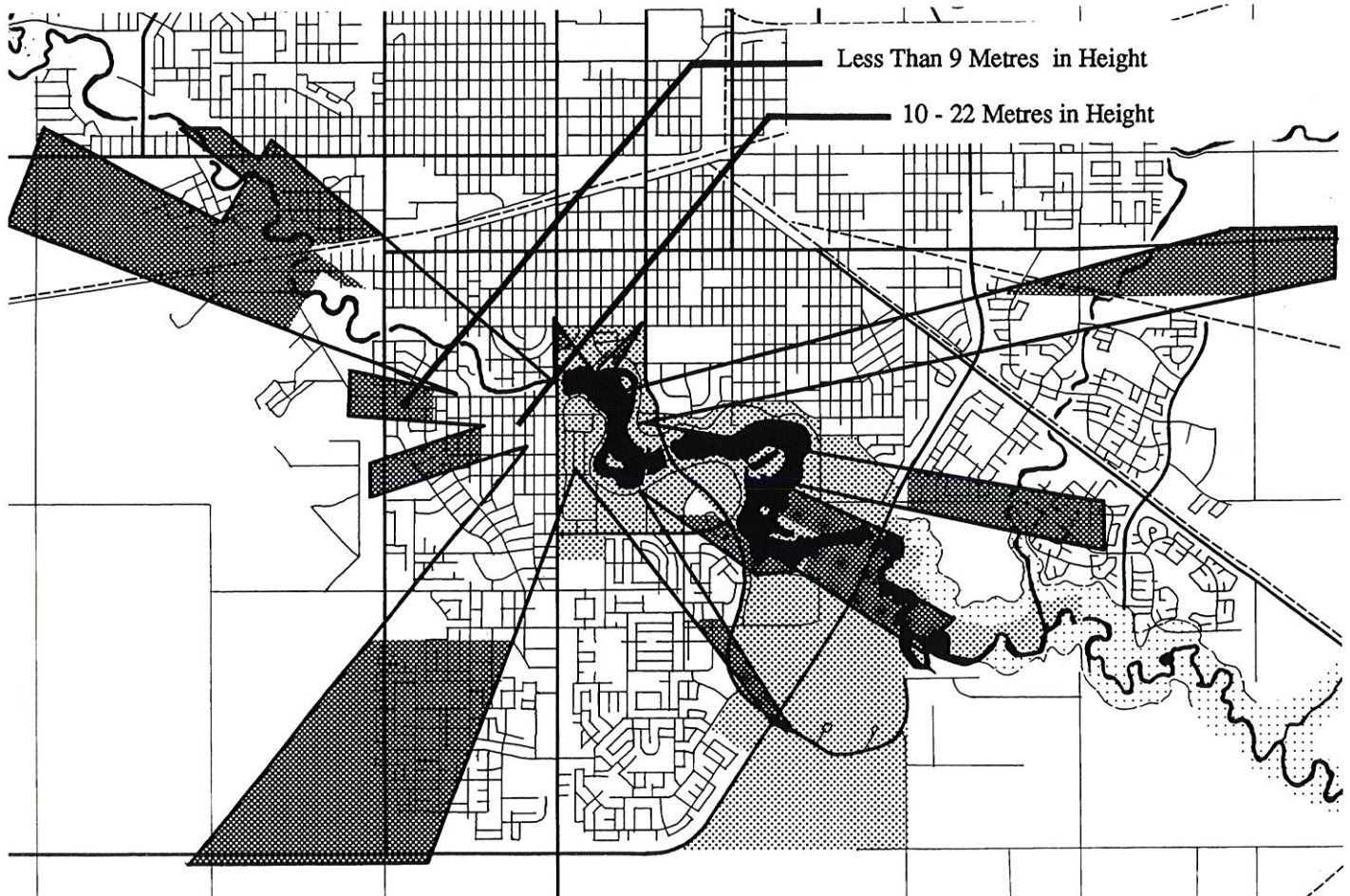


125. Area of Potential Height Restriction

6.6 Views of the Legislative Dome

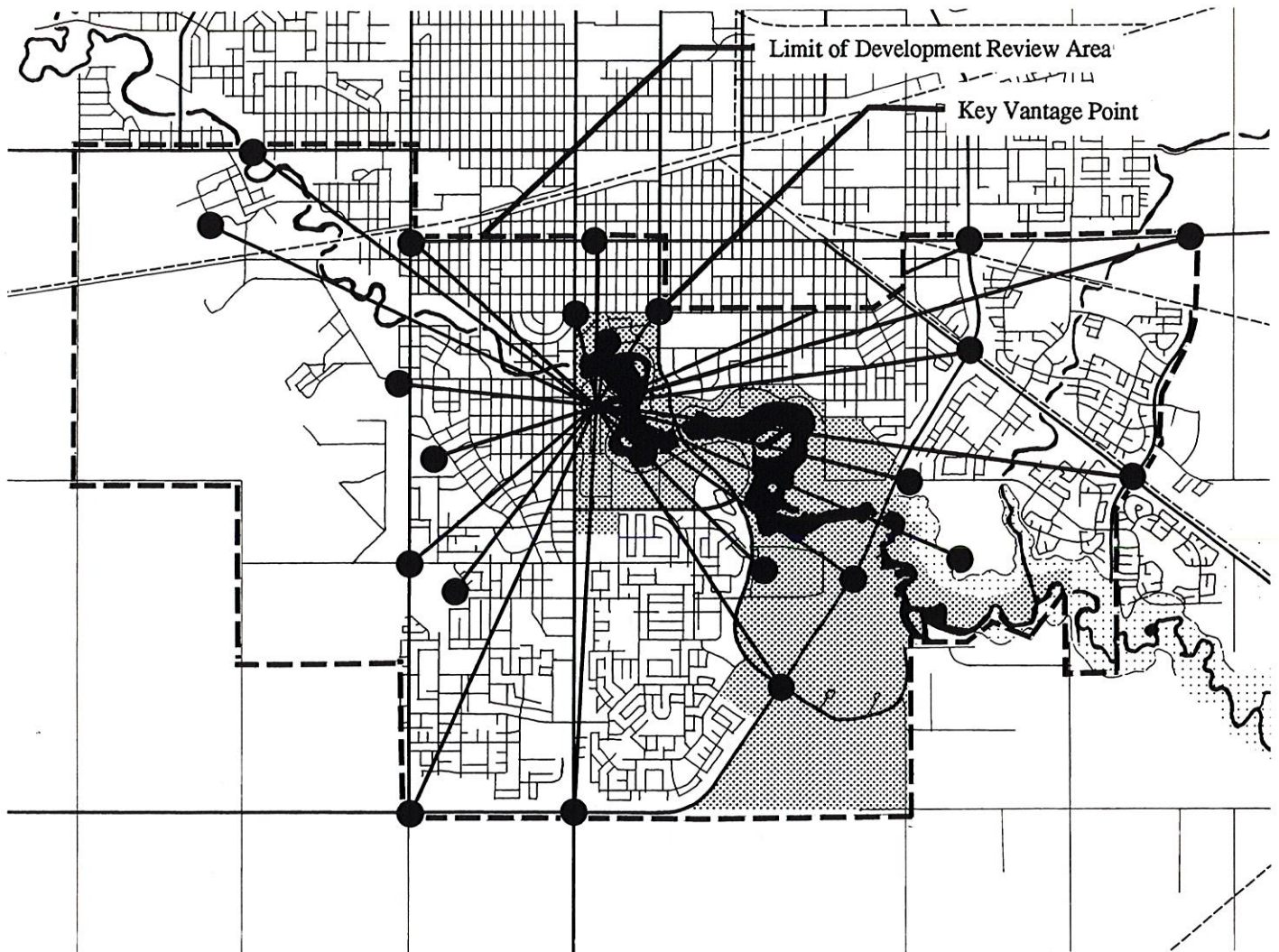
Saskatchewan's Legislative Building is without doubt one of the most impressive and beautiful buildings in Canada. It stands majestically on the flat plain and remains, to this day, one of the most important landmarks in the Province. Once unchallenged as a landmark, modern high-rise construction now threatens to not only dilute the Legislative Building's dominance in the skyline, but also obscure views of it from many places in the City.

A study of 'cones of vision' undertaken in 1973 by Jack Long established key locations in the City from which the Dome could be seen. Based on this study, it was recommended that height controls be placed on new development within the 'cones'. This strategy was deemed by the City to be unworkable due to the somewhat arbitrary limits of the cones, the potential constraints on the economic viability of some projects and the undue emphasis placed on height rather than bulk restrictions.



126. *Cones of Vision to the Legislative Dome, 1973*

More recently, the City has proposed a mechanism whereby the impact of development on views of the Dome would be evaluated on a project by project basis. These reviews would be conducted on proposed projects falling within the area illustrated in the accompanying diagram. Special emphasis would be placed on protecting key strategic views of the Dome and on creating new views where possible.



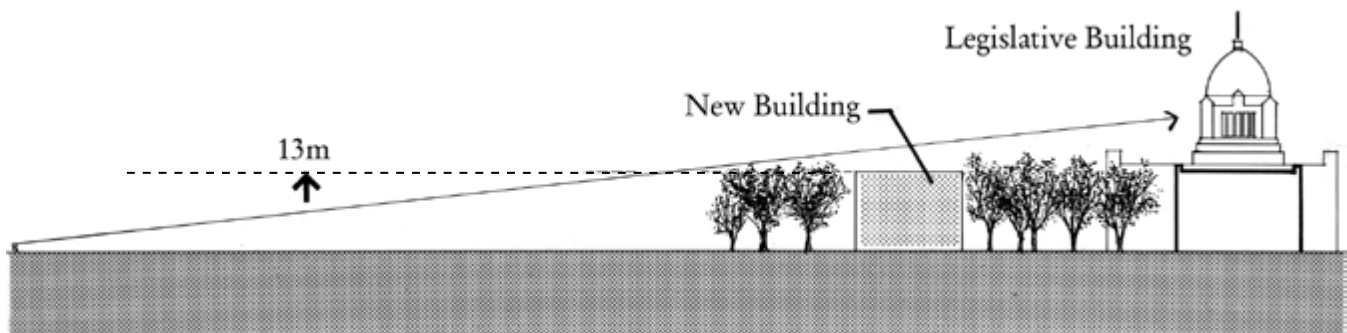
127. Area Requiring Development Review (City proposal, 1988)

Principle 15: Building Heights

The maturing tree cover throughout much of Wascana Centre has established a very positive relationship between built form and landscape. From most vantage points within the western parts of Wascana Centre, and from many outside the Centre, the skyline is dominated by trees and other vegetation rather than by buildings. The image created by this condition confirms the basic objective of institutions set within a verdant landscape setting. One appropriate exception is the tower of Legislative Building, which rises majestically above the tree tops to be seen from many points in Wascana Centre and the City.

In order to reinforce this powerful image, building heights within the Centre north of the University campus should not exceed 13.0 metres. Proponents wishing to exceed this limit are required to develop a detailed visual assessment that clearly demonstrates that the prevailing Wascana image will not be impacted.

An equally pressing threat to the bucolic Wascana image is presented by private development adjacent to the Centre, as is demonstrated by the visual intrusion of the tower of Roberts Plaza. These intrusions into the view shed from vantage points within Wascana Centre seriously compromise fundamental objectives. This topic is covered under “Visibility of Surrounding Development” in Section 5.5, page 111.



Building Heights limited to 13.0 Metres

5.5 Visibility of Surrounding Development

A valuable and much appreciated characteristic of Wascana Centre is its primarily natural character; a treasured contrast to the experience in the surrounding City. From most places within Wascana Centre, one's view is focused on natural elements, and bounded by a skyline or horizon of trees. Because this is so rare in Regina, or indeed in most cities, this aspect of Wascana Centre should be protected.

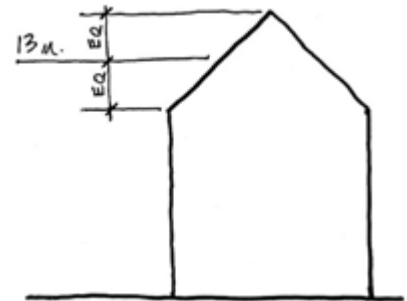
In order to preserve this important feature, the heights of buildings near

the edges of Wascana Centre should be limited. The accompanying diagram identifies those areas around Wascana Centre where views from within are critical and where, therefore, new buildings should be limited to 13 metres in height, so that they will fit within the average height of the mature trees in the Centre.

Some leeway could be given to buildings with pitched roofs, so that the halfway point of the pitch could reach 13 metres, if the ridge height is no greater than 15 metres.



Area of Potential Height Restriction



Development Areas

Legislative Area

- Continue development of a park and mall between the Legislative Building and the Meadow.
- Develop a “nursery” park and floral conservatory east of the Rehabilitation Centre.
- Provide basic infrastructure for public events in the space west of the Queen Elizabeth II Gardens.
- Develop a children’s play area near the picnic area east of the Meadow.

South of College Avenue

- Continue to establish an axial vista to the Legislative Building through selective removal and replanting.
- Organize institutional expansion to maintain a generous a generous Park presence on College Avenue.

Family Parkland

- Establish a strong treed canopy transition to the park from adjacent residential streets.
- Establish a planted buffer adjacent to residential lots.
- Construct a waterfowl interpretation station.
- Develop a lakeside path from Broad Street to Douglas Park.

Douglas Park

- Maintain the current extension of Wascana Drive along McDonald Street and Assiniboine Avenue.
- Construct a low profile viewing shelter on the top of Wascana Hill.

6.3 Encouragement of Initiatives by Others

Development Areas

South of College Avenue

- Encourage utilization of the Qu’Appelle Diocese Lands in ways which are compatible with the purposes and character of Wascana Centre.

Wascana Headland

- Reinforce the marina, restaurant and boathouse with an arts and entertainment building projecting out over the water as well as lake user club facilities.

Urban and Rural Context

Visibility of Surrounding Development

- Implement 13 metre height restrictions in surrounding areas to reduce the visual impact of high rise buildings from within Wascana Centre.

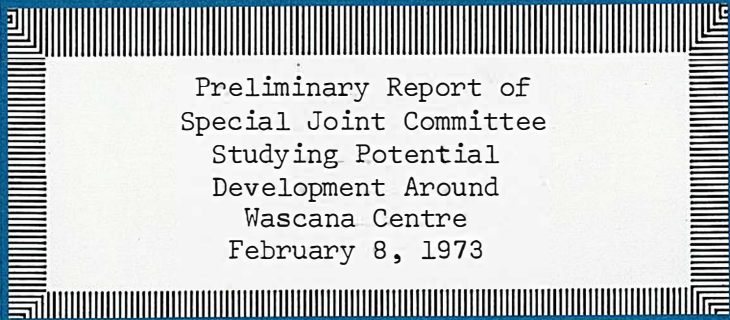
Connection to Downtown

- Encourage the development of College Avenue as a grand avenue with low-scaled buildings and regular boulevard tree planting on both sides.
- Encourage special landscape and urban design provisions for the north-south streets: Smith as an axis to the Legislative Building;

Lorne as an entry to Wascana Park; Scarth as the continuation of the Scarth Street Mall; and Broad as a continuation of Wascana Parkway.

Upstream Conditions

- Initiate discussions (to include the Province, Rural Municipalities and the City) on the creation of a Wascana Creek Reserve to protect upstream areas.
- Initiate discussions to incorporate the City-owned land between Wascana Centre and the McKell Conservation Easement into the Centre.



Preliminary Report of
Special Joint Committee
Studying Potential
Development Around
Wascana Centre
February 8, 1973

PRINCIPAL'S OFFICE

REPORT OF SPECIAL COMMITTEE TO STUDY THE AFFECTS OF
POTENTIAL DEVELOPMENT IN REGINA WHICH MAY AFFECT
THE VISUAL ASPECTS OF WASCANA CENTRE AND THE LEGISLATIVE
BUILDING AND TO MAKE RECOMMENDATIONS FOR REGULATIONS
TO PROTECT THE VISUAL ASPECTS OF WASCANA CENTRE AND THE
LEGISLATIVE BUILDING, TAKING INTO ACCOUNT HIGH-RISE AND
HIGH-DENSITY DEVELOPMENT, AND TO MAKE SUGGESTIONS
REGARDING BUILDING HEIGHTS, ZONING AND DENSITY

Report prepared for Wascana Centre Authority and the City of Regina

February 8, 1973

PREFACE

In an expression of legitimate concern and foresight, the City of Regina and the Wascana Centre Authority agreed on the need to carry out a joint study on the affects of future urban growth which could affect the Wascana Centre. To be effective in its conclusions affecting the Centre, the study considerations extended to include all of urban Regina.

Although the decision to undertake such a study was sparked by an immediate problem which resulted from a proposed high-rise development on land near Wascana Centre Community, concerned for the visual intrusion of this development on both the Centre and the adjacent residential neighbourhood, the study has recognized the broader implications and has included consideration of overall urban growth and the form of urban development in the Provincial Capital of Saskatchewan.

The study has exposed both shortcomings and strong points in the planning and zoning controls for Regina, and from an analysis of these, the results of the study provide suggestions dealing with zoning and density for future development, as well as for recommendations on building height controls which are required to protect the visual and aesthetic preeminence of the Provincial Legislative Building and the amenities of the Wascana Centre.

In its deliberations, the committee undertaking the study has applied value judgments which it believes are valid and defensive. ^{pl} These judgments reinforce the special and unique character of the Regina townscape and its prairie setting and attempt to give a priority to the preservation of a unique quality which should be reflected in the urban form that is Regina.

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I

HISTORY

At a meeting of the Wascana Centre Architectural Advisory Committee on June 27, 1972 the subject of building heights and development around the Centre was discussed. The Architectural Advisory Committee concluded:

- (a) That the Architectural Advisory Committee recommends to the members of Wascana Centre Authority that there should be a legitimate concern on the part of the Authority about development around the boundary of the Centre in relation to the dominance of the Legislative Building.
- (b) That the Architectural Advisory Committee recommends to the members of Wascana Centre Authority that the Authority commission a study to be undertaken in consultation with the City of Regina Planning Department which would recommend proposed building height limitations as they affect the dominance of the Legislative Building.

Subsequently, the Wascana Centre Authority, at a meeting on June 28, 1972, passed the following resolution:

RESOLVED that the Authority should suggest to the City of Regina that a joint committee be established, consisting of members appointed by the City and members appointed by the Authority, to study the question of the potential development around the area of Wascana Centre with a view to

making appropriate recommendations which might lead to an agreement between the City and the Authority, or some other appropriate solution, to protect the amenities of the Centre and the maintenance of the appropriate importance of the Legislative area with a view to reporting back to the City and to the Authority and that the Chairman of the Authority be empowered, on behalf of the Authority, to appoint such members to that joint committee as should be appointed by the Authority.

The following committee was then struck:

Chairman - Mr. R. D. Clack, Assistant General Manager and Director,
Planning Policy and Environment, National Capital Commission, Ottawa;
Mr. A. B. Smith, City Manager, City of Regina;
Mr. H. Heimark, Director of Planning, City of Regina;
Mr. R. H. Ball, City Engineer, City of Regina;
Mr. J. W. Long, Architect Planner, Wascana Centre Authority;
Mr. P. J. Moran, Executive Director, Wascana Centre Authority;
Mr. E. J. Walker, Director of Maintenance and Development, Wascana
Centre Authority.

(Mr. I. P. Harper, representing the Community Planning Branch,
Department of Municipal Affairs, was invited to attend meetings of
the Special Committee as an observer subsequent to the November 7,
1972 meeting.)

Special meetings were held on:

September 29, 1972

November 7, 1972

December 12, 1972

February 6, 1973

The committee met, collected relative data on present City Zoning By-laws; the ultimate consequences as to density, height, and land coverage on those parcels in the purview of the Centre; took extensive films, both still and moving, from vantage points around the City and near the Centre; researched a similar study undertaken in Ottawa; reviewed City growth trends; developed methodology that would determine in a logical way the necessary protective cones of vision, rationale for height limitation, all of which was directed towards a solution that would protect the visual qualities of the Centre and the subsequent effect on the use of the Centre.

II

GUIDELINES

1. To visually protect the amenities (trees, lake, open space, sky back-drop, the dome) of the Centre, and particularly the Legislative dome, so that all can enjoy in perpetuity the open natural quality of the Centre and be oriented by one of the strongest, architecturally significant and symbolic structures in the Centre - the Legislative dome.
2. Ensure that land use, zoning, density, height and bulk of buildings around the Centre have an aesthetically contributory effect on the Centre.
3. That vistas of the Centre, both (1) long distance views from outside; and (2) protection of vistas from near and within the Centre.
4. The clean edge and sharp break from agricultural land to the urban fabric is extremely valuable. Regina, as a prairie city, has the unique opportunity for total skyline comprehension, and the objective should be to protect and perpetuate it.
5. Verticals on the prairie are very exaggerated because of the very strong horizontals, consequently very little actual height is needed for a great deal of vertical impact.

6. The dome of the Legislative Building has historically been a significant Regina landmark. High-rise building around the Centre cannot relegate this landmark to visual insignificance and overtax the Centre with peripheral growth.
7. High-rise, high-density around the Centre is not desirable if it dilutes the City core.
8. The suggested profile of the City is one peaking in the City centre in such a way to ensure that the very centre of the City will always be the highest and scaling down proportionately towards Wascana Centre.
9. This study cannot be restricted to just the periphery of Wascana Centre or within a quarter or a half mile of the dome because of the flatness of the prairie. There are no high elevations for vantage points. Everything built by man that projects above ground zero effectively will block the view. The whole Regina environs is a part of this study.
10. The City has a responsibility to the Wascana Centre to have controls which will not be a detriment to the Wascana Centre. The Centre is not restricted to the enjoyment of the adjacent property owners nor does it exist for speculative gain, but rather Wascana Centre is for all the people of Saskatchewan. Conversely, Wascana Centre should not develop to the detriment of the City centre.

11. The rate of growth of Regina is quite small, so the application of zoning by-laws and values adapted by larger and faster growing metropolitan centres need not be applied here.
12. Cones of vision should be applied to protect the Wascana environment by taking into account critical views that generally occur over land under public ownership, such as highways, waterways and park land.
13. A very important consideration will be the "back-drop" requirement that will be necessary to ensure the preservation of the unique silhouette of particular buildings within Wascana Centre, i.e., the Legislative Building.

III

POINTS TO BE EXAMINED

1. To ensure that intensities of development, in building bulk, height, and human density do not disproportionately develop beyond the Centre's and the City's ability to accommodate them.
2. To ensure that intensity of new development and building heights around the Centre does not adversely affect the existing neighbourhoods that surround the Centre.
3. To recognize the unique public and natural quality of Wascana Centre and not abuse it in any way by overdeveloping within the Centre and not allowing monopolizing of the Centre by intensive development on the periphery.
4. To consider the guidelines in context within the broader context of City growth, i. e., look at the volumetrics of the City of Regina in visual terms and establish a basis for defensible position on development based on the environment and on growth rates. From this, it should be possible to consider the desirable form and shape of the City of Regina.
5. To clarify to what extent Wascana Centre is to serve the built-up of population around the boundaries of the Centre and to what extent it is to serve the population of the whole of Saskatchewan region.

A dilemma exists:

- (a) The City sanctions high-density parcels surrounding Wascana Centre;
- (b) Wascana Centre will continue to develop to meet future intensified needs;
- (c) Undeveloped land in the Centre will eventually be depleted.

Should Wascana Centre encourage high-density on the periphery, knowing the above factors? A general planning in cities to grow, grow, grow may not be in order for Regina. Regina's economic situation may suggest it maintain a high ratio of open space, a low profile, and an urban base in an agricultural setting, as opposed to being a big city. Growth for growth sake is not to be sought after, and good urban quality is better than urban quantity.

- 6. There is no indication of an economic demand for high-rise based on land values, except an indication of some speculative pressure in the odd place. An ideal situation exists in Regina whereby it is not pushed by a rapid rate of growth, and there is time and opportunity to determine, in the planning sense, the future form of this community.
- 7. A document called "Downtown Regina" advanced theories that indicate the three options; the third one was selected - the concentrated core. Growth trends indicated development in Regina in this thirty-year period will be

sufficiently regulated and sufficiently orderly that there is really no reason for high-rise concentration anywhere outside the City centre. This appears to be a contradiction to the support for high-density, high-rise zoning around Wascana Centre.

8. Looking at the zoning by-law, and seeing the possibilities of the growth potential for Regina in the City planning paper dealing with population, size, and growth forecast, it seems very clear that the rate of growth in Regina that is likely to occur up to 1991 does not demand high-rise, high-density development. The paper reveals forecast of growth extended mainly from current trends, but does not indicate the kind of direction that might be desired and thereby guided to happen by effective planning policies. It does not indicate the way the City could develop without just following present trends. There is a difference of opinion amongst the committee members on this point.
9. This study may well require an amendment or a change to the existing zoning by-laws for more than just building heights. For example, the study carried out by the City in determining what the maximum density would be under the present development by-laws for five "RE" parcels near the centre resulted in a maximum head count of 23,400 persons (and that was predicated on the low population count of 2.2 persons per unit). If we refer to the City's minimum projection growth to 1991, the figure is almost the same, 23,100.

In other words, the entire City's expected growth could theoretically occur on these parcels around the Centre. The land may well be zoned beyond its carrying capacity for Regina, Wascana Centre, the adjacent neighbourhoods, the transportation network and for the parcels themselves. This does not take into account the maximum intensive land use density permitted by RF zoning in the City area north of College Avenue and south of Victoria Avenue between Broad Street and Albert Street. The Downtown Plan advances the concept of mixed development for this area, i.e., high-rise and low-rise, old and new, business and residential. This is not the zoning category that will realistically permit this type of rehabilitation and redevelopment to occur.

This kind of intensified zoning puts an unrealistic value on the land, makes it appear uneconomical to develop to a less intensified and more reasonable use. The zoning inflated land value encourages high-rise or high-density value.

The original reasons for looking at these areas to limit height have disclosed what can be considered an error in earlier planning judgment, and could produce an untenable situation for Wascana Centre. High-density around the Centre would tend to produce over-use of Wascana Centre to the exclusion of visitors from outside Regina.

10. It may not be necessary to impose vistas through the City centre to the Legislative dome as indicated on the cones of vision map.
11. The city should investigate by similar methods the measures necessary to ensure a view of its own skyline.

IV

MEASURES TO IMPLEMENT GUIDELINES

The measures to protect Wascana Centre and the Legislative Building from visual intrusion should be evaluated in two ways:

1. The long and medium distance views of the Legislative Building and Wascana Centre
2. The close range relationship of the City and Wascana Centre

These are dealt with by considering the following:

- (a) land use around and adjacent to the Centre;
- (b) the building heights in relation to the dome;
- (c) the location of buildings relative to the dome;
- (d) the volume of bulk of the buildings; and
- (e) the density of development around the edge of Wascana Centre.

MECHANISMS DEVELOPED

A. An aerial photograph showing existing zoning, proposed highway networks and base datum elevations is to be used as the base map.

B. From the long and medium distance views of the Legislative Building and Wascana Centre:

1. A variety of cones of vision from locations established by a visual survey are overlaid on an aerial map of the City of Regina and its environs. These cones focus on a 1,000 foot diameter circle around the Legislative dome. Each cone is then segmented into height limitations that would maintain a clear view of the Legislative Building.
2. In order to sustain an open or sky back-drop behind the Legislative dome from the established cones of vision, projections are extended beyond the dome and height limitations established.
3. The above graphic method is then interpreted on an overlay of the aerial photo that sets out allowable building heights on critical and specific parcels of land.

C. From the close range relationship of the City and Wascana Centre;

1. In order to maintain an open view of the Centre and the Legislative Building from close in, a height plane system is designed that would

eminate from the edge of the Centre and work up and back from the Centre. These heights, after established, are indicated on the graphic method discussed under Point B 3 and incorporated with the height limitations established by the cones of vision.

D. Special considerations:

1. With the application of height control plane and cones of vision, it would not be necessary to introduce other design control measures, except, of course, to set out the guidelines to review the legitimate application that solicit special consideration.
2. Criteria suggested:
 - (a) A basic consideration in any proposal is the relationship of the proposal to nearby development in the Centre, and in particular the Legislative Building.
 - (b) The site should be a relatively large parcel of land assembled in one ownership or under one agency's control. The larger the site area the greater the flexibility in design will be permitted assuring that the greater height will have the less objectionable affect on other development.
 - (c) Individual buildings or building elements in any project proposed to exceed the building height should be limited in number.

- (d) The basic consideration with respect to building heights is not so much the height, but rather the competence of building and site design.
- (e) In all areas where high-rise buildings are erected there should be a compensating increase in open space at ground level. Such open space should relieve the massing of the building bulk and there should be considerable landscaping to compliment the building and to provide appropriate pedestrian ways through the building complex.
- (f) In any proposal for increased height, consideration should be given to the relative height of land as well as the specific height of buildings above grade.

E. Special Note

High buildings that are not overwhelming in scale or in number that have the quality of anonymity and a grace and a proportion that says "they belong" can hardly be discredited with regulatory measures that, at their best, never seem to justify new and good ideas.

Low buildings, too, can be so space consuming to obliterate any degree of openness, vistas or transparency, and thus lose the objective intended to keep Wascana visible.

F. Related Recommendations

1. On the basis of information presented by the City dealing with zoning, density factors, building heights and the forecasts on population growth and development trends, and in view of the conflict in this information, it was recommended that critical areas (RE and BB in proximity of Wascana Centre) be down-zoned and development guidelines be re-structured.
2. Pending the resolution of the above recommendations, the City is urged to take a holding action or place a moratorium on development in these critical areas referred to above.
3. In order to protect the interests of Wascana Centre from the effects of development of land surrounding the Centre under municipal jurisdiction, it was recommended that all development proposals coming to the City should be referred to the Centre for review.

VI

CONES OF VISION

A. Dome view and height planes focusing on a thousand foot diameter circle around the Legislative Building are developed in five categories:

1. Protection of view and height planes from entry portals to the City.
2. Protection of the views and height planes from the Wascana Creek environment.
3. Protection of views and height planes from airport approach.
4. Protection of views and height planes from peripheral locations.
5. Protection of views and height planes from close in vantage points.

B. Specific cones of vision explained

1. Protection of views and height planes from the four peripheral entries to the City.

b - b' From the east, a two mile segment of the Trans Canada Bypass starting three miles from the Bypass interchange.

c - c' From the south of Highway No. 6, a two mile segment south of the Trans Canada interchange. All views are then obscured once past the interchange and not visible until reaching the Wascana Centre at the corner of 23rd Avenue and Albert Street. (v - v')

d - d' From the west on the Trans Canada Bypass for a two mile segment west of the interchange. On one small segment the view is already obscured. The City skyline occurs behind the dome, but is approximately one mile away and is not a disruptive back-drop.

2. Protection of view and height planes from the Wascana Creek environment.

A series of viewing points and vistas from the northwest quadrant of the Creek and from the furthest point of vicinity of Courtney Street and Dewdney Avenue (e - e'); and from a broad viewing area of the Creek overlooking the golf course (o - o'). Here the bulk of the Legislative Building, as well as the dome, is visible, plus trees and the natural environment of the Creek. Closer in, are two excellent and open vistas, one at Pasqua Street and the Creek (n - n') and the other at Elphinstone Street and the Creek (w - w').

From the southeast quadrant of the Creek are another series of viewing points. From the far out points at the west end of the golf course (i - i') - (on the Wascana East plan this is an important overlook point across the proposed lake). Along the Trans Canada Bypass, and also along the Creek is an essential viewing segment from just east of the University to a point near Douglas Park where the Trans Canada Bypass opens onto Wascana (s - s' and t - t').

3. Protection of views and height planes from the airport approach.

A protection to the view of the dome while driving toward the City centre from the airport (m - m').

4. Protection of views and height planes from peripheral locations.

j - j' From Wascana Parkway at the interchange of the Bypass. This is a key portal entry to the City and the Centre. The dome is visible at the interchange, is lost all along the Parkway due to the close low-rise development and is not visible again until past the University.

5. Protection of views and height planes from close in vantage points.

p From Albert Street and College Avenue. A view of the Legislative Building across the parkland and lake of Wascana Centre.

- q From Broad Street and College Avenue. A view from the Broad
Street portal to the Centre, across the lake and Goose Island.
- r - r' From Wascana Drive between Winnipeg Street to McDonald Street.
- u - u' From University Drive to the front of the Library.
- v - v' Along a segment of 23rd Avenue east of Albert Street.

VII

CLOSE RELATIONSHIPS OF THE CITY AND WASCANA CENTRE

The height planes to the north of Wascana Centre, generally between Broad Street and Albert Street proposes a forty-foot height limitation for the block between College Avenue to 15th Avenue, then increases to eighty feet next block (15th Avenue and 14th Avenue), one hundred and twenty feet for the next (14th Avenue to 13th Avenue) and one hundred and sixty feet for the next (13th Avenue to Victoria Avenue).

The structures already piercing the proposed height planes are indicated on the base plan. They do not produce a visual obstruction of the Centre when viewed from the high vantage points within or from the roof terraces of buildings in the core area (see panoramic photograph taken from the roof of the Saskatchewan Power Building).

The committee recommends the principle of the height planes but acknowledges the need to refine the mechanism. For example, proposed new structures might pierce the height planes if the site compensates with open space (see special consideration).

The area east of Broad Street has a similar height plane principle applied.

No height planes are introduced west of Albert Street, around the other side of the Centre, where existing zoning is zoned and developed as single-family

residential within existing height limitation of thirty-five feet. Should rezoning of these areas be considered in the future, a similar height plane mechanism can be applied.

Small pockets of rezoning in the east, south and west quadrants, not falling within the cores of vision and not creating a "wall" around Wascana Centre, were not considered critical to the building height implications.

VIII

CONCLUSION

The recommendations contained in this preliminary report are to be supplemented by further explanatory technical evidence and graphic material.

In submitting this preliminary report to the City of Regina and the Wascana Centre Authority, the chairman wishes to acknowledge the co-operation and the assistance of all the members of the committee in reaching the unanimous decision on the recommendations contained in this report

Roderick Clack

Chairman, Special Committee

Dear Mr. Adegeye:

Jeannie Mah has forwarded Martha Neovard's e-mail concerning the proposed designation of five residences as Municipal Heritage Property. As one of the Directors of the Architectural Heritage Society of Saskatchewan, I have been authorized to report that the Society fully supports these designations.

Moreover, we wish to commend the owners of these buildings for taking the initiative and/or agreeing to have their homes formally designated as Municipal Heritage Property. We likewise commend the City of Regina for developing programs to support the preservation and rehabilitation of historic structures within the community.

These buildings are all between 96 and 117 years old, and their past owners have provided diligent stewardship to ensure preservation of their houses, in spite of pressures for redevelopment from a post-War society that often fails to see the value of historic buildings to the cultural and economic growth and well-being of the community.

Of particular interest to me, as a construction historian, is the circular tower staircase on the side of the Wilson House. This is design feature I have not seen elsewhere in the province, and it enhances the value of Regina's - and the province's - architectural heritage.



Yours sincerely,

Frank Korvemaker, M.S.M.; SAA (Hon)

Retired Archaeologist / Archivist / Construction Historian
and

Corporate Archivist for the Saskatchewan Association of Architects

For Information on the Association: <http://saskarchitects.com/>

Website: http://www.mhs.mb.ca/docs/people/korvemaker_f.shtml



March 26, 2024

Regina Planning Commission
City of Regina
2476 Victoria Ave.
Regina, Saskatchewan S4P 3C8

RE: Residential Development near YQR and the Housing Accelerator Fund (HAF)

Members of Regina Planning Commission (RPC),

The Regina Airport is the 16th busiest airport in Canada and proudly serves all southern Saskatchewan. The airport property is home to a number of private businesses, airlines and various aviation support companies. In total, the airport's economic impact to the region is in excess of \$800m per year and enables many in our community to enjoy both business and social connections through the flights that operate here.

I am writing you today with some information that may be helpful when considering future rules or policies concerning the recent announcement of the HAF and how that may be utilized in our city.

As a principal statement, our airport supports growth and development. We are optimistic about the future of our community and increasing the population enables many positive economic outcomes that a growing city provides its residents. As the population continues to grow, it becomes even more important for land use decisions to be made with both short and long-term considerations in mind.

Our airport would like to draw attention to the topic of residential housing in the vicinity of the airport and provide some information to support upcoming considerations on how Council may consider future bylaw or policy changes to meet the requirements of the HAF.

To put this plainly, residential development and increased residential density near an airport, are simply incompatible land uses. There are issues related to noise, pollution and lengthy operating hours which can be disruptive to those who live in the vicinity of an airport. In addition, major commercial airlines and several private aviation businesses have made significant investments to operate at YQR. It is of vital importance that their future opportunities remain unincumbered, so we all may benefit from their ability to create jobs and support the provincial economy.

Attached to this letter is a 3-slide short form presentation that is part of a larger information package we would like to share in more detail with the city administration. The goal of this would be to ensure that all planning considerations that are being undertaken with respect to zoning, do not seek to add further residential density or continue to add additional new densified housing development in the immediate vicinity of the airport, or under the established flight paths and circuits.



Regardless of good intention, example after example can be provided across Canada where residential densification and poorly planned residential developments in higher noise areas cause significant conflicts for airports, politicians and the residents themselves, who are directly impacted by incompatible land planning choices.

The information we intend to provide will run parallel to the ongoing airport vicinity land-use planning collaboration process that is currently on-going with City administration, the Airport, the Province of Saskatchewan and other stakeholders

I would also like to provide my sincere thanks and appreciation for the ongoing collaboration our airport executive team has with City administration. We understand that despite many competing priorities, we always find common ground and ways to work together for the betterment of the citizens of Regina.

Sincerely,

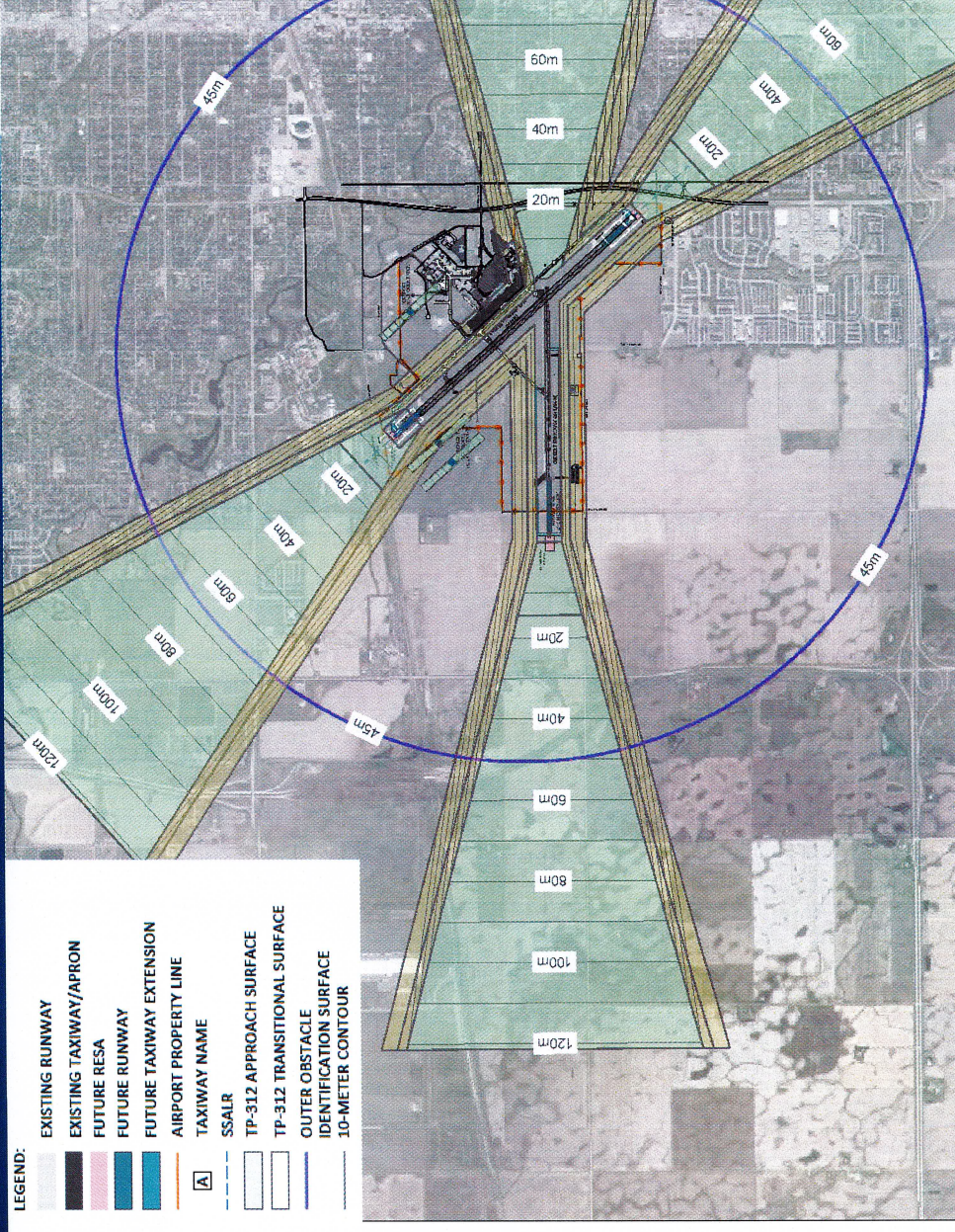
A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a horizontal line and a small flourish.

James Bogusz
President and CEO
Regina Airport Authority

Protection of Current & Future Airport Operations

Airspace System

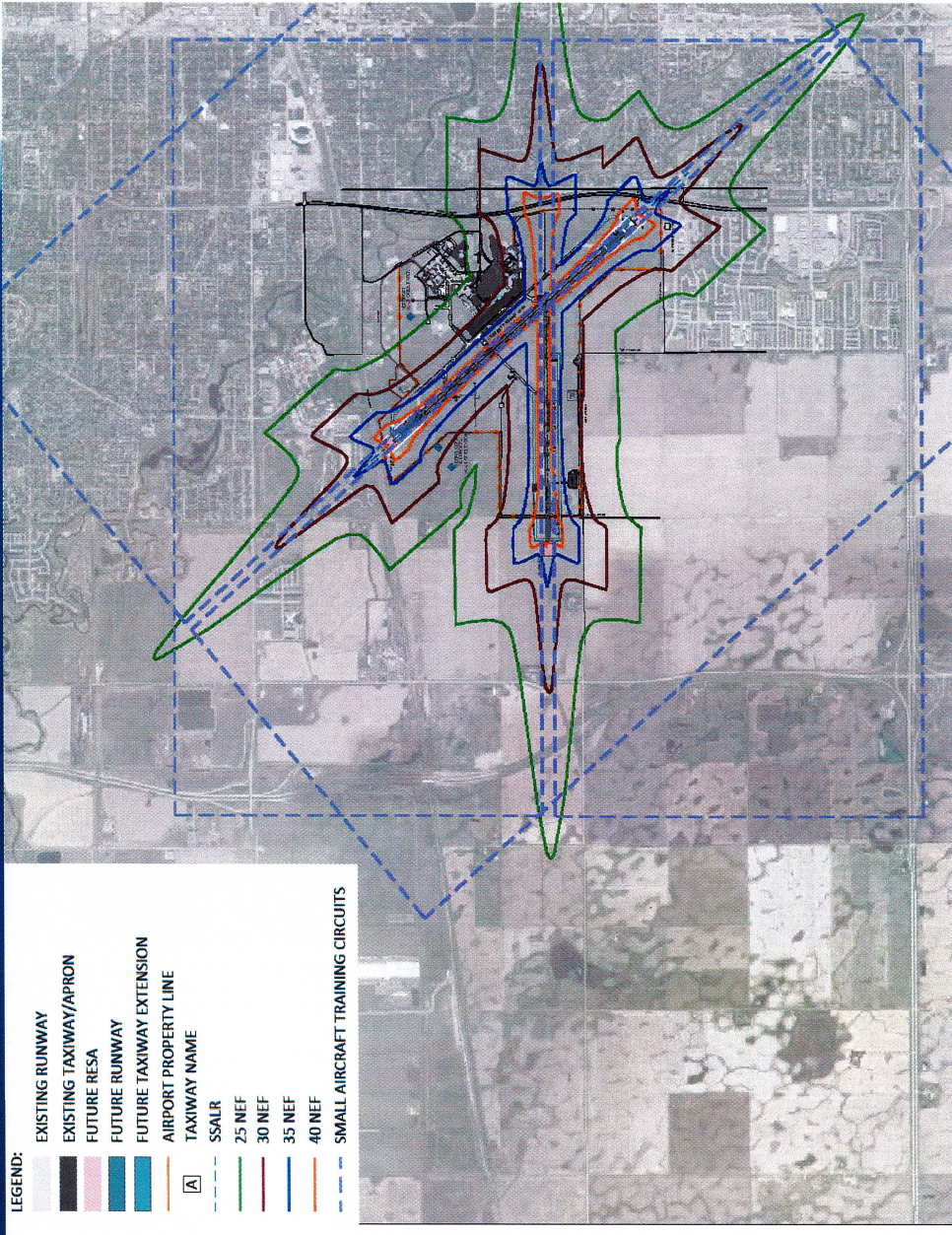
- Designed based on TP 312, 5th edition standards
- Surfaces that limit object heights
- Precision approach for Runway 08 in the future
- Upgraded approach for Runway 26
- Aligns with existing methodology for protecting the airspace around YQR



Protection of Current & Future Airport Operations

Noise Contours & Training Circuits

- Validated noise contours in prior studies
- Allocated an even distribution of operations between runways
- Assumes a worse case scenario
- Training circuits account for small general aviation aircraft for each operational flow
 - Military and commercial aircraft are not represented in the training circuit



Protection of Current & Future Airport Operations

Single Noise Contour

- Developed based on the noise profile of a Boeing 737-800
- Composite profile includes departures, arrivals, missed approach maneuvers and traffic pattern activity

