

APPENDIX C

Proposed Amendments to Regina Zoning Bylaw No. 9250 – Assisted Living Apartment – Low and High Rise

Amendment	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
1.	2.11	Chapter 2 Definitions	BUILDING, SENIORS ASSISTED LIVING APARTMENT - LOW-RISE - a low-rise apartment building designed to accommodate seniors as they age and which includes common areas for dining and socializing and services such as meals, housekeeping and personal care.	ASSISTED LIVING APARTMENT – LOW-RISE - a low-rise apartment building designed to accommodate people that require assistance with housekeeping and personal care and which includes common areas for dining and socializing.	Enable the diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.
2.	2.11		BUILDING, SENIORS ASSISTED LIVING APARTMENT - HIGH-RISE - a high-rise apartment building designed to accommodate seniors as they age and which includes common areas for dining and socializing, and services such as meals, housekeeping and personal care.	ASSISTED LIVING APARTMENT – HIGH-RISE - a low-rise apartment building designed to accommodate people that require assistance with housekeeping and personal care and which includes common areas for dining and socializing.	
3.	5.6	Chapter 5 Table 5.1: Table of Land Uses – Residential Zones	Apartment, Seniors Assisted Living – Low Rise	Apartment, Assisted Living – Low Rise	
4.	5.6		Apartment, Seniors Assisted Living – High Rise	Apartment, Assisted Living – High Rise	
5.	5.9	Table 5.2: Table of Land Uses – Commercial Zones	Apartment, Seniors Assisted Living – Low Rise	Apartment, Assisted Living – Low Rise	

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6.	5.9		Apartment, Seniors Assisted Living – High Rise	Apartment, Assisted Living – High Rise	
7.	5.21	Table 5.4: Table of Land Uses – Special Zones	Apartment, Seniors Assisted Living – Low Rise	Apartment, Assisted Living – Low Rise	
8.	5.21		Apartment, Seniors Assisted Living – High Rise	Apartment, Assisted Living – High Rise	
9.	5.28	Table 5.6: Dwelling Unit Development Standards Subscript +	In the TAR zone, includes low-rise and seniors assisted living apartments.	In the TAR zone, includes low-rise assisted living apartments.	
10.	6.11	Chapter 6 6B.12 Open Space 12.2(1)(d) Communal Amenity Area	Seniors Assisted Living Apartments	Assisted Living Apartments	
11.	6.13	12.3(4) Landscaped Open Area	The requirements of this section do not apply to seniors assisted living apartments.	The requirements of this section do not apply to assisted living apartments.	

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12.	6.35	6C.11 Transitional Area Zone (TAR) 11.1(7) Apartments	Although apartment dwelling units and assisted living apartment buildings are discretionary uses in this zone, the form and massing of buildings will be restricted in accordance with the provisions of this zone.	Although apartment dwelling units and assisted living apartment buildings are discretionary uses in this zone, the form and massing of buildings will be restricted in accordance with the provisions of this zone.	
13.	6.37	6C.11.5(4) Apartment FAR	The maximum permitted floor area ratio for apartments, low rise apartments, and seniors assisted living apartments in this zone shall be as follows:	The maximum permitted floor area ratio for apartments, low rise apartments, and assisted living apartments in this zone shall be as follows:	
14.	9.43	9.C.3.15 Direct Control District – DCD-9 Former Diocese of Qu'Appelle Lands Direct Control District (3) Heritage Policy Area (b) Permitted Uses	Apartment, Seniors Assisted Living	Apartment, Assisted Living	
15.	9.49	(6) Medium-Density Policy Area (b) Permitted Uses	Apartment, Seniors Assisted Living – Low Rise	Apartment, Assisted Living – Low Rise	

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16.	9.49	(d) Site and Development Standards	Except for seniors assisted living apartment buildings, all buildings shall have their principal entry onto the street.	Except for assisted living apartment buildings, all buildings shall have their principal entry onto the street.	
17.	9.52	(7) High-Rise Residential Policy Area (b) Permitted Uses	Apartments, Seniors Assisted Living – Low Rise	Apartments, Assisted Living – Low Rise	
18.	9.52	(c) Discretionary Uses	Apartment Seniors Assisted Living – High-Rise	Apartments, Assisted Living – High Rise	
19.	9.54	(8) Parking and Loading Standards (a)	In the Mixed-Use, Medium-Density Residential and High-Rise Residential Policy Areas, a minimum of one enclosed stall per residential unit shall be provided, and a maximum of 0.5 unenclosed stalls per residential units may be provided. This standard shall not apply to seniors assisted living apartment buildings.	In the Mixed-Use, Medium-Density Residential and High-Rise Residential Policy Areas, a minimum of one enclosed stall per residential unit shall be provided, and a maximum of 0.5 unenclosed stalls per residential units may be provided. This standard shall not apply to assisted living apartment buildings.	

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20.	9.69	3.19 Direct Control District – DCD-13 The Greens on Gardiner Mixed Use Direct Control District (6) General Application (c) Permitted Uses (i) Uses that are permitted are specified below	Apartment, Seniors Assisted Living	Apartment, Assisted Living	
21.	14.17	Table 14.4 Off-Street Parking Requirements for Residential Uses	Seniors Assisted Living Apartment Building	Assisted Living Apartment Building	
22.	21.52	Appendix E : Uses Specifically Mentioned or Defined	apartment, seniors assisted living – high rise	apartment, assisted living – high rise	
23.	21.52		apartment, seniors assisted living – low rise	apartment, assisted living – low rise	