



Memo

October 29, 2018

File No: EN18-1

To: His Worship the Mayor
City Councillors

Re: Response to Enquiry – Plans for Broad Street

Administration is providing the following information in response to the enquiry (EN18-1) filed at the City Council meeting on September 24, 2018.

1. What steps are Administration taking to protect the commercial, residential, heritage and historical significance of section of Broad Street between 15th Avenue and Saskatchewan Drive?

Administration would follow any neighbourhood plans that are in place which has this area within their boundaries. Heritage buildings would be treated as per the legislation under the *Heritage Property Act*.

There are three neighbourhood plans located in this area including:

- Heritage Neighbourhood Plan (primarily east of Broad and Osler Streets);
 - Transitional Area Neighbourhood Plan (south of 13th Avenue and west of Broad Street); and
 - Regina Downtown Neighbourhood Plan (north of 13th Avenue and west of Broad Street).
2. What policies and incentives are in place to prevent the further deterioration of Broad Street and to promote the revitalization of this area?

The only policies in place would be with respect to any buildings that may qualify under our current Heritage Building Rehabilitation Program or downtown incentives for residential development.

Developers may be able to leverage additional height and density in projects in exchange for public amenity contributions through bonusing provisions for properties located within portions of the Downtown located in this area.

3. What obstacles face developers, residential and commercial property owners in terms of their capacity to invest in and revitalize this section of Broad Street?

This question is best answered by existing property owners as each may have their own views on how and when they would invest in a property. Administration has not undertaken any work to gather feedback specifically from landowners within this geographical area.

The City has no legal authority to require land owners to develop or redevelop their property.

4. What additional powers, policies and incentives are required to promote the revitalization of Broad Street in accordance with the OCP, Core Sustainability Plan and Downtown Plan?

The Underutilized Land Strategy will be presented to an upcoming Public Executive Committee meeting which will consider options for encouraging redevelopment of underutilized sites.

The use of corridor planning for this area can also be considered in conjunction within the overall neighborhood plan framework.

5. How, if at all, will Regina Revitalization Initiative (RRI) and its various phases, rejuvenate this area of the Downtown?

The RRI project includes plans for enhanced connection to the Downtown. These connections may provide investment in the Downtown. It is expected any impacts would be longer term.

Respectfully submitted,



Diana Hawryluk
Executive Director, City Planning & Development

Respectfully submitted,



Chris Holden
City Manager