



May 15, 2019

To Pam Ewanishin and City of Regina Planning & Development staff;

On behalf of the Heritage Community Association's Board of Directors, I want to thank you for the opportunity to provide the following feedback on the proposed development at 1512-1524 Victoria Ave.

Our guiding document for the Heritage neighbourhood, the Core Neighbourhood Sustainability Action Plan, funded and endorsed by the City of Regina, provides us with some helpful guidance around housing development in Heritage. One its guiding Planning Principles is:

"Improve Housing: Improve and rehabilitate housing stock as a means to provide stable, high-quality housing for all, while preserving the heritage character and affordability of homes in the Core."

The Core Neighbourhood Sustainability Action Plan supports this development in many ways, including:

- Calling for the development of "affordable and low-cost housing" and provision of "housing and supports for vulnerable persons." (page 30)
- Calling for the development of "sustainable housing," which it defines as housing "that meets daily life needs." It says: "In order to provide for these needs, housing should be located close to workspace, schooling, shopping, leisure facilities, and community gathering spaces. Students, singles, seniors and families require different types of accommodation. A community should contain a diversity of housing types to enable citizens from a wide range of income levels and age groups to live within its boundaries. This ensures neighbourhood sustainability over the long term, and shapes a community that is diverse and inclusive in nature." (page 42)
- A call to "Ensure the establishment of appropriate housing for key populations, including youth, singles and Aboriginal peoples," which acknowledges that current "housing models may not be appropriate for meeting the needs of certain populations, so the development of alternative, needs-based, culturally-appropriate housing and housing delivery models must be explored and implemented." (page 45)
- Encouraging "development of vacant lots" (page 45)
- Encouraging "medium-density/mixed use development along major arterials" (page 46)

For all of these reasons, we support the proposed development at 1512-24 Victoria Avenue. We believe that it will help to fill a need in our neighbourhood for affordable, supported, stable housing for vulnerable populations.

The Plan also encourages the preservation of the "heritage character" of homes in the Core, including:

- Calling "to preserve the character and heritage of new and existing buildings" and "ensure new development meets standards that maximize community safety, support neighbourly interaction, and that preserve the character and heritage quality of existing buildings in the community" (page 48)

The site for this proposed development is amidst a variety of existing housing including some beautiful heritage homes. We are aware of concerns among some neighbours about the impact of the new development – which is not currently designed to be reflective or respectful of existing architecture - on

the character and strong sense of place that people love about the Heritage neighbourhood. We have also heard from nearby residents and businesses with concerns about additional pressures on parking and traffic.

For these reasons, we encourage the developer, where possible, to make structure and design choices that:

- Reflect the aesthetic of surrounding buildings and promote a sense of place and dignity for residents of this building and the surrounding dwellings
- Promote a vibrant, pedestrian-friendly public realm in the areas surrounding the building (eg. through landscaping, public infrastructure like a bus shelter/ bike racks/ benches, or public art)
- Minimize the impact of additional traffic and parking on nearby residents and businesses

If there is interest, the Heritage Community Association is willing to help the developer liaise with surrounding residents and businesses in order to consult on design choices and help make this substantial addition to the neighbourhood have as positive an impact on immediate neighbours as possible.

Overall, we recognize the need for this type of development in our neighbourhood and support this proposal.

Thank you again for considering our feedback,

Shayna Stock, Executive Director
Heritage Community Association