

APPENDIX B

Applicant's Response to Concerns

Thursday, August 16, 2012

Mr. Ben Mario
Senior Planner – City of Regina
2476 Victoria Avenue
P.O. Box 1790
Regina, SK S4P 3C8

Dear Mr. Ben Mario:

**Regarding: Response to City of Regina's Open House Comments
Summarization**

**Project No. 12 CZ-6 (Proposed Mix-Use Building – Scarth and 15th
Ave)**

Please accept this letter as the response to The City of Regina's Comments regarding Project No. 12-CZ-6, a proposed mixed-use building on the Northwest corner of Scarth Street and 15th Avenue (Regina, Saskatchewan). We thank you for your consideration and timely response.

As we understand you had the following 3 concerns:

1. The proposed building exceeds 65% of the site, the maximum laid out in the current zoning bylaws(regulations);
2. The proposed setback is not consistent with current zoning; and
3. Potential increase of traffic in the neighborhood

Our response to the following concerns is as follows:

1. The proposed building exceeds 65% of the site, the maximum laid out in the current zoning bylaws(regulations);

- The primary reason for exceeding the maximum site coverage is the economic feasibility. This project would simply not be economically feasible if we were unable to fully utilize the site. Utilizing only 65% of the site would increase the buildable land value by 54%. With current land values in the Transitional Area at \$85PSF, the project's buildable land value would be north of \$130PSF; far exceeding most Downtown Property.
- Good Design also plays a large part in the massing of the property. Of the 81% site coverage, 46% of the site is concealed parking. If the project had unconcealed surface parking, that area would not be included in the massing calculation, but that would not comply with current parking policies.

2. The proposed setback is not consistent with current zoning;

- We think that buildings should be built up to, or close to, the sidewalk in order to:
 - Establish an urban character,
 - Enhance the pedestrian experience,
 - Improve streetscape aesthetic and bring activities closer to the sidewalk,
 - Give the property the ability to conceal parking
 - Increase surveillance to the park and surrounding area, and
 - Promote a sense of community.

All of which are qualities that the Transitional Area Policies are asking for.

- The current setback is proposed because of the research that our group did while designing obtainable housing and looking at other affordable housing projects throughout Canada. We found that the most effective width of condo buildings is approximately 66 feet wide, due to the necessary components of a condominium (bedrooms, living space, kitchens, and bathrooms). In the design process we looked at many orientations of the building on this site. We found that if we went with a north south orientation we would be limited to utilizing approximately 52% of the site. Under our proposed plan, the project would use approximately 83%; meaning a north south orientation is not economically feasible.
- The design of the building also looked at reducing the length of the building from its 125ft depth to 110ft, which meant a 20% loss in sellable area, making the project not economically feasible.
- As a compromise to the zoning we have reduced the depth of the main floor space to the 3m set back. The main floor is approximately 20 feet in height and a covered public space will be created for pedestrian shelter and a shaded amenity for the residents of the building and the community.

3. Potential increase of traffic in the neighborhood

- The reason why there is a perceived traffic congestion issue in the neighborhood is due to the fact that the citizens of Regina are dependent on their vehicles to get to and from work. This project will allow residents to be less dependent on vehicles. It would also allow residents the ability to walk to work, the university, and other

places within our downtown reducing the traffic load on the downtown and potentially freeing up 66 new parking stalls in the downtown area.

Please feel free to contact me directly if you would like additional details on any of the information above. We hope that the concerns don't over shadow the primary objective of this project: developing affordable housing for the inner-city. With the average Regina home selling at a price reaching \$313,917 in July 2012, our 66 condo-units with prices ranging from \$199,000 to \$320,000 are even more necessary given current market pressures.

It should be noted that this project meets 9 of the 12 housing objectives found in Regina Development Plan, 6 of 7 situations where an infill project would be encouraged for the inner city and all 3 of the situations where developments would be encouraged in the Downtown. This project will also comply with the newly adopted Regina Downtown Neighborhood Plan and its 8 Big Moves.

In conclusion, the City of Regina should consider granting the required rezoning of these properties to allow this project to move forward. This development will be an asset to the transition and downtown areas by providing much needed affordable residential units near the heart of the City and the development of a vacant parking lot in the Transitional Area. We thank you in advance for your consideration to our application.

Sincerely

A handwritten signature in black ink, appearing to read 'Carmen Lien', with a stylized, flowing script.

Carmen Lien