



# **Regina Planning Commission**

**Wednesday, July 3, 2019  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



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## OFFICE OF THE CITY CLERK

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### **Public Agenda Regina Planning Commission Wednesday, July 3, 2019**

#### **Approval of Public Agenda**

#### **Adoption of Minutes**

Minutes of the meeting held on June 6, 2019.

#### **Administration Reports**

RPC19-22 Contract Zoning Amendment Application (19-CZ-04) Proposed Assisted Living Low-Rise Apartment 1512, 1516, 1520 & 1524 Victoria Avenue

#### **Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1512, 1516, 1520 and 1524 Victoria Avenue, being Lots 19 - 22, Block 350, Plan No. Old33 from R4A – Residential Infill Housing Zone to C – Contract Zone be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall generally conform to the attached plans labelled Appendix A-3.1 to A-3.4, prepared by Century West Construction, and dated February 15, 2019.
  - b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
  - c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.



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## OFFICE OF THE CITY CLERK

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- d. The development is conditional on consolidation of the subject lots.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

RPC19-23 Concept Plan Amendment and Zoning Bylaw Amendment Applications  
(19-CP-01) & (19-Z-03) - The Towns, Phase 1E

### **Recommendation**

1. That the application to amend the Towns Concept Plan, as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
  - a. Proposed Lots 45 to 53 in Block 28 from DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone to R5-Medium Density Residential Zone; and
  - b. Proposed Lots 40-44 in Block 28 from DCD-12 – Direct Control District 12 to Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

**Adjournment**

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 5, 2019

AT A MEETING OF REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Councillor Barbara Young, in the Chair  
Councillor Jerry Flegel  
David Bale  
Frank Bojkovsky  
Biplob Das  
Andre Kroeger  
Adrienne Hagen Lyster  
Jacob Sinclair  
Steve Tunison

Regrets: Councillor Bob Hawkins  
Celeste York

Also in Attendance: Secretary, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Community Development, Diana Hawryluk  
Manager, East Planning, Autumn Dawson  
Manager, Development Engineering, Dustin McCall  
Manager, Urban Planning, Shanie Leugner  
Senior City Planner, Jeremy Fenton

(The meeting commenced with Adrienne Hagen Lyster in the Chair, pending the arrival of Councillor Young.)

APPROVAL OF PUBLIC AGENDA

**Steve Tunison moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, with the delegations and items be heard in the order they are called by the Chairperson.**

ADOPTION OF MINUTES

**Councillor Flegel moved, AND IT WAS RESOLVED, that the minutes for the meeting held on May 8, 2019 be adopted, as circulated.**



### ADMINISTRATION REPORTS

RPC19-20 Discretionary Use Application (19-DU-01) Proposed House-Form Commercial in  
TAR – Transitional Area Residential Zone - 2157 Rose Street

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#### **Recommendation**

1. That the discretionary use application for a proposed House-Form Commercial use located at 2157 Rose Street, being Lot 8, Block 411, Plan No. OLD33 in the Centre Square neighbourhood be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 (prepared January 20, 2019) and A-3.2 to A-3.5 (prepared January 21, 2019).
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the June 24, 2019 meeting of City Council for approval.

Tina Hong, Century 21 Real Estate, and Jisi Zhang, representing Yang Yuze, addressed the Commission.

**Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC19-19 Park Naming – Rosewood Park

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#### **Recommendation**

1. That Rosewood MR2 be named Rosewood Park.
2. That this report be forward to the June 24, 2019 meeting of City Council for approval.

Rich Threlfall, representing Troika Management Corp., addressed the Commission.

(Councillor Young arrived at the meeting during Mr. Threlfall's presentation.)

**Frank Bojkovsky moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

(Adrienne Hagen Lyster stepped down and Councillor Young assumed the Chair.)

RPC19-21 Proposed Coopertown Neighbourhood Plan (13-OCP-06)

**Recommendation**

1. That *Bylaw No. 2017-16 Design Regina: The Official Community Plan Amendment Bylaw, 2017 (No. 3)* be repealed.
2. That *Design Regina: The Official Community Plan Bylaw, Bylaw No. 2013-48* be amended by adding the Coopertown Neighbourhood Plan, attached as Appendix E, as Part B.17.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw, Bylaw No. 2013-48* and to repeal *Bylaw No. 2017-16 Design Regina: The Official Community Plan Amendment Bylaw, 2017 (No. 3)*.
4. That this report be forwarded to the June 24, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaw.

Evan Hunchak, representing Dream Development, addressed the Commission.

**Biplob Das moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

**TABLED REPORT**

RPC19-18 Zoning Bylaw Amendment Application (19-Z-02) The Towns Phase 2, Stage 1

**Recommendation**

1. That the application to rezone land within the Towns Concept Plan, specifically Pt. SW 14-17-19-W2M as shown in Appendix A-3, be approved as follows:
  - a. Proposed Block 34, from UH - Urban Holding Zone to DCD-12 - Direct Control District 12 Suburban Narrow-Lot Residential Zone.
  - b. Proposed Block 37, from UH - Urban Holding Zone to DCD-11 - Direct Control District 11 Suburban Neo-Traditional Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

3. That this report be forwarded to the May 27, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

**Administration indicated that the applicant did not wish to proceed with the zoning amendment at this time and requested that this report be withdrawn from the agenda.**

ADJOURNMENT

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 5:00 p.m.

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Chairperson

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Secretary

July 3, 2019

To: Members  
Regina Planning Commission

Re: Contract Zoning Amendment Application (19-CZ-04) Proposed Assisted Living Low-Rise Apartment 1512, 1516, 1520 & 1524 Victoria Avenue

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**RECOMMENDATION**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1512, 1516, 1520 and 1524 Victoria Avenue, being Lots 19 - 22, Block 350, Plan No. Old33 from R4A – Residential Infill Housing Zone to C – Contract Zone be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
  - a. The development shall generally conform to the attached plans labelled Appendix A-3.1 to A-3.4, prepared by Century West Construction, and dated February 15, 2019.
  - b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
  - c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
  - d. The development is conditional on consolidation of the subject lots.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

**CONCLUSION**

The applicant, Sundog Developments Ltd, on behalf of the current owner, Chris Scott Bolton, proposes to rezone the subject property to develop an assisted living low-rise apartment building. The proposal intends to provide affordable rental housing for residents who are transitioning

from various programs to independent living. The subject property is made up of four lots; three of the lots are vacant and the single detached dwelling on the fourth lot will be demolished to accommodate the proposal.

The *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) amendment is requested as the proposal does not comply with the development standards and regulations in the current R4A – Residential Infill Housing Zone but is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, Administration recommends approval based on the outcome of proposal providing a community need.

## BACKGROUND

An application has been received for contract zone to enable the development of a 45-unit, four-story assisted living low-rise apartment building at 1512, 1516, 1520 and 1524 Victoria Avenue.

City Council had previously approved a similar development, from the same applicant, at 1914, 1920 and 1924 Halifax Street in November 2014 (CR14-126) through the Contract Zone process. At the time of approval, the development proposed on Halifax Street was considered a low rise apartment building. In June 2018 the Zoning Bylaw was amended to further accommodate assisted living in apartment style developments (CR18-56), which is a more appropriate classification of the land use proposed by the proponent.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

## DISCUSSION

### Land Use and Zoning Details

The applicant is proposing to build a 45-unit, four-story building that would provide affordable rental housing for residents who are transitioning from various programs to independent living.

An assisted living low-rise apartment building is a discretionary use in the R4A – Residential Infill Housing Zone. However, the building proposed for the site exceeds the maximum site coverage prescribed in the zone (50 per cent). The applicant is requesting the consideration of a contract zone to accommodate the site coverage of 54 per cent. According to the applicant the development would not be able to reduce in size to meet site coverage without losing parking stalls and at least three dwelling units, which would financially impair the development. Since the development only meets parking requirements with a minor variance, losing parking stalls is not a viable option.

The proposed development contains 16 parking stalls. As shown in Appendix A-3.1, 12 of the parking stalls are proposed in a parking structure on the main floor of the building and four surface parking stalls are located adjacent to the alley. The proposed number of parking stalls does not meet the minimum requirement for Zoning Bylaw, although if the application were not a contract zone, a minor variance could be considered to reduce the required number of parking

stalls. In general assisted living apartments are designed to accommodate people that require assistance with housekeeping and personal care and includes common areas for dining and socializing. The Zoning Bylaw has relaxations for parking built into the standard regulations for these types of apartment buildings as there tends to be less need for residents to have a vehicle.

<b>Zoning Analysis</b>	<b>Requirements in R4A Zone</b>	<b>Proposed Development</b>
<b>Number of Parking Stalls</b>	<b>18</b>	<b>16</b>
Minimum Lot Area (m <sup>2</sup> )	500 m <sup>2</sup>	1256 m <sup>2</sup>
Minimum Lot Frontage (m)	15 m	32.92 m
Maximum Height (m)	13 m	11.54 m
Maximum Floor Area Ratio	3.00	2.09 m <sup>2</sup>
<b>Maximum Site Coverage</b>	<b>50%</b>	<b>54%</b>

Surrounding land uses are a mix of low and medium residential in all directions.

#### Contract Zone Analysis

Pursuant to the OCP, a Contract Zone may be applied at City Council's discretion with the provision that the proposed development:

- Conforms to the general intent of the OCP or any applicable concept plan.
- Represents a unique and/or positive development opportunity.
- Is compatible with existing adjacent development and, where applicable, contributes beneficially to the public realm.

The Zoning Bylaw also provides guidance on the application of Contract Zones, requiring that a Contract Zone be designated only on:

- Small or irregularly shaped lots.
- Lots restricted by physical barriers such as water courses, slopes, roadways, railways.
- Infill sites in higher density or mixed use area.
- Sites accommodating unique development opportunities.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to accommodating unique development opportunities, is compatible with the existing adjacent development and contributes beneficially to the public realm. The proposed development will contribute positively to the housing diversity and urban renewal within the Heritage Community. In addition, it will further provide new residential development on the block, improving the streetscape of the area and increasing safety in the neighbourhood through natural surveillance. Given the uniqueness of this development, with smaller dwelling units and the opportunity to meet special needs housing objectives, the Administration is recommending approval for the Contract Zone that will accommodate the increase in maximum permitted site coverage.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

### Environmental Implications

None with respect to this report

### Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

#### Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
  - 7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.

#### Section D6: Housing

Goal 1 – Housing Supply and Affordability: Increase the housing supply and improve housing affordability.

- 8.1 Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.
- 8.3 Decrease the number of vacant, non-taxable and underutilized lots within the city that are appropriate for residential development.
- 8.8 Support residential intensification in existing and New Neighbourhoods to create complete neighbourhoods.

### Other Implications

None with respect to this report.

### Accessibility Implications

The proposed development provides two parking stalls for persons with disabilities which exceeds the minimum requirements by one stall.

The *Uniform Building and Accessibility Standards Act* requires five percent of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, this equates to 2.25 barrier-free units. The applicants' proposal will include 18 barrier free units which comprises 40 per cent of the total units in the building. The buildings will also be equipped with elevators to assist with access.

### COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	March 28, 2019
Will be published in the Leader Post on:	July 6, 2019 July 13, 2019
Letter sent to immediate property owners	March 21, 2019
Number of Public Comments Sheets Received	3

There were three public comments received on this application. A more detailed accounting of the respondent's comments along with Administration's response is provided in Appendix B-2.

The application was circulated to the Heritage Community Association and comments have been provided in Appendix B-1.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

### DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



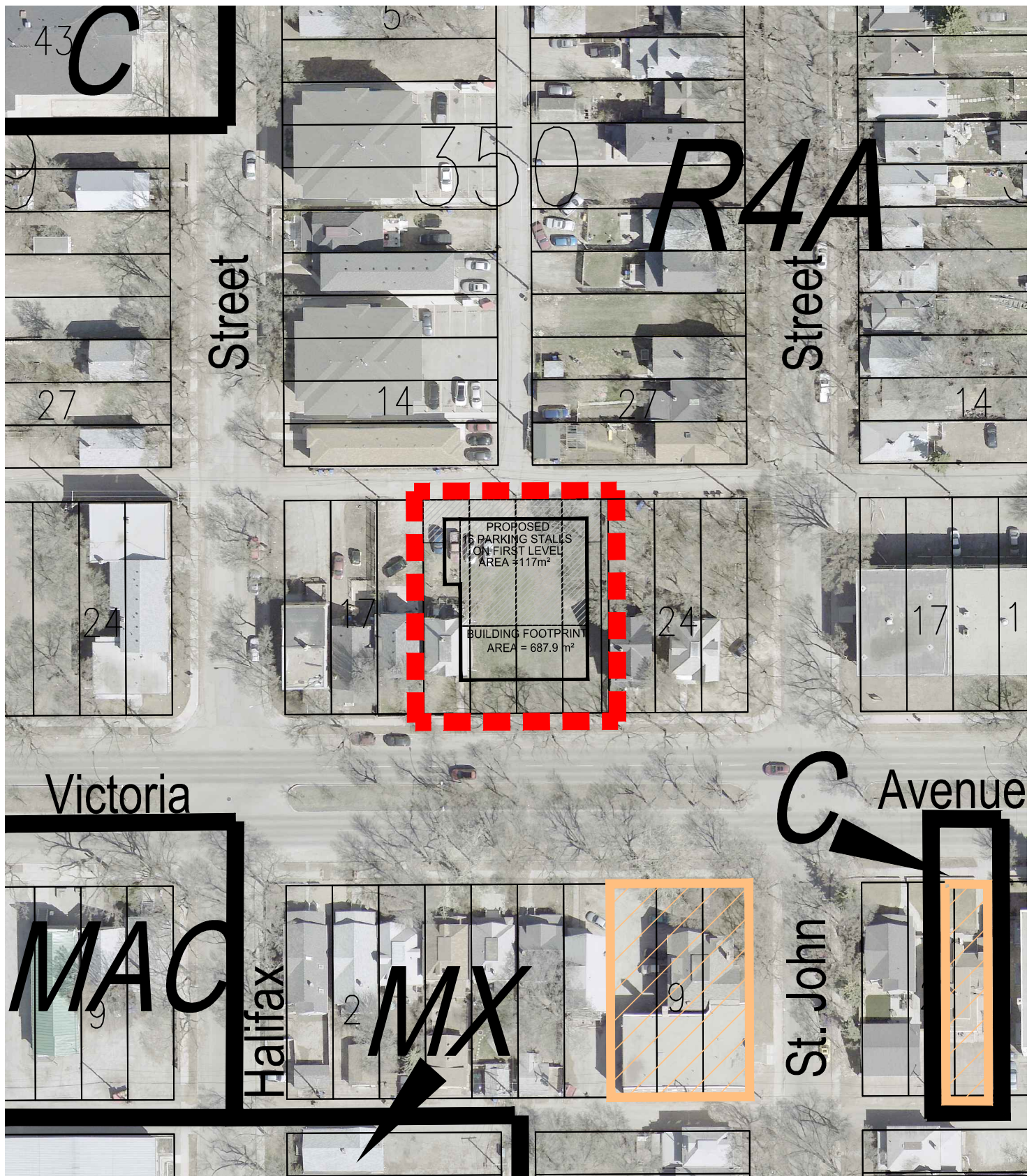
Fred Searle, Director  
Planning & Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning & Community Development





Date of Photography : 2018



Subject Property

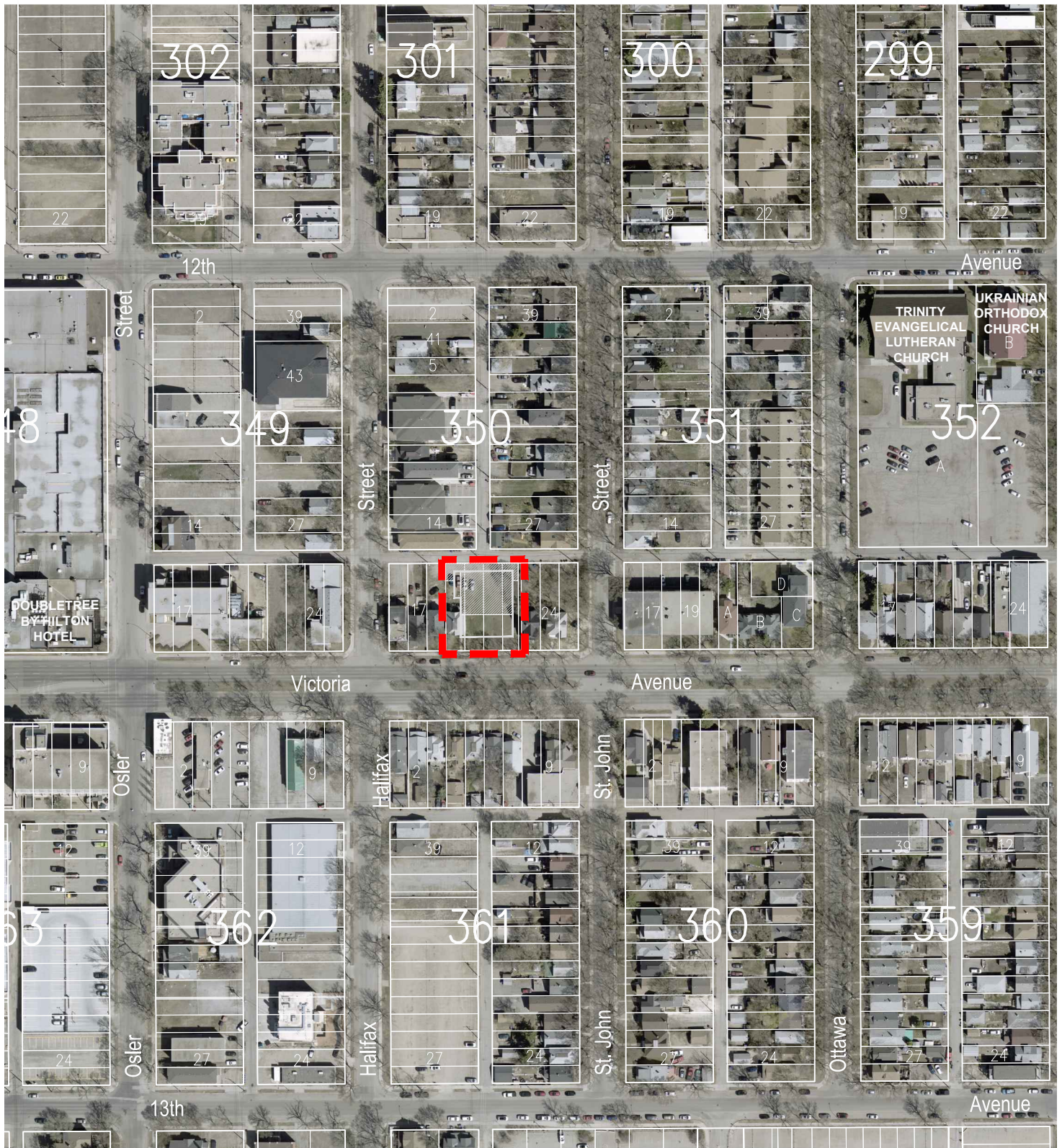


Project 19-CZ-04

Civic Address/Subdivision

1512 - 1524 Victoria Avenue/Old 33  
Lots 19 - 22, Block 350, Plan OLD33, Ext. 0





Subject Property

Date of Photography: 2018



Project 19-CZ-04

Civic Address/Subdivision

1512 - 1524 Victoria Avenue/Old 33  
Lots 19 - 22, Block 350, Plan OLD33, Ext. 0





**PROJECT**  
VICTORIA AVENUE  
AFFORDABLE HOUSING  
INFILL DEVELOPMENT  
1,000 BLOCK, VICTORIA AVE, REGINA, SK

**CLIENT**  
SUNDOG DEVELOPMENTS

DRAWN BY	DESIGNED BY	DATE	REVISION NO.
ADR	-	2019-02-15	0
PROJECT NO.		DRAWING NO.	
P2018031		P-1	

[illegible]

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

 **Alton Tangedal  
Architect Ltd.**  
100-1170-66 Ave., Regina, SK S4R 1C9  
Tel: 306-335-0743 Fax: 306-335-0775  
Email: [atl@altontangedal.com](mailto:atl@altontangedal.com)  
WebSite: [www.altontangedal.com](http://www.altontangedal.com)

**WALKER PROJECTS**  
Consulting Engineers • Project Managers  
(919) 437-8300 About Face, Pkg 10, Suite 400, Cary, NC 27513  
Telephone (919) 522-0431 Fax (919) 522-5431  
[www.walkerprojects.com](http://www.walkerprojects.com)









CENTURY WEST  
CONSTRUCTION





### MECHANISM OF CONTRACTION

SURFACE LINETYPE LEGEND			
DESCRIPTION	NEW TO BE INSTALLED	EXISTING TO REMAIN	EXISTING TO BE REMOVED
CHAIN LINK FENCE			
BUILDING FOOTPRINT			

SURFACE FEATURE SYMBOL LEGEND			
DESCRIPTION	NEW TO BE INSTALLED	EXISTING TO REMAIN	EXISTING TO BE REMOVED
BOLLARDS, PLUG PEDISTAL SHIRAS	①	②	③
THRES (CONIFEROUS)	④	⑤	⑥
THRES (DECIDUOUS)	⑦	⑧	⑨


OVERHEAD SERVICE/UTILITY LEGEND			
DESCRIPTION	NEW TO BE INSTALLED	EXISTING TO REMAIN	EXISTING TO BE REMOVED
POWER LINE (OVERHEAD)	---(P)---(P)---(P)---(P)---	---(P)---(P)---(P)---(P)---	---(P)---(P)---(P)---(P)---
UTILITY POLES & RANCHORS	•	•	•

SURVEY SYMBOL LEGEND	
DESCRIPTION	SYMBOL
EXISTING SPOT ELEVATIONS	 99.000
PROPOSED SPOT ELEVATIONS	 99.000
EXIST MAJOR CONTOUR LINE (1.00m)	 100.000
EXIST MINOR CONTOUR LINE (0.25m)	 100.000
STORM RETENTION POND	 100.000
SLOPE & DIRECTION OF FLOW	 2.0%

SURFACE HATCH LEGEND	
DESCRIPTION	NEW TO BE INSTALLED
ASPHALT (HEAVY-DUTY)	
ASPHALT (LIGHT-DUTY)	
CONCRETE	
LANDSCAPING (GRASS)	

**TYPICAL PARKING STALL LEGEND:**

**TYPICAL PARKING STALL:**

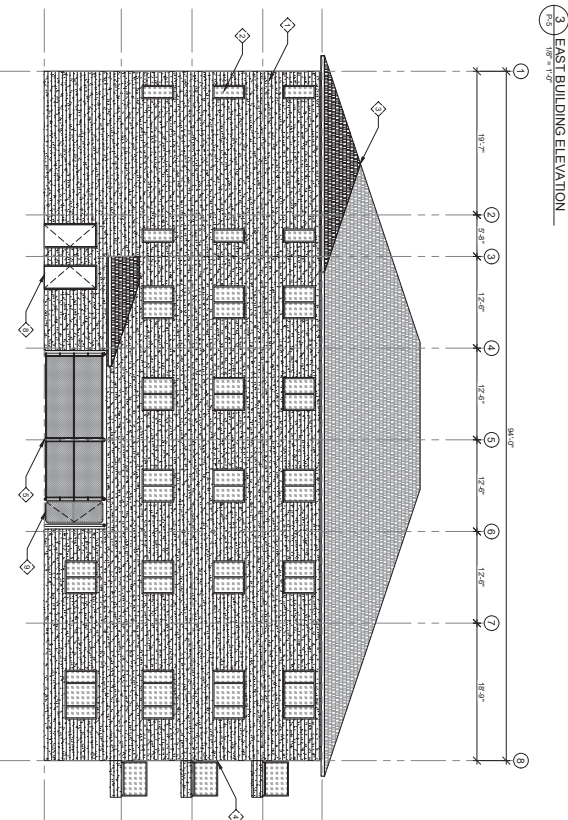
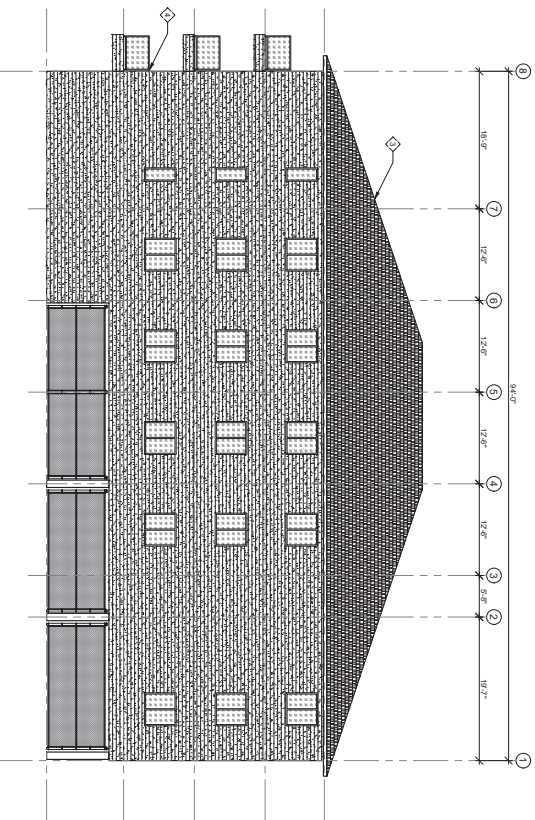


The diagram shows a rectangular parking stall. The vertical dimension is labeled 6,000 and the horizontal dimension is labeled 2,500. Both dimensions have arrows at their ends pointing to the lines of the rectangle.

Diagram showing a rectangular asphalt line painting with dimensions 6.500 and 2.500.

DATE	REVISION	BY	DATE
01/01/2021	PRELIM SITE LAYOUT PLAN & LANDSCAPING NOTES	UNSCAPION	01/01/2021

DRAWN BY	DESIGNED BY	DATE	REVISION NO.
ADR	-	2018-02-15	0
PROJECT NO.		DRAWING NO.	
P2018031		P-2	

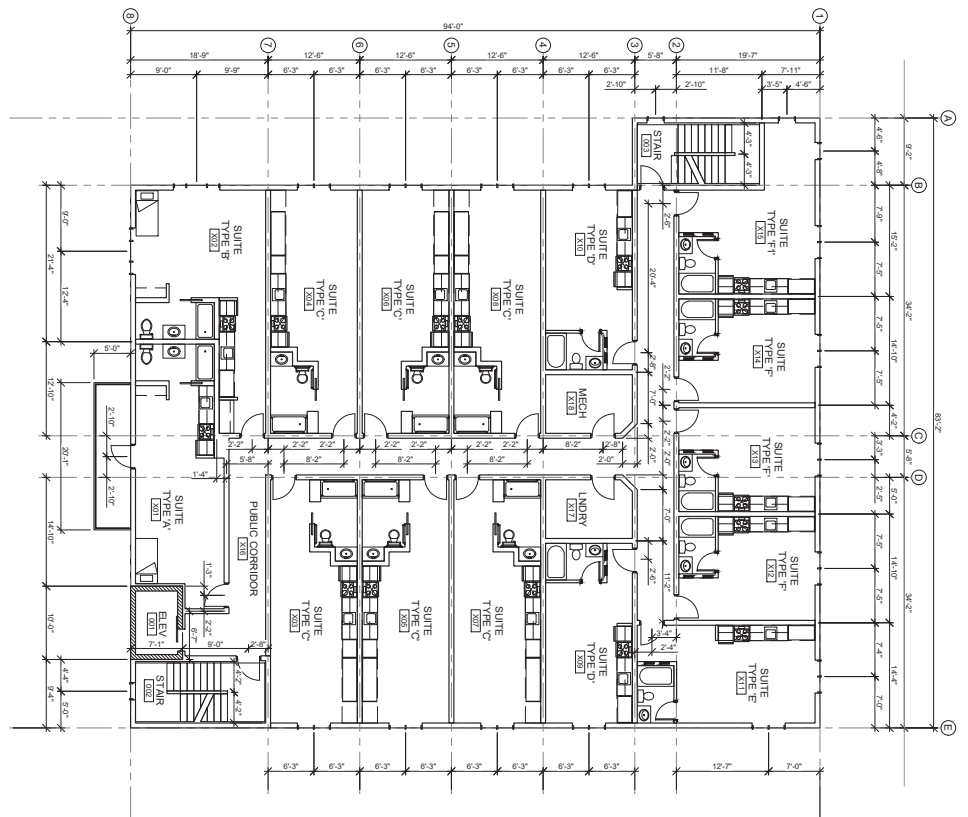
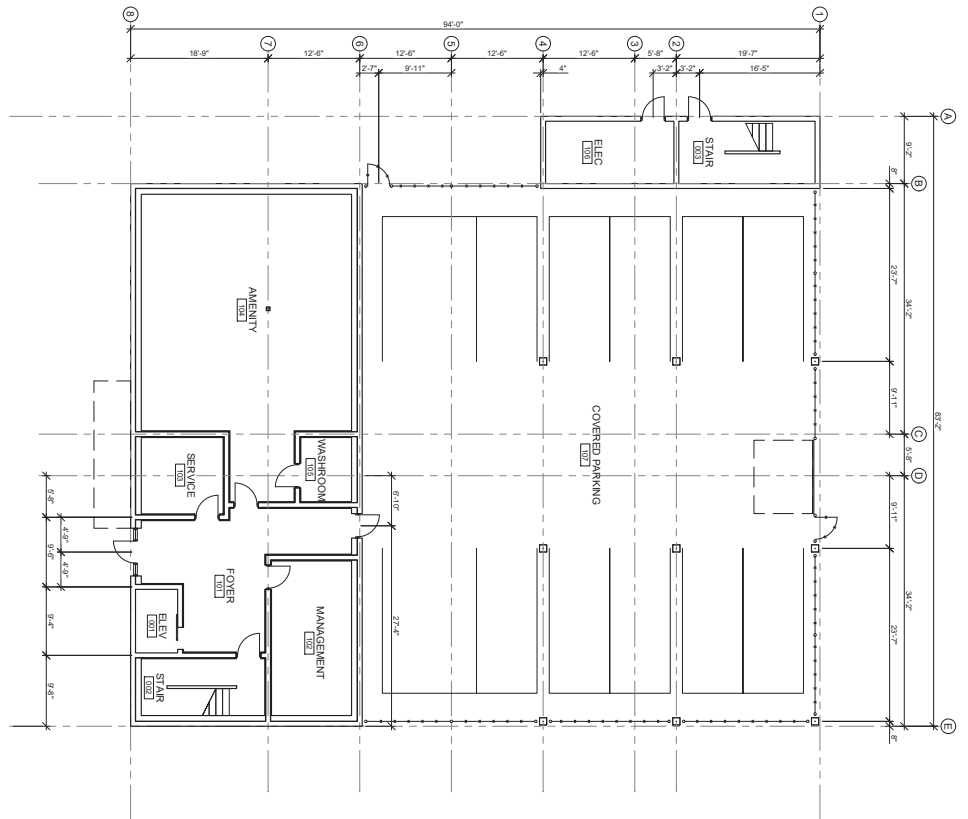


- EXTERIOR FINISH NOTES:**
- 1) HARDIE BOARD ROCK COMBIBEST (GLAZING TYPICAL)
  - 2) PVC WINDOWS (TYPICAL)
  - 3) ASPHALT SHINGLES (TYPICAL)
  - 4) GATED/ERD MACHINES (OWNER FIN ALUMINUM BALUSTS & GLAZING PANELS)
  - 5) CHAINLINK FENCING AROUND COVERED PORCH/DECK
  - 6) OVERHEAD DOOR ENTRANCE INTO PORCH/DECK
  - 7) PRE-FINISHED ALUMINUM SCREENED ENTRANCE
  - 8) INSULATED STEEL EXTERIOR DOORS
  - 9) CHAINLINK FENCE ENITS FROM COVERED PORCH/DECK

[illegible]



**2 SECOND, THIRD & FOURTH FLOOR PLANS**  
1/8" = 1'-0"



DRAWING TITLE	
0	FOR DISCRETIONARY USE APPLICATION
REV	DESCRIPTION
	DATE
	2019-02-15

**VICTORIA AVENUE  
AFFORDABLE HOUSING  
INFILL DEVELOPMENT**  
1300 BLOCK VICTORIA AVE. REGINA, SK  
**SUNDOG DEVELOPMENTS**

DRAWN BY	DESIGNED BY	DATE	REVISION NO.
ADR	-	2019-02-15	0
PROJECT NO.		DRAWING NO.	
P2018031		P-3	



NBC 2019 - VICTORIA W/ AFFORDABLE HOUSING INFILL

SECTION 13.1 BUILDING HEIGHT: 0/2 to 7/200 FT

SECTION 13.2 BUILDING HEIGHT: 7/200 FT TO 10/200 FT 4 STOREY

SECTION 13.3 BUILDING HEIGHT: 10/200 FT TO 15/200 FT 5 STOREY

SECTION 13.4 BUILDING HEIGHT: 15/200 FT TO 20/200 FT 6 STOREY

SECTION 13.5 BUILDING HEIGHT: 20/200 FT TO 25/200 FT 7 STOREY

SECTION 13.6 BUILDING HEIGHT: 25/200 FT TO 30/200 FT 8 STOREY

SECTION 13.7 BUILDING HEIGHT: 30/200 FT TO 35/200 FT 9 STOREY

SECTION 13.8 BUILDING HEIGHT: 35/200 FT TO 40/200 FT 10 STOREY

SECTION 13.9 BUILDING HEIGHT: 40/200 FT TO 45/200 FT 11 STOREY

SECTION 13.10 BUILDING HEIGHT: 45/200 FT TO 50/200 FT 12 STOREY

SECTION 13.11 BUILDING HEIGHT: 50/200 FT TO 55/200 FT 13 STOREY

SECTION 13.12 BUILDING HEIGHT: 55/200 FT TO 60/200 FT 14 STOREY

SECTION 13.13 BUILDING HEIGHT: 60/200 FT TO 65/200 FT 15 STOREY

SECTION 13.14 BUILDING HEIGHT: 65/200 FT TO 70/200 FT 16 STOREY

SECTION 13.15 BUILDING HEIGHT: 70/200 FT TO 75/200 FT 17 STOREY

SECTION 13.16 BUILDING HEIGHT: 75/200 FT TO 80/200 FT 18 STOREY

SECTION 13.17 BUILDING HEIGHT: 80/200 FT TO 85/200 FT 19 STOREY

SECTION 13.18 BUILDING HEIGHT: 85/200 FT TO 90/200 FT 20 STOREY

SECTION 13.19 BUILDING HEIGHT: 90/200 FT TO 95/200 FT 21 STOREY

SECTION 13.20 BUILDING HEIGHT: 95/200 FT TO 100/200 FT 22 STOREY

SECTION 13.21 BUILDING HEIGHT: 100/200 FT TO 105/200 FT 23 STOREY

SECTION 13.22 BUILDING HEIGHT: 105/200 FT TO 110/200 FT 24 STOREY

SECTION 13.23 BUILDING HEIGHT: 110/200 FT TO 115/200 FT 25 STOREY

SECTION 13.24 BUILDING HEIGHT: 115/200 FT TO 120/200 FT 26 STOREY

SECTION 13.25 BUILDING HEIGHT: 120/200 FT TO 125/200 FT 27 STOREY

SECTION 13.26 BUILDING HEIGHT: 125/200 FT TO 130/200 FT 28 STOREY

SECTION 13.27 BUILDING HEIGHT: 130/200 FT TO 135/200 FT 29 STOREY

SECTION 13.28 BUILDING HEIGHT: 135/200 FT TO 140/200 FT 30 STOREY

SECTION 13.29 BUILDING HEIGHT: 140/200 FT TO 145/200 FT 31 STOREY

SECTION 13.30 BUILDING HEIGHT: 145/200 FT TO 150/200 FT 32 STOREY

SECTION 13.31 BUILDING HEIGHT: 150/200 FT TO 155/200 FT 33 STOREY

SECTION 13.32 BUILDING HEIGHT: 155/200 FT TO 160/200 FT 34 STOREY

SECTION 13.33 BUILDING HEIGHT: 160/200 FT TO 165/200 FT 35 STOREY

SECTION 13.34 BUILDING HEIGHT: 165/200 FT TO 170/200 FT 36 STOREY

SECTION 13.35 BUILDING HEIGHT: 170/200 FT TO 175/200 FT 37 STOREY

SECTION 13.36 BUILDING HEIGHT: 175/200 FT TO 180/200 FT 38 STOREY

SECTION 13.37 BUILDING HEIGHT: 180/200 FT TO 185/200 FT 39 STOREY

SECTION 13.38 BUILDING HEIGHT: 185/200 FT TO 190/200 FT 40 STOREY

SECTION 13.39 BUILDING HEIGHT: 190/200 FT TO 195/200 FT 41 STOREY

SECTION 13.40 BUILDING HEIGHT: 195/200 FT TO 200/200 FT 42 STOREY

SECTION 13.41 BUILDING HEIGHT: 200/200 FT TO 205/200 FT 43 STOREY

SECTION 13.42 BUILDING HEIGHT: 205/200 FT TO 210/200 FT 44 STOREY

SECTION 13.43 BUILDING HEIGHT: 210/200 FT TO 215/200 FT 45 STOREY

SECTION 13.44 BUILDING HEIGHT: 215/200 FT TO 220/200 FT 46 STOREY

SECTION 13.45 BUILDING HEIGHT: 220/200 FT TO 225/200 FT 47 STOREY

SECTION 13.46 BUILDING HEIGHT: 225/200 FT TO 230/200 FT 48 STOREY

SECTION 13.47 BUILDING HEIGHT: 230/200 FT TO 235/200 FT 49 STOREY

SECTION 13.48 BUILDING HEIGHT: 235/200 FT TO 240/200 FT 50 STOREY

SECTION 13.49 BUILDING HEIGHT: 240/200 FT TO 245/200 FT 51 STOREY

SECTION 13.50 BUILDING HEIGHT: 245/200 FT TO 250/200 FT 52 STOREY

SECTION 13.51 BUILDING HEIGHT: 250/200 FT TO 255/200 FT 53 STOREY

SECTION 13.52 BUILDING HEIGHT: 255/200 FT TO 260/200 FT 54 STOREY

SECTION 13.53 BUILDING HEIGHT: 260/200 FT TO 265/200 FT 55 STOREY

SECTION 13.54 BUILDING HEIGHT: 265/200 FT TO 270/200 FT 56 STOREY

SECTION 13.55 BUILDING HEIGHT: 270/200 FT TO 275/200 FT 57 STOREY

SECTION

[illegible]



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

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> <li>- The proposed development does not support sufficient parking which will impact street parking</li> <li>- Concern for traffic and parking on the street from friends and family</li> </ul>
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> <li>- Affordable housing is desperately needed in Regina</li> <li>- The proposal removes vacant / neglected properties</li> <li>- The proposed exterior is very plain, not keeping with area. Would hope to see some attempt to make the building attractive</li> <li>- Apartments are small and manageable for those entering independent living</li> </ul>

**1. Issue Traffic & Parking**

## Administration's Response:

The Administration does not have any traffic or parking concerns for the current proposal as it is an assisted living apartment building where most residents do not need / nor have a vehicle. The proposed development also does not meet the requirements for a Traffic Impact Study to be completed.

July 3, 2019

To: Members  
Regina Planning Commission

Re: Concept Plan Amendment and Zoning Bylaw Amendment Applications (19-CP-01) & (19-Z-03) - The Towns, Phase 1E

---

**RECOMMENDATION**

1. That the application to amend the Towns Concept Plan, as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
  - a. Proposed Lots 45 to 53 in Block 28 from DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone to R5-Medium Density Residential Zone; and
  - b. Proposed Lots 40-44 in Block 28 from DCD-12 – Direct Control District 12 to Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

**CONCLUSION**

The applicant, Terra Developments, on behalf of the landowners, City of Regina (City), proposes to amend The Towns Concept Plan and rezone the lands within Phase 1E, Block 28 of the subdivision area. The proposed amendments would allow for the consideration of medium density residential development on a portion of Block 28 rather than low density residential development.

The proposed amendments to The Towns Concept Plan are consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48*(OCP), including Part B.16, which is the Southeast Neighbourhood Plan (SENP). The proposed amendments also comply with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). Accordingly, Administration recommends approval.

## BACKGROUND

The Towns Concept Plan (Appendix A-3.1) establishes a framework for directing land use, development and servicing for a new neighbourhood located in the Southeast Regina Neighbourhood Plan Area. The Towns Concept Plan was approved by City Council in April 2016 (CR16-36) and was last amended in April 2019 (CR19-33).

This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007* (Act).

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to Administration. A copy of the plan of proposed subdivision is attached for reference purposes only as Appendix A-3.3.

## DISCUSSION

### Concept Plan Amendment

The applicant proposes to amend the Concept Plan for the Towns for 1.08 ha of land (lots 1 - 10 and 22 - 39, Block 28, Plan 102281330). Currently, the subject property is intended for low density residential development and the applicant proposes to allow for the consideration of medium density residential development. A copy of the current Towns Concept Plan is attached as Appendix A-3.1, and Appendix A-3.2 highlights the portion of the plan to be amended.

The City reviews each development proposal to ensure that it aligns with the concept plan and the capacity of the adjacent roads. Each unit within the proposed development must contain minimum parking required as per the Zoning Bylaw (1 per Unit) within the property. The projected traffic patterns and volumes for the neighbourhood were evaluated during the review of The Towns Concept Plan. After reviewing this proposal, it was determined that the existing road network has capacity to accommodate traffic generated by the proposed development.

Based on the land use area statistics submitted by the applicant (Appendix A-3.2) the overall population density of the Towns Concept Plan Area will have a nominal increase from 7,008 to 7,032 people.

### Zoning Bylaw Amendment

The applicant proposes zoning amendments to accommodate the development of fourplex buildings on larger lots. A summary of the proposed amendments is provided below (Appendix A-3.3):

<b>Concept Plan Amendment and Rezoning Summary</b>		
	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Land Use in Concept Plan	<u>Low Density Residential</u>	<u>Medium Density Residential</u>
Zoning Designation	Lots 1 to 10, DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone Lots 22 to 39, DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone	Proposed Lot 40-53, Block 28 - R5 - Residential Medium Density
No. of Lots and Dwelling Units	28 lots and 28 units (with possible secondary suites)	14 lots, 14 buildings and 56 units (Duplexes with Secondary Suites)

The applicant intends to accommodate one fourplex building on each proposed lot. A site plan showing the intended development is attached for reference purposes as Appendix A-4. The proposed development is consistent with the purpose and intent of the R5 – Residential Medium Density Zone with respect to permitting four plex development in suburban areas of the city with net density between 25 to 50 units per hectare.

## **RECOMMENDATION IMPLICATIONS**

### **Financial Implications**

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

The development will be taxed and assessed accordingly as development proceeds and will contribute to City tax revenues

### **Environmental Implications**

None with respect to this report.

### **Policy/Strategic Implications**

The proposal is consistent with the policies contained within Part A of the OCP *with* respect to:

#### **Section C: Growth Plan**

Goal 1- Long-Term Growth: Ensure that sufficient developable land is protected for future city growth.

- 2.2 Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan

Goal 2- Efficient Servicing: Maximize the efficient use of existing and new infrastructure.

- 2.4 Make use of residual capacity of infrastructure in existing urban areas.
- 2.5 Develop compact and contiguous neighbourhoods.

Goal 4 – New Neighbourhoods and Employment Areas: Ensure that new neighbourhoods and employment areas maximize infrastructure investments and quality of life through a compact and integrated built form.

- 2.11 Require new neighbourhoods and new mixed-use neighbourhoods, as identified on Map 1 – Growth Plan, to:

- 2.11.2 Achieve a minimum gross population density of 50 persons per hectare (pph)

#### Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
  - 7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;

The proposal is also consistent with the policies contained in Part B.16 of the OCP, being the Southeast Regina Neighbourhood Plan (SENP), with respect to:

##### 4.1.1 Communities & Neighbourhoods

- 4.1.1(b) The SENP community should provide the following: a broad range of housing choices, commercial uses, school facilities, open space and parks, accessible transit, and distinctive and attractive neighbourhoods.

#### Other Implications

None with respect to this report.

### Accessibility Implications

None with respect to this report.

### COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	April 23, 2019
Will be published in the Leader Post on:	July 13, 2019 July 20, 2019
Letter sent to immediate property owners	April 17, 2019
Public Open House Held	N/A
Number of Public Comments Sheets Received	5

There were five public comments received on this application. A more detailed accounting of the respondent's comments and the Administration's response is provided in Appendix B.

The application was circulated to the Arcola East Community Association, however administration did not receive any response prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

### DELEGATED AUTHORITY

City Council's approval of concept plan amendments is required pursuant to Part IV and Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

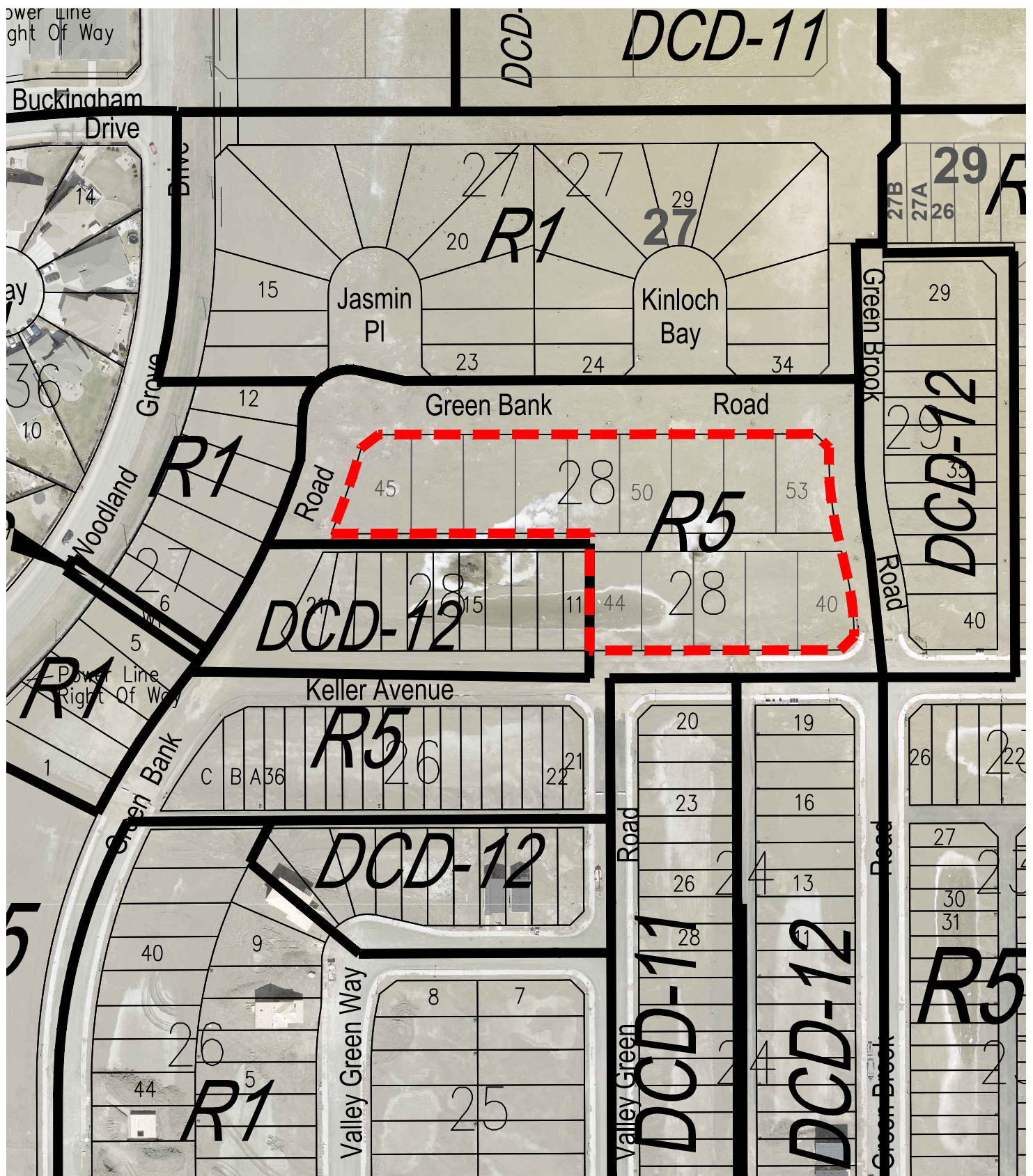


Fred Searle, Director  
Planning & Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning & Community Development



Date of Photography : 2018



Subject Property







SW 14-17-19



Subject Property

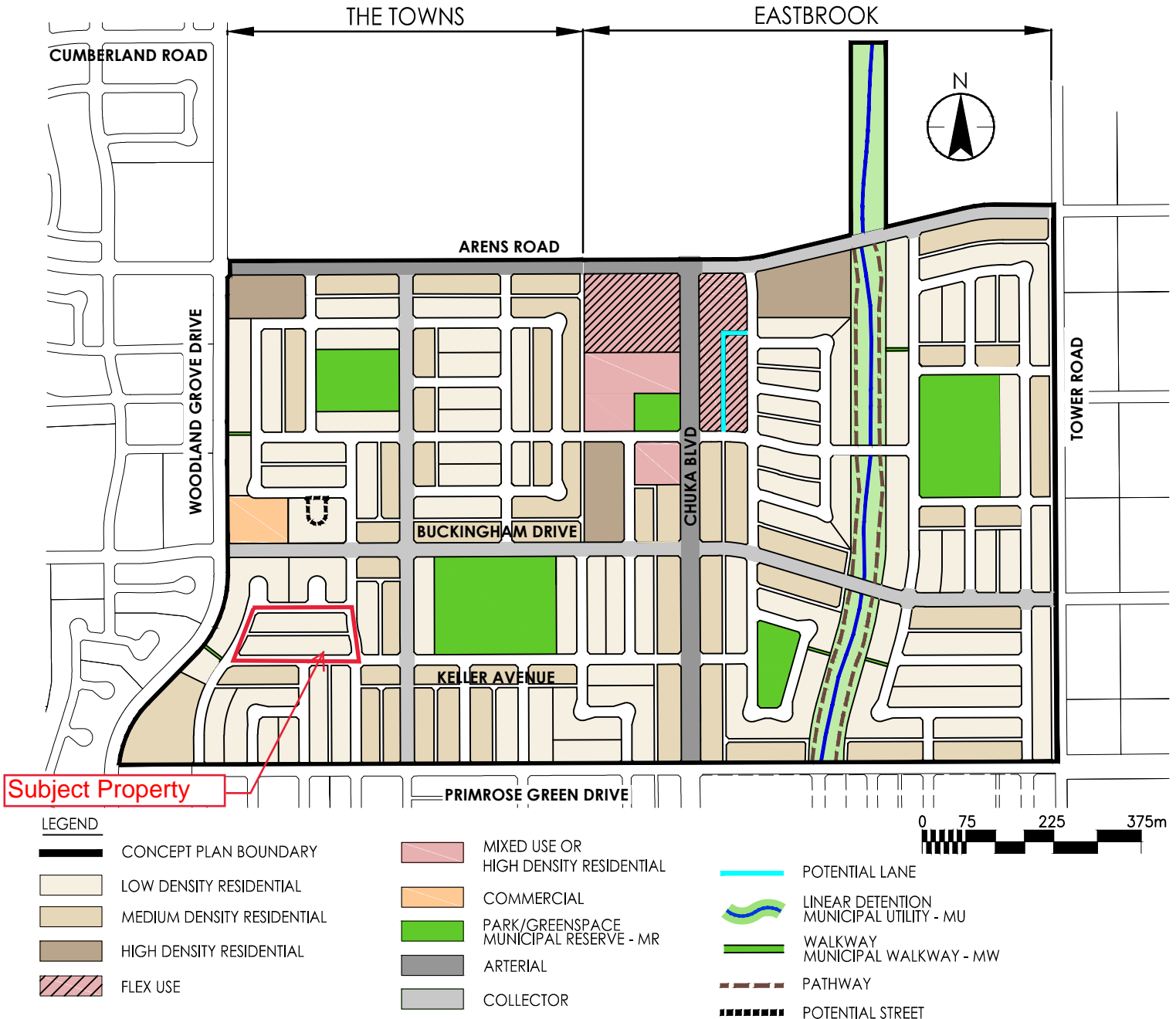
Date of Photography: 2018





# Towns Concept Plan

## Land Use

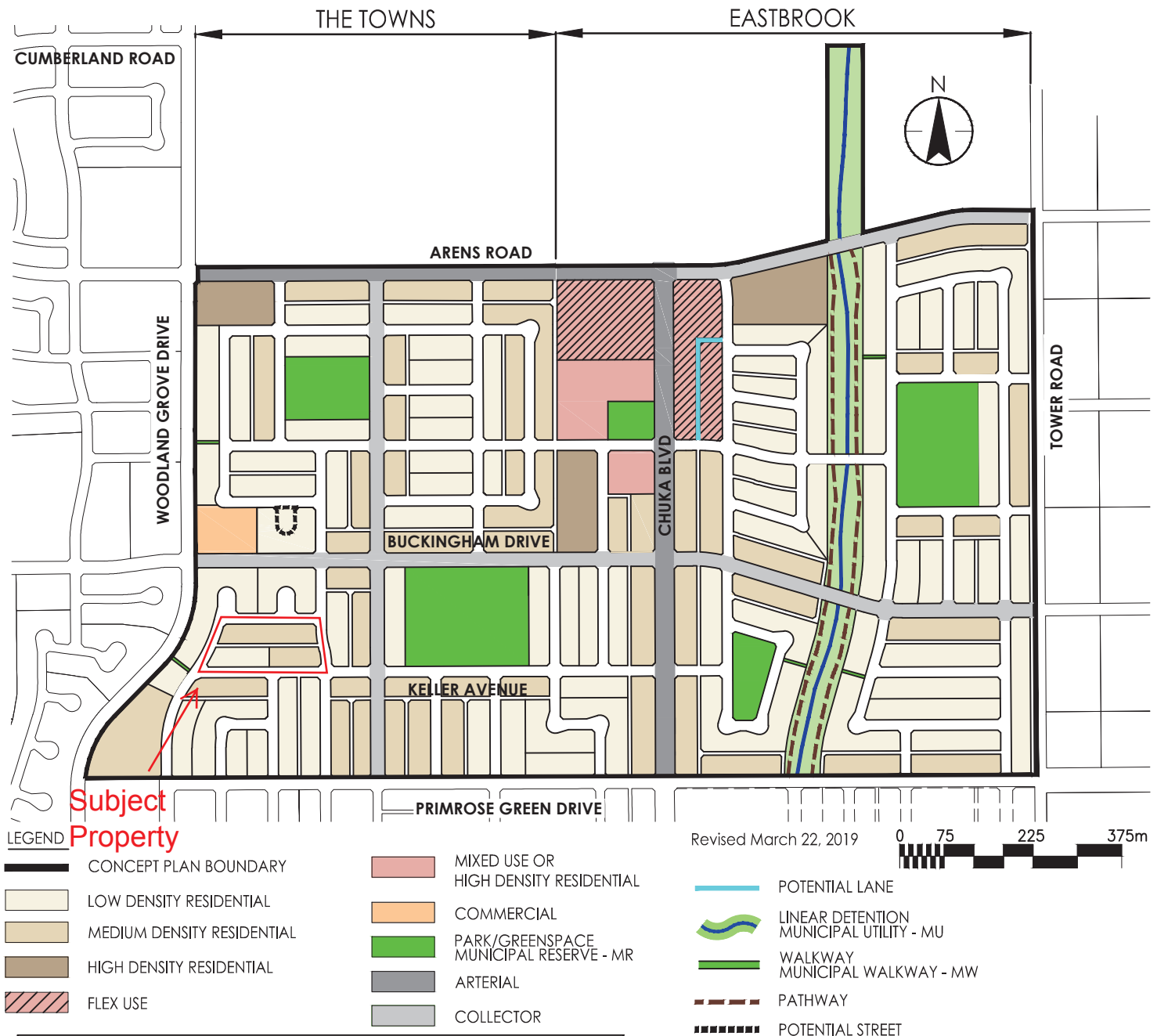


### The Towns Land Use Areas

Land Use	Hectares	Acres	%
<b>Residential</b>			
Low Density Single Family Detached Dwelling	42.1	104.0	33.0%
Medium Density Multi Unit Dwellings	23.2	57.3	18.2%
High Density Multi Unit Dwellings	3.7	9.1	2.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density Residential	2.3	5.7	1.8%
<b>Total Residential</b>	<b>75.6</b>	<b>186.7</b>	<b>59.3%</b>
Commercial	0.8	2.0	0.6%
Municipal Reserve	9.1	22.5	7.1%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.1	0.2	0.0%
Roadways	37.0	91.3	29.0%
<b>Total Area</b>	<b>127.7</b>	<b>315.3</b>	<b>100.0%</b>
Linear Detention Extension	1.9	4.7	N/A
<b>Total Area + Linear Detention Extension</b>	<b>129.6</b>	<b>320.0</b>	<b>NA</b>

# Proposed Towns Concept Plan

## Land Use



### The Towns Land Use Areas

Land Use	Hectares	Acres	%
<b>Residential</b>			
Low Density Single Family Detached Dwellings	41.3	102.0	32.3%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	3.7	9.1	2.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density Residential	2.3	5.7	1.8%
<b>Total Residential</b>	<b>75.6</b>	<b>186.7</b>	<b>59.2%</b>
<b>Commercial</b>	<b>0.8</b>	<b>2.0</b>	<b>0.6%</b>
<b>Municipal Reserve</b>	<b>9.1</b>	<b>22.5</b>	<b>7.1%</b>
<b>Linear Detention</b>	<b>5.1</b>	<b>12.6</b>	<b>4.0%</b>
<b>Municipal Walkway</b>	<b>0.1</b>	<b>0.2</b>	<b>0.0%</b>
<b>Roadways</b>	<b>37.0</b>	<b>91.4</b>	<b>29.0%</b>
<b>Total</b>	<b>127.7</b>	<b>315.4</b>	<b>100.0%</b>
Linear Detention Extension	1.9	4.7	N/A
<b>Total Area &amp; Linear Detention Extension</b>	<b>129.6</b>	<b>320.1</b>	<b>N/A</b>

PLAN SHOWING

PLAN OF PROPOSED SUBDIVISION

OF ALL OF

LOTS 1 TO 10 & 22 TO 39, BLOCK 28,

PLAN No. 102281330

SW1/4 SEC 14, TWP 17, RGE 19, W2 Mer

REGINA, SASKATCHEWAN

2019

SCALE = 1:1000

CITY OF REGINA APPROVAL

THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW NO. 7748-LA-B84 OF THE CITY OF REGINA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

CITY CLERK

SURVEYORS CERTIFICATION

MARCH 18 / 2019

Date

S. Rajakumar

Saskatchewan Land Surveyor

SASKATCHEWAN LAND SURVEYORS ASSN.

315 SLS

\*

NOTES

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.

- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.

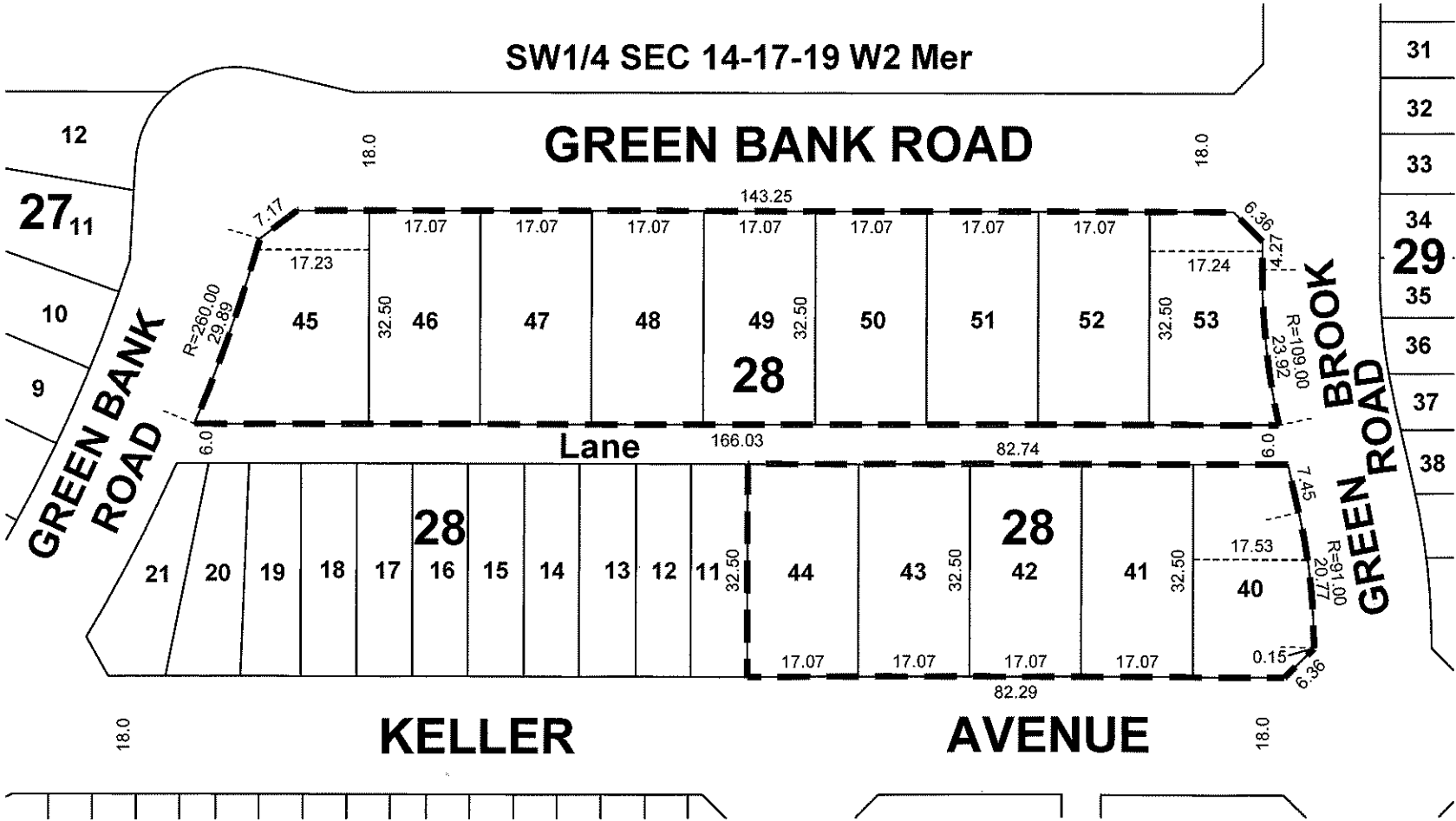
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.79 ha (1.95 ac)

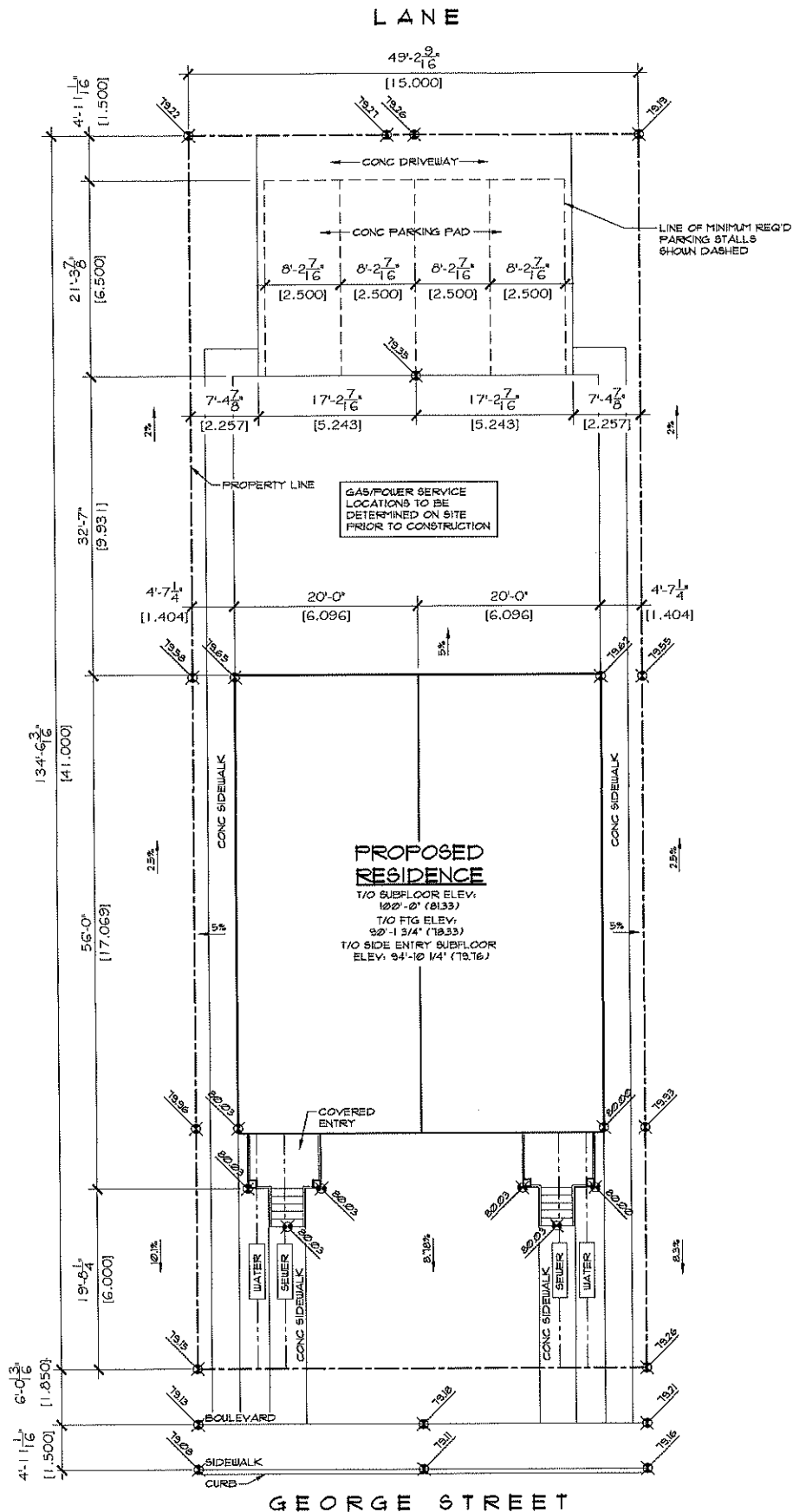
- TYPICAL CORNER CUTOFFS ARE 4.5 METRES.

- LOT WIDTHS SHOWN AS 17.24 ARE AT 6 OR 18 METRE SETBACKS.

LANDOWNER

CITY OF REGINA





**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**ROBINSON RESIDENTIAL**  
PERSONALIZING HOME DESIGN

DRAWINGS BY  
ROBINSON RESIDENTIAL  
DESIGN INC.  
2332 2ND AVENUE  
REGINA, SASKATCHEWAN  
CANADA S4R 1K3  
TEL: (306) 332-6617  
FAX: (306) 332-6619

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3. Failure to adhere to National Building Code of Canada Part 9.

**PROJECT**  
3008 & 3012 GEORGE STREET

**BUILDER**  
AH  
AVANA HOMES

<b>LOT</b>	LOT 51
<b>BLOCK</b>	25
<b>PLAN</b>	102275041
<b>CIVIC</b>	3008 & 3012 GEORGE STREET
<b>LOCATION</b>	REGINA, SASKATCHEWAN

<b>DESIGNED BY</b>	M.H.
<b>DRAWN BY</b>	FZ
<b>DATE</b>	2018-10-30
<b>DRAWING TITLE</b>	SITE PLAN

**DRAWING NO.**  
A-9

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely Opposed</i>	4	<ul style="list-style-type: none"> <li>- Should be single family residential units/houses, not the high density residential</li> <li>- Concerns with higher density residential resulting to street parking and traffic issues</li> <li>- Proposed development will devalue the property</li> </ul>
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> <li>- Support the Proposed amendment</li> </ul>

**1. Issue**

The subject property should be single family residential units / houses, not high density residential

*Administration's Response:*

Towns Concept Plan accommodates many housing types including medium residential development. The OCP supports a variety of housing options in all neighbourhoods which contributes to the vision of the OCP to develop complete communities.

**2. Issue**

Concern with higher density residential resulting to on street parking and traffic issues

*Administration's Response:*

Each unit within the proposed development must contain minimum parking required as per the Zoning Bylaw (1 per Unit) within the property. The projected traffic patterns and volumes for the neighbourhood were evaluated during the review of The Towns Concept Plan. The City reviews each development proposal to ensure that it aligns with the concept plan and the capacity of the adjacent roads. After reviewing this proposal, it was determined that the existing road network has capacity to accommodate traffic generated by the proposed development.

**3. Issue**

Proposed development will devalue the property

*Administration's Response:*

Administration is not aware of any information that proximity of medium-density housing within a neighbourhood negatively impacts surrounding property values.