

Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	11	<ul style="list-style-type: none"> - A safe injection site is not wanted - Harms residential character - Should go in old Taylor Field site - Loss of green space - Too tall - Overburdens infrastructure on Rae Street
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	7	<ul style="list-style-type: none"> - Needs water-based amenity - Parking lot too big
<i>I support this proposal</i>		

1. Safe Injection Site*Administration's Response:*

There is no Safe Injection Site planned for this facility. There is an outreach centre for people struggling with addictions

2. Harms residential character*Administration's Response:*

The project provides a variety of benefits to the community that will enhance the residential area surrounding it as it:

- Provides community related services that will benefit the area,
- Designated to maintain amenity/park/playground space,
- Consistent with the purposes and intent of the Institutional Zone,
- Residential dwellings that will enhance the surrounding residential areas
- Community-focused design based on extensive public consultation
- Harm reduction services

YWCA will provide a mixture of community and residential spaces that fit within the high-density zoning of the neighbourhood.

3. Should be in Taylor Field/ in wrong location*Administration's Response:*

Administration is considering the merits of this application for the subject property. This included determination of compatibility with surround land uses. Administration has reviewed this with policy OCP which includes policy to include community space and

amenities in all areas of the city. This development is only moving two blocks west of its current location and as such, it is a continuation and expansion of a benefit and services in close proximity to its previous location.

4. Loss of green space

Administration's Response:

While there is an overall loss of green space, the YWCA proposal preserves much green space and includes a playground on the southern edge of the property. As indicated in the discussion section the existing Lucy Eley Park is not part of the dedicated open space for the neighbourhood. However, the applicant has focused on maintaining as much open space at the South end of the site that will be available for Community use. This area will be landscaped and a new play structure developed.

5. Height

Administration's Response:

The Zoning Bylaw allows a maximum height of 15.0 metres in the I – Institutional Zone, while this proposal is 13.5 metres. The north side and west sides of the facility are only 11.3 metres tall. The development is consistent with other building form in reasonably close proximity to the site including low rise apartment buildings.

6. Rae Street Infrastructure

Administration's Response:

YWCA is upgrading drainage infrastructure to manage on-site runoff and store drainage. The proposal meets regulations for drainage.

7. Different/Water-based amenity

Administration's Response:

The City of Regina cannot specify the particular community amenities on site. Generally, the intent was to maintain some park amenity on site YWCA is replacing a playground with a playground.

8. Parking

Administration's Response:

The Zoning Bylaw requires 46 parking stalls for this development due to its location in the City Centre. The applicant is providing 48 parking stalls which exceeds the minimum parking requirements.

There are also concerns that this parking lot is too big, resulting in aesthetic concern. The Administration has attempted to balance these concerns with site design requirements and the need to meet the minimum parking requirements of the Zoning Bylaw.