

Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	131	<ul style="list-style-type: none"> - There should be no multi-unit at this location. - There is not enough parking. - This location should be a park, community space, or a dog park. - This project is too tall. - This project should not be allowed to have renters
<i>Accept if many features were different</i>	5	<ul style="list-style-type: none"> - More parking - Would like one less floor
<i>Accept if one or two features were different</i>	2	
<i>I support this proposal</i>	3	

The following is a summary of issues identified through public consultation, listed in order of magnitude (starting with most numerous):

1. **Multi-unit**

Administration's Response:

The proposed building type is in accordance with the approved Greens on Gardiner Concept Plan, which identifies the site as suitable for high-density or medium-density residential development, and is in accordance with the RL – Residential Low-Rise Zone, which allows multi-unit buildings up to 20 metres in height (with building ranging between 11.0 metre to 20.0 metres as discretionary).

Developer's Response:

Parcel H, 3700 Green Diamond Road is situated at the corner of Chuka Boulevard, (an arterial road) to the west and Green Apple Drive, (a collector road) to the north. Chuka Boulevard and Green Apple Drive are both used as bus routes. On the east side of the property, there is one house flanking Green Diamond Road and a park. To the south, there is an existing apartment building. The proposed apartment is one block north of the Acre 21 commercial development and one block south of the joint-use elementary school. The proposed apartment at this location ticks all the boxes of the goals and policies outlined in the Official Community Plan. Parcel H is on an Urban Corridor with public transit, it is within walking distance of commercial development, schools and open spaces. If parcel H is not suited for an apartment, then I am not sure where any apartment will ever be allowed to be built in the City of Regina in the future.

A number of the respondents were concerned with an apartment adding too much density to the neighbourhood. I would like to bring to your attention Goal 4 – New Neighbourhoods and Employment Areas Paragraph 2.11.2 in the Official Community

Plan which states New Neighbourhoods should “Achieve a minimum gross population density of 50 persons per hectare (pph).” The approved Greens on Gardiner Concept Plan has a gross population density of 54.5 persons per hectare which is just slightly above the prescribed minimum.

2. **Parking**

Administration’s Response:

The Regina Zoning Bylaw No. 2019-19 requires a minimum of one parking stall per unit. There are 154 parking stalls for the 123 units; therefore, the amount of on-site parking provided exceeds the minimum parking requirement by 21 parking stalls.

Developer’s Response:

The zoning bylaw requires 1 parking space per unit for an apartment. This development has 154 parking stalls for 123 units which equates to 1.25 parking stalls per unit. This project exceeds the minimum parking requirement by 25%. There is no doubt that there will be some vehicles parked on Green Apple Drive and also Green Diamond Road. Both of these streets are wide enough to accommodate parking. The minimum traffic width for two driving lanes and two parking lanes is 11.0 metres. Green Apple Drive has a traffic width of 13.4 metres and Green Diamond Road has a traffic width of 11.0 metres. These roads were designed with parking in mind. There are seven single family homes with front attached garages on the north side of Green Apple Drive across from the proposed apartment. On the southside of Green Apple Drive east of the of the intersection with Green Diamond Road there are no houses fronting Green Apple Drive and there is a concrete perimeter fence along that side of the street. There are no houses fronting Green Diamond Road across from the apartment. There should be no competition for street parking between the residents of the apartment and the single-family residents. Residents in new neighbourhoods with low density residential units on a street with an 11.0 metre traffic width are allowed to park on the street. I am not sure why this should be any different for residents of an apartment.

3. **Open Space**

Administration’s Response:

In new subdivisions, open space (parks) is provided through municipal reserve dedication, through the subdivision process, and a municipality can not require more land for this purpose than what is statutorily prescribed the Act requires up to ten percent Municipal Reserve dedication. In this case, the maximum land for open space was dedicated and allocated in the Concept Plan. The approved Greens on Gardiner Concept Plan shows finalized open space plan.

4. **Renters**

Administration’s Response:

Tenure type (ownership or rental) is not an applicable consideration. The City is required to base its review and decision on conformity with the Zoning Bylaw (e.g. land-use and building type).

Developer's Response:

The Official Community Plan addresses housing in section D6 and outlines a number of goals. To paraphrase this section, a complete neighbourhood should have a diversity of housing forms and this includes rental housing. There is a community bias against renters and yet, most people rent housing at some point in their life. It was not long ago when we had a housing crisis in the City of Regina. A Mayor's taskforce was set up to address the lack of rental housing. City Administration, our elected officials and the private sector worked together to increase the supply of rental housing. The role of Administration, Planning Commission and City Council was to approve projects that met the goals and policies of the Official Community Plan, neighbourhood Concept Plans and the Zoning Bylaw. The role of the private sector was to build rental units. The process worked, rental units were built and people had places to live. This application is nothing more than a continuation of this process.

5. **Height**

Administration's Response:

The proposed developed is within the threshold of a Discretionary Use in this zone. The height is appropriate from the context of the Council-approved density within the Concept Plan.

Developer's Response:

The Zoning bylaw allows for a building height on this parcel of a maximum of 20 metres. This apartment is 15.6 metres tall, which is 22% lower than the maximum. Some respondents opposing the apartment suggested that the building should only be three or four stories tall. I am not sure whether it is the height that is the concern or that a fifth storey adds more units and therefore more density. To be clear, The Greens on Gardiner is not building the apartment. However, I do know there is a delicate balance between cost of construction per unit and the market value of rent per unit. While apartments nearby are four stories with flat roofs, the cost of constructing those units at the time they were built and the market rent at that time are completely different than they are today. It is not simply a matter of eliminating the fifth story and the numbers continue to work for the project.