

November 16, 2023

The following, is a summary of the City's responses to questions that were submitted, to the City, ahead of the November 2 community meeting. These responses were verbally conveyed at the meeting and are being provided again, here, with further elaboration.

1. As this area is located within the building height boundary of the Wascana Center (Park), has there been consultation with the Provincial Capital Commission (PCC)?

- The Wascana Center Master Plan (WCMP) suggests that building heights, surrounding the Park, should be limited to 13m – the height of this building would be 18m.
- The WCMP is not legally binding on lands outside of the Park; however, the City's Zoning Bylaw requires that, for properties surrounding the Park:

Buildings over 13m in height be considered through the Discretionary Use procedure, and that the PCC be consulted through the application review process.

- The PCC is a stakeholder in the City's application review process and will be made aware of the proposed development for comment and review.

City Council is solely responsible for rendering the final decision on the application.

2. Can you tell us the process of considerations being made when reviewing if this particular school yard is a suitable location for such a large, out of character build and is it the city of Regina's desire to do the same across the city in other older areas?

- The School Siting and Re-Use Guidelines of the Official Community Plan (OCP – Appendix B) provide guidance for assessing applications to redevelop school sites.
- It is acknowledged that there are some aspects of the Proposed Development that do not align with the Guidelines - namely that the proposed density exceeds the guideline to allow density of approximately 2.5x that of the neighbourhood.
- The Guidelines are a point of reference in the evaluation process and are not binding policy. Ultimately, all developments will be evaluated on their own merits, all things considered, such as impact to infrastructure and other policy considerations.

3. With 20th avenue being a narrow corridor, on street parking poses a safety risk and potential for single lane street. Has the potential for over flow on street parking been taken into consideration?

- Parking is always a key consideration with infill development, because we know that people are concerned about street parking and congestion, especially in winter.
- The City has asked the Applicant to submit a Traffic Impact Assessment (TIA), prepared by a qualified professional. A summary of the TIA will be shared with the public.

4. Will the adjacent schools to this development be consulted about any concerns they have for children's safety with significantly increased traffic flow.

- Yes, the City circulates all development proposals to the Regina Public and Regina Separate school divisions. A summary of the feedback will be shared with the public.

5. How did you determine which residents should be contacted about this re-zoning proposal?

- The City's *Public Notice Bylaw* requires that property owners within 75m of the subject property must be notified of a planning application - in this case, that radius was expanded to include the following enlarged area:



Additionally, a sign, explaining the application, was erected on the south side of the property *

6. If zoning in Douglas Park gets changed to accept this maximum size of high rise, what will prevent future developers from going into every existing area of the city and doing the same, without regarding the infrastructure, traffic and safety concerns? Or is Douglas Park and this particular builder an isolated case?

- All applications are reviewed based on a standard review process – the review of this application will be no different.
- Each application is evaluated based on existing policy, technical considerations (e.g. traffic and servicing) and its own merits and unique factors.
- City Administration does not have authority not to consider an application. Each fully submitted application must be reviewed per a standard process and, ultimately, brought forward to the Development Officer or City Council to make a final decision.

7. Can you confirm whether any other similar-sized build has been approved in a surplus school space that had anywhere near 6 times the maximum density requirement for the area in the city of Regina?

- Closed school sites are commonly redeveloped for residential; however, it has been a few years since a site has been redeveloped. Here are some recent examples:
 - Haultaine School (1033 Edgar Street, Eastview Neighbourhood) – redeveloped as townhouses (2015)
 - Stewart Russell (1920 E 7th Avenue, Glencairn Neighbourhood) – redeveloped as townhouses (2012)
 - St. Patrick School Site (1200 block Grey Street, Rosemont Neighbourhood) – townhouses and stacked townhouses (2013).
 - Behind Beth Jacob Synagogue and next to Gordon Park (4721 McTavish Street) – two storey apartment building, 36 units, and has some similarities to the current proposal because it was only a partial redevelopment of the former school site (2008).

8. Can you speak to the Policy 2.7 in the Official Community Plan that mandates future high density builds to the city centre, urban corridor or urban centers?

- Within the OCP, the Goal associated with Policy 2.7 is: “to enhance the City’s urban form through intensification and redevelopment of existing built-up areas”.

Policy 2.7, itself, reads: “Direct future higher density intensification to the City Center, existing Corridors and adjacent Intensification areas where an adequate level of service and appropriate intensity and land use can be provided.”

Policy 2.7 prioritizes intensification within the identified areas, and the City supports this intensification through incentives, regulations, etc.; however, the policy does not suggest that these are the only places where intensification can be accommodated or that intensification outside these areas is prohibited.

- In addition to the objectives of Policy 2.7, the OCP supports housing diversity in all neighbourhoods, in accordance with the OCP “Complete Neighbourhood” policy (Policy 7.1 and guidelines (Appendix A)).

It is also recognized that intensification, which supports housing diversity, must be compatible with existing built-form and servicing capacity – as part of the City's assessment, the Applicant has been asked to submit traffic and servicing analyses, as well as additional information relating to building height implications.

While all development must comply with the OCP, page 8 of the OCP provides direction for “How to Read” and interpret the document. Policies are written with intention for strict adherence, flexibility, or due consideration. In most cases, Council decisions of this nature are provided latitude to consider which policies are most important for the circumstance, which guides their decision-making process.

9. Can you elaborate on why a similar build was turned down by city council in 2021 for not being suitable in the Greens on Gardiner at 3700 Green Diamond Road because of the size and lack of public consultation, and yet a near identical proposal is being entertained at all 2 years later in this less equipped and established complete community?

- The application on Green Diamond Road had some similarity with the current application:
 - It was proposed as a five-story apartment building.
 - It had similar levels of opposition by the community.
- The application was recommended for approval by City Administration, but was rejected by Council due to the amount of public opposition to the proposed height and density.

Although Council rejected a similar application, a decision of Council does not mean that Council must render the same decision for other similar applications (it is not precedent setting) - rather, each application is evaluated on its own merits and circumstances.

10. What is the process to appeal this proposed application if the Planning Department, The Regina Planning Council, and the City Councillors choose not to adhere to the Official Community Plan? Who needs to perform the appeal, and what is the deadline?

- There is no appeal process - City Council has the ultimate decision authority for Zoning Bylaw amendments (e.g. rezoning applications).
- The Development Appeals Board has a mandate that mostly adjudicates administrative decisions, not decisions of Council.

Thank you for considering this additional information