



Stay Involved

Be part of the Railyard Renewal Project!

Collaboration with internal and external stakeholders, land owners and the public helps ensure the future of the Railyard site embodies our collective values and vision.



Website

In addition to participating in public engagement opportunities, you can share comments or questions through the RRI contact page: www.reginarevitalization.ca/contact-us/

Keep up with the Railyard Renewal Project and all things Regina Revitalization Initiative at : www.reginarevitalization.ca



Mail in Your Comments

Railyard Renewal Project Feedback
City of Regina, 14th Floor
2476 Victoria Avenue
Regina, Saskatchewan
S4P 3C8

Send in your comments, concerns, questions, and feedback by completing the Contact Us form at ReginaRevitalization.ca

Please provide your contact information so we can keep you informed (voluntary):

Name: _____

Address: _____

Email: _____

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. Providing contact information is voluntary. By completing this form you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in the report that will be considered by Regina Planning Commission and City Council.



Welcome to the third open house for the Railyard Renewal Project

Plans for the Railyard Renewal Project are taking shape. The City of Regina has been working with a team of consultants to prepare plans for the former Canadian Pacific Railway intermodal facility (the Railyard site) on Dewdney Avenue. In 2016, the team analyzed the opportunities for redevelopment of the site and presented three concepts for public feedback, each reflecting a distinct vision for a mixed-use development that would complement both Downtown and the Warehouse District. Thanks to community input, we now have a draft recommended concept for the Railyard site along with draft policy directions for the larger Secondary Plan area.

The aspirations of Regina's residents will help shape the future of the Railyard site and ensure its successful redevelopment. Tonight's open house provides an opportunity to learn more about the Railyard Renewal Project and hear about the draft recommended concept and draft policy directions. Review the information on display, ask questions, and tell us what you think.

Please complete the enclosed questionnaire and drop it off before you leave, or visit ReginaRevitalization.ca to complete an online survey.

Open House Agenda

7:00 - 7:20	Preview the information panels and meet the project team
7:20 - 7:40	Presentation: <i>Draft Recommended Concept and Policy Directions</i>
7:40 - 8:00	Questions and Answers
8:00 - 8:30	Feedback: Complete a questionnaire
8:30 - 9:00	Additional Feedback: Return to information panels



Draft Recommended Redevelopment Concept

The draft recommended concept for the Railyard site is a **mixed-use neighbourhood** that complements Downtown and the Warehouse District and improves connections. The draft recommended concept features the following:

- Almost **1,200 residential dwelling units** of varying sizes to accommodate more than **2,000 new residents** in the City Centre
- A new one-acre (0.8-hectare) **park** at the centre of the neighbourhood and smaller open spaces throughout the area.
- A mixed-use **market building** adjacent to the park, which could accommodate the Farmers' Market, permanent food and drink establishments on the ground floor and other community or office uses on the second floor.
- A range of **neighbourhood-oriented retail uses**, including a **grocery store**, local shops and services, and restaurants.
- A **small office building** with space for **cultural or other community uses** on the lower floors.
- A bermed **linear open space** along the railway corridor to further green the Railyard site and provide a safe separation between development and ongoing railway activities.
- Additional **parking facilities** to support the commercial and community uses on the Railyard site, in the Warehouse District and Downtown.



19. Do you have any additional comments on the materials presented today?



20. How did you hear about the open house?



- Notice in the newspaper**
- Radio announcement**
- Article in the newspaper**
- Story on TV news**
- Project web site**
- Social Media:** Facebook Twitter Other
- Word-of-mouth**
- Other:**

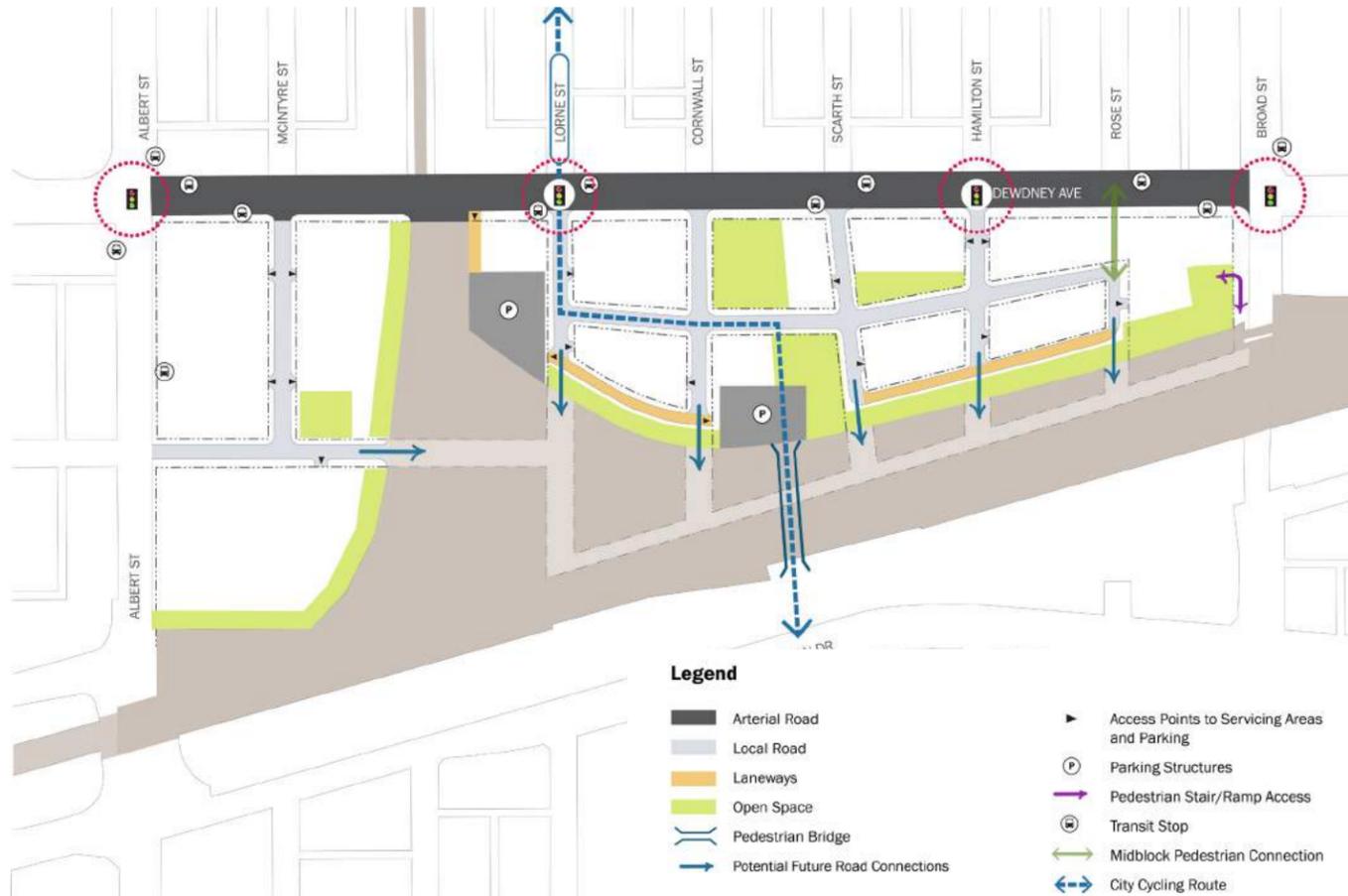
This is the end of the questionnaire. Thank you for providing your feedback!

Please leave this workbook with a Railyard Renewal Project team member before you leave.



Access & Circulation

The draft access and circulation plan proposes to extend the existing grid of streets north of Dewdney Avenue and west of Albert Street into the Secondary Plan area. All streets in the area would be designed for the safety of pedestrians, cyclists, transit users and drivers.



17. Do you support the draft access and circulation policy directions?

Yes No

18. What could the City do to improve the draft access & circulation policy directions?



Draft Recommended Concept Plan



Draft Recommended Concept 3D View

Tell us what you think of the Draft Recommended Concept for the Railyard site

1. In 2016, hundreds of residents shared their opinions on three preliminary redevelopment concepts for the Railyard site by participating in an open house or completing an online survey. Please select one response:

- I attended the open house or completed the online survey.
- I did not attend the open house or complete the online survey.

2. If you attended the open house or completed the online survey, do you feel that some of the ideas that you shared are represented in the draft recommended concept? Please select one response:

- Yes, my ideas are represented in the draft recommended concept.
- No, my ideas are not represented in the draft recommended concept.

Please elaborate:

- Not applicable, I did not attend the open house or complete the online survey.

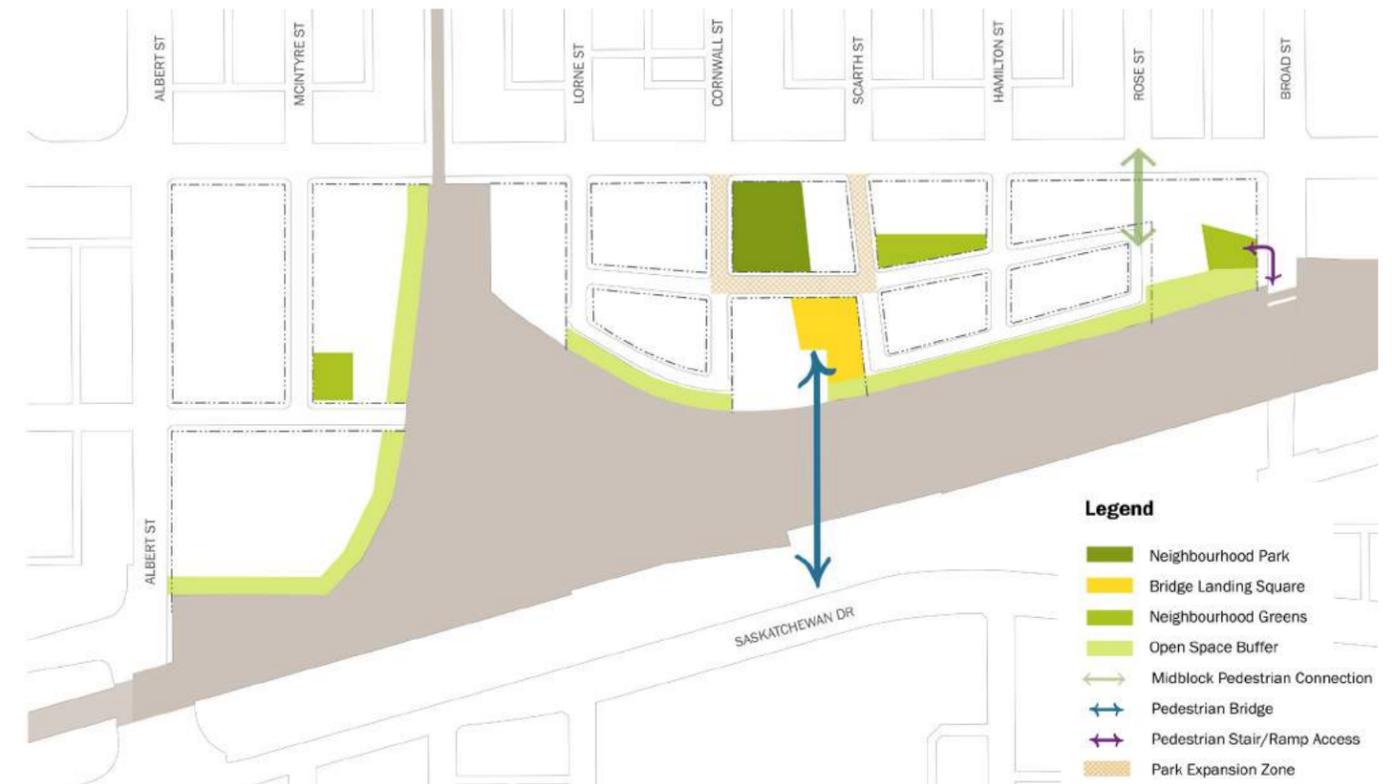
3. How strongly does the draft recommended concept reflect your vision for what the Railyard site should become? Please select one to complete the sentence:

The concept _____

- Strongly reflects my vision.
- Mostly reflects my vision.
- Somewhat reflects my vision.
- Misses key elements of my vision
- Does not reflect my vision at all.

Open Space

The draft open space plan proposes a variety of public open spaces for the secondary plan area, including a central, multi-purpose park, a plaza where the pedestrian bridge would land, neighbourhood green spaces and an open space buffer along the railway corridor.



15. Do you support the draft open space policy directions?

Yes No

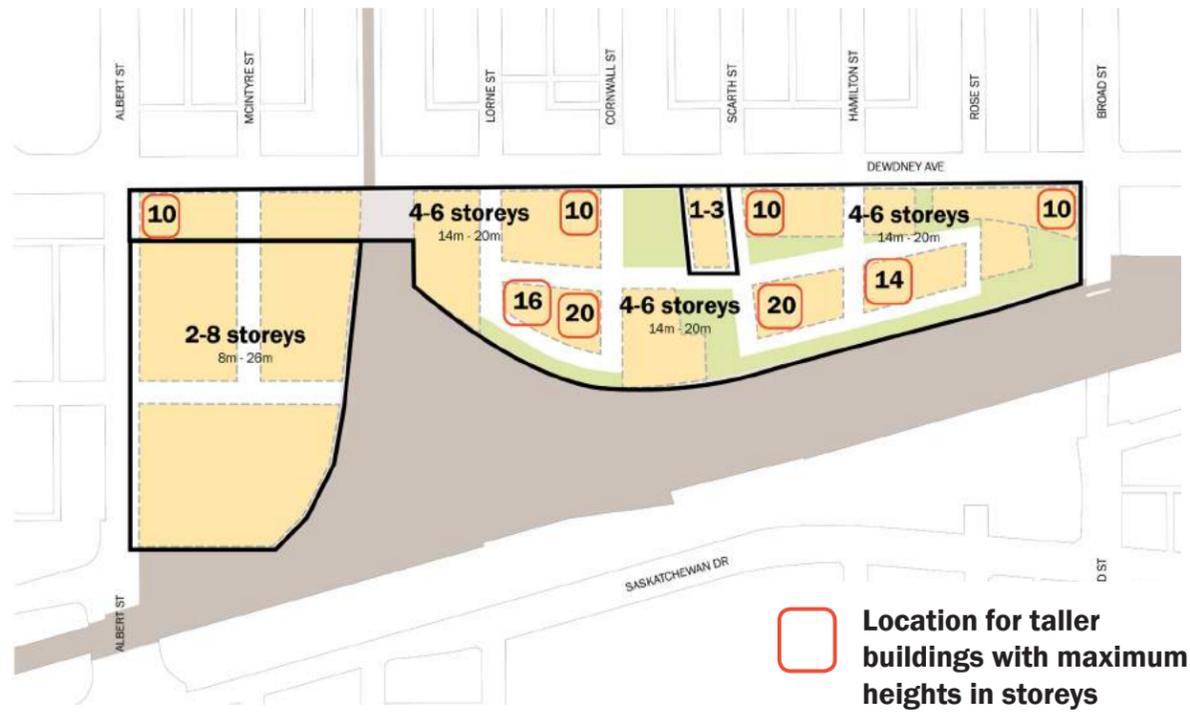
16. What could the City do to improve the draft open space policy directions?





Heights & Built Form

The draft height and built form plan proposes varying maximum heights across the secondary plan area. Buildings up to six storeys would be permitted along the south side of Dewdney Avenue, except at key locations, where a maximum of ten storeys would be allowed. Taller buildings would be permitted on the south side of the Railyard site.



13. Do you support the draft heights and built form policy directions?

Yes No

14. What could the City do to improve the draft heights and built form policy directions?



4. Are there elements in the draft recommended concept that you think should be reconsidered?



Yes No

If you think there are key elements to be reconsidered, please list them:

5. What one thing could the City do to improve the draft recommended concept for the Railyard site?



6. Do you have any additional comments about the draft recommended concept for the Railyard site?





Draft Recommended Concept for Dewdney Avenue

Significant improvements are proposed to Dewdney Avenue, between Albert Street and Broad Street, to make it safer and more inviting for pedestrians, to encourage cycling, and to accommodate street trees and other landscaping. The draft recommended concept features the following:

- Four lanes of vehicular traffic during peak hours, plus a left-turn lane at signalized intersections.
- Space in the curb lane for on-street parking at off-peak times during the week, in the evenings and on weekends.
- Boulevards nearly eight metres wide on both sides of the street to accommodate a wide sidewalk, space for trees, benches and bus shelters, and restaurant patios.



Land Use

The Draft Land Use Plan proposes to designate most of the development lands in the secondary plan area as mixed-use. This would permit all existing uses and a range of new residential, commercial and institutional uses, while requiring active uses, such as retail, restaurants and community uses, on the ground floor of buildings fronting Dewdney Avenue and Albert Street.



11. Do you support the draft land use policy directions?

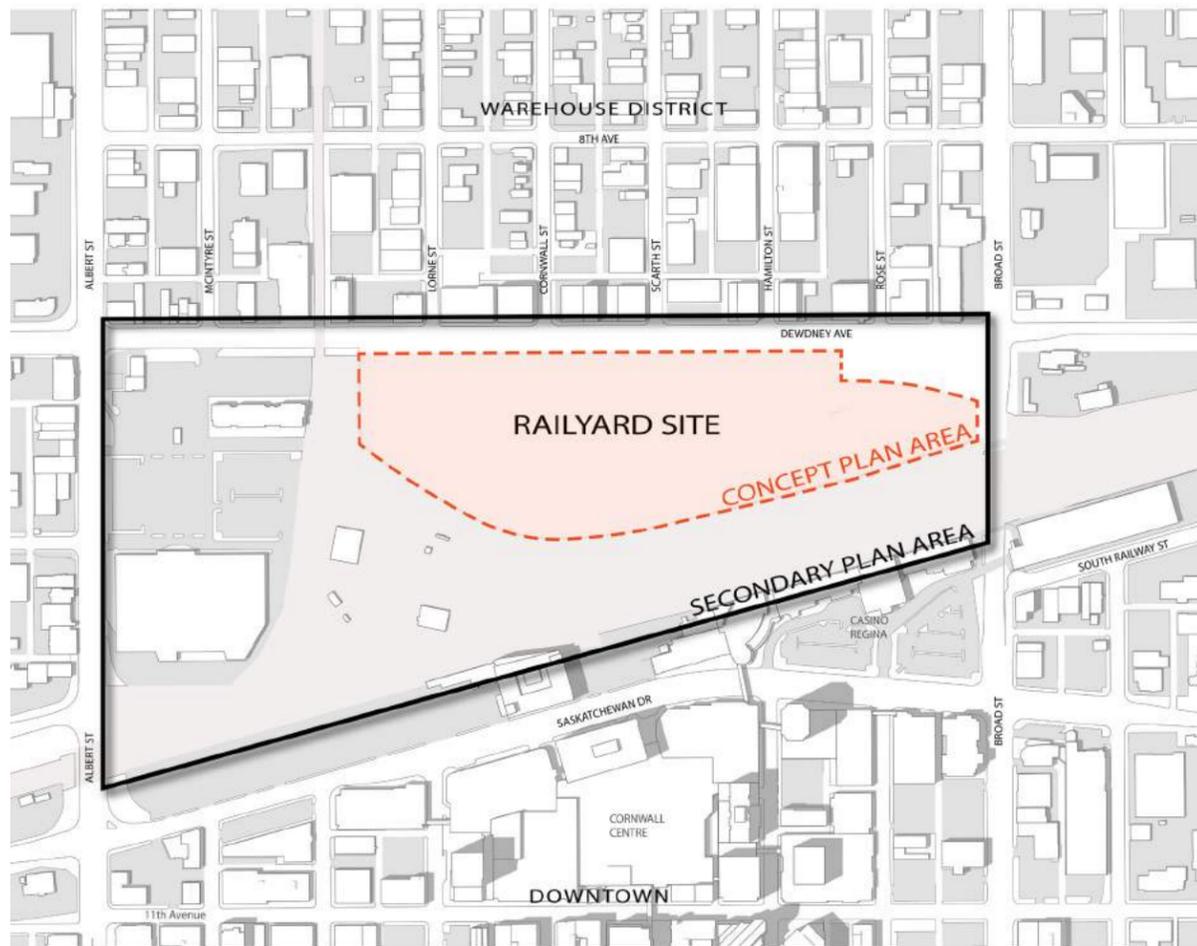
Yes No

12. What could the City do to improve the draft land use policy directions?

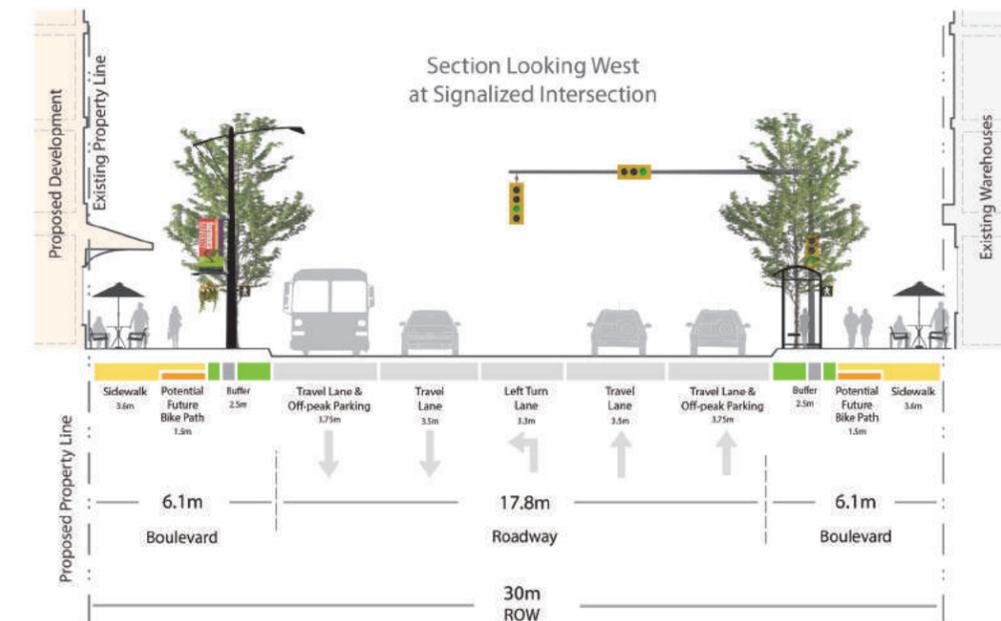
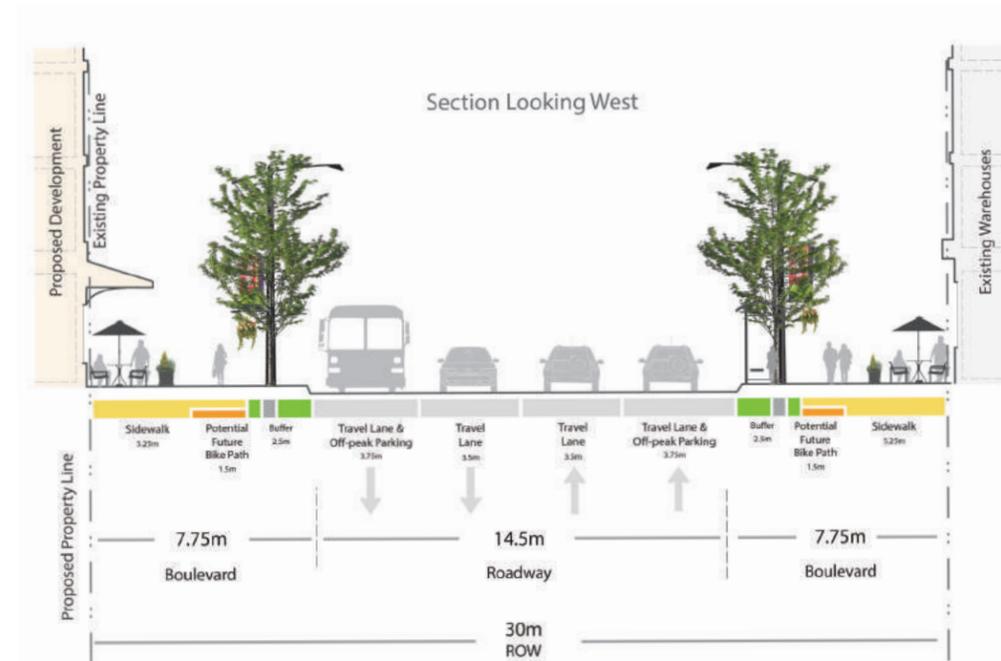


Draft Directions for the Secondary Plan

The draft recommended concept for the Railyard site will provide the basis for a new Secondary Plan for the larger area between Albert Street, Broad Street, Dewdney Avenue and the railway corridor. Future development in the Secondary Plan area will be required to comply with the policies and maps in the Secondary Plan. Below is a summary of key policy directions for the secondary plan. See the information panels for more details.



Proposed Concept



7. How strongly does the draft recommended concept reflect your vision for what Dewdney Avenue should become? Please select one to complete the sentence:



The concept _____

- Strongly reflects my vision.
- Mostly reflects my vision.
- Somewhat reflects my vision.
- Misses key elements of my vision
- Does not reflect my vision.

8. Are there key elements of the draft recommended concept that you think should be reconsidered?



_____ **Yes** _____ **No**

If you think there are key elements to be reconsidered, please list them:

9. What one thing could the City do to improve the draft recommended concept for Dewdney Avenue?



10. Do you have any additional comments about the draft recommended concept for Dewdney Avenue?

