

May 4, 2026

Dear Property Owner:

Re: Apartment Development at 500 20th Avenue (Formerly addressed 535 Douglas Avenue)

This letter is to inform residents in the vicinity of the above noted property with information about the development shown at the noted location.

Background

In 2024 City Council approved an application to rezone the property to the RL – Residential Low-Rise Zone and a *discretionary use* application, allowing for an apartment building - five storeys in height with 90 units, and a daycare space for 52 children. At the time of approval, The Winchester Group was the owner of the property.

Current State and Approval

The Winchester Group has since sold the property to a new ownership group led by West Oak Investments, who submitted a development permit for a different building design. The proposal submitted is a “permitted use”, as the building proposed is less than 15m height (i.e. four storeys) and meets the requirements of the RL-Residential Low-Rise Zone. Key differences are summarized in the table below:

	Original Proposal	Current Proposal
Building Height	17.1 meters (5 storeys)	12.9 meters (four storeys)
Number of Dwelling Units	90	121
Number of Parking Stalls	116 (65 exterior, 51 interior)	155 (33 exterior, 122 interior)
Parking Stalls per Dwelling	1.28	1.28
Site Coverage %	37%	44.3%
Daycare Spaces Provided	52	0

When a proposal for a permitted use meets all criteria outlined in the Zoning Bylaw, the City must issue a development permit. The property owner has the right to develop the proposal without further public consultation or a vote of Council. Construction work is expected to begin immediately.

Through the review process the City determined that underground water infrastructure is required to be upgraded to meet City requirements - on 20th Avenue, from Douglas Park Crescent to 155m eastward. Disruptions to service will be accompanied by advance notice per City of Regina requirements.

Further Information

This letter has been distributed to owners and occupants of property in the vicinity of the subject property and will be posted at regina.ca/proposeddevelopment.

To learn more about land use, property development and zoning, visit regina.ca/zoningbylaw.

Sincerely,



Ben Mario, MCIP RPP
Manager, City Planning Branch

Yours truly,

cc: Councillor Dan Rashovich

Attachment: Subject Property Map



Date of Photography: 2020



Subject Property

Project _____

Civic Address/Subdivision _____

500 20th Avenue