



February 10, 2023

Open House Summary

Thank you to everyone who attended the Open House held for the proposed development at 2340 Windsor Park Road. Through this letter, we are providing additional information and extending the deadline for submitting comments to **March 8, 2023**. If you have submitted comments already, there is no need to resubmit them - if you have additional or new comments, we would be happy to include these with your original comments.

Please submit comments, by email to khemm@regina.ca, or in accordance with the instructions noted in the original information letter dated January 18, 2023 (which is also available on City's website: regina.ca/proposeddevelopment).

Thank you,

A handwritten signature in black ink that reads 'Kimberly Hemm'. The signature is written in a cursive style with a large, looping initial 'K'.

Kimberly Hemm

City Planner II

What is the proposed development?

The City is reviewing a discretionary use application for multiple townhouse dwellings on one parcel (2340 Windsor Park Road), comprising a total of 246 units. Associated with this application, the developer is also applying to rezone the property from Mixed-Use High-Rise Zone to Residential Low-Rise Zone, which will allow for the opportunity to pursue a strictly residential development.

How will parking be managed?

For proposed new development, parking is regulated through the Zoning Bylaw and developers are expected to meet the parking requirements within their development. In this case, the Zoning Bylaw requires a minimum of 246 on-site parking stalls. The developer is proposing 262 stalls, which means they are exceeding the requirement.

Through the review the City will consider the impact of the development on parking on the neighbourhood, considering such factors as on-street parking, other transportation options and neighbourhood context.

Please note: these on-site parking numbers represent new, and corrected, information. The original public notice indicated that 267 amount of stalls, whereas 262 was actually provided. This was the City's error.

What are the anticipated traffic impacts?

The proposed development has been reviewed from a traffic perspective – potential traffic impacts generated from the proposed development aligns with the City's Design Standards and requirements. The expected trip generation from the proposed development has minor impacts on the surrounding traffic system. The traffic impacts are within acceptable limits.

The proposed development accelerates the potential installation of traffic signals at intersections of Prince of Wales Drive and Houghton Road and Houghton Road and Windsor Park Road.

If approved, would the City consider other parking restrictions on surrounding streets, such as resident parking permit or 2-hour parking?

At this time, we would not anticipate a need. However, requests by area residents can be made to the City to change local parking restrictions.

What are the anticipated water pressure impacts?

The City is in the process of developing a new water pump station facility, which is anticipated to be under construction from Summer 2023 to Fall 2025. This new facility will improve water pressure. All development is required to comply with standards to ensure adequate system pressure for daily or emergency use. This would be confirmed during the development permit review stage, if City Council approves the discretionary use application.

How will storm water run-off be managed?

The developer will be required to install private storm water facilities, (E.g stormwater detention ponds, engineered site grading, etc), in accordance with the City's Design Standards. This type of detail is addressed through the Development Permit process, which represents the next application stage for the developer, should the rezoning and discretionary use applications be approved by Council.

What does the zoning change mean in terms of density? Are the same number of units allowed in the current zone?

The existing MH – Mixed-Use High-Rise Zone already allows for residential development in a mixed-use building context – the proposed rezoning to RL – Residential Low-Rise is intended to support residential, without the commercial. A similar development with a commercial use could be accommodated in the current zone.

What is the City's position regarding land-use compatibility, considering there is big box commercial, as well as bars and cannabis shops, in close proximity?

Discretionary use analysis requires consideration of land use impacts on surroundings, which will be provided in the report to City Council. City Council will be required to decide if the application is appropriate.

Why is there no fence along the two streets?

Requiring a wall or fence along a street with the intent to prevent pedestrian access does not align with the City's Complete Neighbourhood principles relating to walkability and safe, aesthetically pleasing streets. The City's policy encourages, whenever possible and practical, buildings to front public streets, which creates a more engaging neighborhood experience.

We understand that this concern relates to parking and traffic impact on Windsor Park Road. Ultimately if there is a decision that parking is not appropriate on Windsor Park Road, then it can be managed through enforcement rather than a fencing requirement.

What are the landscaping requirements for this development?

The landscaping requirement for this development is 15% of the total lot area and the applicant has provided 32%. More specific requirements are:

- A minimum of one tree per 40 square metres of required site landscaping is required per lot
- For every ten metres along a street, a minimum of one deciduous tree is required
- A minimum of one shrub per 20 square metres of required site landscaping is required.

What are the aesthetic design regulations?

The City typically does not impose architectural design regulations, of an aesthetic nature, on new development, unless it is within a special area warranting such a treatment, such as a heritage area, or unique character area. In this case, the Zoning Regulations focus on height, massing, setbacks and landscaping.

Have the School Authorities had an opportunity to review the development proposal?

Both School Boards have received notice of the proposal. We understand that there are capacity concerns in area schools and continue to work with the School Boards ensure they are aware of the proposed development so they may make accommodations.

Elementary school students from this development would be bussed to W.F. Ready School or Ecole Wilfrid Walker School (French immersion).

How many people are expected to be in the new development?

The projected population for the development is approximately 480 people.

Public Input***What does the City do with public feedback received?***

The City reviews the public feedback for general patterns, common concerns, or unique insight from people who know the area best. In some cases, the feedback results in changes to the proposal by the developer, or additional information may be required to ensure concerns are addressed. The feedback is summarized in the report to Regina Planning Commission and helps inform the final decision by City Council.

When will this be brought forward to Committee and Council?

This application is **tentatively** scheduled for April 2023 Regina Planning Commission meeting. The Regina Planning Commission will then make their recommendation to be brought to the subsequent City Council Meeting.

How may I appear as a delegate at Regina Planning Commission or City Council?

All information regarding appearing as a delegate and speaking to a report to Committee or City Council is available here: <https://www.regina.ca/city-government/city-council/council-meetings/index.html> City Council makes the final decision on the matter.

If you have provided accurate contact details to the City during the review you are on our contact list. The City Clerk's Office will contact you once the report has been posted to Regina.ca with instructions on how to appear as a delegate