Public Input Update

Proposed Development at 5000 E Green Brooks Way

Thank you to everyone who provided feedback on the proposed development at 5000 E Green Brooks Way. Comments are now closed. The City has heard from many residents on this development and is currently reviewing feedback. A summary and response to all comments will be included in the City’s report to Regina Planning Commission.

Through the review of this proposal, many process-related questions have been asked. The City is taking this opportunity to address those questions. Other technical questions will be addressed in the City’s report to Regina Planning Commission as this application is still under review.

Frequent Asked Questions

Planning and Development

What does the current plan for the Greens on Gardiner allow for at this site?

Since 2014 the Greens on Gardiner plan identified this site for high-density residential development. By definition, this includes development as apartment buildings or stacked townhouse type buildings. The zoning of the site follows the concept plan and designates the site to allow this development to occur. The zone that is assigned to high-density residential sites is RH – Residential High Rise. A copy of the Greens on Gardiner Concept plan is attached to this document for reference purposes.

Why is the City considering the development of townhouses at this location?

The owner of the property has submitted applications for development on the property. City Administration is obligated to facilitate a review of any such application, which includes public notice and opportunity to comment, and review of technical considerations. Administration will prepare a report summarizing information collected and include a recommendation for Regina Planning Commission and Council’s consideration. City Council can approve or deny this proposed discretionary use application.

How is traffic and safety in the surrounding streets being addressed?

General transportation impacts were reviewed at the time of the amendment of the Greens on Gardiner concept plan and the zoning of the site in 2014. The subject site is planned for high density residential development which has remained the same since the adoption of
the amended concept plan. Since the general impacts were previously evaluated, the scope of traffic review of this application considers only the details of the proposal, such as access locations, rather than the concept of multi-family residential in this location.

In response to the concerns raised regarding traffic impact in proximity to the school, the applicant has revised the plan by relocating the main entrance from Green Brooks Way to Primrose Green Drive. This would reduce the number of vehicles accessing or exiting the property through Green Brooks Road. A copy of the revised plan is attached to this document for reference.

**There is already a lack of parking near the school. How will this be managed?**

The Zoning Bylaw requires a total of 81 on site parking stalls (one per dwelling) whereas the development proposes a total of 118 stalls (1.45 per dwelling) located within the development. None of the proposed buildings have direct driveway access to the adjacent streets thus there is negligible loss of existing on street parking.

At this time, the City would not anticipate a need for additional parking restrictions such as designated drop spaces or two-hour parking. However, requests by area residents can be made to the City to change local parking restrictions.

**Does the current zoning allow for townhouse and apartment building on the property?**

The site is currently zoned as RH- Residential High Rise. The RH-zone is primarily intended to allow for High Density Residential development, which typically includes apartment buildings, or stacked townhouses. The site has been identified for High Density Residential development since 2014 when the Greens on Gardiner Concept Plan was amended.

**What does the City consider when reviewing developments of this nature?**

The development requires a discretionary use approval, which means that City Council’s approval is required. The City’s review considers technical aspects of the proposal, such as servicing, traffic, and zoning, land use compatibility, policy alignment with the City’s Official Community Plan, as well as a feedback from community stakeholders and the public at large. City Administration will prepare a report that evaluates the proposal and Council must then choose to approve, approve with conditions or modifications, or deny the proposal.

**Why is High Density Residential Zone planned across the school?**

A complete neighbourhood includes a mix of low, medium and high-density development supported by other amenities, schools and commercial developments. Neighbourhood development policies require a mix of residential types in all neighbourhoods.

Family-oriented residential development in close proximity to a school promotes walking to school rather than requiring bus or vehicle transportation.
Will there be an impact on surrounding property value because of this development?

Administration is not aware of any supporting evidence that suggests there may be a loss of property value due to the addition of high or medium density residential development. This property was identified for this development type at the same time as the surrounding neighbourhood was planned for.

Why are we considering this type of development when the school is already near capacity?

Schools are part of the planning process for any new neighbourhood. Populations for new neighbourhoods are considered as new schools are planned and constructed. The proposed development would not add more residential population than was originally anticipated. School boards are notified of any planning application requiring City Council's approval.

Can the infrastructure handle this type of high-density development?

The site is currently zoned as RH- Residential High Rise. The RH-zone is primarily intended to allow for High Density Residential development, which typically includes apartment buildings, or stacked townhouses. The City does not anticipate a need for additional servicing requirements.

Is it possible to require a completely different land use on the property, such as low-density residential, or a park?

The subject property is privately owned and is designated as high-density residential land. Low density residential would not be consistent with the concept plan or zoning. Furthermore, the Greens on Gardiner neighbourhood has already provided the required amount of open space. An application for a different land use would need to be submitted by the property owner, considered through the concept plan and zoning bylaw amendment process, and approved by Council.

How does the City evaluate a discretionary use application?

Discretionary uses are evaluated according to criteria in the Zoning Bylaw, which generally include consistency with:

- policies in the Official Community Plan (OCP);
- other policy documents (such as concept plans) with emphasis on land use and intensity, and impact on public facilities and infrastructure and services;
- the Zoning Bylaw; and
- potential adverse impacts or nuisances affecting nearby land, development, land use, property, neighbourhood character, the environment, traffic, public right-of-way, and other matters of health and safety.
**Does the development meet the requirements of the City’s Official Community Plan?**

Ultimately it will be City Council’s decision to determine the alignment with the [Official Community Plan](#). This application relates to many different policies, including complete neighbourhood guidelines. City Administration’s assessment of policy will be summarized in the report after the review is complete and a finalized recommendation is brought to Regina Planning Commission.

**Public Input**

*How many comments were received through the public notice period?*

The City received approximately 25 submissions.

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

The City reviews the public feedback once received 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 November 3, 2021 Regina Planning Commission meeting. The Regina Planning Commission will then make their recommendation to be brought to a City Council Meeting on Wednesday, November 10, 2021.

*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](https://www.regina.ca/city-government/city-council/council-meetings/index.html)

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.

Last Updated: October 8, 2021