Public Input Update

Proposed Development at 2723 Narcisse Drive

Thank you to everyone who provided feedback on the proposed development at 2723 Narcisse Drive. Comments are now closed. The City has heard from many residents on this development and is currently reviewing the feedback provided. 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

*Why is the City considering the development of an apartment 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.

*Has the zoning on the property changed? Why does the current zoning allow for an 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 and zoned for high density residential development since 2018 when the Hawkstone Concept Plan was amended. The site had been zoned for medium density residential from 2013 to 2018.

In 2013, City Council approved a proposal for townhouses on this, however development did not proceed.

The site was never zoned for low-density residential.
How tall is the proposed building?

The proposed building is 15.0 metres tall. An apartment is considered a Discretionary Use in this zone when between 11.0 and 20.0 metres in height.

The proposed building is four stories tall. The nearby houses and townhomes are two stories tall, while there are nearby apartments both three and four stories tall.

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. The City Administration will prepare a report that evaluates the proposal and Council is required to approve, approve with conditions or modifications, or deny the proposal.

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

General transportation impacts were reviewed at the time of the amendment of the Hawkstone concept plan and the zoning of the site in 2018. The subject site is planned for high density residential development, which has remained the same since the adoption of the amended concept plan. No additional technical evaluation of the traffic impacts is necessary since this application considers only the details of the proposal, such as site access and circulation, rather than the concept of multi-family residential in this location.

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

The Zoning Bylaw requires a total of 39 on site parking stalls (one per dwelling) whereas the development proposes a total of 50 stalls (1.28 per dwelling) located within the development. This is a result of 29 underground stalls and 21 surface stalls.

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

Will there be an impact on surrounding property value because of this development?

Administration is not aware of any supporting evidence that suggests that 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.
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 capacity of City services (water, wastewater, storm drainage), was reviewed when the concept plan was reviewed when the site was rezoned in 2018. The City does not anticipate a need for additional servicing requirements, but if necessary the developer would be responsible for upgrades.

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 Hawkstone 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.

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. The 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.

Does the City regulate tenancy of new residential buildings or require that residences be owner occupied?

The City of Regina does not regulate ownership of new buildings. Any residential building, such as a single family dwelling, or a condominium unit, may be owner-occupied or occupied by renters.

Public Input

How many comments were received through the public notice period?

The City received approximately 200 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 is an input to the final decision by City Council.

**When will this be brought forward to Committee and Council?**

This application is *tentatively* scheduled for Wednesday, December 1, 2021 Regina Planning Commission meeting. The Regina Planning Commission will then make their recommendation to be brought to a City Council Meeting on Wednesday, December 8, 2021. City Council has the authority to make a decision on this application.

**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 20, 2021**