

January 24, 2023

Public Notice

Dear Sir/Madam:

Re: APPLICATION NUMBER: PL202200275
APPLICATION TYPE: OFFICIAL COMMUNITY PLAN AMENDMENT;
ZONING BYLAW AMENDMENT; DISCRETIONARY USE
LEGAL ADDRESS: LOT 9; BLOCK 521; OLD 33 EXT 0
CIVIC ADDRESS: 1222 15TH AVENUE

The Planning & Development Services Department of the City Planning and Community Development Division has received an application to develop a 6-storey, 38-unit residential building at 1222 15th Avenue. This proposed development will require:

- An amendment to the Core Area Neighbourhood Plan (to recognize the site as a location for high-density residential development)
- Rezoning from Residential Urban Zone to Residential Low-Rise Zone
- Discretionary Use procedure, as it exceeds 11 metres in height

The City has organized a come-and-go open house event to provide the public with an opportunity to receive more detailed information regarding the proposed development:

**February 9, 2023
Balfour Collegiate
1245 College Avenue
5:00pm - 8:00pm**

City staff and representatives of the developer will be present to answer any questions.

Additional information can be found at **[Regina.ca/proposeddevelopment](https://regina.ca/proposeddevelopment)**. If you would like to submit comments, please send these by mail, fax or email by **February 17, 2023**, as explained on the comment sheet – or, you may provide your comments at the open house.

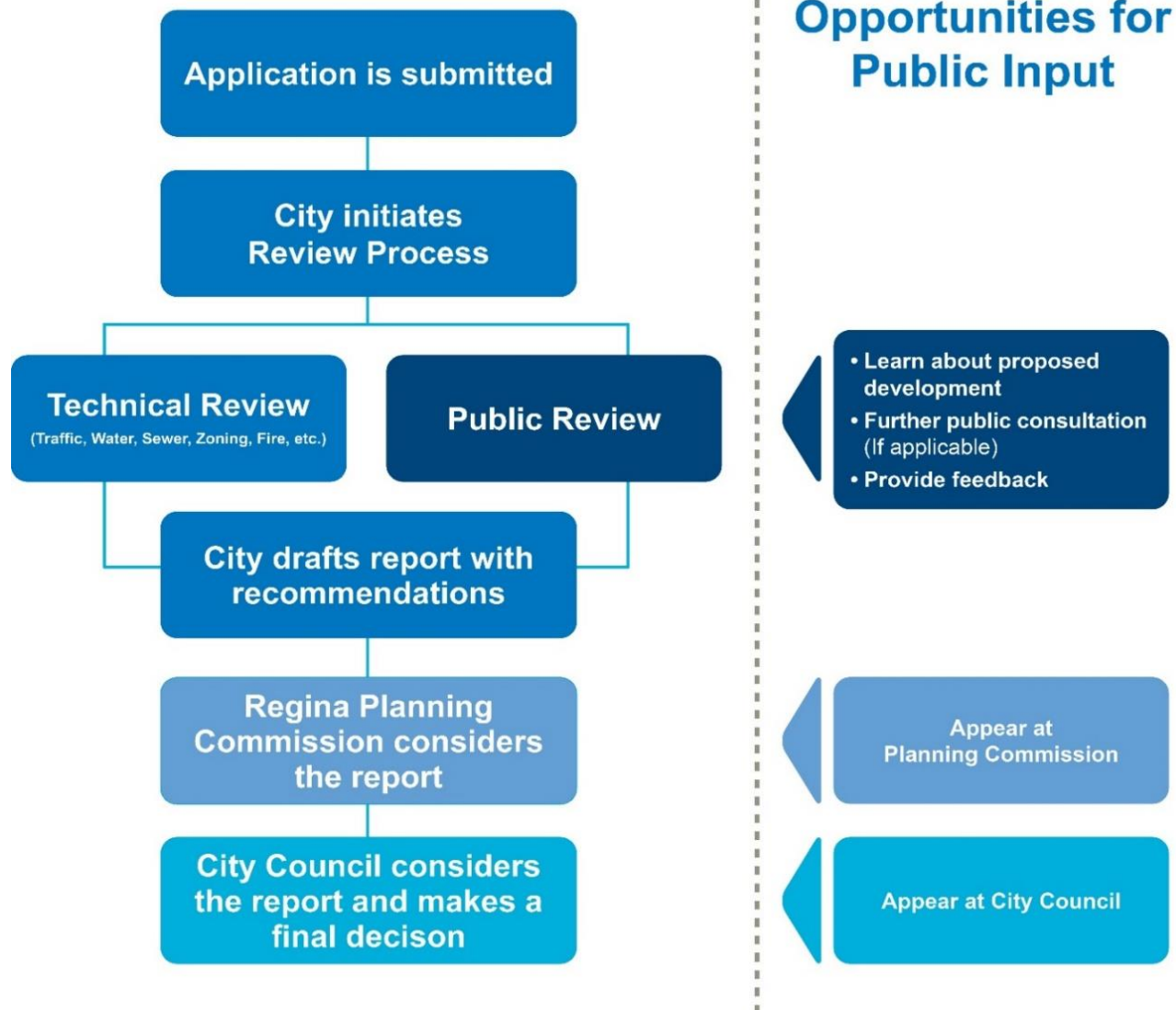
This information is being sent to owners and occupants of property in the vicinity of the proposed development. For questions or more information, please contact me at **306-751-4228** or email **jfenton@regina.ca**

Thank you



Jeremy Fenton
Senior City Planner, City Planning Branch

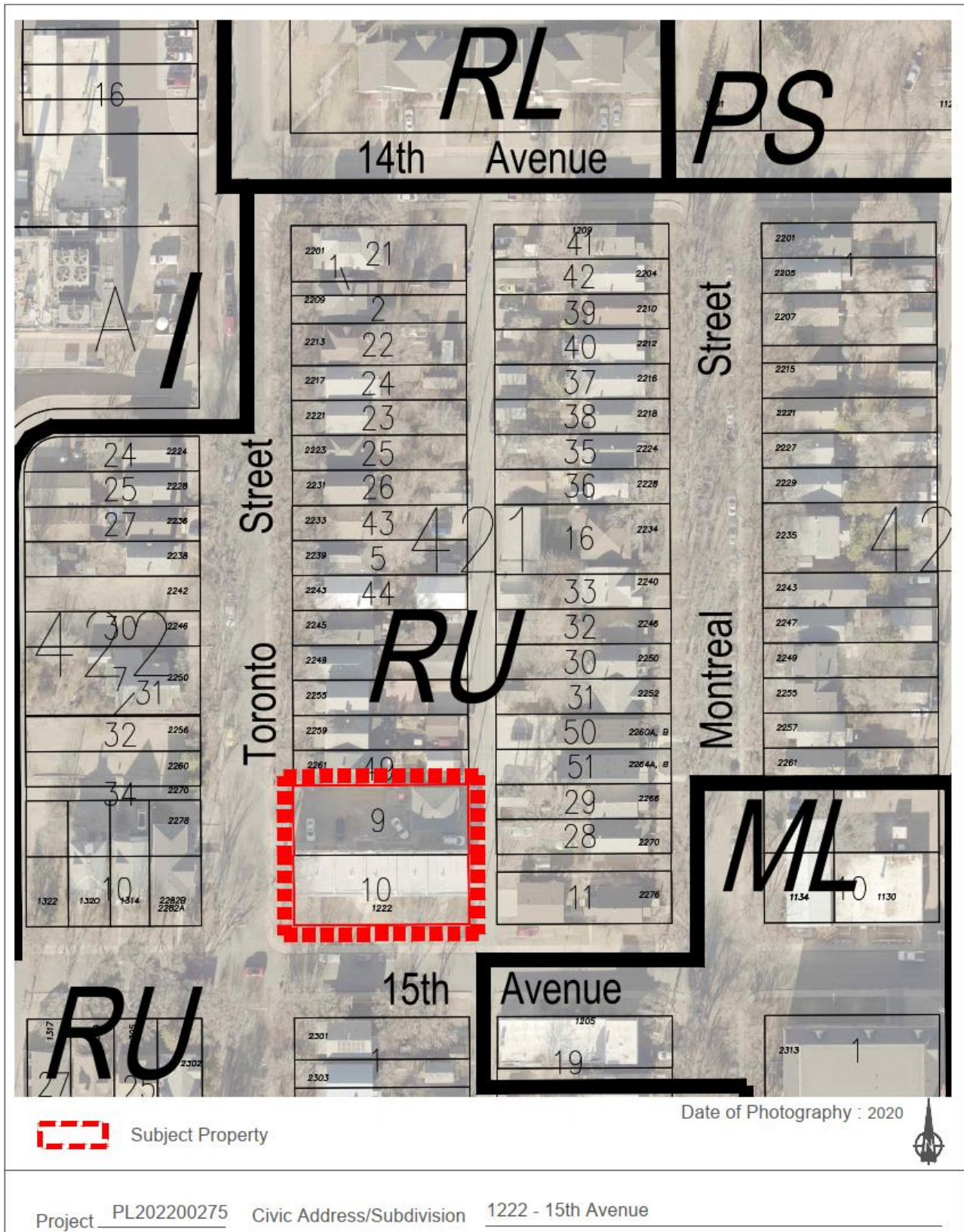
Overview	
Background	The Subject Property (1222 15 th Avenue) is located within the Heritage Neighbourhood and is subject to the policies of the Core Area Neighbourhood Plan, which identifies the property as forming part of a low-density residential area. The current zoning is Residential Urban Zone and the existing development is a medium-density 5-unit townhouse building that is intended to be demolished, should the application be approved.
Proposal	<p>The Applicant proposed to develop a 6-storey, 38-unit residential building. This proposed development will require:</p> <ul style="list-style-type: none"> • An amendment to the Core Area Neighbourhood Plan • Rezoning from Residential Urban Zone to Residential Low-Rise Zone, as the current zoning only allows 2 dwelling units per lot • Discretionary Use procedure, as it exceeds 11 metres in height.
Additional Information	
Process	<ul style="list-style-type: none"> • Refer to the Application Review Process on back of page • Any person is free to address Regina Planning Commission or City Council. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information. <p>A public open house event will be held, where residents and the public can come and go at their leisure, to learn more about the proposed development, as follows:</p> <p style="text-align: center;">February 9, 2023 Balfour Collegiate 1245 College Avenue 5:00pm - 8:00pm</p>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	<p>Jeremy Fenton, Senior City Planner, City Planning Branch Planning & Development Services Department jfenton@regina.ca or 306.751.4228</p>



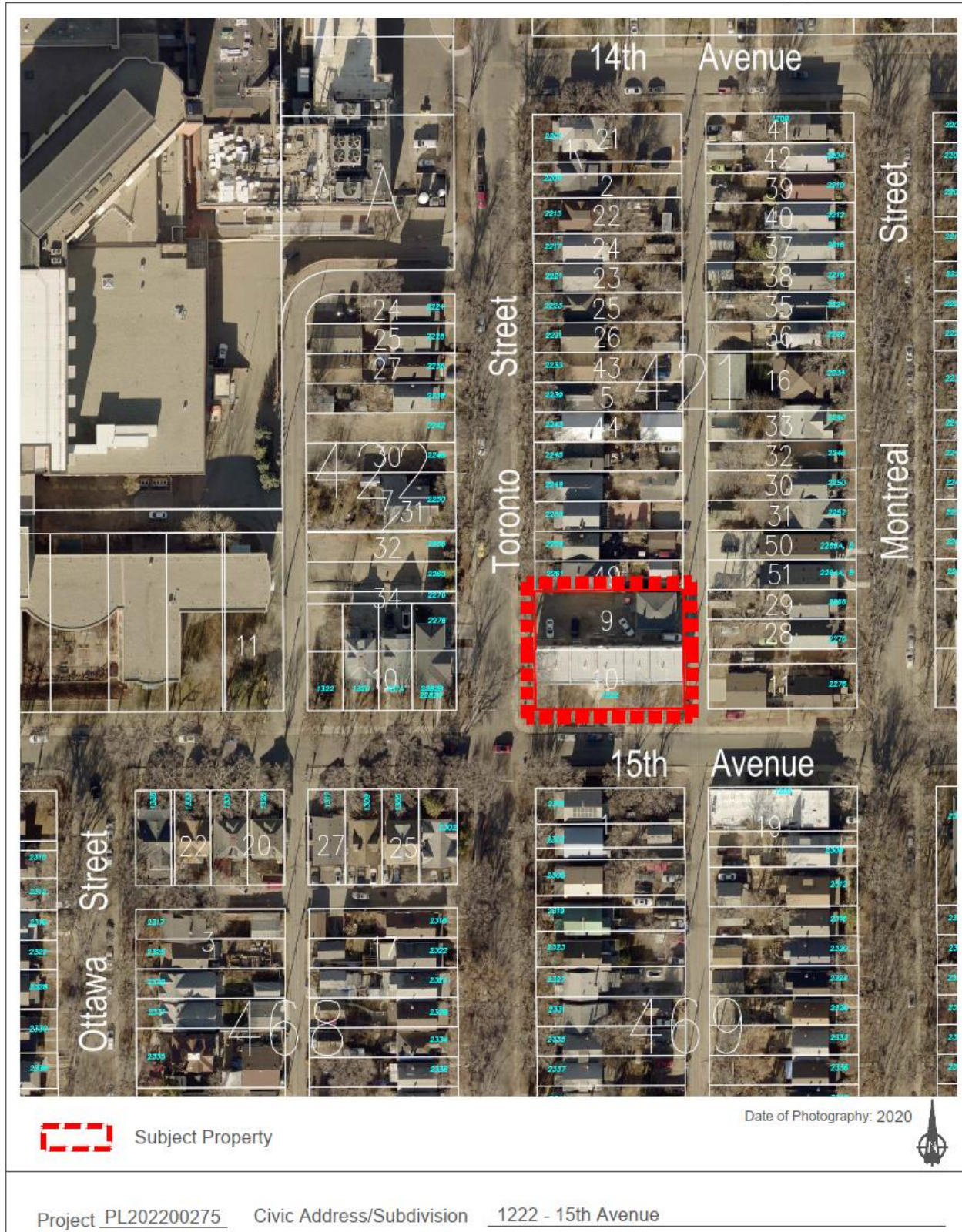
Public Open House

Additionally, a public open house event will be conducted, where residents and the public can come and go at their leisure, to learn more about the proposed development, as follows:

**February 9, 2023
Balfour Collegiate
1245 College Avenue
5:00pm - 8:00pm**



Appendix A-2



ZONING ANALYSIS

Site: 1220 15th Avenue
Lot size: 1162.1m²

Zone:
• "RL" - Residential Low-Rise

Building Type: Building, Stacked

Land Use: Total Gross Floor Area: 3,477.9m²

- Dwelling Unit: 3,477.9m²
- Dwelling amenity space = 180m² (5%)

Development Criteria:

- Lot Area: 1162.1m²
- Lot Frontage: 38.1m
- Front Yard Setback: 4.5 metres required, 4.72m provided
- Rear Yard Setback (Lane Access): 3.5m required, 3.5m provided
- Side Yard Setback (Lane Access): 3.5m required, 3.5m provided
- Building Height: 11m (20m Height) 5m required, 5m provided
- Lot coverage: 57% = 666.6m²
- Floor Area Ratio: 3,477.9m²/1162.1m² = 2.9
- Building Height: 20 metres

Parking

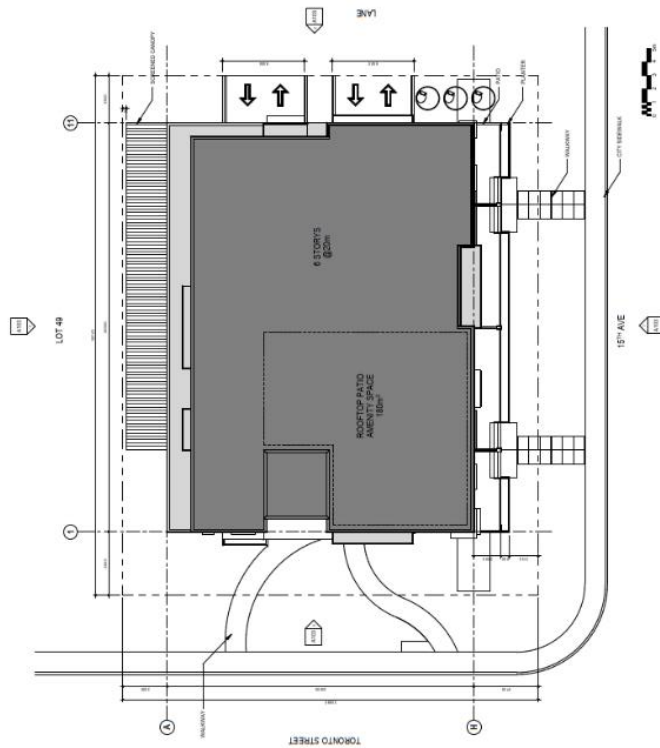
- Total Stalls: 38
- 25 stalls below grade, 13 stalls above grade
- 11 - 4.5m x 2.25m Compact Stalls
- 20 - 5.5m x 2.25m Standard Stalls
- 1 - 5.5m x 3.9m Accessible Stalls

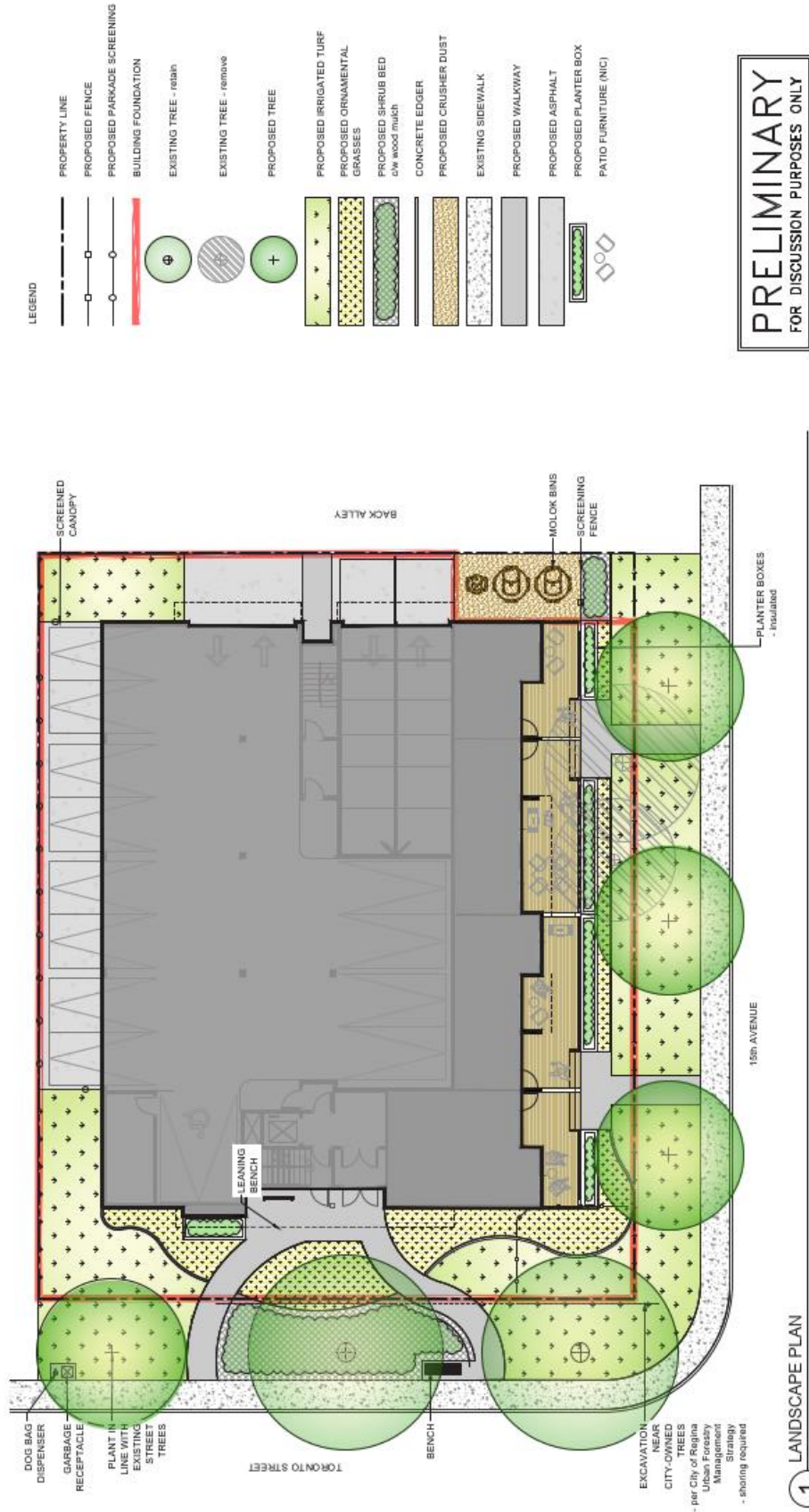
- Accessible stalls: 1 required, 1 provided.

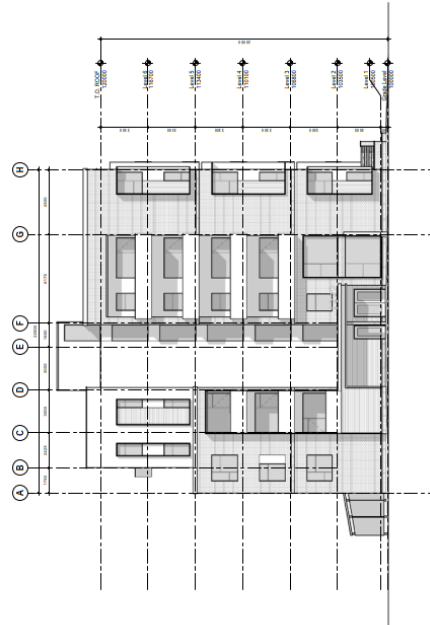
- Bicycle parking: 2 long term stalls required, 20 interior long term vertical rack stalls provided.

Landscaping

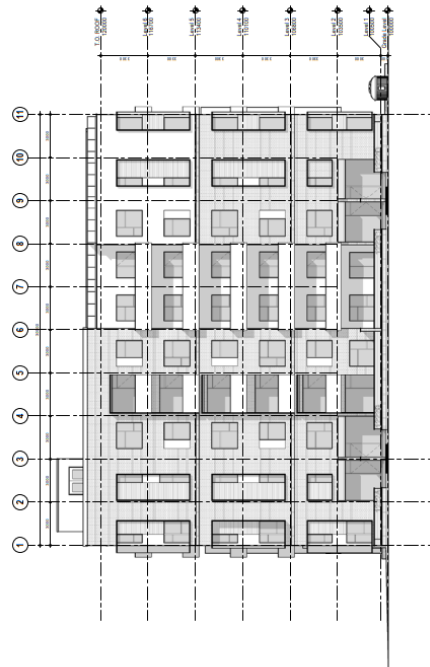
- Total landscaped area: 174.2m² (15%) required, 446m² (38%) provided.
- Trees: 4 required (1 provided)
- Shrubs: 8 required, >30 provided.



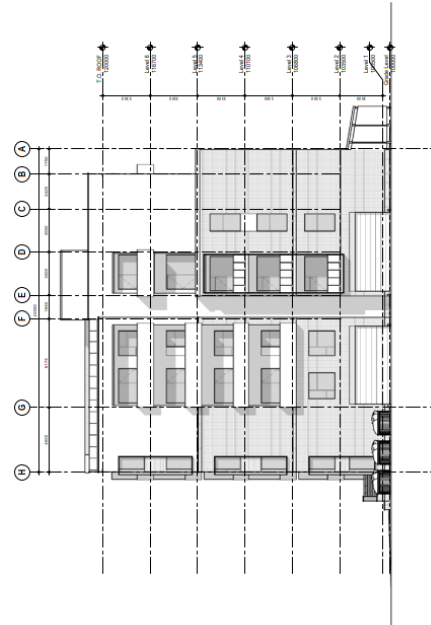




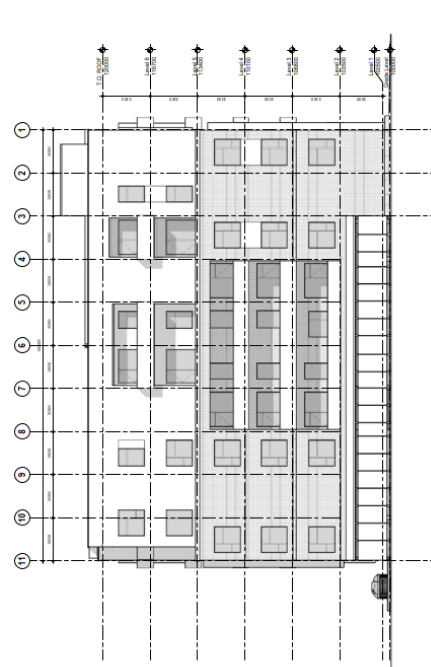
2 WEST ELEVATION



1 SOUTH ELEVATION



4 EAST ELEVATION



3 NORTH ELEVATION

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

15TH AVE DEVELOPMENT
1222 15TH AVE. REGINA, SK

ELEVATIONS

OWNER	15TH AVE
DESIGNER	1080
DATE	2023.03.23
PROJECT No.	220043
1080 ARCH.	