June 28, 2022

Dear Property Owner / Occupants:

RE: Application Number: PL202200088, PL202200084 and PL202200083
   Application Type: Official Community Plan & Zoning Bylaw Amendments and Discretionary Use Application
   Legal Address: Plan: FU1338 Block: 8 Lot: A
   Civic Address: 1751 College Avenue

Public Notice

The City of Regina is currently reviewing an Official Community Plan amendment, Zoning Bylaw amendment and Discretionary Use application to develop two four-storey apartment buildings. Please find attached a copy of an aerial photograph, an information sheet, and the applicant’s plans.

Comments by the public will be summarized in a report and will help inform the final decision on this matter. If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Your comments would be appreciated by August 2, 2022. You may send comments through regina.ca/proposeddevelopment under the project file name. A comment sheet is attached, should you wish to send written comments through mail, fax, or email.

Notice of this application is provided to the owners & occupants of properties located within the vicinity of the subject property.

Note:
Information regarding a public open house event, for this application, is included in the attached information summary

Sincerely,

Binod Poudyal
City Planner II
# Information Sheet

Official Community Plan, Zoning Bylaw amendment and Discretionary Use Application (PL202200088, PL202200084 and PL202200083)

1751 College Avenue

## Overview

### Background
- The subject property is located within the Canterbury neighbourhood, is currently vacant and forms a part of the Former Diocese of Qu’Appelle Neighbourhood Plan.
- The property is zoned DCD-QP – Former Diocese of Qu’appelle Lands Direct Control District with Mixed-Use Policy Area and Medium-Density Residential Policy Area as its subzones.
- The former Diocese of Qu’Appelle site was designated in 1980 as a Provincial Heritage Property. The subject property forms part of the heritage property, as some of the plantings on this land are designated as of heritage significance.
- Mixed-use policy areas may contain a mix of residential, live/work and commercial uses. Commercial uses shall be small in scale and local in nature and confined to the ground floor of the mixed-use buildings.

### Proposal
- The applicant proposes to amend the Former Diocese of Qu’Appelle Neighbourhood Plan and the DCD-QP Zone to construct two apartment buildings with a total of 100 dwelling units and a proposed building height of 13.97 meters.
- The amendment to the Neighbourhood Plan and the DCD-QP Zone will change the subzone from a Mixed-use policy area to medium-density residential policy area.
- The subject property is currently zoned DCD-QP in which Building Type and the Land use, i.e. “Building, planned Group” & “Planned Group,” respectively, and with a building height greater than 11 meters, is discretionary.
- The development requires 100 parking stalls and has proposed a total of 107 stalls (96 stalls in the parkade, 12 surfaces including three accessible stalls and a loading stall).
- Vehicle access is provided from Broad Street and Anson Road.
- Additional setback (eight meters) is provided (required five meters) to protect the character of the heritage building to the East.
- The Provincial Heritage Branch will review the application for compliance with the heritage characteristics of the neighbourhood. Including the Tree protection plan.

## Additional Information

### Discretionary Use Process
- A Discretionary Use is a land-use identified in a zone that may be allowed by the City Council or the Development Officer, depending on the outcome of a review process. The decision of the Council or the Development Officer is final.
- This application has been determined to require City Council’s approval.
- Refer to the Application Review Process on the back of the page
- Applications requiring City Council’s consideration will be sent to Regina Planning Commission for review. 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 meetings (if any) or the outcome of this application, be sure to give the City your contact information.

| Open House | Room CB136, University of Regina, College Avenue Campus  
2155 College Avenue  
Tuesday, July 26, 2022, 5:30 - 7:00 PM |
| Status Updates | Visit [Regina.ca/proposeddevelopment](http://Regina.ca/proposeddevelopment) for updates on this application |
| Contact | Binod Poudyal, City Planner II  
Planning and Development Services Department  
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000 |
Application is submitted

City initiates Review Process

Technical Review
(Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

• Learn about proposed development
• Further public consultation (if applicable)
• Provide feedback

Appear at Planning Commission

Appear at City Council
Comment Sheet
Official Community Plan, Zoning Bylaw amendment and Discretionary Use Application (PL202200088, PL202200084 and PL202200083)
1751 College Avenue

We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

By completing this form, you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.

☐ I support this proposal
☐ I would like it more if one or more features were different
☐ I would accept the proposal if many features were different
☐ I completely oppose this proposal
☐ None of the above/other

What elements of the development proposal do you support?
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

What changes to the development proposal do you recommend?
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

What other associated issues or comments do you have?
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Please provide contact information if you wish to be informed of when Regina Planning Commission considers this matter:

Name ______________________________
Address & Postal Code ______________________________
Telephone and/or Email ______________________________

Please respond by: August 2, 2022
City website (preferred): regina.ca/proposeddevelopment
Email: proposeddevelopment@regina.ca
Mail: City of Regina Planning & Development Services Department

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca. Collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.
Figure 6C.F1: Former Diocese of Qu’Appelle Lands Direct Control District Land Use Area

Map

- **Heritage Policy Area**
  - Refer to Table 6C.T2(a)

- **Mixed-use Policy Area**
  - Refer to Table 6C.T2(b)

- **Low Density Residential Policy Area**
  - Refer to Table 6C.T2(c)

- **Medium Density Residential Policy Area**

- **High-rise Residential Policy Area**

- **Municipal Reserve**

- **Subject Property**

- **Proposed Rezoning Area**