September 3, 2020

Public Notice

Contract Zone Application (PL202000128)
Proposed Redevelopment for Multi-Family Residential
3160 Albert Street

The City of Regina is currently reviewing a Contract Zone application, submitted by the property owner, to redevelop the property at 3160 Albert Street while conserving heritage defining elements. Please find attached a copy of an aerial photograph, information sheet and the applicant’s plans.

In place of an in-person open house, the City has organized a virtual session to provide the public with more detailed information regarding the proposed development:

**Wednesday, September 16**
7 p.m. to 8:15 p.m.
url link: Regina.ca/3160albert

A presentation by City staff and the applicant will start at 7 p.m. with up to an hour available after to answer questions. Residents will have an opportunity to provide their feedback separate from the session, through the standard comment form.

An electronic version of the comment form can be found at Regina.ca/proposeddevelopment. Electronic correspondence is preferred. A comment sheet has been included should you wish to send written comments through mail or fax.

Your comments would be appreciated by **September 25, 2020**. Notice of this application is provided to the owners & occupants of properties located within the vicinity of the subject property.

Yours truly,

Ben Mario
Senior City Planner
## Overview

### Background
- The subject property is located within the Lakeview Neighbourhood.
- The subject property is currently Zoned as R1-Residential Detached Zone with RID – Residential Infill Development Overlay Zone, in which a Multi-Family Residential is not permitted.
- The property is known as the “Cook House” after the original owners and was designated as Heritage Property in 2019.

### Proposal
- The applicant proposes to develop 16 residential units on the property. The portions of the building facing Albert Street with exception to the sunroom would be retained and the rest of the building would be demolished. Additions would be added behind the original structure to accommodate four units and there would be a 12-unit addition to the south of the original structure.
- 24 parking stalls would be accommodated underground, accessed from the alley. 10 stalls would be provided at surface, accessed directly from the alley.
- The applicant is requesting City Council’s approval of the following:
  - Amendment to the Heritage Designation Bylaw (2019-7) to remove references to the sunroom, concrete foundation, and glass bottom bottles.
  - Contract Zone approval to amend the Zoning Bylaw to allow for 16 residential units in this location. If approved, the development would be generally limited to the approved plans.
  - Closure of a portion of the Hill Avenue right of way. The applicant has requested to purchase the a 3.25m wide portion of the boulevard between the subject property and sidewalk to allow for more development area.

## Additional Information

### Process
- 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.
Regina Planning Commission / City Council Meeting
Visit [www.Regina.ca/proposeddevelopment](http://www.Regina.ca/proposeddevelopment) for updates on this application

Contact
Ben Mario, Senior City Planner
Planning and Development Services Department
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000