

Public Input Update

Proposed Development at 3160 Albert Street

Thank you to everyone who provided feedback on the proposed development at 3160 Albert Street. 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 a multi-unit building at this location?
The property was recently designated Heritage and this neighbourhood is primarily single-detached homes with historical character.***

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. Only City Council can approve or deny a proposed bylaw amendment.

Why is the City considering selling part of the right of way to support this development?

The applicant has requested that a 3.25m strip of Hill Avenue be consolidated with the subject property to allow for more area for the development. It would increase the size of land by about 150m².

From time to time the City is approached to close portions of rights-of-way (i.e. street, portion of street, alley) to consolidate with adjacent properties. A property owner interested in purchasing land is required to put up a non-refundable deposit, and the City conducts a technical review to determine if there is a need to maintain the right-of-way as public space. For example, there could be a potential need for future road widening or existing underground sewer infrastructure within the right-of-way that must be protected, in which case the City would not entertain the application any further. If there are no technical concerns, then an application may be formally submitted for review. Ultimately it is City Council's decision to close and sell the right of way or not as required by *The Cities Act*.

If Council approves, how soon could development begin?

If Council approves the applications, the developer would be required to submit permits for demolition and construction. As a contract zone, the developer would have two years to initiate the development by submission of building and demolitions permits.

Does the current zoning allow for an apartment building on the property?

No. The site is currently zoned as R1 with a Residential Infill Development Overlay (RID). The R1 zone is primarily intended to allow for single-family residential. The RID overlay is intended to ensure infill development is compatible with surroundings by limiting height and prescribing front yard setbacks.

The applicant has applied to rezone the property to allow for the development to proceed. Approval of a contract zone would limit development of the site to the proposal approved by Council.

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

The City's review considers technical aspects of the proposal, such as servicing, traffic, and zoning, policy alignment with the City's Official Community Plan, as well as a feedback from community stakeholders and the public at large. Developments must conform to technical requirements. Council considers alignment with policy (Official Community Plan) and feedback from the public in its final decision.

Would rezoning this property to high density set a precedent for the neighbourhood?

The current proposal includes only the subject property. The zoning in the neighbourhood otherwise would not change. Any property may be applied to be rezoned to increase density or change land use. Each is reviewed on a case by case basis using its typical review process (as noted above). Ultimately it is up to City Council to approve each application based on its own merits and circumstance.

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

This development would add traffic to the lane and surrounding streets. The City is considering the impact that this would have on surrounding infrastructure and community and its assessment will be summarized in the report.

If approved, would the City consider other parking restrictions on surrounding streets, such as resident parking permit or 2-hour parking?

At this time, we would not anticipate a need. However, requests by area residents can be made to the City to change local parking restrictions.

Can the development be serviced with the existing infrastructure?

A technical review will determine the impacts on infrastructure. The development would need to be demonstrated to be serviceable by water, sewer, stormwater and transportation to be approved. Any concerns will be noted in the City's report.

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 urban growth and intensification, built form and compatibility of development, heritage preservation and infrastructure impact. 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.

Heritage

How is it possible for a designated heritage home to be altered so much?

The applicant is requesting an amendment to the designation bylaw to allow for changes to the heritage property, including removal of the sunroom on the south side of the building. Council must approve these amendments if they want to approve the proposed development. City Council will consider alignment of the project, including the demolitions and proposed building additions with the Designation Bylaw.

Alterations to the property are also evaluated based on the strength of alignment to the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

What are the statutory requirements to formally designate a property?

The statutory requirements involve the passing of a bylaw by City Council to designate a property municipal heritage. The bylaw identifies the character defining elements of the property. Alterations to heritage properties must ensure that these character defining elements are being maintained and that changes to heritage properties demonstrate alignment with the *Standards and Guidelines for the Conservation of Historic Places in Canada*

What is a Statement of Significance? Who develops it?

A statement of significance is a description of the property about its heritage value and a list of elements that define its key characteristics. *The Standards and Guidelines for Historic Places*, published by the Canadian Register of Historic Places, provides guidance for this preparation of these statements. Typically, the Statement of Significance would be submitted by the property owner. A Statement of Significance for the Cook Residence was prepared by a third-party contractor and submitted to Administration. This is the Statement of Significance that was adopted into bylaw.

Note (1/13/2021): A previous version of this statement indicated that the Statement of Significance was prepared before the owner purchased the property, when in fact it was submitted to the City shortly after the current owner's purchase of the property.

Which parts of the building that are identified in the designation bylaw would be removed?

The applicant has requested alterations to the Designation Bylaw to allow the proposed development to proceed. In this process, the applicant is proposing to remove the rear parts of the original building on the site, and to retain and relocate the remaining Albert Street-fronting portions toward the northeast of the site to make room for new development. Most significantly, the sunroom is proposed to be removed from the character-defining elements in the bylaw. Other references to "concrete foundation" and "glass bottle bottoms installed in the rear gable peaks" would also be removed. Council must approve these amendments if they want to approve the proposed development. City Council will consider alignment of the project, including the demolitions and proposed building additions with the Designation Bylaw.

Does the funding available for maintaining heritage buildings apply in this case?

Incentives for restoration and repairs to designated properties are available through the City's Heritage Building Rehabilitation Program. The portion of the project that is focused on conservation of the heritage structure would be eligible for incentives, if Council approves the bylaw amendments.

Is the City considering the costs of rehabilitation options as a factor in its review?

Cost of rehabilitation is not a specific criteria within the review of proposals for changes to historic properties. However, it is a practical consideration that is acknowledged by the City and other regulatory bodies. To the extent that costs are known or can be estimated, this information will be provided to Council as part of Administration's analysis.

Public Input

How many people tuned in to the Public Information Session on September 16?

We had about 175 people logged on to the event throughout the night.

How many comments were received through public notice period?

The City received over 1800 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?

The proposal was tentatively slated to be brought to Regina Planning Commission in December. However, the applicant has requested more time to respond to questions and comments raised during the review process. It is expected that the proposal will be brought forward to Regina Planning Commission in spring 2021.

Will there be opportunity for additional public comment?

There is no other public feedback session scheduled, however residents are invited to attend as a delegate at the Committee and Council meeting in the spring. Additional public feedback may be required if the application substantially changes from its original concept.

Last Updated: January 13, 2021