



List of Delegations Regina Planning Commission

**Tuesday, May 12, 2026
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Regina Planning Commission
List of Delegations
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RPC26-7 Zoning Bylaw Amendment – 834 Broadway Avenue

DELEGATIONS

RPC26-9 Wilma Staff, Regina, SK

RPC26-10 Jonathan Richards, Tetra Property/Innova Developments, Craven, SK

RPC26-8 Concept Plan & Zoning Bylaw Amendment – 500 N Courtney Street

DELEGATIONS

Robert Moran, Regina, SK

Diana Hawryluk, Dream, Regina, SK

May 12, 2026

Good afternoon Madam Chairperson and Members of the Planning Commission. I am Wilma Staff and I am here representing myself and some of my neighbours in the Arnheim Assiniboia Place neighbourhood.

Given the fact that the residents were asked for their comments regarding a proposed rezoning without any rendering of the potential building means they were being asked to agree to an inappropriate and incompatible housing development. It is not acceptable to either the residents or the members of this commission to approve a rezoning when essential project details like the siting on the property, roof lines, facades, setbacks and other essential details are missing. It is imperative that these matters be provided because once the property is rezoned the proponent can submit an application for any type of development allowed or discretionary in the new zone.

I am therefore asking the Commission to adopt option 2 and ask the Planning Dept to provide renderings of the building and a site plan showing how it is sited on the property.

Background: The Official Community Plan (OCP) Design Regina is the superior document in the planning and development process and the zoning bylaw is the means to physically realize the OCP policies. With that in mind the following comments regarding the clauses in the OCP related to this proposed rezoning and the excerpts from Zoning Bylaw 2019 as well as my assessment regarding the collection of the neighbourhood residents comments are important.

With respect to the Official Community Plan any rezoning to permit a development allowed or discretionary in the RL-Residential Low Rise Zone contravenes the following directives set out in the Official Community Plan (Design Regina) Goal 3 Intensification policies for the Al Ritchie Neighbourhood.

Goal 3 – Intensification

Enhance the city's urban form through intensification and redevelopment of existing built-up areas.

2.7 Direct future higher density intensification to the CITY CENTRE, existing URBAN CENTRES and CORRIDORS, PRIMARY INTENSIFICATION AREAS, SECONDARY INTENSIFICATION AREAS and adjacent INTENSIFICATION AREAS where an adequate level of service and appropriate intensity and land use can be provided.

Comments: The sewer and water infrastructure is decrepit and malfunctioning. The interconnection of raw and storm sewers is responsible for the awful stench

emanating from some storm sewers throughout the Assiniboia Place subdivision in the Al Ritchie Neighbourhood. In addition, according to the drainage map I saw for this area, I am sure there is at least one outfall draining into Wascana Lake. The smell of sewer gas emanating from the storm sewers was a common complaint in 2020 when the Community Assoc. conducted its neighbourhood plan survey of the residents.

These interconnections must be eliminated and the sewer and water infrastructure replaced before more housing units are added to the system. Adding to the sewer problems, winters in this neighbourhood generate a significant number of ruptured waterlines.

Also, at this location due to its narrowness, the City has prohibited parking on the west side of the 2400 and 2500 blocks of Wallace St. Any additional vehicles will exacerbate the limited on street parking.

2.7A Higher density intensification developments may be supported in other contexts not mentioned in policy

2.7, with consideration of the surrounding neighbourhood context, and the following criteria:

2.7A.1 In close proximity to areas mentioned in policy

2.7 or development of a similar type, land use or zoning (i.e. higher density residential or mixed-use);

2.7A.2 Located along a collector/arterial roadway preferably having back lane access;

2.7A.3 Comer sites within walking distance to transit; and

2.7A.4 Serviceable.

2.8 Require intensification in BUILT OR APPROVED NEIGHBOURHOODS to be compatible with the existing built form and servicing capacity.

2.10.6 Guidelines for determining compatible urban design, appropriate built forms, densities, and design controls;

Comments: 2,8 states that "intensification in BUILT OR APPROVED NEIGHBOURHOODS to be compatible with the existing built form and servicing capacity." That requirement for compatible built form housing developments is

further emphasized in 2.10.6 regarding the preparation of guidelines to assure “compatible urban design, appropriate built forms, densities, and design controls.”

City of Regina Zoning Bylaw No. 2019-19

Page 3.34 Residential Zones Chapter 3

PART 3B

RU – RESIDENTIAL URBAN ZONE

3B.1 INTENT

This zone is intended to:

(a) accommodate a neighbourhood environment characterized by buildings with one and two-unit dwellings; and

(b) promote flexibility in lot size for residential development.

3B.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in Part 3B apply to all land uses and developments in the Residential Urban zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Urban zone.

(3) The Residential Urban Zone shall apply to lands intended for a maximum of two units per lot, with a minimum lot frontage stated in Table 3B.T3 -Residential Urban Zone Development Standards.

3B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3B.T1 lists building types that are permitted or discretionary in the Residential Urban zone.

(2) Any building types other than those listed in Table 3B.T1 are prohibited in the Residential Urban zone.

Comments: As the City grows, it is important to respect the Official Community Plan’s (OCP) finding that what makes Regina special is its small unique neighbourhoods. To support and enhance that uniqueness as well as meet the objectives of the OCP various zones have been applied to each neighbourhood. To that end after much consultation with stakeholders and a citywide consultation City Council adopted Zoning Bylaw 2019.

Adopted by City Council in March of 2022 the Al Ritchie Neighbourhood Plan provided proof the zoning placed on the neighbourhood in 2019 was correct and in compliance with the directives and policies of the OCP.

The plan also recognized the wishes of the residents to protect the character of the neighbourhood as much as possible. It allowed a reasonable and sensitive increase in density despite Al Ritchie being the densest neighbourhood in the City.

Neighbourhood enhancement promoted by complementary and compatible new development focused on land-use and built-form. That included the type, location of new development as well as the shape, design and configuration of buildings. It assured that the regulations of the Zoning Bylaw, which provides detailed direction for land-use and built-form, were applied appropriately and conformed to the OCP policies.

A hierarchy of policy and regulatory instruments direct land-use and development in the city. From the city-wide statutory Official Community Plan policies, to neighbourhood and concept plans, to the detailed regulations of the Zoning Bylaw.

The repeal of the neighbourhood plan does permit the City to contravene the OCP policies. These plans are not mandatory. As an adjunct to the OCP they help to refine its policies.

The OCP and the zoning bylaw and zoning bylaw decisions must conform.

Conclusion: To comply with the OCP policies and Zoning Bylaw 2019, the only appropriate type of densification for 834 Broadway Ave. is a up down duplex like the one on the North side of Broadway Ave. and two on the South side.

Public Notice

Here is my assessment of comments collection process.

The “Public Notice” and signage on the property relates to a rezoning from RU Residential Urban Zone to RL-Residential Low Rise Zone. According to this notice “the City is not reviewing an application for a proposed development at this time”. That begs the question how are the residents supposed to provide pertinent comments about a development without a site plan or details about a tentative project.

“Linking a rezoning amendment and the issuance of a development permit requires specific, concurrent, applications. If a proposed development does not align with current zoning, a **Zoning Bylaw Amendment (Rezoning) Application** must be submitted to change the land use designation, **alongside a Development Permit Application** which details the specific project.” (Source City of Regina.)

Project details are essential because once the property is rezoned the proponent can submit an application for any type of development allowed or discretionary in the new zone. That makes the residents present comments useless.

Rezoning and obtaining a development permit are two distinct steps in a sequential process. The zoning must be correct and in place before a development permit that complies with the height, setbacks, traffic related sight lines and other requirements of the new zone, can be approved.

Here are the relevant clauses in The Planning and Development Act 2007.

Development permit required

62(1) If a zoning bylaw is in effect and a development permit is required, no person shall undertake a development or commence a use unless the person obtains a development permit.

(7) No development permit is valid unless it conforms with the zoning bylaw and this Act.

(8) No building permit is valid unless a subsisting development permit, if such a permit is required, has been issued.

Combining a rezoning and development permit process without a detailed site plan makes it hard to determine if the infrastructure and parking can support the project. In this case the infrastructure is unfit for increased density.

Rezoning or Spot Zoning a property without detailed plans can lead to significant issues if the final development is not aligned with the OCP.

In this case the proposed development does not comply with the OCP polices or Zoning Bylaw 2019.

Conclusion: The comments gathering process for spot zoning 834 Broadway Ave. to allow a hypothetical development is faulty. It is impossible to analyze and prepare a cogent response without a specific detailed development plan.

Recommendation: A rezoning of 834 Broadway Avenue from the present RU-Residential Urban Zone to Residential Low Rise should only be approved once the Planning Dept. has provided renderings of the building showing the roof lines the faced and a site plan showing how it is sited on the property, With that in mind I am asking the commission to adopt option 2.

Submitted this 11th day of May 11, 2026.

Signed

Wilma Staff

Hello,

My name is Jonathan Richards, and I am the Chief Operating Officer of Tetra Property Corporation. Tetra is a family-owned company operated by myself and my three brothers. We were all raised in Regina, and we remain committed to investing in and contributing to the community that shaped us.

Although it has been approximately 15 years since I studied Urban Planning at the University of Regina, many of the core principles I learned remain highly relevant today. One of the most important is urban intensification and the role it plays in building sustainable, resilient cities. Thoughtful intensification helps reduce strain on infrastructure, supports public transit, increases housing diversity, and contributes to lowering overall carbon emissions.

Our proposed multi-unit development aligns closely with these objectives. The site is located along a primary transit route and in proximity to downtown, allowing residents convenient access to amenities and public transportation. This reduces reliance on personal vehicles and supports broader environmental goals.

We would also like to address several concerns raised during public feedback.

With respect to parking and traffic, the development includes a four-car garage, and based on comparable projects, we anticipate that most residents will have a single vehicle or none. Broadway Avenue currently accommodates a significant volume of daily traffic, and the incremental increase generated by this development will be minimal.

Regarding concerns about crime, this area already includes a substantial amount of rental housing, much of which is aging. Investment in new, well-maintained housing has been shown to improve neighbourhood conditions and stability, rather than detract from it.

In terms of building massing and design, the proposal is intentionally modest and low-profile. The design includes at-grade entrances facing both streets, maintaining a human-scale streetscape. There is also flexibility in architectural detailing, which can be further refined during the permitting stage. Rowhouse-style housing has a long history in Regina and fits naturally within the city's residential fabric.

Finally, this proposal is consistent with existing planning policy and nearby development patterns. Within one block, developments such as Milton Heights and Broadway Terrace demonstrate the presence of higher-density housing in the area. Additionally, within a few blocks, there are comparable townhouse-style developments on similar lots. The applicable zoning framework supports a mix of low-rise, multi-unit residential forms, and our proposal fits within that intent.

We look forward to working collaboratively with the City and the community to deliver much-needed, high-quality rental housing in Regina.

Thank you for your time and consideration.