

YOUR CITY YOUR SAY

Audit & Finance Committee

Tuesday, April 9

4:00 p.m.

City Council

Wednesday, April 10

1:00 p.m.

Submissions to register are no longer accepted by email.

Please register by completing the online form on [Regina.ca/register](https://regina.ca/register) to request to address City Council/Committee on a meeting agenda item.

The deadline to register is no later than 12 p.m. on the Monday prior to the scheduled meeting. A written brief in advance is not required to present to a Committee, but it is required to present at a City Council meeting. Find more information about presenting to Council and Committees on [Regina.ca](https://regina.ca).

Please reach out to the Office of City Clerk at 306-777-7000 if you require assistance.

These meetings will be streamed live on [Regina.ca/meetings](https://regina.ca/meetings), [MyAccess.ca](https://myaccess.ca) and when community programming permits, televised on the AccessNow Community Channel.

PUBLIC NOTICE ZONING BYLAW AMENDMENT

Regina City Council will consider an amendment to *The Regina Zoning Bylaw, 2019* and *Zoning Map 2888(A)* for the property identified and as shown on the map below and will be considered for rezoning as follows:

- Legal Description: Block 5A; Plan No. 102282263 Ext 0
- Civic Address: 1602 Winnipeg Street
- Neighbourhood: Heritage
- Current Zoning: IL – Industrial Light Zone
- Proposed Zoning: MLM – Mixed Large Market

Project: PL202300215



1602 Winnipeg Street

REASON: The Proponent is applying for the above-noted amendment to facilitate commercial development at the Subject Property.

INSPECTION: A copy of the proposed bylaw will be available for examination on the City's website commencing **Friday, April 19, 2024**.

HEARING: The City Council will consider the above-noted amendment at its meeting on **Wednesday, April 24, 2024, at 1:00 p.m.** Citizens who want to address the City Council may attend the meeting via teleconference or in person.

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PUBLIC NOTICE THE OFFICIAL COMMUNITY PLAN and ZONING BYLAW AMENDMENTS - HOUSING ACCELERATOR FUND PHASE 2 - PART 1

Regina City Council intends to consider the following amendments to *Design Regina: The Official Community Plan, Bylaw No. 2013-48*, and *The Regina Zoning Bylaw, 2019*, related to the Housing Accelerator Fund.

Official Community Plan Amendments

1. Introducing Primary Intensification Areas within 200 metres of main transit routes and hubs, where multi-unit residential or mixed-use developments with up to 20 metres of building height will be permitted, and
2. Aligning existing definitions, policies and maps in Part A of the Official Community Plan with the City's other strategic documents for defining main transit routes (e.g. Regina Transit Master Plan).

Zoning Bylaw Amendments

1. Introducing overarching zoning provisions for lots zoned R1—Residential Detached, RN—Residential Neighbourhood and RU—Residential Urban, RL – Residential Low-Rise, RH – Residential High-Rise, ML—Mixed Low-Rise and Direct Control Districts within the Primary Intensification Areas to permit multi-unit residential or mixed-use development with up to 20 metres of building height, and
2. Repealing HT-W – Wascana Height Overlay to permit additional multi-unit housing within the Primary Intensification Areas. This change will also require amendments to the associated Zoning Bylaw maps.

REASON - In June 2023, the City applied for Federal funding through the Housing Accelerator Fund (HAF), aimed at assisting Canadian municipalities in addressing short- and long-term housing needs during the national housing crisis. The City's HAF application included a Council-approved Action Plan with 11 housing development initiatives. In February 2024, the City secured \$35.2 million in HAF funding. Bylaws are being amended in phases to achieve five of the 11 HAF initiatives focused on regulatory changes to remove obstacles to housing development and enable more housing units to be built citywide, with Phase 1 approved in January 2024. The proposed amendments under Phase 2-Part 1 of this work intend to permit multi-unit housing up to 20 meters in height within 200 meters of main transit routes and the removal of discretionary height restrictions near Wascana Centre.

INSPECTION - A copy of the proposed bylaws will be available for examination on the City's website from **Friday, April 19, 2024**.

HEARING - City Council will hold a public hearing in relation to the proposed bylaws on **Wednesday, April 24, 2024** at 1:00 p.m. Citizens who want to address **City Council** may attend the meeting via teleconference or in person.

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