



March 7, 2023

Dear Sir/Madam:

Re: APPLICATION NUMBER: PL202200266; PL202200267  
LEGAL ADDRESS: PLAN: 101946281 BLOCK: J  
APPLICATION TYPE: ZONING BYLAW AMENDMENT; DISCRETIONARY USE  
CIVIC ADDRESS: 2340 WINDSOR PARK ROAD

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This letter is to provide additional information on the process and introduce the Applicant's changes to the proposed plan. Please see the attached revised plan. The following changes have been inspired by public feedback:

- A decrease in the number of units from 246 to 234 units
- An increase in the number of parking stalls from 262 to 338 total parking stalls, now equating to 1.44 parking stalls per unit
- Centralizing and increasing the size of the playground amenity space
- As a result of these changes, parking has been added between the building setbacks and the south property line, while providing for a 2.5 metre landscape strip.
- The fronts of units adjacent to Windsor Park Road will face internal to the site and a fence has been added along the street. Pedestrian access to Windsor Park Road would also be provided.

This project is scheduled **tentatively** for April 11 Regina Planning Commission. If you are on the contact list (by providing your name and address or e-mail) you will be notified by the City Clerk's Department, prior to the meeting.

Thank you,

Kimberly Hemm

City Planner II



## Public Input Going Forward

### ***Is the City accepting more public feedback on this proposal?***

The changes that are described in this letter are a result of the public feedback that has already been received. The applicant (Avana) intends to request approval of the site plan as presented. Any person is free to attend the Regina Planning Commission and/or City Council meetings. In the meantime, the City is willing to answer any questions that residents in the area may have about the revised proposal.

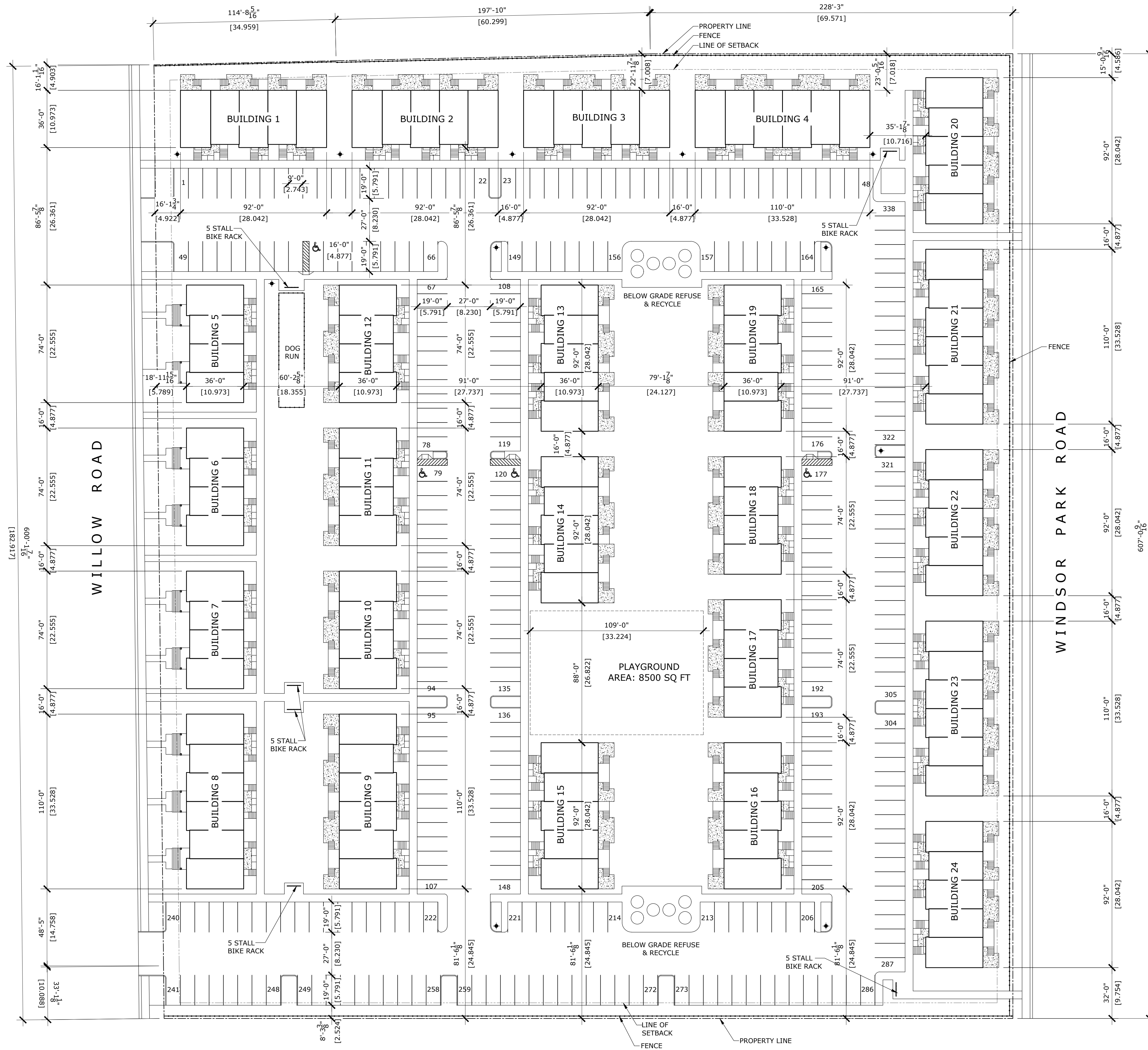
### ***When will this be brought forward to Committee and Council?***

This application is **tentatively** scheduled for April 2023 Regina Planning Commission meeting. The Regina Planning Commission will then make their recommendation to be brought to the subsequent City Council Meeting.

### ***How may I appear as a delegate at Regina Planning Commission or City Council?***

All information regarding appearing as a delegate and speaking to a report to Committee or City Council is available here: <https://www.regina.ca/city-government/city-council/council-meetings/index.html> City Council makes the final decision on the matter.

If you have provided accurate contact details to the City during the review you are on our contact list. The City Clerk's Office will contact you once the report has been posted to Regina.ca with instructions on how to appear as a delegate.



**SITE PLAN LEGEND**

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- FENCE LINE
- LIGHT STANDARD
- LANDSCAPED AREA
- CONCRETE SURFACE AREA
- ASPHALT SURFACE AREA
- ACCESSIBLE PARKING

**ZONING BYLAW ANALYSIS**

**BUILDING INFORMATION**

**BUILDING AREA / GROSS FLOOR AREA:**

8 UNIT TOWNHOUSE (5 BUILDINGS - A/D, B/E)

TYPICAL BUILDING FOOTPRINT (FDN AREA PER BUILDING): 240.898 m<sup>2</sup> (2593 ft<sup>2</sup>)

TOTAL BUILDING FOOTPRINT (5 BUILDINGS): 1204.488 m<sup>2</sup> (12965 ft<sup>2</sup>)

TYPICAL GROSS FLOOR AREA (MAIN & 2nd PER BUILDING): 481.795 m<sup>2</sup> (5186 ft<sup>2</sup>)

TOTAL GROSS FLOOR AREA (5 BUILDINGS): 2408.976 m<sup>2</sup> (25930 ft<sup>2</sup>)

8 UNIT TOWNHOUSE (3 BUILDINGS - G/K, H/L)

TYPICAL BUILDING FOOTPRINT (FDN AREA PER BUILDING): 240.898 m<sup>2</sup> (2593 ft<sup>2</sup>)

TOTAL BUILDING FOOTPRINT (3 BUILDINGS): 722.693 m<sup>2</sup> (7779 ft<sup>2</sup>)

TYPICAL GROSS FLOOR AREA (MAIN & 2nd PER BUILDING): 481.795 m<sup>2</sup> (5186 ft<sup>2</sup>)

TOTAL GROSS FLOOR AREA (3 BUILDINGS): 1445.386 m<sup>2</sup> (15558 ft<sup>2</sup>)

10 UNIT TOWNHOUSE (11 BUILDINGS - A/D, B/E, C/F)

TYPICAL BUILDING FOOTPRINT (FDN AREA PER BUILDING): 301.162 m<sup>2</sup> (3242 ft<sup>2</sup>)

TOTAL BUILDING FOOTPRINT (11 BUILDINGS): 3313.12 m<sup>2</sup> (35662 ft<sup>2</sup>)

TYPICAL GROSS FLOOR AREA (MAIN & 2nd PER BUILDING): 602.383 m<sup>2</sup> (6484 ft<sup>2</sup>)

TOTAL GROSS FLOOR AREA (11 BUILDINGS): 6626.22 m<sup>2</sup> (71244 ft<sup>2</sup>)

12 UNIT TOWNHOUSE (4 BUILDINGS - A/D, B/E, C/F)

TYPICAL BUILDING FOOTPRINT (FDN AREA): 361.393 m<sup>2</sup> (3890 ft<sup>2</sup>)

TOTAL BUILDING FOOTPRINT (4 BUILDINGS): 1445.57 m<sup>2</sup> (15566 ft<sup>2</sup>)

TYPICAL GROSS FLOOR AREA (MAIN & 2nd): 722.786 m<sup>2</sup> (7780 ft<sup>2</sup>)

TOTAL GROSS FLOOR AREA (4 BUILDINGS): 2891.14 m<sup>2</sup> (31120 ft<sup>2</sup>)

12 UNIT TOWNHOUSE (1 BUILDINGS - G/K, H/L, J/M)

BUILDING FOOTPRINT (FDN AREA): 361.393 m<sup>2</sup> (3890 ft<sup>2</sup>)

TOTAL BUILDING FOOTPRINT (1 BUILDINGS): 361.393 m<sup>2</sup> (3890 ft<sup>2</sup>)

GROSS FLOOR AREA (MAIN & 2nd): 731.983 m<sup>2</sup> (7879 ft<sup>2</sup>)

TOTAL GROSS FLOOR AREA (1 BUILDINGS): 731.983 m<sup>2</sup> (7879 ft<sup>2</sup>)

**TOTAL DWELLING UNITS: 234 TOTAL UNITS**

BLOCK	N/A
LOT	J
PLAN #	101946281
CIVIC ADDRESS	2340 WINDSOR PARK ROAD
ZONE	MH/HOLDING OVERLAY
LAND USE TYPE	BUILDING, PLANNED GROUP. DWELLING, BUILDING, STACKED

DEVELOPMENT STANDARDS		
LOCATION	MIN REQUIRED	PROVIDED
LOT AREA	250 m <sup>2</sup>	30213.749 m <sup>2</sup> (325218 ft <sup>2</sup> )
LOT FRONTAGE	6.0 m	185.028 m
FRONT SETBACK	3.0 m	5.743 m
REAR SETBACK	NIL	4.860 m
SIDE YARD SETBACK	NIL	N/A
SITE COVERAGE	90%	23.32%
FLOOR AREA RATIO	4.0	0.47
BUILDING HEIGHT	20 m	7.836 m

ENCROACHMENTS		
PERMITTED	MAX	MIN
EAVES	610mm PROJECTION INTO FRONT, SIDE, FLANKAGE & REAR YARD	450mm SETBACK FROM PROPERTY LINE
CANTILEVER	610mm INTO ONE INT SIDE & FLANKAGE YARD. MIN 450mm SETBACK FROM PROPERTY LINE	
FIRE ESCAPE	1.5m PROJECTION INTO FRONT, SIDE, FLANKAGE & REAR YARD	150mm SETBACK FROM PROPERTY LINE
PORCH	3.0m PROJECTION INTO FRONT, SIDE, FLANKAGE & REAR YARD	
STEPS	UNRESTRICTED IN ALL YARDS	

PARKING STALL / BICYCLE PARKING		
REQUIRED	PROVIDED	
ONE STALL PER DWELLING UNIT = 234	338	
ACCESSIBLE = 2% OF REQUIRED = (234*2%=4.68)	5	
BICYCLE PARKING = 12 LONG TERM OR 25 SHORT TERM	30 SHORT TERM	

LANDSCAPING AND AESTHETIC SCREENING		
	MIN REQUIRED	PROVIDED
SITE AREA	250 m <sup>2</sup>	30213.749 m <sup>2</sup> (325218 ft <sup>2</sup> )
LANDSCAPE AREA REQUIRED	15% SITE AREA	= 4532.062 m <sup>2</sup> (48783 ft <sup>2</sup> )
LANDSCAPE AREA DESIGNED		= 8975.34 m <sup>2</sup> (96609.71 ft <sup>2</sup> )
TREES REQUIRED	1 TREE/40 m <sup>2</sup> = 114 REQ'D	= 114 TREES
DECIDUOUS TREES REQUIRED	1 TREE/10 m ROW = 37 REQ'D	= 43 TREES
SHRUBS REQUIRED	1 SHRUB/20 m <sup>2</sup> = 227 REQ'D	= 228 SHRUBS
AESTHETIC SCREENING	NO	NO

**SITE PLAN**  
SCALE: 1/32"=1'-0"