

January 18, 2023

Public Notice

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

The Planning & Development Services Department of the City Planning and Community Development Division has received an application to amend the Zoning Bylaw and an application for Discretionary Use to facilitate the development of stacked (one unit above and one below) townhouses at 2340 Windsor Park Road.

The City has organized a come-and-go open house event to provide the public with an opportunity to receive more detailed information regarding the proposed development:

January 31, 2023
5 p.m. to 8 p.m.
Saint Gabriel School Gym
3150 Windsor Park Road

City staff and representatives of the developer will be present to answer any questions.

Enclosed, are copies of the site context map, detailed land-use map and a comment sheet. Additional information can be found at Regina.ca/proposeddevelopment. If you would like to submit comments, please send these by mail, fax or email by **February 15, 2023**, as explained on the comment sheet – or, you may provide your comments at the open house.

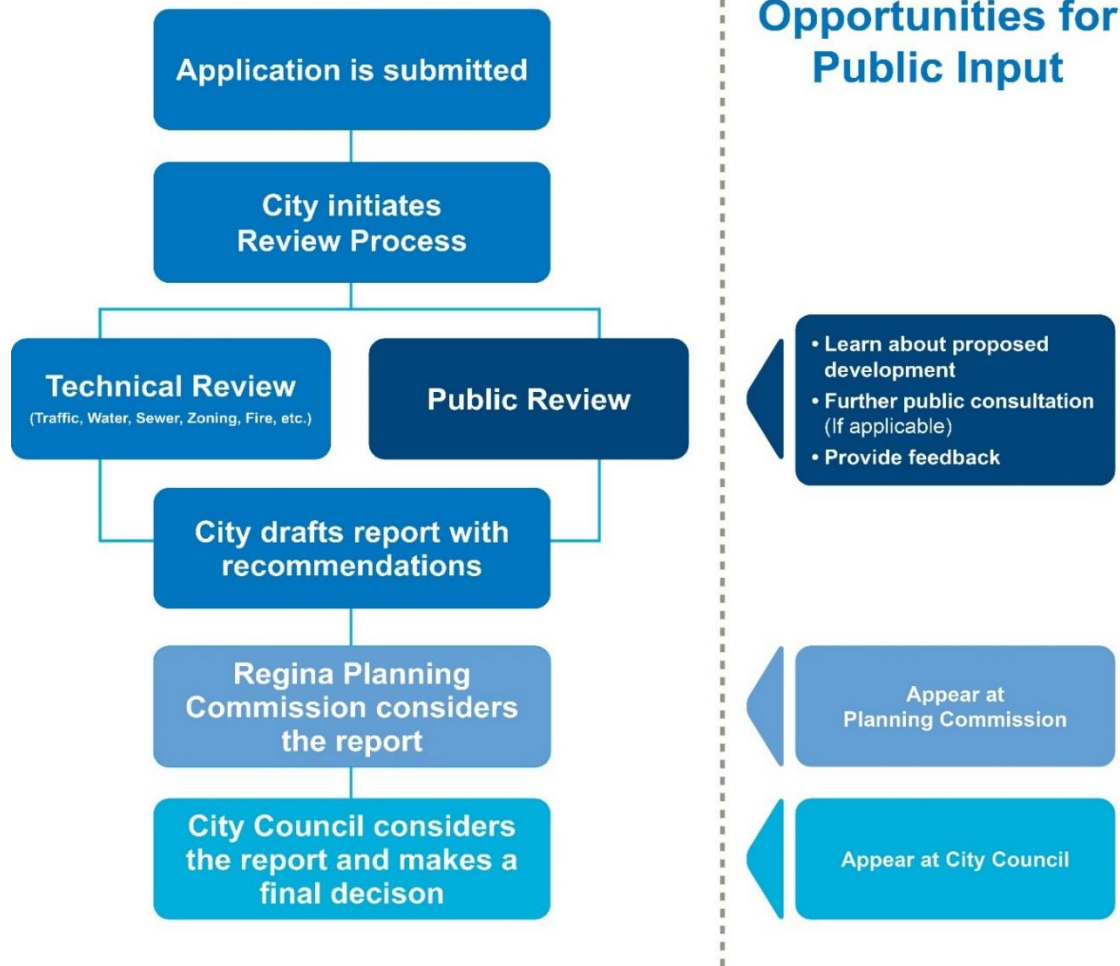
This notification is being sent to owners and occupants of property in the vicinity of the proposed development. For questions or more information, please contact me at **306-777-6784** or email khemm@regina.ca.

Sincerely,



Kimberly Hemm
City Planner II
Planning & Development Services

Overview	
Background	<ul style="list-style-type: none"> The subject property (2340 Windsor Park Road) is located within the Spruce Meadows neighbourhood. The property is currently vacant and zoned as Mixed High-Rise. The site is surrounded by commercial development to the north and west with residential condominiums to the south and east.
Proposal	<ul style="list-style-type: none"> The applicant proposes to re-zone from Mixed High-Rise to Residential Low-Rise to develop stacked townhouses (one unit above and one below). Discretionary Use application is required as the proposed development constitutes a “Building, Planned Group” (multiple buildings on same property). The total number of units will be 246 with 267 parking stalls and 5 handicap stalls.
Additional Information	
Process	<ul style="list-style-type: none"> These applications require City Council approval. Refer to the Application Review Process on back of page Applications requiring City Council approval will be sent, first, to the Regina Planning Commission for review. 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 meetings, or the outcome this application, be sure to give the City your contact information.
Open House	January 31, 2023 5 p.m. to 8 p.m., Saint Gabriel School Gym 3150 Windsor Park Road
Status Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	Kimberly Hemm, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000



Public Open House

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January 31, 2023
5 p.m. to 8 p.m.
Saint Gabriel School Gym
3150 Windsor Park Road

We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

By completing this form you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.

- I support this proposal
- I would like it more if one or more features were different
- I would accept the proposal if many features were different
- I completely oppose this proposal
- None of the above/other

What elements of the development proposal do you support?

What changes to the development proposal do you recommend?

What other associated issues or comments do you have?

Please provide contact information if you wish to be informed of when Regina Planning Commission considers this matter:

Name

Address & Postal Code

Telephone and/or Email

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: February 15, 2023

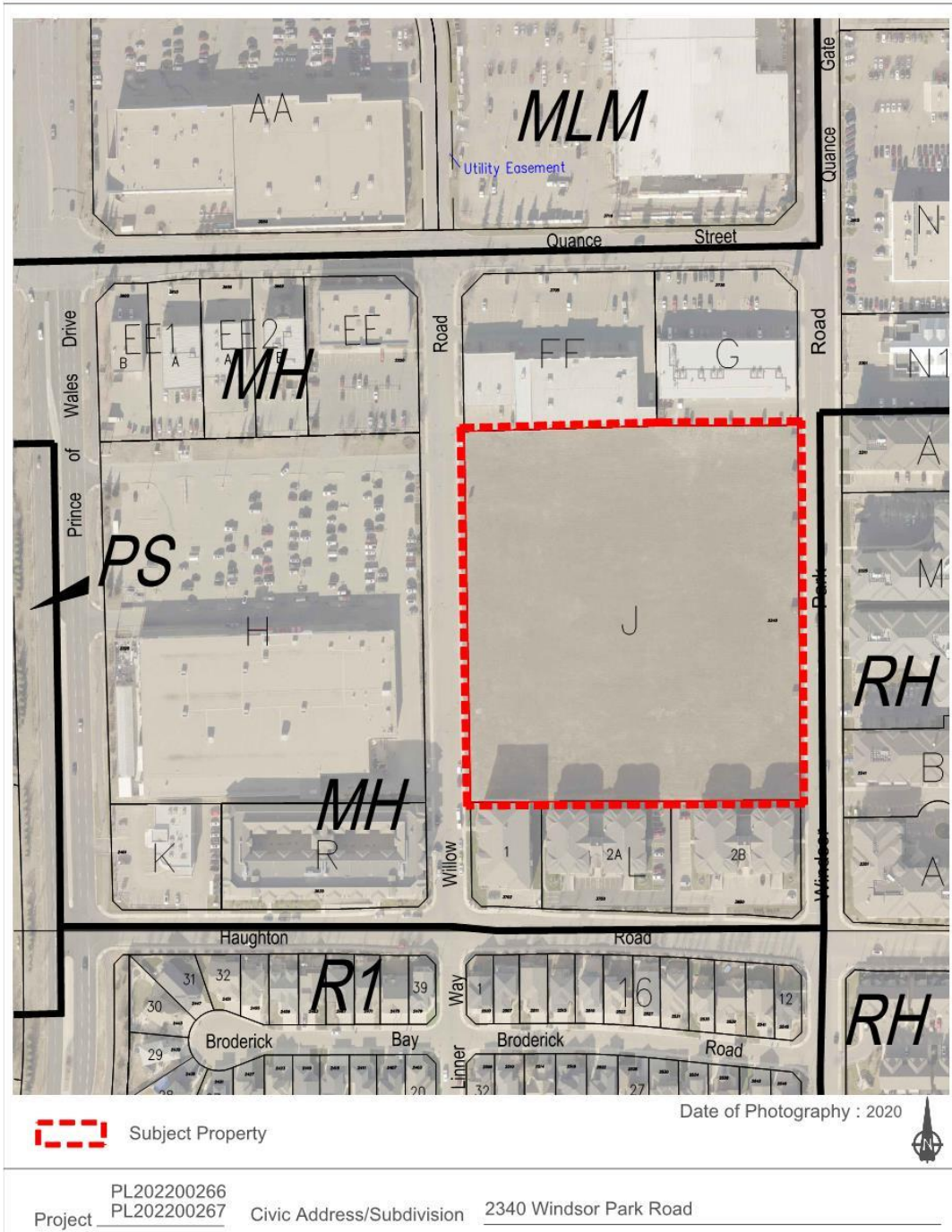
City website (preferred):
regina.ca/proposeddevelopment

Email: proposeddevelopment@regina.ca

Mail: City of Regina
Planning & Development Services
Department
PO Box 1790
Regina, SK S4P 3C8

Fax: 306-777-6823


Appendix A-1



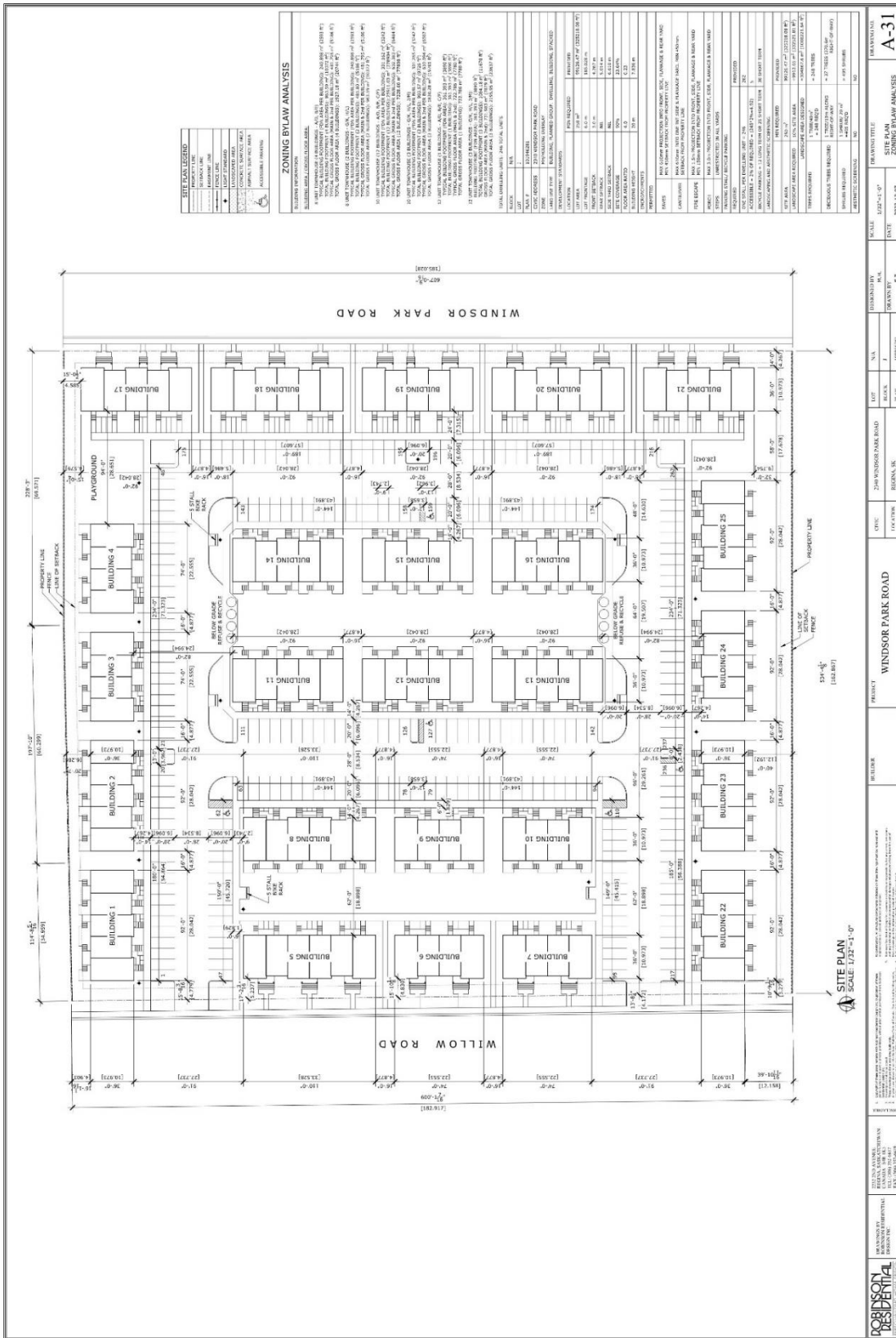
Appendix A-2



Date of Photography: 2020

 Subject Property

Project PL202200266 Civic Address/Subdivision 2340 Windsor Park Road
PL202200267



ZONING BYLAW ANALYSIS

TABLE 1: ZONING BYLAW ANALYSIS

ITEM	REQUIREMENT	PROPOSED	COMMENTS
1	MINIMUM LOT AREA	10,000 SQ FT	MEETS REQUIREMENT
2	MINIMUM LOT WIDTH	30 FT	MEETS REQUIREMENT
3	MINIMUM LOT DEPTH	100 FT	MEETS REQUIREMENT
4	MINIMUM FRONT SETBACK	10 FT	MEETS REQUIREMENT
5	MINIMUM SIDE SETBACK	5 FT	MEETS REQUIREMENT
6	MINIMUM REAR SETBACK	10 FT	MEETS REQUIREMENT
7	MAXIMUM BUILDING HEIGHT	35 FT	MEETS REQUIREMENT
8	MAXIMUM BUILDING FOOTPRINT	10,000 SQ FT	MEETS REQUIREMENT
9	MAXIMUM BUILDING VOLUME	350,000 CU FT	MEETS REQUIREMENT
10	MAXIMUM BUILDING AREA	10,000 SQ FT	MEETS REQUIREMENT
11	MAXIMUM BUILDING DENSITY	100 UNITS/AC	MEETS REQUIREMENT
12	MAXIMUM BUILDING COVERAGE	30%	MEETS REQUIREMENT
13	MAXIMUM BUILDING SPACING	10 FT	MEETS REQUIREMENT
14	MAXIMUM BUILDING SETBACK	10 FT	MEETS REQUIREMENT
15	MAXIMUM BUILDING HEIGHT	35 FT	MEETS REQUIREMENT
16	MAXIMUM BUILDING FOOTPRINT	10,000 SQ FT	MEETS REQUIREMENT
17	MAXIMUM BUILDING VOLUME	350,000 CU FT	MEETS REQUIREMENT
18	MAXIMUM BUILDING AREA	10,000 SQ FT	MEETS REQUIREMENT
19	MAXIMUM BUILDING DENSITY	100 UNITS/AC	MEETS REQUIREMENT
20	MAXIMUM BUILDING COVERAGE	30%	MEETS REQUIREMENT
21	MAXIMUM BUILDING SPACING	10 FT	MEETS REQUIREMENT
22	MAXIMUM BUILDING SETBACK	10 FT	MEETS REQUIREMENT
23	MAXIMUM BUILDING HEIGHT	35 FT	MEETS REQUIREMENT
24	MAXIMUM BUILDING FOOTPRINT	10,000 SQ FT	MEETS REQUIREMENT
25	MAXIMUM BUILDING VOLUME	350,000 CU FT	MEETS REQUIREMENT
26	MAXIMUM BUILDING AREA	10,000 SQ FT	MEETS REQUIREMENT
27	MAXIMUM BUILDING DENSITY	100 UNITS/AC	MEETS REQUIREMENT
28	MAXIMUM BUILDING COVERAGE	30%	MEETS REQUIREMENT
29	MAXIMUM BUILDING SPACING	10 FT	MEETS REQUIREMENT
30	MAXIMUM BUILDING SETBACK	10 FT	MEETS REQUIREMENT
31	MAXIMUM BUILDING HEIGHT	35 FT	MEETS REQUIREMENT
32	MAXIMUM BUILDING FOOTPRINT	10,000 SQ FT	MEETS REQUIREMENT
33	MAXIMUM BUILDING VOLUME	350,000 CU FT	MEETS REQUIREMENT
34	MAXIMUM BUILDING AREA	10,000 SQ FT	MEETS REQUIREMENT
35	MAXIMUM BUILDING DENSITY	100 UNITS/AC	MEETS REQUIREMENT
36	MAXIMUM BUILDING COVERAGE	30%	MEETS REQUIREMENT
37	MAXIMUM BUILDING SPACING	10 FT	MEETS REQUIREMENT
38	MAXIMUM BUILDING SETBACK	10 FT	MEETS REQUIREMENT
39	MAXIMUM BUILDING HEIGHT	35 FT	MEETS REQUIREMENT
40	MAXIMUM BUILDING FOOTPRINT	10,000 SQ FT	MEETS REQUIREMENT
41	MAXIMUM BUILDING VOLUME	350,000 CU FT	MEETS REQUIREMENT
42	MAXIMUM BUILDING AREA	10,000 SQ FT	MEETS REQUIREMENT
43	MAXIMUM BUILDING DENSITY	100 UNITS/AC	MEETS REQUIREMENT
44	MAXIMUM BUILDING COVERAGE	30%	MEETS REQUIREMENT
45	MAXIMUM BUILDING SPACING	10 FT	MEETS REQUIREMENT
46	MAXIMUM BUILDING SETBACK	10 FT	MEETS REQUIREMENT
47	MAXIMUM BUILDING HEIGHT	35 FT	MEETS REQUIREMENT
48	MAXIMUM BUILDING FOOTPRINT	10,000 SQ FT	MEETS REQUIREMENT
49	MAXIMUM BUILDING VOLUME	350,000 CU FT	MEETS REQUIREMENT
50	MAXIMUM BUILDING AREA	10,000 SQ FT	MEETS REQUIREMENT

ROBINSON RESIDENTIAL

DESIGNED BY: ROBINSON RESIDENTIAL
 1000 WINDSOR PARK ROAD, SUITE 100, WINDSOR, ONTARIO N9A 6K4
 TEL: (519) 253-1111 FAX: (519) 253-1112

PREPARED BY: ROBINSON RESIDENTIAL
 1000 WINDSOR PARK ROAD, SUITE 100, WINDSOR, ONTARIO N9A 6K4
 TEL: (519) 253-1111 FAX: (519) 253-1112

DATE: 2023-12-07

SCALE: 1/32" = 1'-0"

PROJECT: WINDSOR PARK ROAD

CLIENT: ROBINSON RESIDENTIAL

DESIGNED BY: N/A

DATE: 2023-12-07

SCALE: 1/32" = 1'-0"

SHEET NO: A-31

TOTAL SHEETS: 3

