

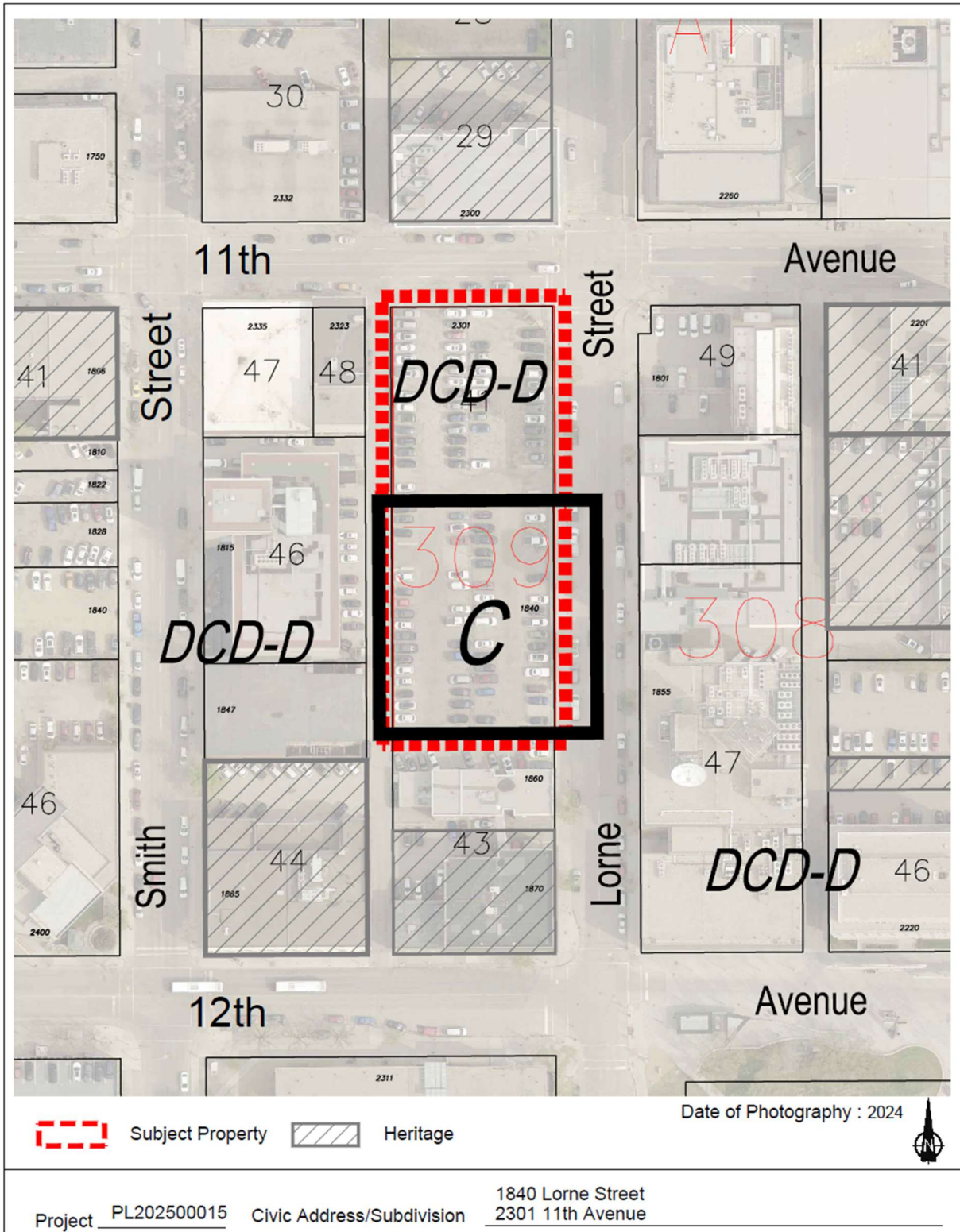
Overview	
<b>Proposal</b>	<p>The Applicant proposes to develop 48 dwelling units on two contiguous lots, which are situated within the Downtown and zoned DCD-D – Downtown Direct Control District.</p> <p>The dwelling units, which constitute the sole proposed land-use, are to be located in <u>four</u> 3-storey “stacked townhouse” style residential buildings (Proposed Development).</p>
<b>Additional Information</b>	<p>The DCD-D Zone requires that proposed developments along 11<sup>th</sup> Avenue and portions of Lorne Street, which do not include “storefront” activity (e.g. commercial), be reviewed through the Discretionary Use procedure in order to assess impacts on the continuity and cohesion of street-level activity, as well as impacts on adjacent or abutting street-level uses. (Zoning Bylaw: Ch. 6; Part 6; 6A.4 [4.2][5.1])</p> <p>The DCD-D Zone also requires that, at this location, buildings must be built to the property line and that the first-floor height must be 4.25 metres, which is intended to support typical downtown design characteristics and street-building synergies.</p> <p>The Applicant is proposing residential at-grade (street-level); front setbacks of 2.44 metres and a first-floor height of 3.15 metres, which differs from the existing character of 11<sup>th</sup> Avenue, which generally reflects at-grade “storefront” activity. The relationship between what is proposed and 11<sup>th</sup> Avenue is shown on Appendix B-4.</p> <p>The <i>Regina Downtown Neighbourhood Plan</i> and the DCD-D Zone emphasize the importance of a strong pedestrian environment - residential at-grade may be considered through the Discretionary Use procedure, considering overall objectives.</p> <p>The Subject Property is not located within the Victoria Park Heritage Conservation District and does not adjoin any properties with designated heritage buildings.</p> <p>A C - Contract Zone and agreement to allow temporary surface parking at 1840 Lorne Street expired January 1, 2025; therefore, this property will revert to D-DCD Zone where surface parking, as a principal use or abutting a street, is prohibited.</p>

<b>Process</b>	
<b>Review / Decision</b>	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration's recommendation.</p> <p>The Decision authority respecting Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council – for both the RPC and the City Council meetings, the public may attend and provide comments either verbally, at the meeting, or in writing (refer to process overview).</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
<b>Updates</b>	Visit <a href="http://Regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Jeremy Fenton, Senior City Planner City Planning Branch, Department of Planning & Development Services <a href="mailto:jfenton@regina.ca">jfenton@regina.ca</a> or 306.751.4228

**Appendix A-1 – Location**



**Appendix A-2 – Zoning**



## Appendix B-1 – Site Plan

REGD PLAN NO. 00RA12095

REGD PLAN NO. 00RA12095

REGD PLAN NO. 00RA12095

282

REGD PLAN NO. 00RA12095

11TH AVENUE

LANE

REGD PLAN NO. 00RA12095

REGD PLAN NO. 00RA12095

REGD PLAN NO. 00RA12095

REGD PLAN NO. 00RA12095

REGD PLAN NO. 00RA12095

REGD PLAN NO. 00RA12095

A1

REGD PLAN NO 01RA24328

B1

**ANALYSIS OF ZONING BYLAW DEVELOPMENT STANDARD COMPLIANCE FOR:**

Namerind Inc. 1840 Lorne St. & 2301 11th Ave. Lot 41 & 42, Block 10, Regd Plan No. 00RA12095, Zone: DCD-D - Direct Control District - Downtown

**Table 6A.11 Building Types**

- T1.4 Building Stacked - PERMITTED (Building Height = 11.5m - PERMITTED (Discretionary 12m - 40m) - Floor Area Ratio = 1.10 - PERMITTED
- T1.4 Building Stacked - PERMITTED (Building Height = 11.5m - PERMITTED (Discretionary 12m - 40m) - Floor Area Ratio = 1.10 - PERMITTED

**6A.4.2 Frontage Conditions**

- (2) - NON-CONFORMING required 80% - Provided 0%
- (4) - 6A.F1 - Store-Front Required at Grade
- (8) - 6A.F2 High Motor Vehicle Parking Standards - All parking is screened from public streets and behind street walls - ARCHITECTED

**6A.4.3 Street Wall Height**

- (2) - Requirement 10.25m - 13.35m
- (3) - First above height at least 4.25m
- NON-CONFORMING - PROVIDED 3.15m ±

**6A.4.4 Step-Backs above the Podium**

- NON-CONFORMING

**6A.4.5 Build-To Lines**

- 6A.F7 Build-To Property Line - NON-CONFORMING
- Buildings set back from property line 2.44m

**6A.4.7 Height Regulations**

- 6A.F8 Building Height Ranges minimum 8.5m - maximum 40m permitted
- Building height 11.5m - PERMITTED

**6A.4.8 Floor Area Ratio Regulations**

- FAR is 2.0 - Discretionary
- FAR is 1.18 - PERMITTED

**6A.6.4 Minimum Motor Vehicle Parking Requirements**

- 6A.T4 - T4.1 - No minimum number of stalls
- 24 Parking Stalls provided
- 11 accessed from lane (2.50m x 5.7m)
- 13 accessed from internal road (2.72m x 5.5m)

**6A.6.6 Bicycle parking**

- Fenced bicycle parking area provided. Total number of stalls to be determined

49

48

308

REGD PLAN NO. 00RA12095

47

**Legend:**

- New Street Light
- New Canopy Light
- New Pedestrian Light
- Hostile Architecture
- Bench
- Outdoor Amenity Area



**AREA NOTES:**

- Total Building Area 4536 sqm
- 10 x 1 Bedroom Units (accessible)
- 13 x 2 Bedroom Units
- 13 x 3 Bedroom Units
- 48 Units Total
- Amenity Area

**Completed Lot Area**

- 3826.9 sqm

**Individual Areas**

- 3 Bedroom Units - 60.5 sqm
- 2 Bedroom Units - 40.5 sqm
- 1 Bedroom Units - 21.1 sqm
- Amenity Area including laundry - 121 sqm
- Sidewalks - 350.7 sqm
- Asphalt - 823.6 sqm
- Landscaping - 795.3 sqm

**Gross Floor Area - 4088.5 sqm**

No.	Description	Date
1	APPROVED SITE PLAN	24.12.23
2	APPROVED 1st FLOOR PLAN	24.12.23

**LEGAL LAND LOCATION**

LOTS 41 & 42  
BLOCK 10  
REGD PLAN NO. 00RA12095  
REGINA, SASK  
1840 LORNE STREET

**CONCEPT PLAN**

Date: 2025.1.23  
Drawn By: BJF

**B0.4**

Scale: As Shown

## Appendix B-2 – Floor Plans (example)



## Appendix B-3 – Building Elevations

**ELEVATION - LORNE STREET**  
3/16" = 1'-0"

**ELEVATION - 11TH AVENUE**  
3/16" = 1'-0"

STREET WALL HEIGHT

WINDOWS AND FACADE MATERIALS TO BE FINISHED BY THE DISTRICT OFFICE OF NEIGHBOURHOODS

<b>DAVID T. FORTIN ARCHITECT</b> PROJECT: 1840 LORNE STREET, REGINA, SASK. PROJECT ADDRESS: 1840 LORNE STREET, REGINA, SASK. REGINA, SASK.	<b>PRESENTATION ELEVATION</b>  <b>PRESENTATION</b>	PROJECT NO.: PROJECT NAME: CHECKED BY: DATE: SCALE: 3/16" = 1'-0" SHEET: <b>P201</b>
---	--	---

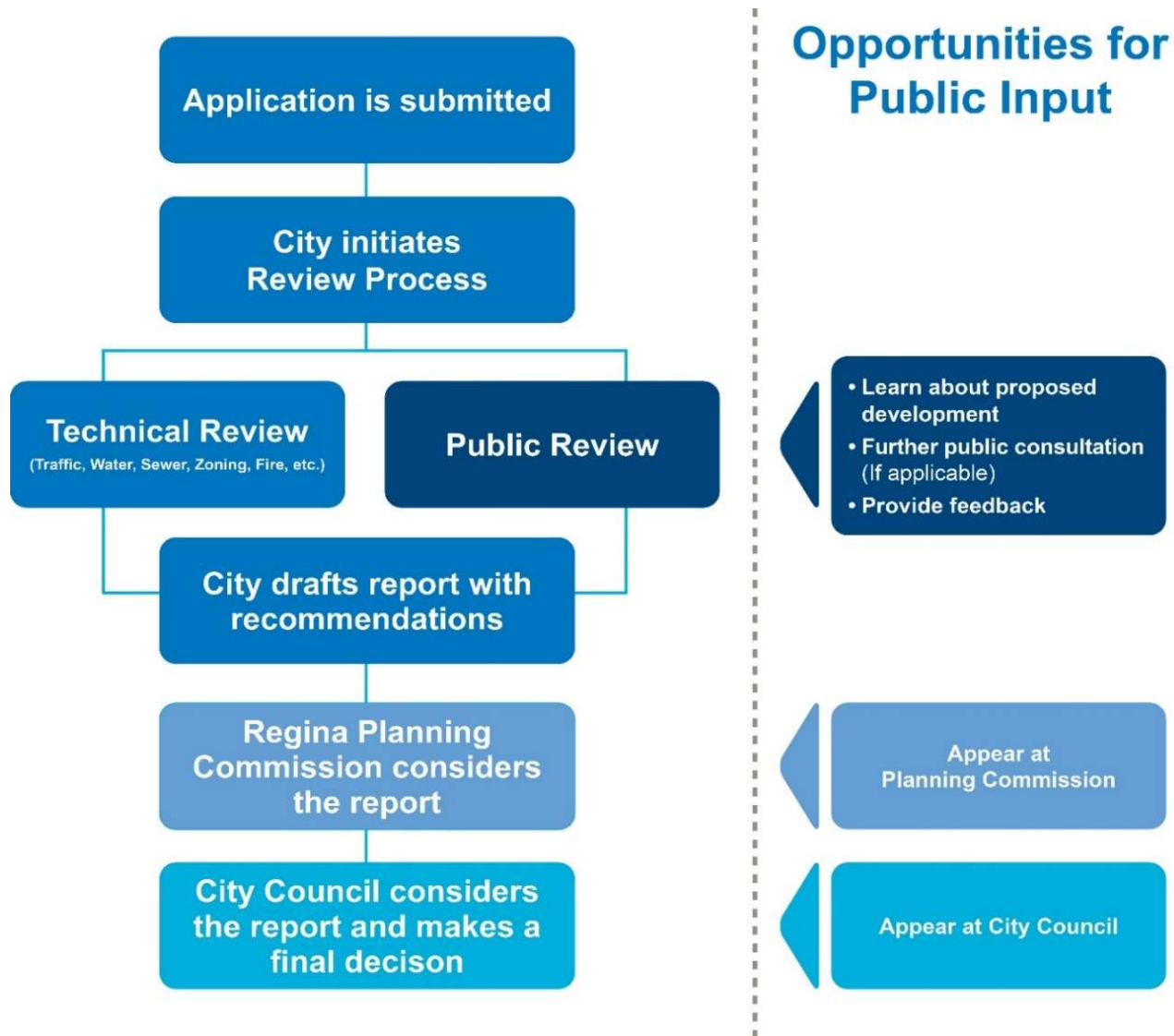
## Appendix B-4 – Building Perspective



<b>DAVID T. FORTIN ARCHITECT</b> <small>1700 10<sup>th</sup> Avenue West          Regina, Saskatchewan S4P 0K6</small> <b>bigBLOCK</b> <small>CONSTRUCTION</small> <small>2028 BARRINGTON ST. #11, 089          REGINA, SK S4P 0K6</small>	<b>PROJECT</b> <b>NAMERIND</b> <small>PROJECT ADDRESS          1840 LORNE STREET,          REGINA, S4S</small>	<b>PROJECT NO. : 2025-00015</b> <b>DESIGNER : DT</b> <b>CHECKED BY : DT</b> <b>DATE : 2025/08/28</b> <b>SCALE : 1/8" = 1'-0"</b> <b>SHEET : R002</b>
<b>STREET VIEW - LORNE STREET</b>		<b>PRESENTATION</b>



## Process Overview



Note: In the case of a **Discretionary Use Application**: if there are few-to-no concerns raised during the public and technical review, the application may be directed to the City Administration (City Development Officer) for approval consideration (not Regina Planning Commission and City Council)

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

\_\_\_\_\_

Name

\_\_\_\_\_

Address & Postal Code

\_\_\_\_\_

Telephone and/or Email (email preferred)

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](mailto:lafoipp@regina.ca). collection of your personal information, contact the Access & Privacy team at [lafoipp@regina.ca](mailto:lafoipp@regina.ca).

**Please respond by: February 28, 2025**

**City website (preferred):**  
[regina.ca/proposeddevelopment](http://regina.ca/proposeddevelopment)

**Email:**  
[poposeddevelopment@regina.ca](mailto:poposeddevelopment@regina.ca)

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

