

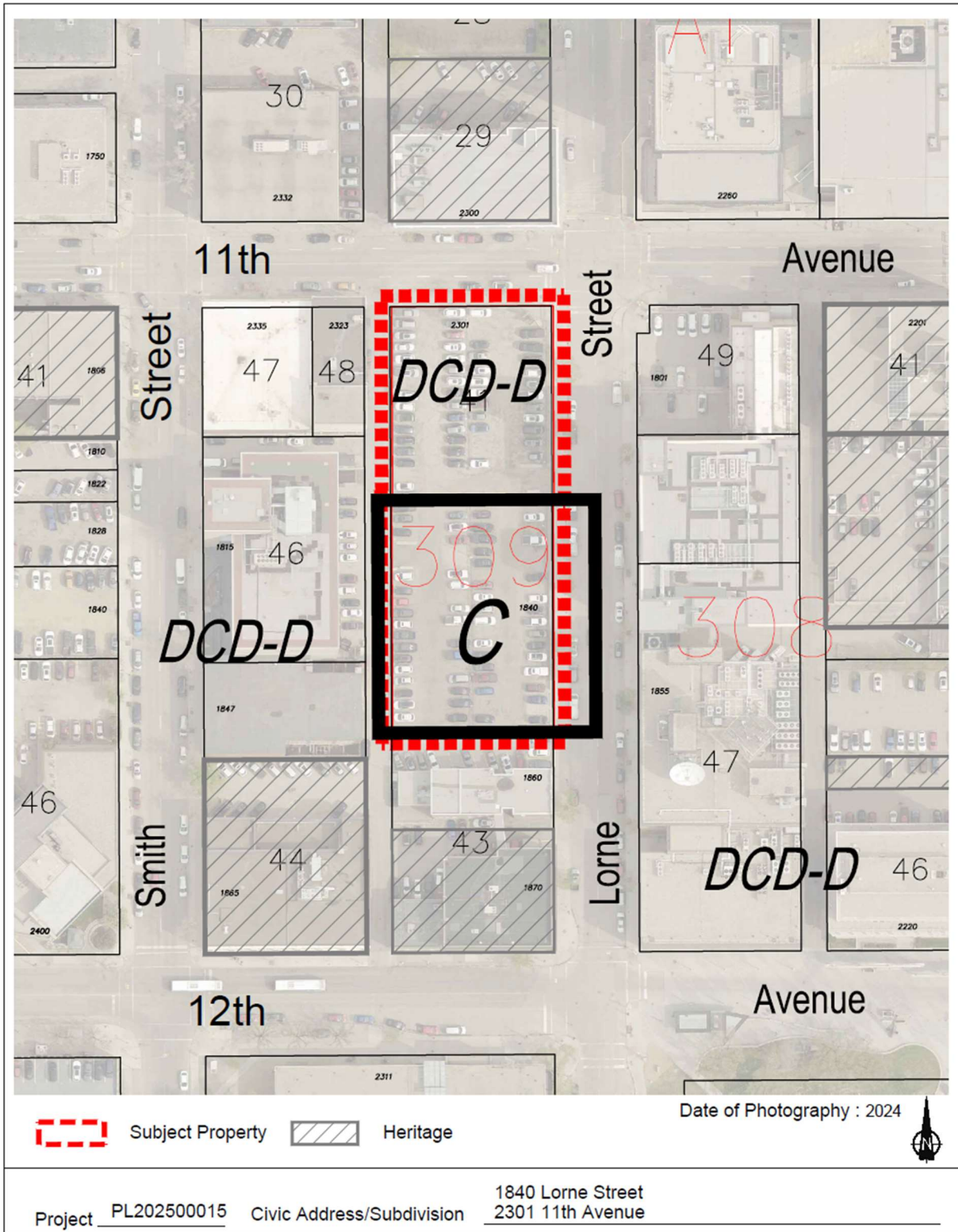
Overview	
Proposal	<p>The Applicant proposes to develop 48 dwelling units on two contiguous lots, which are situated within the Downtown and zoned DCD-D – Downtown Direct Control District.</p> <p>The dwelling units, which constitute the sole proposed land-use, are to be located in <u>four</u> 3-storey “stacked townhouse” style residential buildings (Proposed Development).</p>
Additional Information	<p>The DCD-D Zone requires that proposed developments along 11th 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 11th Avenue, which generally reflects at-grade “storefront” activity. The relationship between what is proposed and 11th 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>

Process	
Review / Decision	<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>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Jeremy Fenton, Senior City Planner City Planning Branch, Department of Planning & Development Services jfenton@regina.ca or 306.751.4228

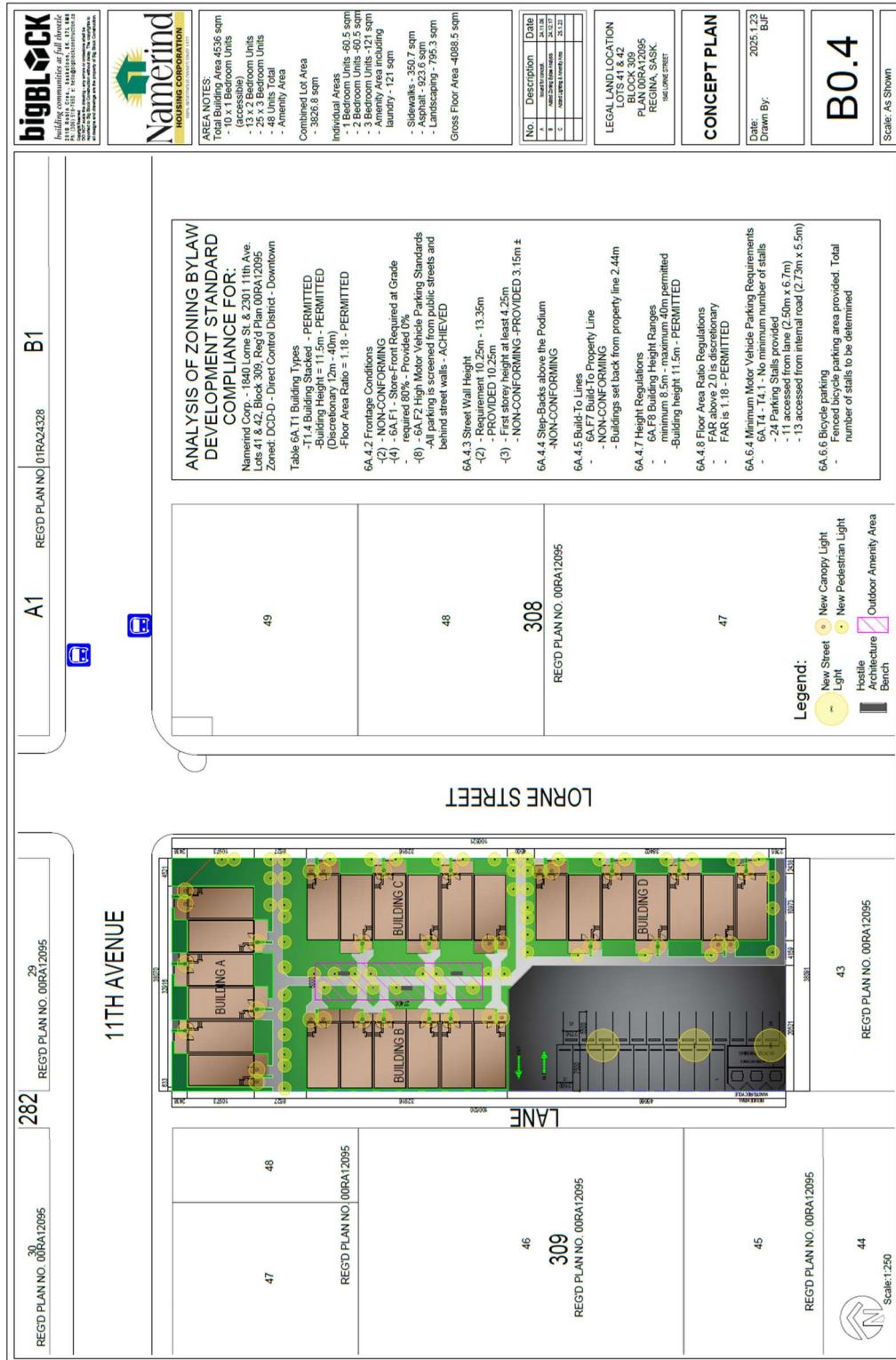
Appendix A-1 – Location



Appendix A-2 – Zoning



Appendix B-1 – Site Plan



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

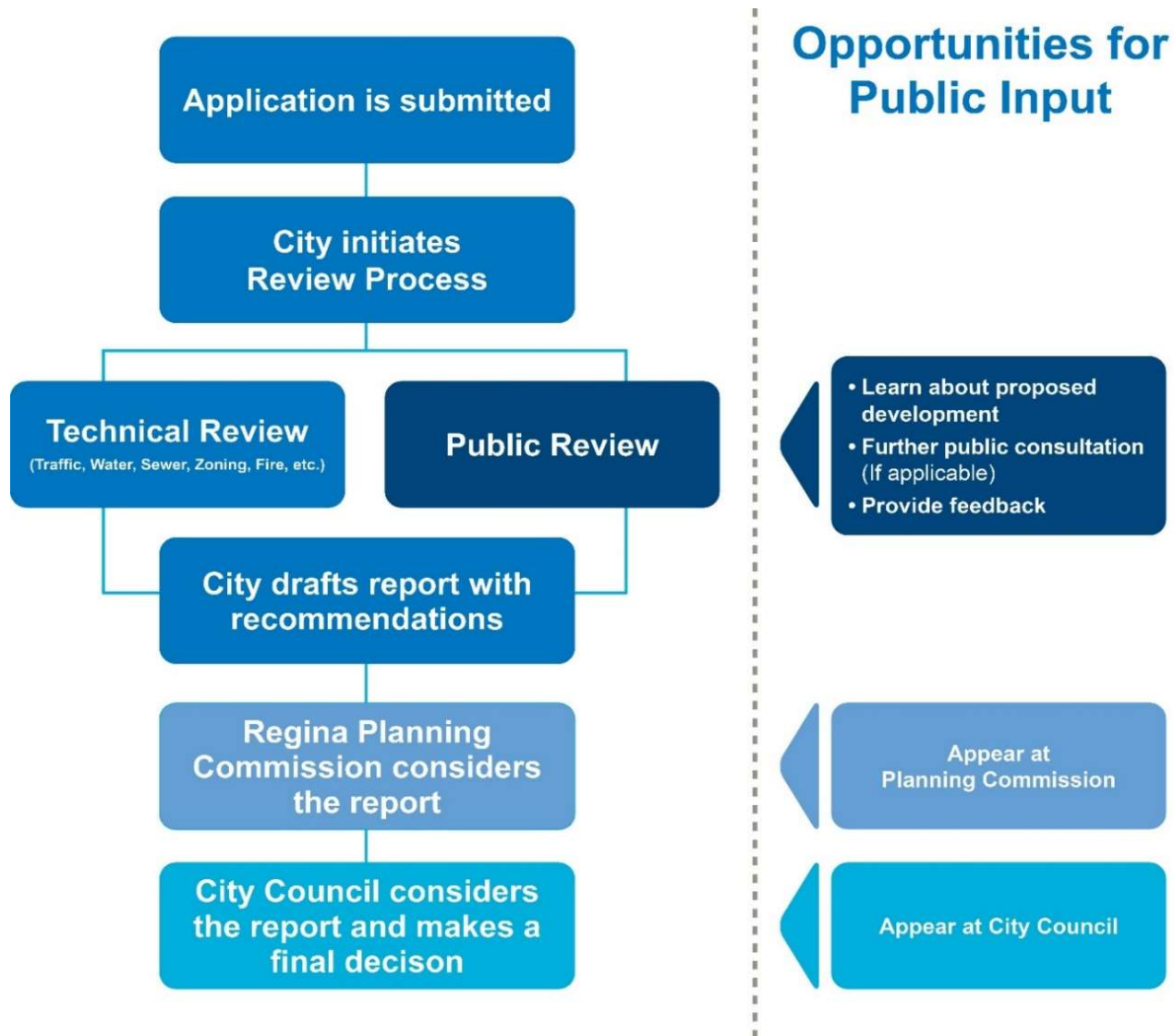
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Appendix B-4 – Building Perspective



<p>DAVID T. FORTIN ARCHITECT <small>1700 10th Avenue West Regina, Saskatchewan S4P 0K6</small></p>	<p>PROJECT NAMERIND</p>	<p>PROJECT ADDRESS 1840 LORNE STREET, REGINA, S4S 0A2</p>	<p>PROJECT NO. : 2025-00015 DESIGN BY : M. M. CHECKED BY : M. DATE : 2025/08/28 SCALE : 1/8" = 1'-0" SHEET : R002</p>
<p>STREET VIEW - LORNE STREET</p>		<p>PRESENTATION</p>	<p><small>© 2025 DAVID T. FORTIN ARCHITECT</small></p>

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. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: February 28, 2025

City website (preferred):
regina.ca/proposeddevelopment

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