

## PUBLIC NOTICE

### THE OFFICIAL COMMUNITY PLAN and ZONING BYLAW AMENDMENTS - HOUSING ACCELERATOR FUND – PHASE 2 Part 2

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 (OCP) Amendments

**Density Definitions Update:** Revision of density definitions in Part A of the OCP to align with recent Zoning Bylaw changes, thereby reducing potential confusion and misinterpretation.

**Neighbourhood Plans Adjustment:** Modification or removal of certain Neighbourhood Plans in Part B of the OCP, with the retention of select policies as Area-specific Policies under Part B.0 to align with the previously approved Zoning Bylaw changes and removing barriers to developing diverse housing options across all neighbourhoods.

#### Zoning Bylaw Amendments

**Technical Amendments:** Implementation of various technical amendments to enhance clarity and flexibility within low-density residential and medium-intensity mixed-use zones.

**Regulation Repeal:** Repeal of Zoning Bylaw regulations associated with policies from the Al Ritchie and Hillsdale Neighbourhood Plans.

**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 initiatives to support additional housing development. In February 2024, the City secured \$35.2 million in HAF funding. Bylaws are being amended in phases to advance five of the 11 HAF initiatives - those that relate to regulatory changes to remove obstacles to housing development and enable more housing units to be built citywide. Previous phases involved amending the OCP and Zoning Bylaw to allow additional dwelling units to be built in low-density residential areas, increasing height limits in certain zones, adjusting parking requirements, and introducing Primary and Secondary Intensification Areas near transit routes and hubs. The proposed amendments under Phase 2 Part 2 of this work are essential to support the implementation of the Council-endorsed HAF Action Plan and previously approved changes to the OCP and Zoning Bylaw.

**INSPECTION** A copy of the proposed bylaws will be available for examination on the City's website from Friday, September 20, 2024.

**HEARING** - City Council will hold a public hearing in relation to the proposed bylaws on **Wednesday, September 25, 2024** at 1:00 p.m. Citizens who want to address **City Council** may attend the meeting via teleconference or in person.

- Please register by completing the online form on [Regina.ca/register](http://Regina.ca/register) to request to address City Council/ Committee on a meeting agenda item. (Note: Submissions to register are no longer accepted by email.)
- The registration deadline is no later than 12 p.m. on the Monday before the scheduled meeting.
- A written brief in advance is not required to be presented to a Committee, but it is required to be presented at a City Council meeting.

Find more information about presenting to Council and Committees on [Regina.ca](http://Regina.ca).

## NOTICE OF INTENTION

### TO CONSIDER DEBT FOR REGINA EXHIBITION ASSOCIATION LIMITED, CENTRAL LIBRARY RENEWAL PROJECT AND INDOOR AQUATICS FACILITY

The City of Regina hereby gives notice, pursuant to sections 101 and 102 of *The Cities Act* and *The Public Notice Policy Bylaw*, Bylaw No. 2020-28, of its intention to consider the following: a motion to reconsider debt for the Central Library Renewal Project (CLRP); a report that contemplates the Regina Exhibition Association Limited's (REAL) cash-flow, including its debt; and a report on the possible financial scenarios for funding the Indoor Aquatics Facility (IAF), including the use of debt.

The motion to request City Council reconsider the debt for CLRP will be considered by City Council on September 25, 2024 at 1:00 p.m. The report on REAL's cashflow and debt will be considered by Executive Committee on September 18, 2024 at 9:00 a.m. and by City Council on September 25, 2024 at 1:00 p.m. The report on the funding of the IAF will be considered by Executive Committee on October 2, 2024 at 9:00 a.m. and by City Council on October 9, 2024 at 1:00 p.m. All of these items may also be considered at subsequent meetings. All meetings are at Henry Baker Hall, City Hall.

Citizens who want to address the Executive Committee at the meetings listed above may attend via teleconference or in person. To attend, you must register by completing the online form on [Regina.ca/register](http://Regina.ca/register) no later than noon on September 16, 2024 for the September 18, 2024 meeting and no later than October 1, 2024 for the October 2, 2024 meeting. Citizens who want to address City Council may attend the meetings listed above via teleconference or in person. To attend Council, you must register by completing the online form on [Regina.ca/register](http://Regina.ca/register) no later than noon on September 23, 2024 for the September 25th, 2024 meeting and no later than October 7, 2024 for the October 9, 2024 meeting. A written brief is required to present at a Council meeting. Find more information about presenting to Council and Committees on [Regina.ca](http://Regina.ca). If attending by teleconference you must also provide the telephone number you will be using to call into the meeting with, when registering. You will receive meeting details and instructions after you have confirmed your attendance for the meeting.

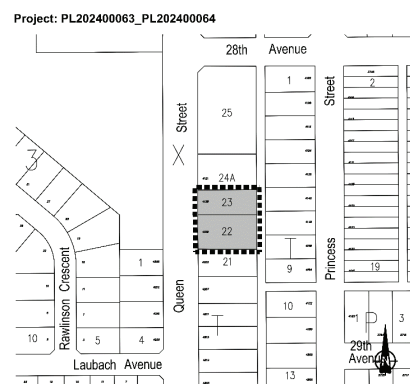
Dated at the City of Regina, in the Province of Saskatchewan, this 7th day of September 2024.

## PUBLIC NOTICE

### ZONING BYLAW AMENDMENT

Regina City Council will consider an amendment to *The Regina Zoning Bylaw, 2019* - the properties identified, and as shown on the map below, will be considered for rezoning as follows:

Legal Description: Lot 22 & 23, Block T, Plan 102110207  
 Civic Address: 4125 & 4129 Queen Street  
 Neighbourhood: Albert Park  
 Current Zoning: R1 - Residential Detached Zone  
 Proposed Zoning: RL - Residential Low-Rise Zone



**REASON:** The Proponent is applying for the above-noted amendment (rezoning) to pursue a Planned Group (multiple buildings on one lot) consisting of three buildings with six (6) dwelling units each for a total of 18 residential units. The current R1 Zone allows up to four (4) dwelling units per building.

**INSPECTION:** A copy of the proposed bylaw will be available for examination on the City's website, commencing **Friday, September 20, 2024**.

**HEARING:** City Council will consider the above-noted amendment at its meeting scheduled for **Wednesday, September 25, 2024, at 1:00 p.m.** Citizens who want to address City Council may attend the meeting in person or via teleconference.

- Please register by completing the online form on [Regina.ca/register](http://Regina.ca/register) to request to address City Council on a meeting agenda item. (**Note:** Submissions to register are no longer accepted by email.)
- The deadline to register is no later than 12 p.m. on the Monday prior to the scheduled meeting (Monday, September 23, 2024).
- A written brief in advance is required to present at a City Council meeting.

Find more information about presenting to Council and Committees at [Regina.ca/Register](http://Regina.ca/Register).

## NOTICE OF INTENTION

### TO CONSIDER REPORT REGARDING BORROWING AND SALE OR LEASE OF PROPERTY FOR LESS THAN FAIR MARKET VALUE

The City of Regina hereby gives notice, pursuant to sections 101 and 102 of *The Cities Act* and *The Public Notice Policy Bylaw, 2020* of its intention to consider a report which would authorize the City to:

- enter into a forgivable loan agreement in an amount not exceeding \$3,500,000 for the purpose of the purchase and renovation of land and buildings;
- sell or lease land for less than fair market value and without a public offering, with respect to lands, as follows: Lots 1-10, BLK 249 Plan OLD33, being surface parcels: 107034296, 107034308, 107034319, 107034320, 107034331, 107034342, 107034353, 107034364, 107034375, 145320689.

This matter will be considered by **Executive Committee at its meeting on Wednesday September 18 at 9:00 a.m. and City Council at its meeting on Wednesday September 25, 2024 at 1:00 p.m.** or such other subsequent Council or Committee meetings to which this matter may be adjourned or tabled.

Any person who wants to address City Council in relation to the proposed report(s) may attend via teleconference or in person at Regina City Hall. To attend you must register by completing the online form at [www.regina.ca/register](http://www.regina.ca/register).

The deadline to register is no later than **12 p.m. on Monday September 16 for Executive Committee and Monday September 23 for City Council.** A written brief is required to present at a City Council meeting. Find more information about presenting to Council and Committees on [Regina.ca](http://Regina.ca).

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

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

Dated at Regina, Saskatchewan this 7th day of September 2024.

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