



# **Regina Planning Commission**

**Wednesday, November 22, 2017  
4:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



## OFFICE OF THE CITY CLERK

### **Public Agenda Regina Planning Commission Wednesday, November 22, 2017**

#### **Approval of Public Agenda**

#### **Adoption of Minutes**

Minutes of the meeting held on November 1, 2017

#### **Communication and Administration Reports**

RPC17-42 Zoning Bylaw Amendment (17-Z-11) Chuka Creek Business Park Phase 1

##### **Recommendation**

1. That the application to rezone land within the Chuka Creek Business Park Concept Plan Area (Phase 1), as shown in Appendix A-1, be approved, as follows:
  - a) Parcel CC, Plan No. 102057195, Ext.1, being surface parcel 203117453, from UH - Urban Holding to IA - Light Industrial Zone.
  - b) Portions of NW Sec. 12-17-19-2 Ext 3, being surface parcel 203117408; and portions of SW 12-17-19-2 Ext. 2, being surface parcel 203117824, From UH-Urban Holding to IA-Light Industrial Zone.
  - c) Parcel I, Plan 102210523 Ext 0, being surface parcel 203210682 from UH-Urban Holding to IB-Medium Industrial.
  - d) The portions of the area along Chuka Creek in SW Sec 12, Twp 17, Rge 19, W2M identified as being in the floodway from UH - Urban Holding to FW - Floodway Zone.
  - e) The portions of the area along Chuka Creek in SW Sec 12, Twp 17, Rge 19, W2M identified as being in the floodway fringe be rezoned as FF - Floodway Fringe Overlay Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.



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## OFFICE OF THE CITY CLERK

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3. That this report be forwarded to the December 18, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

RPC17-43 Proposed Rosewood Park Concept Plan

**Recommendation**

That this communication be received and filed.

RPC17-44 Proposed Rosewood Park Concept Plan (City File No. 14CP05)

**Recommendation**

1. That the proposed Rosewood Park Concept Plan, attached as Appendix E and Appendix F of this report, be approved.
2. That this report be forwarded to the December 18, 2017 meeting of City Council for approval.

**Adjournment**

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 1, 2017

AT A MEETING OF REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Councillor Mike O'Donnell, in the Chair  
Councillor Jerry Flegel  
Councillor Barbara Young  
David Bale  
Phil Evans  
Adrienne Hagen Lyster  
Simon Kostic  
Andre Kroeger  
Laureen Snook  
Steve Tunison

Regrets: Pam Dmytriw

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby  
Executive Director, City Planning & Development, Diana Hawryluk  
Director, Development Services, Louise Folk  
A/Manager, Current Planning, Ben Mario  
Senior City Planner, Autumn Dawson  
Senior City Planner, Jordan Gasior  
Senior Engineer, Design, Max Zasada

(The meeting commenced in the absence of Andre Kroeger, Laureen Snook and Steve Tunison.)

APPROVAL OF PUBLIC AGENDA

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items and delegations be heard in the order they are called by the Chairperson.**



ADOPTION OF MINUTES

**David Bale moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 6, 2017 be adopted, as circulated.**

(Andre Kroeger arrived at the meeting.)

ADMINISTRATION REPORTS

RPC17-36 Discretionary Use Application (17-DU-08) Gas Bar, Convenience Store & Carwash - 1181 N Argyle Street, Capital Crossing

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(Simon Kostic declared a conflict of interest on this item, citing his employment with Co-op Refinery Complex and its association with Federated Cooperatives Limited, abstained from discussion and voting and temporarily left the meeting.)

**Recommendation**

1. That the Discretionary Use Application for a proposed Gas Bar, Convenience Store and Carwash located at 1181 Argyle Street North, being Parcel 7 in Plan No. 102254891, be approved.
2. That a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Federated Co-operatives Limited and dated June 13, 2017.
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That this report be forwarded to the November 27, 2017 meeting of City Council for approval.

Pat Maschek, representing Sherwood Co-op, addressed the Commission and made a PowerPoint presentation.

(Steve Tunison joined the meeting during Mr. Maschek's presentation.)

**Steve Tunison moved, AND IT WAS RESOLVED, that the Recommendation be concurred in after amending Recommendation #2 a) to read:**

- a) **The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, prepared by Federated Co-operatives Limited and dated August 28 and 31, 2017.**

(Laureen Snook arrived at the meeting.)

(Simon Kostic returned to the meeting.)

RPC17-37 Zoning Amendment Application (17-Z-14) Neighbourhood Convenience Zone Amendments to include Licenced Restaurant Discretionary Use Application (17-DU-12) Licensed Restaurant 1205 – 15th Avenue - Heritage Neighbourhood

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**Recommendation**

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be approved as specified in Appendix A-4.
2. That the Discretionary Use Application for a proposed Licensed Restaurant located at 1205 - 15th Avenue, being Lot 19, Block 469, Plan No. OLD 33, be approved, and that a Development Permit be issued subject to the following conditions:
  - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Robinson Residential and dated January 28, 2016.
  - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the November 27, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Neil McDonald and Stuart McDonald, representing Hunter Gatherer Vegetarian Diner, addressed the Commission.

(Councillor Flegel temporarily left during the presentation.)

**Phil Evans moved that the recommendation contained in the report be concurred in.**

(Councillor Flegel returned to the meeting.)

**The motion was put and declared CARRIED.**

RPC17-38 Zoning Bylaw Amendment (17-Z-15) UH- Urban Holding Zone to R5-Residential Multiple Housing Zone The Towns, Phase 1 Stage 1G

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**Recommendation**

1. That the application to rezone proposed lots 1 - 27B (inclusive), Block No. 29 within The Towns Concept Plan Area, which is part of SW 1/4 Sec 14, TWP 17, RGE 19 W2M, as shown on Appendix A-3.2, from UH - Urban Holding to R5- Residential Multiple Housing Zone, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the November 27, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Cathy Lawrence, representing Terra Developments, addressed the Commission.

**Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC17-40 Amendment to Regina Zoning Bylaw No. 9250 – Permitted and Discretionary Uses

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**Recommendation**

1. That the proposal to amend Chapter 5, Part 5B, Tables 5.1 and 5.2 of the *Regina Zoning Bylaw No. 9250* to change Restaurant, Triplex, Fourplex and Retail use below 3,000 square metres from discretionary use “D” to permitted use “P”, in select zones as set out in Appendix A-1 be approved.
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the November 27, 2017 meeting of City Council for approval, which will allow sufficient time for advertising the required public notices for the respective bylaws.

Lauren Miller, Manager, City Projects, made a PowerPoint presentation.

Jason Carlston, Munir Haque and Stu Neibergall, representing the Regina and Region Home Builders' Association, addressed the Commission.

**Councillor Young moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC17-41 Administrative Amendment to Shopping Centre Requirements

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**Recommendation**

1. That the proposed amendment to *Regina Zoning Bylaw No. 9250*, as specified in Appendix A-1, be approved.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the amendment.
3. That this report be forwarded to the November 27, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Lauren Miller, Manager, City Projects, made a PowerPoint presentation.

Jason Carlston, Munir Haque and Stu Neibergall, representing the Regina and Region Home Builders' Association, addressed the Commission.

**Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

RPC17-39 Zoning Bylaw Amendment Application (17-Z-10) Concept Plan Amendment Application (17-CP-03) 1202 and 1500 N Winnipeg Street - SomerSet Neighbourhood

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**Recommendation**

1. That the application to amend the SomerSet Concept Plan depicted in Appendix A-3.1 by replacing it with the proposed Concept Plan depicted in Appendix A-3.2 be approved.
2. That *Regina Zoning Bylaw No. 9250* be amended for Phase 1 of the SomerSet Concept Plan Area, which is part of the NE 06-18-19 W2M and SW 07-18-19-W2M as shown in Appendix A-4.1 and A 4.2 as follows:
  - a. Proposed Lot 110 from R5 (RW13.5) - Medium Density Residential Zone (Railway Setback Overlay Zone) to R6 (RW13.5) - Residential Multiple Housing Zone (Railway Setback Overlay Zone)
  - b. Proposed Lots 1-36 from DCD12- Direct Control District Suburban Narrow Lot Residential to R1 - Residential Detached Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.

4. That this report be forwarded to the November 27, 2017 meeting of City Council for approval to allow sufficient time for advertising of the required public notice for the respective bylaws.

**Simon Kostic moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.**

ADJOURNMENT

**Simon Kostic moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 6:12 p.m.

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Chairperson

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Secretary

November 22, 2017

To: Members  
Regina Planning Commission

Re: Zoning Bylaw Amendment (17-Z-11) Chuka Creek Business Park Phase 1

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**RECOMMENDATION**

1. That the application to rezone land within the Chuka Creek Business Park Concept Plan Area (Phase 1), as shown in Appendix A-1, be approved, as follows:
  - a) Parcel CC, Plan No. 102057195, Ext.1, being surface parcel 203117453, from UH - Urban Holding to IA - Light Industrial Zone.
  - b) Portions of NW Sec. 12-17-19-2 Ext 3, being surface parcel 203117408; and portions of SW 12-17-19-2 Ext. 2, being surface parcel 203117824, From UH-Urban Holding to IA-Light Industrial Zone.
  - c) Parcel I, Plan 102210523 Ext 0, being surface parcel 203210682 from UH-Urban Holding to IB-Medium Industrial.
  - d) The portions of the area along Chuka Creek in SW Sec 12, Twp 17, Rge 19, W2M identified as being in the floodway from UH - Urban Holding to FW - Floodway Zone.
  - e) The portions of the area along Chuka Creek in SW Sec 12, Twp 17, Rge 19, W2M identified as being in the floodway fringe be rezoned as FF - Floodway Fringe Overlay Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the December 18, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

**CONCLUSION**

The applicant proposes to rezone a portion of the lands within the Phase 1 development identified in the Chuka Creek Business Park Concept Plan. The lands are intended to accommodate Industrial Development. The proposal is consistent with the Chuka Creek Business Park Concept Plan.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

## BACKGROUND

A zoning amendment application has been submitted concerning the properties in the Chuka Creek Business Park concept plan area. These lands are located in southeast sector of the city, within lands annexed by the City of Regina in 2014.

The related Southeast Regina Neighbourhood Plan was approved by City Council on September 26, 2016 (CR16-107). The Concept Plan for Chuka Creek Business Park was approved by City Council on September 25, 2017 (CR17-84). A rezoning application for a 15.56 hectare site to the east of the subject property from UH-Urban Holding to RR-Railway Zone was also approved by City Council on September 25, 2017 (CR17-85).

This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration.

## DISCUSSION

The applicant proposes to rezone lands located in the Phase 1 development area identified in the Chuka Creek Business Park Concept Plan. The proposed Zoning Bylaw amendment will rezone approximately 140.22 hectares (346.49 acres) of land to IA – Light Industrial Zone and IB-Medium Industrial Land for the purposes of accommodating Industrial Development. Currently, these lands are vacant with the exception of the AGT Foods production facility on Parcel I, to the east of the service road and the Regina Bypass.

Subsequent development on the lands being rezoned will be reviewed and assessed through the development/building permit review process to ensure each site development meets the requirements of the Zoning Bylaw. The proposed zoning is consistent with the intent of the industrial areas specified within the Chuka Creek Business Park Concept Plan.

The subject lands are currently vacant or used for agriculture purposes. The Regina Bypass is immediately to the west of the subject property; a portion of Chuka Creek floodway is to the south; and, to the east of the abutting services road are lands recently rezoned to RR-Railway Zone in support of an intermodal logistics facility.

The proposal is consistent with the Southeast Regina Neighbourhood Plan and the Chuka Creek Business Park Concept Plan. A copy of the Concept Plan is attached for reference purposes as Appendix A-3. The rezoning of the lands to accommodate the development of light and medium Industrial Development will advance the economic development goals of the OCP, in an area

that is appropriate for such development and accessible through transportation connections suitable for industrial uses.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

### Environmental Implications

The subject property is located in part within the FF - Flood Fringe Overlay zone as shown on the attached subject property map. Development is allowed within the Floodway Fringe provided that appropriate flood proofing is incorporated into building design. On portions of the subject property located within the FW – Floodway Zone, development is prohibited.

There will be a 12 inch SaskEnergy distribution line running parallel to the bypass within the subject properties. This line will be covered by a 15 metre wide easement, which would prohibit any buildings from being constructed within the easement. SaskEnergy has indicated that they would patrol the easement to ensure the space is not being misused.

A portion of the subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards, which limit excavations to 6 metres in depth and places further restrictions on hazardous materials storage facilities to protect groundwater contamination.

### Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

#### Section D2: Environment

##### Goal 1 – Natural System

Maintain, restore and enhance Regina's natural system and biodiversity

##### 4.1.3 Preservation of floodplain and floodway fringe based on the 500 year flood event

#### Section D5: Land Use and Built Environment

##### Goal 1 – Complete Neighbourhoods

Enable the development of complete neighbourhoods

##### 7.1.10 Convenient access to areas of employment



#### Goal 4 – Employment Areas

Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

- 7.21 Ensure an adequate supply of serviced industrial land to maintain a diverse range of development opportunities

#### Section D10: Economic Development

##### Goal 2 – Economic Growth

Optimize the economic development potential of Regina, the region and the Province of Saskatchewan

- 12.5 Establish and implement mechanisms to expand and diversify the economy, promote the attractiveness of Regina and the region as a place to live, invest, do business and visit, by:

- 12.5.1 Identifying and leveraging opportunities to expand existing industries

- 12.5.2 Identifying and encouraging the development of new economic opportunities

The proposal is also consistent with the policies contained in the South East Neighbourhood Plan (SENP) with respect to:

- 4.5(b) The Light and Medium Industrial Area should be comprised of light industrial, medium industrial, and industrial-supportive uses.
- 4.5(d) The City may consider private water and wastewater servicing for the Light and Medium Industrial Area.
- 4.8(b) The City may require, as a prerequisite for concept plan or rezoning approval, affecting lands adjacent to Chuka Creek, that:
  - The location of the floodway and flood fringe of Chuka Creek be delineated through mapping to the satisfaction of the City and the Province.

#### Other Implications

None with respect to this report.

### Accessibility Implications

None with respect to this report.

### COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	July 13, 2017
Will be published in the Leader Post on:	December 2 and 9, 2017
Letter sent to immediate property owners	July 7, 2017
Public Open House Held	N/A
Number of Public Comments Sheets Received	1

There was one public comment received on this application. No concerns were raised, although the property owner questioned why their property was not included in the rezoning. The Administration responded directly to the property owner on this question.

The application was circulated to the Arcola East Community Association. The Administration attempted contact with the community association following circulation of the proposal, but was not able to obtain comments prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

The site is within the Joint Planning Area (JPA) with the Rural Municipality of Sherwood No. 159, as identified in the OCP. No issues were brought forward by the RM on the proposed rezoning.

### DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



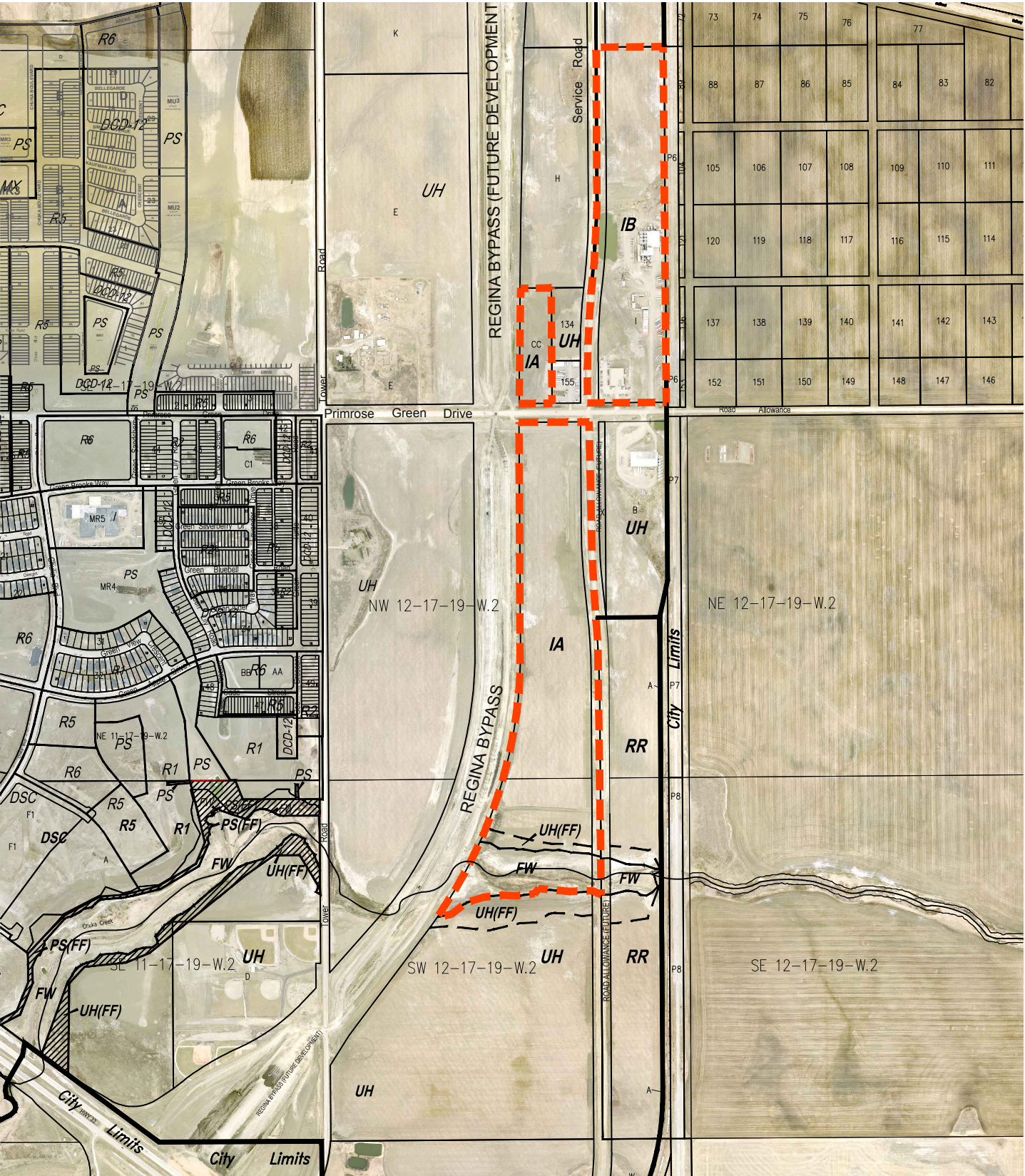
Louise Folk, Director  
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director  
City Planning & Development





Subject Property

Date of Photography : 2016



Project 17-Z-11

Civic Address/Subdivision

6000 E and 6200 E Primrose Green Drive  
2400, 2401, 2900 and 3700 East Bypass Service Road



Date of Photography: 2016



Subject Property

Project 17-Z-11

Civic Address/Subdivision

6000 E and 6200 E Primrose Green Drive  
2400, 2401, 2900 and 3700 East Bypass Service Road



## Appendix D

## CCBP Concept Plan - Land use Plan

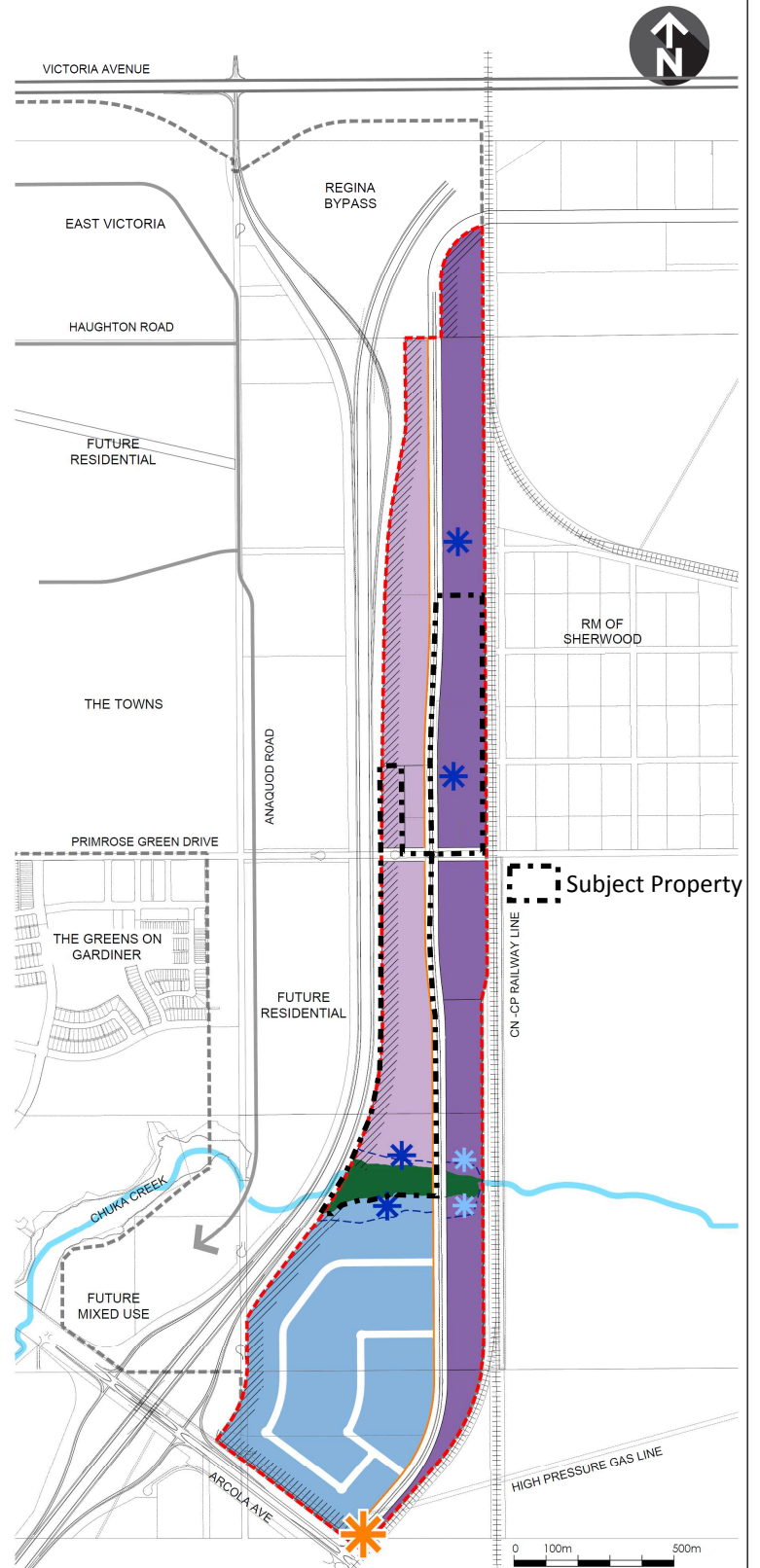
## CCBP Land Use Composition

Land Use	(ha)	(ac)	
Prestige Industrial	42.1	104.1	27.62 %
Light Industrial	33.0	81.5	21.65%
Medium Industrial	45.2	111.6	29.66%
Internal Roads	5.1	12.6	3.35%
Primrose Green Drive	1.3	3.2	0.85%
Bypass Service Road	15.4	38.0	10.10%
Chuka Creek Floodway	3.6	9.0	2.36%
Stormwater Facilities (MUP)	6.7	16.5	4.40%
<b>Total</b>	<b>152.4</b>	<b>376.5</b>	<b>100 %</b>

## Legend












- SENP Boundary
- Concept Plan Boundary
- Medium Industrial Area
- Light Industrial Area
- Prestige Industrial Area<sup>1</sup>
- Approximate Flood Fringe
- Approximate Floodway Area
- Bypass Interface
- ★ Secondary Gateway Treatment
- ★ Potential Public Stormwater Detention/ Municipal Utility Parcel
- ★ Potential Private Stormwater Detention Facility
- Potential Road Widening (+/- 4m)

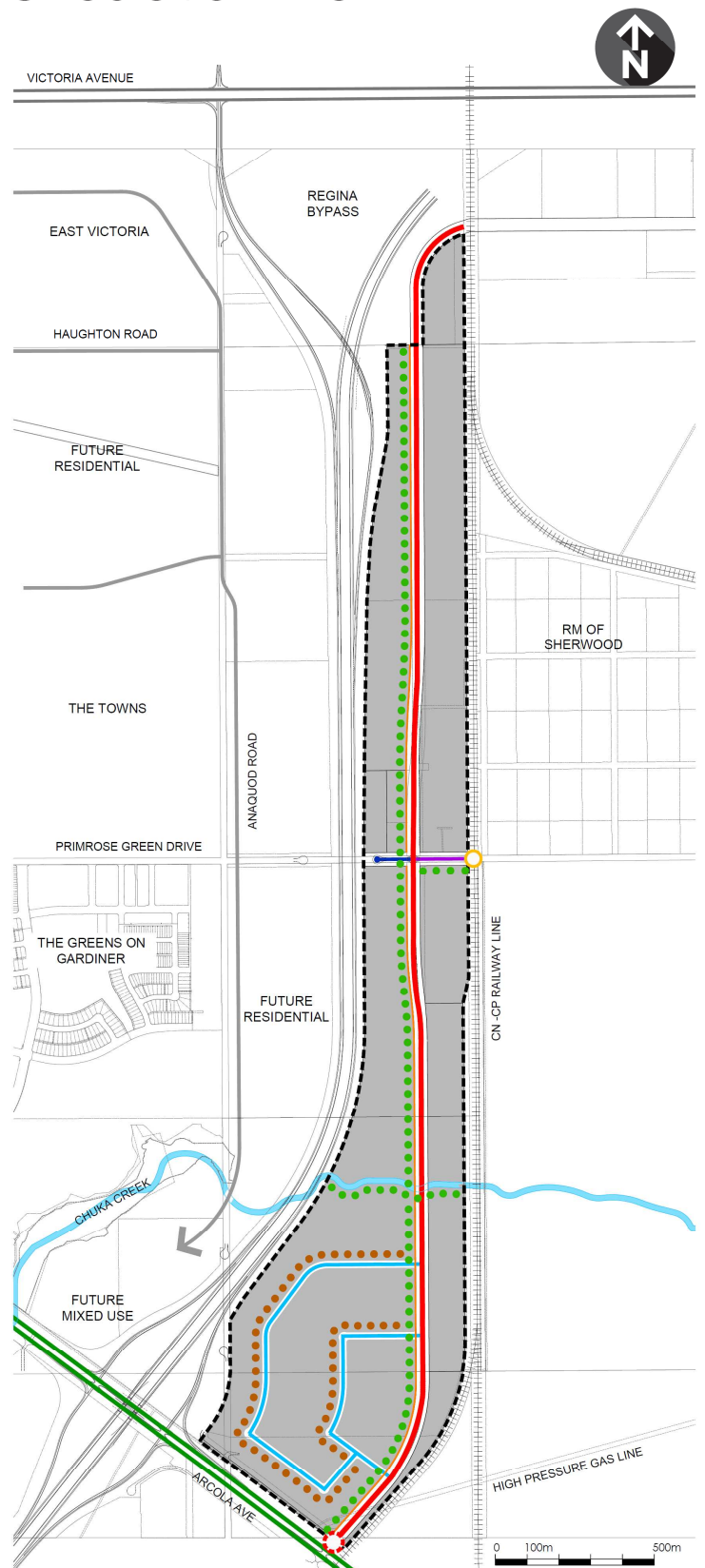
1: As a prerequisite for rezoning lands to "Prestige Industrial" a comprehensive servicing strategy shall be submitted.



# CCBP Concept Plan - Circulation Plan

## Legend

-  Concept Plan Boundary
-  Potential Off-street Multi-Use Pathway
-  Potential On-street Multi-Use Pathway
-  Highway
-  Bypass Service Road
-  Local Industrial Road
-  Local Industrial - cul-de-sac
-  Grid Road
-  Potential Road Widening (+/- 4m)
-  Railway Crossing
-  Potential Signalized Intersection Location



November 22, 2017

To: Members  
Regina Planning Commission

Re: Proposed Rosewood Park Concept Plan

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**RECOMMENDATION**

That this communication be received and filed.

Regina Planning Commission  
City of Regina

November 16, 2017

**Re: Proposed Rosewood Park Concept Plan (City File #: 14CP05)**

On behalf of Troika Management Corp., I would like to inform the Regina Planning Commission (RPC) of the results of our Rosewood Park Concept Plan consultation Sessions on November 9<sup>th</sup> and November 10<sup>th</sup>, 2017. It is our desire to facilitate dialogue with our neighbours to design a complete community that addresses the needs of our neighbours and future residents, while adhering to the policy set forth by the City of Regina's Official Community Plan (OCP) and Coopertown Neighbourhood Plan.

The consultation sessions identified changes we made to the Rosewood Park Concept Plan, on the basis of feedback received at the statutory Open House. The changes included the relocation of approximately 80% of the proposed high-density housing away from Courtney Street. The proposed Concept Plan is now pending your review and approval on November 22, 2017. It is our view that the Concept Plan meets existing and future needs of residents in the community, meets policy requirements set forth by the City of Regina for new neighbourhoods, provides a diversity of housing types to satisfy a wide range of needs and price points, and extends city-wide infrastructure including greenspace, services and other amenities.

Overall, we are satisfied that the plan meets previous commitments made to Council and the community which, in part, informed previous Council decisions to proceed with development in Rosewood Park. At the same time, we understand that the residents of Maple Ridge share a passion and desire for how adjacent new neighbourhoods will take shape, which was clearly expressed to us at the consultation sessions held on November 9<sup>th</sup>, and 10<sup>th</sup>. While the proposed Concept Plan conforms to policy and reflects principles and guidelines contained in the City of Regina OCP, we are conscious of the perceived impact that this new community will have on its neighbours.

As promised to Maple Ridge residents at the consultation sessions, we reviewed the Concept Plan and the remaining high density parcel along Courtney Avenue. In turn, we request RPC consider a recommendation for approval of the proposed Rosewood Concept Plan with the proposed change of the subject land use from high density to medium/low density as outlined on the attached land use plan.

Sincerely,

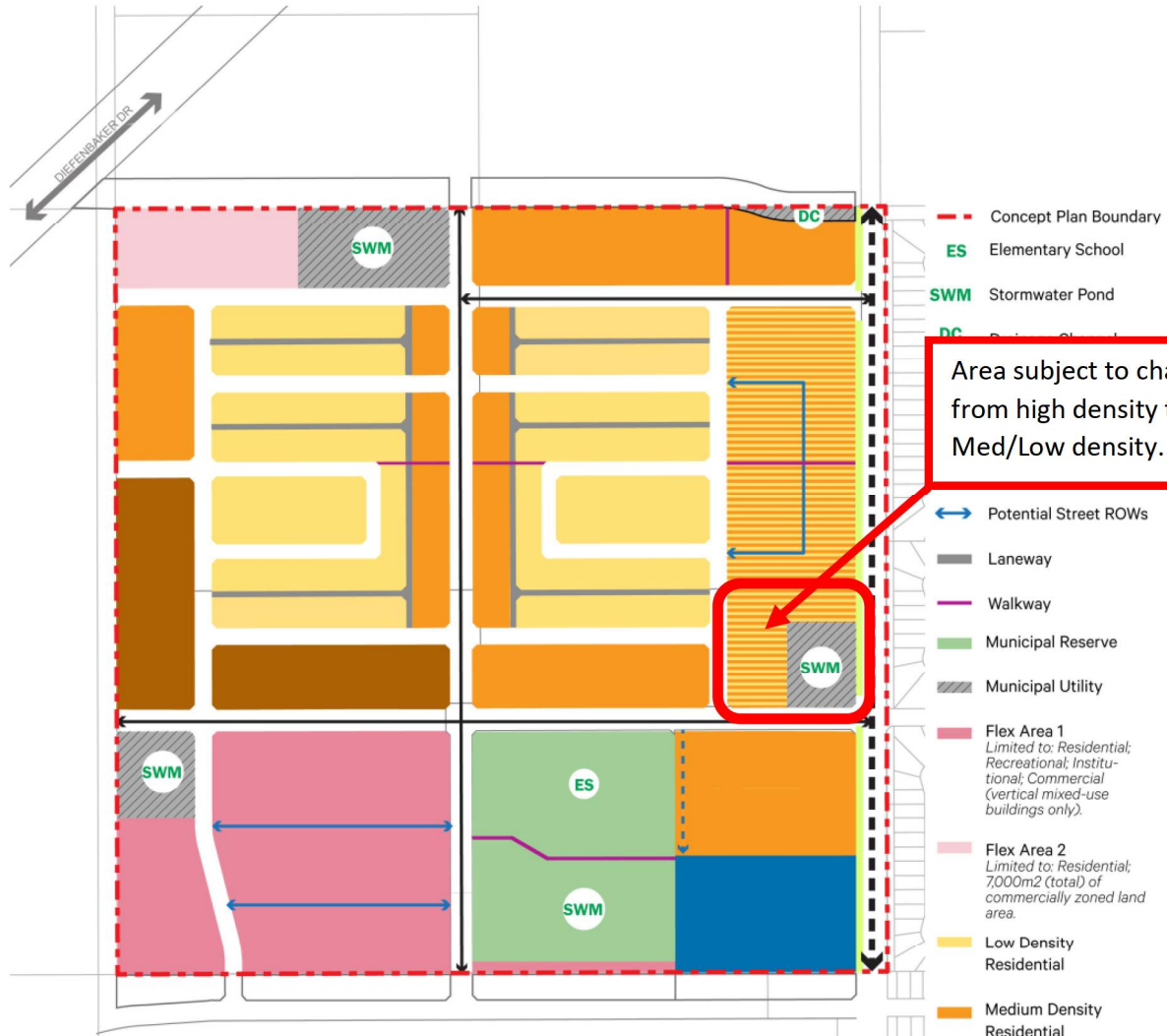


Rich Threlfall  
VP, Development

Troika Management Corp.  
302-554 Leon Ave | Kelowna, BC | V1Y 6J6  
Phone: 250.869.4945 | Fax: 1.866.824.9417



## A1: ROSEWOOD PARK CONCEPT PLAN – LAND USE PLAN



Land Use Types	Net Area (ha)	% of Total Area	Total Population
Low Density	12.08	18.6%	906
Med Density	16.06	24.8%	1686
High Density	3.67	5.7%	467
Flex Area 1 (High Density)	7.97	12.3%	1016
Flex Area 2 (High Density)	1.61	2.5%	206
Institutional (Church)	2.35	3.6%	
Municipal Utility (Stormwater Pond)	2.73	4.2%	
Municipal Reserve (Elementary School - Park)	5.12	7.9%	
Drainage Channel	0.16	0.2%	
Roads	10.45	16.1%	
Walkways	0.15	0.2%	
Courtney ROW	2.13	3.3%	
Municipal Buffer	0.54	0.8%	
<b>TOTAL AREA</b>	<b>65</b>	<b>100%</b>	<b>4281</b>
<b>GROSS DEVELOPABLE AREA</b>	<b>62</b>		

A-ii

November 22, 2017

To: Members  
Regina Planning Commission

Re: Proposed Rosewood Park Concept Plan (City File No. 14CP05)

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### RECOMMENDATION

1. That the proposed Rosewood Park Concept Plan, attached as Appendix E and Appendix F of this report, be approved.
2. That this report be forwarded to the December 18, 2017 meeting of City Council for approval.

### CONCLUSION

The proposed Rosewood Park Concept Plan (Concept Plan) establishes a strategy for implementing a new neighbourhood in the northwest part of Regina that will accommodate approximately 4,300 people. The proposed population, density, configuration of land-use and phasing conform with the requirements of *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Further, the servicing strategy for accommodating transportation and utility services conforms with the policies and standards of the City of Regina (City), including the requirements of the Coopertown Neighbourhood Plan (Coopertown Plan), which establishes a long-term land-use and servicing strategy for the northwest part of the city.

Preparation of the Concept Plan has included a review of the site conditions and proposed servicing solutions. The process has involved public and stakeholder engagement, including an open house and regional consultation. For these reasons and the above noted, City Administration recommends approval of the Concept Plan. As per Section 44 of the *Planning and Development Act, 2007* (Act), approval of concept plans is rendered via City Council resolution and comes into effect following approval. Approval of the Concept Plan will allow the development proponent (Developer) to proceed with rezoning and subdivision applications.

### BACKGROUND

The subject lands (Plan Area) are 65 hectares in size and are situated in the northwest part of the city, west of Courtney Street and north of Whelan Drive (Appendix A). The Plan Area was incorporated into the city through a 2014 boundary alteration and currently consists of farmland, a new joint-use school, a church, telecommunications tower, one occupied dwelling and a City wastewater pump station (Appendix B). The Plan Area is surrounded by cultivated farmland to the west, north and south; the existing neighbourhoods of Mapleridge and Rochdale Park lie directly to the east, on the opposing side of Courtney Street.

Discussion regarding the preparation of a Concept Plan was initiated in 2014 by representatives of the Rosewood Park Alliance Church, as they are one of four major landowners within the Plan Area, which also includes the City, as owner of the existing school and neighbourhood park. Following project initiation, several events affecting the review process have occurred:

- **2014 – Interim Phasing and Financing Plan:**

Through the Interim Phasing and Financing Plan review, City Council directed City Administration to undertake a special study of the Rosewood Park development. As a result of this review, City Council decided that 20 hectares of the Plan Area could be developed in 2014-2015, dependant on certain conditions.

- **2015 – New joint-use elementary school:**

In 2015, City Council endorsed the Rosewood Park development area as the location for a proposed new joint-use school. As there was a need to construct the school in a short timeframe, it was decided that the review of the Concept Plan should be temporarily postponed until the school site was secured. In December of 2015, the school site was secured; in September 2017, the school was in full operation.

- **2015 – Final Phasing and Financing Plan:**

In December of 2015, City Council approved the Final Phasing and Financing Plan. Through this approval, the Plan Area was assigned Phase I status, which allows it to be developed immediately. This direction was confirmed through an amendment to OCP.

- **2017 – Coopertown Neighbourhood Plan:**

In April of 2017, City Council approved the Coopertown Plan, which provides a long-term land-use and servicing solution for the northwest part of the city (Appendix C). All Concept Plan proposals relating to lands within the Coopertown Plan area (Coopertown) must be in conformity with the land-use and servicing strategy set forth by the Coopertown Plan, including the Plan Area, which lies in the northeast section of Coopertown.

The Plan Area represents one of two development areas in the northwest that has been assigned a Phase I designation through the policies of the OCP. The other Phase I area in the northwest is located approximately one kilometre south of the Plan Area, immediately west of Courtney Street and north of 9<sup>th</sup> Avenue North. The City is currently reviewing a Concept Plan application pertaining to this development area and it is expected that this Concept Plan will be brought forward for review by the Regina Planning Commission (RPC) and City Council in 2018.

## DISCUSSION

### Land-Use & Design

The Plan Area will function primarily as a residential neighbourhood and will include a range of dwelling types and densities. In addition to residential, the Concept Plan supports the potential for commercial, recreational and institutional opportunities. Commercial will be limited to a local commercial node in the northwest part of the Plan Area (Flex Area 2) and a mixed-use area in the southwest (Flex Area 1) where commercial would be limited to vertical mixed-use

buildings only (e.g. ground floor commercial with residential above). As expressed by the Developer, the intent of the mixed-use area is to potentially accommodate privately owned recreational (e.g. sport complex) and institutional facilities (e.g. assisted care facility) that have complementary small-scale commercial uses on the ground floor.

Additionally, the Plan Area will include the Plainsview/St. Nicholas joint-use school, which was completed and became operational in September 2017, the existing neighbourhood-level park and the existing Rosewood Park Alliance church.

	<b>Table 1 – Concept Plan Land-Use Summary</b>
Residential	<ul style="list-style-type: none"> <li>Population Estimate: 4,300</li> <li>Dwelling Unit Estimate: 2,100</li> <li>Dwelling Units by Type: <ul style="list-style-type: none"> <li>low density: 14.0%</li> <li>medium density: 36.0%</li> <li>high density: 50.0% *</li> </ul> </li> <li>Population Density: 69 persons per hectare *</li> </ul> <p>* Note: Actual number of high density units may be lower as the Flex Areas, as shown on the land-use plan, is assumed to be 100 per cent high density residential for the purpose of calculating servicing requirements; however, the Flex Areas also allows for non-residential land-use (e.g. recreational, institutional, commercial), which will potentially be developed, thus resulting in a lower total population and overall density.</p>
Commercial	<ul style="list-style-type: none"> <li>Potential for 2,100 m<sup>2</sup> – 3,500 m<sup>2</sup> (22,000 sq ft – 38,000 sq ft) of commercial floor area in Flex Area 2 (based on 30-50 per cent site coverage scenarios).</li> <li>Commercial in Flex Area 1 to be limited to vertical mixed-use buildings only (e.g. ground floor commercial with residential above).</li> <li>Large format retail is not supported by Coopertown Plan or the Concept Plan.</li> </ul>
Open Space/ Recreation	<ul style="list-style-type: none"> <li>1 neighbourhood-level park.</li> <li>3 storm water pond facilities (potential to accommodate recreation elements).</li> <li>Municipal buffer and multi-use pathway (along Courtney Street).</li> </ul>
Civic Uses	<ul style="list-style-type: none"> <li>1 joint-use school (operational as of 2017).</li> <li>No requirement for emergency service facilities identified.</li> </ul>

The Concept Plan supports a “modified grid” block/street pattern that consists of collector and local streets, as well as interconnecting walkways and pathways. The core community focal area will be situated along an east-west corridor within the south portion of the Plan Area (Mapleford Boulevard). This corridor will include an existing school, neighbourhood-level park and church, as well as the potential for recreational, institutional and high density residential opportunities. Further, this corridor will lead to a new zone-level park, which will be constructed adjacent to

the Plan Area as part of future development phases. The transportation network is intended to limit through-movement of vehicular traffic, within low density residential areas, while still allowing a high level of pedestrian accessibility via interconnecting walkways and pathways.

### Transportation Servicing

Courtney Street, which flanks the east side of the Plan Area, will serve as the main access roadway connecting the Plan Area to the broader city network. Currently, Courtney Street functions as a two-lane rural roadway; however, in accordance with the Transportation Master Plan, it is to transition to a four-lane urban arterial with a multi-use pathway. As per the Coopertown Plan, the construction of Courtney Street to an urban arterial will be the responsibility of the affected developers and will occur incrementally, in tandem with adjacent Coopertown development, or as warranted by a transportation analysis.

For the Plan Area, the associated transportation analysis indicates that upgrades from the Plan Area to Rochdale Boulevard will be required; therefore, the Developer will be required to upgrade the abutting segment of Courtney Street to an urban arterial and will also need to undertake further upgrades from the Plan Area to Rochdale Boulevard. Details associated with required upgrades will be confirmed through the subdivision and servicing agreement process.

Internally, the Plan Area will be served by a combination of collector and local streets, as well as walkways and pathways. The collector road network will accommodate active transportation, through the inclusion of multi-use pathways and transit service. Transit service will be phased-in as warranted by demand and in accordance with the City's budget planning. In the long-term, express transit service will be extended to the Coopertown area via Rochdale Boulevard and the Plan Area will connect to this system through the transit and multi-use pathway systems.

### Wastewater Servicing

The provision of utility services must be in accordance with the Coopertown Plan. For wastewater servicing, the Coopertown Plan supports the utilization of existing infrastructure as an interim measure, where it can be demonstrated that the additional flows will not result in additional issues or failures with the city-wide system. For the "ultimate" servicing solution, for all lands located between Courtney Street and the Regina Bypass, the Coopertown Plan supports a new wastewater system that will direct all Coopertown wastewater, by gravity, to a new pump station that is to be located between Wascana Creek and 9<sup>th</sup> Avenue North. This new pump station would then direct wastewater to the McCarthy Boulevard forcemains, which are located between the McCarthy Boulevard Pump Station and the Wastewater Treatment Plant (WWTP).

Existing wastewater infrastructure within the Plan Area includes the Mapleridge Lift Station (MRLS) and a sanitary sewer main that conveys wastewater from the new school to the MRLS. Although the MRLS exists, there are issues with this facility. Due to its age and design limitations, it requires significant upgrades in order to meet safety and performance standards. Further, downstream lines between MRLS and McCarthy Boulevard Pump Station have no capacity for additional wet weather flows. Utilizing the MRLS, therefore, would require upgrades, as well as the construction of storage as a means of addressing the downstream capacity issue (by storing effluent and then releasing it in a controlled manner).

Although it would be the responsibility of the Developer to undertake the upgrades to the MRLS, operation and maintenance would be the responsibility of the City. As such, City Administration has provided direction to the Developer that “major” upgrades to the MRLS would not be allowed, as this would expand the assets that the City would be responsible to maintain and later decommission. Additionally, considering the advanced age of the facility, and its inherent design limitations, it is the position of City Administration that major investments be avoided and that the focus be towards the construction of the new Coopertown wastewater system.

As a means of addressing wastewater, the City is working with the Developer, as well as the developers associated with the other Coopertown Phase I lands to identify a solution that will allow the Plan Area to connect to the new Coopertown system in the near-term. As this solution is contingent on a number of factors, the City will consider the utilization of the existing MRLS as an interim measure, where it can be demonstrated that major upgrades can be avoided and that the city-wide level-of-service will not be compromised.

Should the MRLS be pursued as an interim measure, the Developer will be responsible for submitting additional analysis regarding detailed design, city-wide implications and a strategy for connecting to the new Coopertown system.

#### Storm Water Servicing

Currently, there is no storm water infrastructure within Coopertown, except a drainage pond within the Plan Area, adjacent to Courtney Street, which manages runoff from Courtney Street and the existing Mapleridge neighbourhood. Existing drainage within Coopertown is accommodated through natural ponds, wetlands and drainage courses. The natural system includes a drainage course to the north of the Plan Area that flows from east to west, exiting Coopertown via culverts constructed underneath the Regina Bypass.

The long-term solution for accommodating storm water servicing within Coopertown is the construction of a drainage channel. This new drainage channel will intersect with an existing drainage channel that services the north part of the city that currently terminates at Courtney Street. The new drainage channel will run from the northeast part of Coopertown, skirting the north boundary of the Plan Area and will then veer south, exiting the southwest part of Coopertown before crossing under 9<sup>th</sup> Avenue North and then draining into Wascana Creek. As this drainage channel is a major project, it is anticipated that it will be constructed over time, from south to north, in tandem with the phasing of Coopertown development.

As there will be an extended period of time before the drainage channel is extended to the north part of Coopertown, where the Plan Area is located, it is the intent of the Developer to pursue an interim storm water solution. As an interim solution, the intent is to discharge storm water, via pumping, into the natural drainage course that is located north of the Plan Area. As an interim measure, it will be the responsibility of the Developer to construct and maintain the facilities, decommission the facilities and connect to new drainage channel when the channel is eventually extended to north part of Coopertown. The Developer will also need to ensure that discharge into the natural system is at a rate that does not exceed predevelopment conditions.

### Water Servicing

The intent of the water servicing strategy is to tie-in the Plan Area network with the “second pressure zone” system that serves the north part of the city. The second pressure zone was commissioned in 2015 and has adequate capacity to accommodate the proposed new development, while maintaining adequate level-of-service throughout the second pressure zone service area. The Plan Area will include a network of pressurized water mains that will accommodate domestic and firefighting needs and will include stubs, on the periphery, for the future extension of the networks to adjacent lands within the Coopertown area. As the Plan Area is in the second pressure zone, there are no fundamental issues with water servicing.

### Parks and Open Space

The proposed open space system will include one neighbourhood-level park, three municipal utility parcels for storm water detention and a municipal buffer along Courtney Street.

The neighbourhood park exists, as it was constructed as part of the new school, as does one of the storm water facilities. The neighbourhood park and school site were accommodated via the provision of municipal reserve dedication.

The proposed storm water facilities will be accommodated as part of future subdivisions via the provision of municipal utility parcel dedication. The provision of additional parks is limited due to the fact that most of the municipal reserve potential was directed towards the new park and school and due to the fact that the Coopertown Plan contemplates a large-scale zone-level park, which will require municipal reserve contributions from all Coopertown neighbourhoods.

Accommodating school sites via municipal reserve dedication is a new practice for the City as the previous approach entailed the Government of Saskatchewan (Province) purchasing the land for the school site from the Developer, while the adjacent school park would be accommodated via municipal reserve dedication. As the Province now requires that the entire school area (building site and park) be accommodated via municipal reserve dedication, there is little municipal reserve potential remaining, as the provincial legislation allows a municipality to claim not more than 10 per cent of the Plan Area as municipal reserve.

Any municipal reserve balance that remains in the Plan Area will be taken as cash-in-lieu-of-land for the purpose of accommodating a future zone-level park that is required as part of the Coopertown Plan Open Space Strategy. As the proposed zone-level park is large (15 ha), all Coopertown neighbourhoods will need to contribute some of their municipal reserve potential (1.5 to 2 per cent) towards the zone-level park acquisition. Although the primary park activity within the Plan Area will be accommodated through the existing neighbourhood park, the potential to accommodate passive recreational activity within the proposed municipal utility parcels can be examined through the subdivision process.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The Developer will be expected to pay for the construction of all infrastructure associated with the project. Any infrastructure items eligible for Servicing Agreement Fee (SAF) funding shall be in accordance with the provisions outlined in the City Council Report CM15-14 of December 14, 2015. Further, the Developer will be expected to maintain and operate any interim infrastructure. The municipal infrastructure that is built and funded by the Developer will become the City's responsibility to operate and maintain through future budgets.

### Environmental Implications

As part of the review process, the Plan Area was assessed by qualified professionals from the perspective of environmental and geotechnical conditions. The information available indicates that there are no known sources of contamination or hydrocarbon facilities (e.g. pipelines) in the Plan Area and that aquifer sensitivity is low and the soil conditions are suitable for the proposed use of land. For the reasons noted above and considering that all proposed land-uses are expected to be relatively benign, from a nuisance or contamination perspective, City Administration concludes that there is little potential that environmental issues will emerge.

### Strategic Implications

The proposed Concept Plan supports and/or is in conformity with the following requirements/objectives of the OCP – Part A:

- **Growth Plan and Phasing: Section E, Goal 5:**  
The Plan Area is identified as a Phase I “New Neighbourhood”. This designation allows development in the Plan Area to proceed immediately, subject to the requisite approvals. Land supply associated with “New Neighbourhood” areas are intended to accommodate new growth associated with the City's 300,000 population growth target.
- **Population Density: Section C, Goal 4:**  
Development within areas identified as “New Neighbourhood” must achieve a population density of at least 50 people per hectare (pph). The Concept Plan supports a density of approximately 65 pph; therefore, exceeds density requirements.
- **Complete Neighbourhoods: Section D5, Goal 1:**  
As an identified “New Neighbourhood”, the Concept Plan must conform with the policies and guidelines associated with “Complete Neighbourhoods”. The Concept Plan meets the requirements by supporting a spectrum of residential densities, opportunities for recreation and leisure, opportunities for supporting daily lifestyle requirements, active (e.g. walking and cycling) and transit oriented mobility.



- **Comprehensive Planning: Section E, Goal 6:**

The Concept Plan provides a comprehensive solution for managing future land-use and servicing within the Plan Area and a framework for carrying forward to a more detailed level, the policies and guidelines associated with OCP.

#### Other Implications

None with respect to this report.

#### Accessibility Implications

Paratransit service will be provided to the neighbourhood as required. In accordance with the Open Space Management Strategy (OSMS), there must be accessible elements in every new playground in the city.

#### COMMUNICATIONS

Consultation has included engagement with affected landowners, public and external stakeholders (e.g. Province; Rural Municipality of Sherwood No. 159 (RM); school authorities; community associations; utility providers, etc.). The following, is a summary of the engagement:

#### Public Engagement

**Public engagement has included the following initiatives:**

- Distribution of information to landowners and community associations through mail.
- Open house event held on September 26, 2017, which drew approximately 80 people.
- Additional public engagement exercise held on November 9 and 10, 2017, facilitated by the Developer and directed to those open house attendees that requested additional meeting.
- Posting of draft Concept Plan and open house material on the City's website, including on-line portal for submitting comments.
- Posting of notification sign adjacent to Plan Area boundary.
- Notification of RPC meeting date through newspaper ad.

Through the open house, the City received feedback from the public, which included recommendations for revising specific elements of the Concept Plan. A summary of the open house feedback is attached as Appendix D. As a result of the open house:

- The Developer revised the Concept Plan in order to address key concerns.
- The Developer facilitated an additional public engagement exercise, which was directed to those open house attendees that had requested an additional meeting.

### Regional Engagement

The Plan Area is located within the Joint Planning Area (JPA) with the RM, as identified by the OCP. In conformity with the intent of the JPA, the City provided the RM with an opportunity to comment on the draft Concept Plan and to attend the open house. Having reviewed the information, the RM has indicated that they have no objections.

The Plan Area is not in immediate proximity to any provincial infrastructure projects, assets or areas of concern, excepting the new joint-use school. The proposed Concept Plan was submitted to various ministries and departments of the Province; however, no concerns were raised.

### DELEGATED AUTHORITY

City Council's approval is required pursuant to subsection 44(4) of the Act.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'SBzdel'.

Shauna Bzdel, Director  
Planning

Prepared by: Jeremy Fenton, Senior Planner

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk'.

Diana Hawryluk, Executive Director  
City Planning & Development

**Rosewood Park Concept Plan – Location Context**



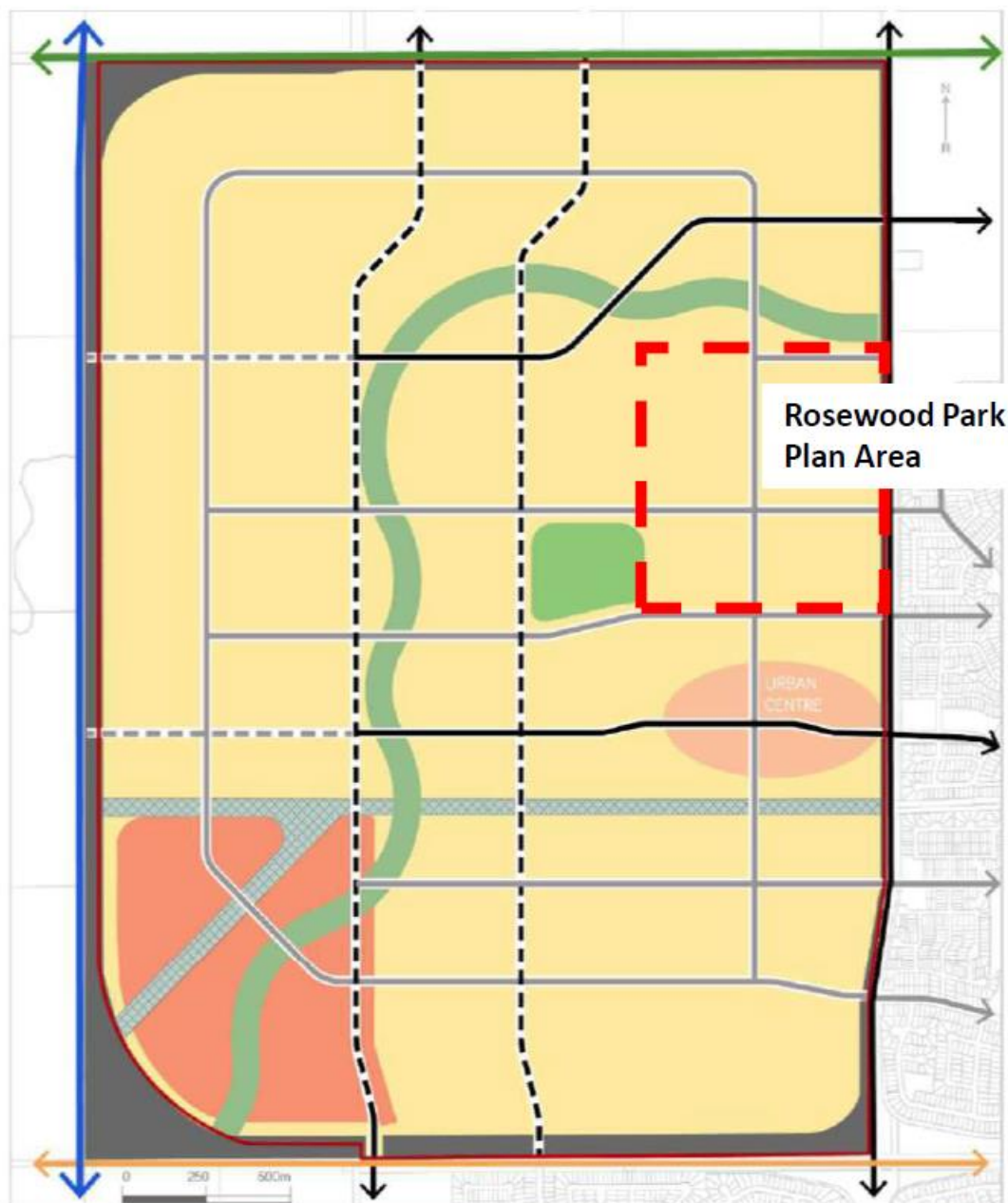
# Rosewood Park Concept Plan – Site Context



\* School already constructed (aerial photo predates school construction)

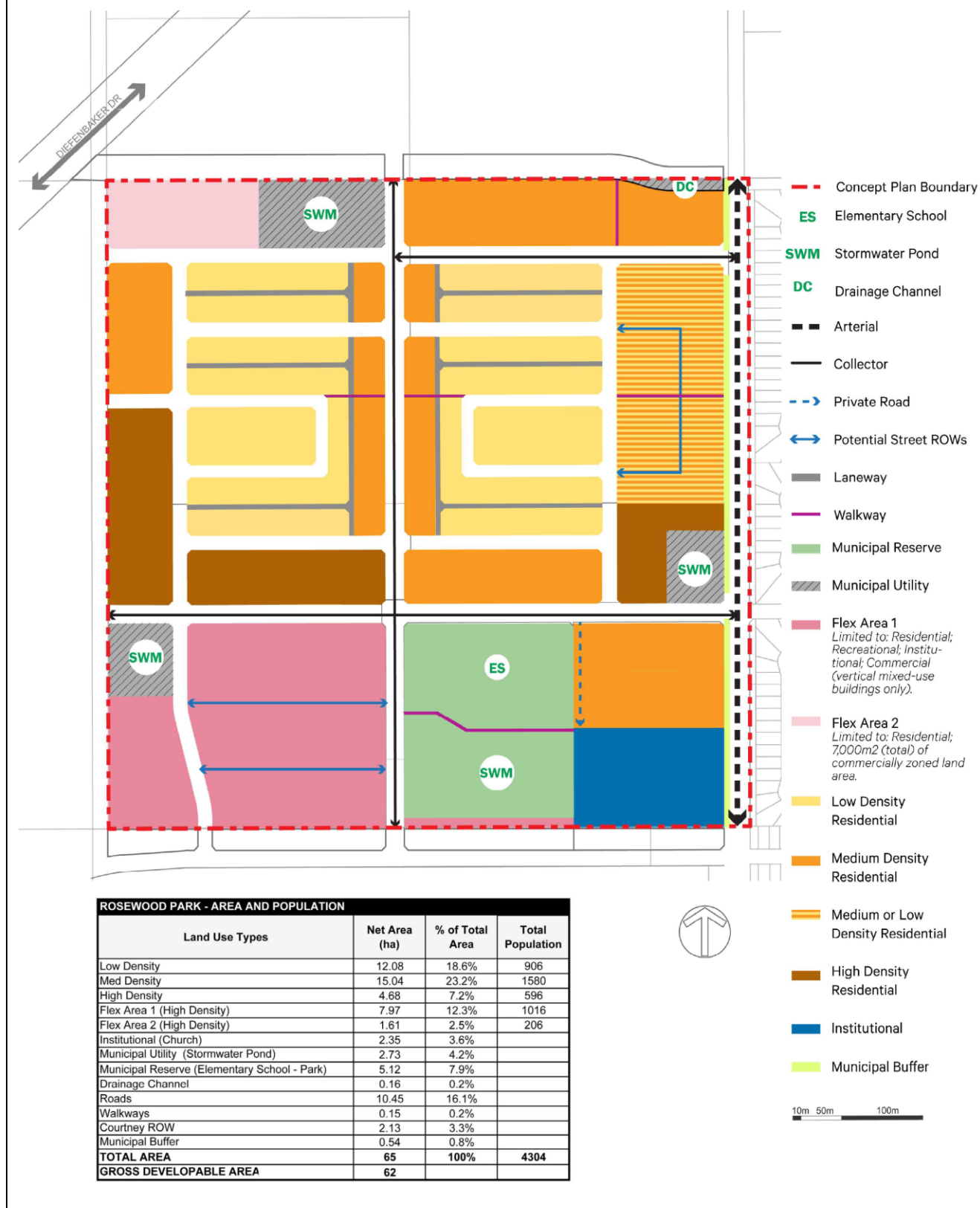


# Rosewood Park Concept Plan – Coopertown NP Context



<b>Rosewood Park Concept Plan (City File No. 14CP05)</b> <b>Summary of Open House (Sept 26, 2017) Feedback</b>		
<b>Issue</b>	<b>City's Response</b>	<b># of People Who Noted Issue</b>
<b>Location of High Density Residential</b>  High density residential should be directed away from Courtney Street and the school as it is incompatible with adjacent development and will create traffic and safety issues.	The Rosewood Park Concept Plan was revised by replacing high density residential next to Courtney Street and the school with medium density residential.  The Rosewood Park Concept Plan was revised by including a 7.5 metre-wide landscaped buffer along Courtney Street.	70
<b>Storm Water Pond Next to School</b>  City should not construct a storm water detention pond in park adjacent to school due to safety issues.	The storm water pond will be designed as a "dry bottom" facility, which means that it will be dry most of the time and there will be no permanent standing water in the facility. During a significant rainfall event, storm water will be required to drain out within 48 hours. Further, the facility will have very gradual slopes as a safety measure.  Situating storm water facilities within parks, where it does not diminish recreation function, is supported by the OCP (Section D4, Policy 6.7) and is a common practice in the City.	23
<b>Courtney Street Traffic and Design</b>  Courtney Street should have limited traffic and be designed to include buffering.	The Rosewood Park Concept Plan was revised by including a 7.5 metre-wide landscaped buffer along Courtney Street.  As per the City's TMP, Courtney Street must be designed as an arterial roadway in order to adequately manage traffic.	5
<b>Parks and Open Space</b>  The number of parks should be increased.	Most of the municipal reserve potential (10 per cent of land area), which is available for the purpose of acquiring park space from developers, as per provincial legislation, was dedicated towards the existing school and associated park. Any additional municipal reserve is to be dedicated to zone level park, as per requirements of the Coopertown Neighbourhood Plan; therefore, opportunity for additional parks is limited.	2
<b>Rear Lanes</b>  Lanes should be eliminated, as they create safety/security issues - potential for criminal activity due to lack of surveillance and lighting.	Rear lanes are supported by the OCP and Coopertown Neighbourhood Plan as a means of enhancing the functionality of the street from the perspective of pedestrian access and on-street parking.	1

# Rosewood Park Concept Plan – Land-Use Plan



# Rosewood Park Concept Plan – Circulation Plan

