

BYLAW NO. 2022-10

DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW, 2022 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend *Design Regina: The Official Community Plan Bylaw* by revising Part B.15: Tower Crossing Secondary Plan to update the Plan to accommodate the blending of existing land uses with new commercial development within the area over time.
- 2 The authority for this Bylaw is Part IV, section 29(2) of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of Bylaw No. 2013-48, being *Design Regina: The Official Community Plan Bylaw* is amended in the manner set forth in this Bylaw.
- 4 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, section 1.1 is repealed and the following substituted:

“1.1 BACKGROUND

The intent of this Secondary Plan is to provide a policy framework for directing land-use, transportation and utility servicing for lands located north of Victoria Avenue, on the east periphery of the City (Figure 1). The “Tower Crossing Secondary Plan” envisions and supports a development that includes commercial, residential and compatible light industrial land-uses.

It is expected that all subsequent concept plans, rezoning and subdivision will be in conformity with this Secondary Plan. Concept plans, which provide a detailed solution for land-use and servicing and will be prepared for each development phase. Combined, the policies of this Secondary Plan and the subsequent concept plans will help ensure that Tower Crossing evolves into a well-designed development, which is in conformity with the guiding policies of the City’s Official Community Plan (OCP).”

Approved as to form this _____ day of _____, 20____.

City Solicitor

- 5 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, section 1.3 is repealed and the following substituted:

“1.3 PROJECT VISION

The Plan area will provide a collective integration of land uses (commercial, residential mixed-use and compatible light industrial) that will promote economic, social and environmental sustainability consistent with the OCP. Major commercial developments will serve as the area’s economic foundation, with mixed-use and residential developments at a scale and location conducive to efficient land use, “complete neighbourhoods” and quality urban design. The development will embrace its regional function as a future transit node and regional gateway, and will facilitate the harmonious reconciliation of its core uses with the preservation of natural features, civic and cultural amenities.”

- 6 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, section 1.5 is repealed and the following substituted:

“1.5 OFFICIAL COMMUNITY PLAN CONFORMITY

This Secondary Plan supports a land-use and phasing strategy that conforms to the OCP. Notably, this Secondary Plan supports commercial and compatible light industrial development, as a phasing priority, adjacent to Victoria Avenue. Commercial development will incorporate design features that support active transportation, integration with adjacent residential areas and a high quality public realm, in accordance with OCP policy. This Secondary Plan also identifies land for future residential development, and includes a strategy for ensuring that the phasing and timing of development is in accordance with the general guiding policies of Part A of the OCP relating to growth development and phasing.”

- 7 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, subsection 3.2.1 is repealed and the following substituted:

“3.2.1 Overview

This Secondary Plan supports residential development in four potential scenarios: Residential Area, Mixed-Use Area, Flex Area and Commercial area where it is developed as part of an Urban Centre.”

- 8 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 3.2.2.1 is repealed.
- 9 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, subsection 3.2 is amended by adding a new clause immediately following clause 3.2.2.8 as follows:
- “3.2.2.9 Notwithstanding any other policy of this Plan, residential development shall not be allowed in the Commercial Area unless it forms part of a master planned Urban Centre that:
- is spatially defined through an approved concept plan;
 - includes an assortment of interconnected higher density development, civic space and facilities, transit service, landscaped streets and a high level of pedestrian infrastructure and interconnectivity; and
 - does not include large-format retail or light industrial.”
- 10 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, subsection 3.3.1 is repealed and the following substituted:
- “**3.3.1 Overview**
- At the time this Plan was adopted, the Plan area included commercial and light industrial development along the Victoria Avenue corridor that was rural highway-oriented in nature and was substantially developed at a time when the land was within the jurisdiction of the RM of Sherwood. The historic/ existing land use was developed somewhat sporadically and with only limited services. In order to recognize the changing market and servicing expectations, it is the intent of this Plan to transition the southern part of the Plan area to an orderly, well planned and full serviced commercial area, while still allowing the potential continuation of compatible light industrial land-use.”
- 11 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 3.3.2.2 is repealed and the following substituted:
- “3.3.2.2 Within the identified Commercial Area, non-residential land uses may include: commercial, compatible light industrial and any other appropriate complementary land-use, as determined by the City.”
- 12 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, subclause 3.3.2.6.II is repealed.

- 13 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 3.4.2.1 is repealed and the following substituted:
- “3.4.2.1 Institutional development (e.g. libraries, places of worship, schools, etc.) may be considered within the identified Residential Area, Mixed-use Area, Flex Area and Commercial Area.”
- 14 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 3.5.2.2 is repealed and the following substituted:
- “3.5.2.2 Multi-Use pathways should be incorporated into the Plan area in accordance with an approved concept plan.”
- 15 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 3.5.2.9 is repealed and the following substituted:
- “3.5.2.9 The City may require a zone level dog park within the Phase II Residential Area.”
- 16 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 4.1.2.10 is repealed and the following substituted:
- “4.1.2.10 Prior to subdivision approval, the City, at its discretion, may require a Transportation Impact Assessment (TIA) for the Phase I area, which provides a solution satisfactory to the City, for internal traffic management, including safe and efficient movement of:
- vehicles, including lane configuration, intersection design, signalization and traffic control;
 - pedestrians and cyclists, including traffic calming (where required), pedestrian crossings, sidewalk location and design, etc.; and
 - transit, including route and stop locations, etc.”
- 17 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 4.2.2.1 is repealed and the following substituted:
- “4.2.2.1 The overall water system and Phase 1 water system should be in general accordance with Figure 7: Water Servicing Concept – Total Development and Figure 8: Water Servicing Concept – Phase I, respectively; however, the City may accept an alternate solution without an amendment to this Plan being required.”

- 18 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 4.2.2.2 is repealed.
- 19 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 4.3.2.1 is repealed and the following substituted:
- “4.3.2.1 The overall wastewater system and Phase I wastewater system should be in general accordance with Figure 9 - Sanitary Servicing Concept Total Development and Figure 10 - Sanitary Servicing Concept Phase I, respectively; however, the City may accept an alternate solution without an amendment to this Plan being required.”
- 20 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 4.3.2.2 is repealed.
- 21 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 4.4.2.1 is repealed and the following substituted:
- “4.4.2.1 The overall storm water system and Phase I storm water system should be in general accordance with Figures 11-13; however, the City may accept an alternate solution without an amendment to this Plan being required.”
- 22 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 4.4.2.2 is repealed.
- 23 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 5.1.2.2 is repealed and the following substituted:
- “5.1.2.2 Pending conformity with the policies and/or growth plan of Part A of the City’s OCP, respecting phasing/timing of growth, and concept plan approval, the City may consider approving residential development within the identified Residential Area, Mixed-Use Area, Flex Area and Commercial Area (see Policy 3.2.2.9), as shown on Figure 5 - General Future Land-Use Plan.”
- 24 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clause 5.1.2.6 is repealed and the following substituted:
- “5.1.2.6 Where a property is known to have, or potentially have, contamination, the City may apply the Holding Zone in order to ensure that the contamination issue is resolved prior to development permit approval.”

- 25 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, clauses 5.1.2.7, 5.1.2.8, 5.1.2.9 and 5.1.2.10 are repealed.
- 26 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, section 5.2 is repealed.
- 27 Part B Secondary Plans, Part B.15 – Tower Crossing Secondary Plan, section 6.1, Appendix A.1 and Appendix A.2 are repealed.
- 28 The amended Tower Crossing Phase 1 Concept Plan attached as Appendix “A” is approved.
- 29 This Bylaw comes into force on the date of approval by the Ministry of Government Relations.

READ A FIRST TIME THIS 2nd DAY OF March 2022.

READ A SECOND TIME THIS 2nd DAY OF March 2022.

READ A THIRD TIME AND PASSED THIS 2nd DAY OF March 2022.

Mayor

City Clerk (SEAL)

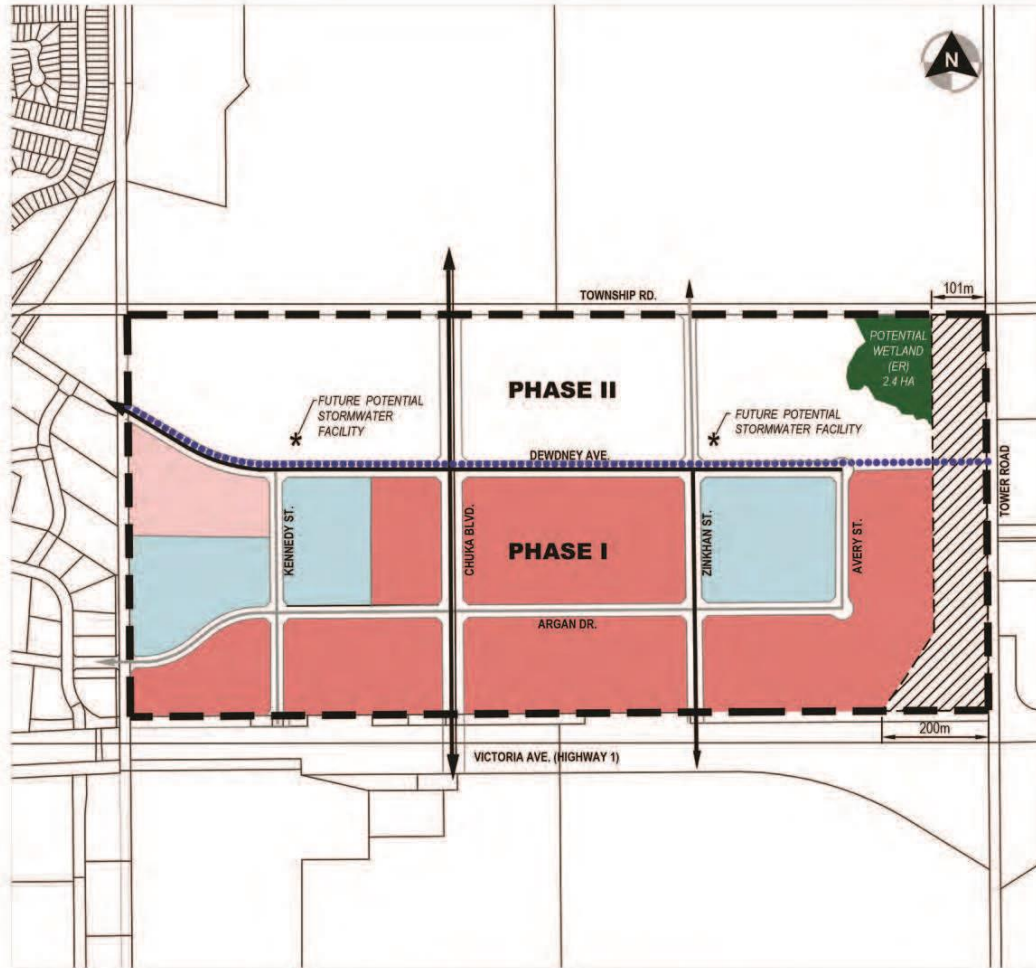
Approved by the Ministry of Government Relations
this _____ day of _____, 2022.

CERTIFIED A TRUE COPY

Ministry of Government Relations

City Clerk

APPENDIX "A"



LEGEND

-  Plan Area Boundary
-  Proposed Commercial
-  Proposed Mixed Use
-  Proposed Flex
-  Proposed Arterial Road - 40m ROW
-  Proposed Arterial Road - 30m ROW
-  Proposed Collector Road- 24m ROW
-  Proposed Phasing Boundary
-  Potential Wetland (ER)
-  Future Potential Stormwater Pond
-  Future Highway ROW

Phase I Land Use Composition Table

	Area in ha	% of Total Phase 1 area
Undevelopable Area		
Future Highway ROW	5.3	7.1%
Developable Area		
Commercial	46.9	63.1%
Mixed Use	3.9	5.2%
Flex	8.6	11.6%
Road ROW	9.6	12.9%
Total Area	74.3	100.0%

Scale 1 : 10,000
 0 50 m 150 m 250 m



ABSTRACT

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DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW, 2022 (No. 2)

PURPOSE:	The purpose of this Bylaw is to amend <i>Design Regina: The Official Community Plan Bylaw</i> by revising Part B.15: Tower Crossing Secondary Plan to update the Plan to accommodate the blending of existing land uses with new commercial development within the area over time.
ABSTRACT:	The proposed amendment updates the Tower Crossing Secondary Plan to accommodate the blending of existing land uses with new commercial development within the area over time.
STATUTORY AUTHORITY:	Part IV, section 29(2) of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	Required, pursuant to Part IV, section 39 of <i>The Planning and Development Act, 2007</i> .
PUBLIC HEARING:	A public hearing is required between first and second reading of this Bylaw pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to section 12 of <i>The Public Notice Policy Bylaw, 2020</i> .
REFERENCE:	Regina Planning Commission, February 8, 2022, RPC22-4; City Council, February 16, 2022, CR22-9.
AMENDS/REPEALS:	Amends <i>Design Regina: The Official Community Plan Bylaw</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services