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City of Regina
Office of the City Clerk
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June 15, 2022, City Council - Delegation Written Brief
Item RPC22-17 - Proposed Concept Plan and Zoning Bylaw Amendment
8701 Dewdney Avenue - PL202100226 and PL202100227

Dear Council,

As planning Agent to Westerra Development Corp., B&A Planning Group is providing this written brief in support of the subject applications.

Purpose of the Applications

The purpose of the applications is to amend the Westerra Phase 1 Concept Plan and to rezone the subject site reducing the amount of large format commercial retail in favour of additional low and medium density residential in response to changing market demand.

Amendment Rationale

Land Use

- This amendments right-size the amount of retail in the plan area. Demand for brick-and-mortar retail has been decreasing due to the increased popularity of on-line shopping which has been accelerated with the presence of Covid-19. This trend away from brick-and-mortar retail in favour of on-line commerce is expected to continue beyond the end of the Covid-19 pandemic. Additionally, delays in the development of Pinkie Road north of Dewdney Avenue, has impacted traffic volumes to the Westerra development. This in turn has negatively affected the demand for large format retail.
- The amendments still leave an ample 19.55 ha (48.3 acres) of land zoned for commercial development within the neighbourhood, which will be constructed once the trade area reaches requisite population targets.
- Adding more residents in this first phase of the development will help to facilitate new retail opportunities sooner than otherwise would be expected.

Zoning and Transition

- The proposed Residential Low Rise (RL) Zoning, which provides options for semi-detached, fourplexes and row-housing, will provide an appropriate medium density transition between low

density, Residential Urban (RU) Zone to the south and Mixed Large Market (MLM) Zone to the north.

- To service the proposed residential parcels, an 18.0m wide local road is proposed with access provided from the north along the southern boundary of the MLM zoned site. This new public road will provide access to both the large format retail site and the residential subdivision. An emergency access, for Fire Department purposes, will also be provided in the interim along the south edge of the subdivision linking to Horizon Way.
- The boundary public road to the north along with appropriate landscaping and edge treatment that will be required to be provided at the Development Permit stage, will ensure for an appropriate transition between residential and commercial uses.

Official Community Plan Density Requirements & Plan Compliance

- The applications follow the Westerra Neighbourhood Plan, which envisions a mixed-use neighbourhood, and meets the Official Community Plan density targets of 50 people per hectare.
- The proposed changes allow for the efficient use of existing infrastructure and increases both the supply and variety of housing product in Westerra.
- The amendment will add more housing and people within close proximity to future retail and adjacent to future public transit planned for Horizons Way.

Conclusion

Based on these findings, the proposed amendments respond to changes in the market, add population to the Westerra neighborhood while providing additional low and medium density residential options within closer proximity to future transit and retail. This additional population will help encourage transit usage, better utilize existing infrastructure while helping to support retail uptake by increasing the number of potential customers.

With the proposed amendments, the Official Community Plan density targets have been met while allowing underutilized land to be developed in response to increased housing demand.

For these reasons, we respectfully request Council's support of the applications and requisite approval motions.

Sincerely,



GRANT MIHALCHEON

Associate

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