



To: Mayor Fougere and Members of City Council

Delegation: Dream

Re: 15-CP-05: Proposed Coopertown Concept Plan

Dream is pleased to be here to be able to speak to the item before you tonight. But first, we would like to extend thanks to the Administration for their work on this application, with particular thanks to Jeremy Fenton for quarterbacking the process and to Geoff Brown and his team for their review, input, and design suggestions which have ultimately made the plan better.

The Concept Plan before you today represents the next level of planning related to the larger Coopertown Neighbourhood Plan, which was approved April 2017. The Neighbourhood Plan establishes the policies for an area that will ultimately accommodate a population in the range of 35,000 people over the next 30 plus years.

This Concept Plan, which encompasses an area of 160 acres, is approved within phase one of the Growth Plan in the Official Community Plan (OCP); meaning that development of this land in the near term is required to achieve growth goals in the OCP.

In terms of development timing, after concept plan approval we will be undertaking detailed design, rezoning, subdivision, and in 2019 we will service the lands and create lots and parcels for home builders. Our aim is to launch the community in the Spring of 2020, and the first housing occupancies will be possible later that year.

Despite being a couple of years away from occupancy, there is already interest from housing providers and retailers to be a part of this neighbourhood. We are currently working with a seniors housing provider, a multi-family builder, a rental housing developer, several prospective retailers, and a number of home building companies.

In terms of consultation, Dream participated in the public engagement noted in the Administration's report, and made changes to the Plan based on public feedback. Notably, the public expressed excitement towards the proposed retail site, particularly a grocery store, but they had some concern about the extent of commercial development oriented along Courtney Street. In response, we have changed the plan and have now oriented the commercial parcel along Rink Avenue thereby reducing the frontage along Courtney. There were also questions raised about traffic on Courtney Street. Development of Coopertown represents an opportunity for upgrading infrastructure, and as noted in the report, the developer will be responsible for improvements to Courtney as development progresses, such as: widening of the road, adding turning lanes, and installation of traffic controls such as signals. There was also some excitement expressed by the public around the new park spaces that we would be adding to the area.

We are very proud of the design of this neighbourhood. We employed Calthorpe Associates, a leading planning firm that specializes in new urbanist communities, supported by AECOM, to lead the design work.

Through the process, the plan seemed to evolve and improve as we worked with our consultant and City staff.

At a high level, a few elements of this neighbourhood's design worth noting include:

- A large centralized park with a multi-use field, play structure, and court
- Two pocket parks, one of which will have adjacent housing that will be fronting the park
- Density gradient decreasing away from the central park and commercial site
- A mixed use commercial residential site along Rink avenue, noted as flex area
- We have included two Roundabouts which are an effective method for free-flowing traffic control
- A full range of dwelling types ranging from small apartment units, seniors housing, up to larger single detached homes on wide-shallow lots; which results in a density of 54 persons/ha which meets the minimum target of 50 as per the OCP.
- The vast majority of streets will have lanes which assists in providing more on-street parking space and results in a nicer streetscape, and all streets will be wide enough to accommodate parking on both sides

Although not subject to this approval, I believe it is worth recognizing that Dream also will be implementing a number of operational measures to ensure a quality neighbourhood. For instance, we have a three tiered system of architectural codes that our builders must adhere to for community aesthetics; Dream reviews and approves the lot grading prior to construction as Regina is one of the few cities that does not do this service at building permit; Dream requires builders to build a parking pad or garage accessed from the lane at time of housing construction to accommodate parking; and, we have a landscape requirement of builders which is reinforced by a deposit system.

Development of this concept plan will also benefit service provision in the larger area. Infrastructure construction will facilitate a wastewater trunk line to the Rosewood Park Neighborhood which provides Rosewood with a permanent waste water solution to service their full neighbourhood. This and other coopertown infrastructure will also enable the COR to decommission the Maple Ridge Lift Station which underserves current Maple Ridge residents and it will provide the same opportunity for the Westhill lift station and those residents.

Overall, this plan was guided by, and is consistent with, the policies within the OCP and all of its related policy documents. As such, this concept plan is similar in standing and design features as other phase one neighbourhoods approved under this OCP including Westerra, the Towns, and Rosewood Park; all of which are required to achieve the growth put forth in the OCP.