

APPENDIX D – Summary of Key Revisions

PROPOSED AMENDMENTS TO COOPERTOWN NEIGHBOURHOOD PLAN Summary of Key Revisions and Associated Rationale

	Section #	Proposed Revision	Rationale
1	All Maps	Road network has been reconfigured	<ul style="list-style-type: none"> The location and design of interchanges along 9th Avenue North needed to be revised as a result of the Regina Bypass and the new 9th Avenue North-Bypass interchange. These changes also affected the overall road network: <ul style="list-style-type: none"> Pinkie Road now recognized as a collector road Fairway Road now recognized as an arterial road Connection to Bypass at mid-way point in the Plan Area Having confirmed connection points and roadway classifications, road network revised to reflect a more grid-oriented pattern, which is in conformity with OCP-Part A “Guidelines for Complete Neighbourhoods”
2	Section 1.0 Introduction	Text revised	<ul style="list-style-type: none"> The text was revised to improve readability. No substantive changes were made (minor “housekeeping” item only)
3	Section 2.0 Site Context	Text revised	<ul style="list-style-type: none"> The text was revised to improve readability. No substantive changes were made (minor “housekeeping” item only)
4	Section 4.0 Land-Use Strategy	Amend Figure 8 (Land-Use Plan) by adding symbols pertaining to potential school site locations	<ul style="list-style-type: none"> Revised to address recent changes to the <i>Planning and Development Act, 2007</i> requiring municipalities to provide policy for securing land for school sites (proposed locations are conceptual and non-binding)
5		Amend Figure 8 (Land-Use Plan) by adding symbols pertaining to potential Neighbourhood Hub locations	<ul style="list-style-type: none"> Revised to better support the OCP – Part A Guidelines for Complete Neighbourhoods, which contemplates the following commercial hierarchy: Urban Centre; Neighbourhood Hub; Local Commercial (currently, Plan does not allow for Neighbourhood Hub – level commercial) Consistency with Southeast Regina Neighbourhood Plan
6		Amend Figure 8 (Land-Use Plan) by removing Flex Area designation	<ul style="list-style-type: none"> The Flex Area is within the Future Long Term Growth Area (500k); therefore, no residential or non-residential development will be permitted here until the 300K areas are substantially built-out; therefore, premature to suggest land-use at this time (see Appendix B for comparison)
7	Section 4.2 Neighbourhood Areas	“Grocery Store” removed as an allowable use in a Local Commercial node	<ul style="list-style-type: none"> Neighbourhood Hubs have been added to the Land-Use Plan, and these larger commercial nodes are regarded as more suitable for more intensive land-uses, such as grocery stores Local Commercial is intended to blend in and be compatible with lower density areas where less traffic is desirable
8	Section 4.3 Centres and Hubs	Policy requiring specific design and function of Urban Centre deleted	<ul style="list-style-type: none"> Urban Centres are defined in OCP - Part A; therefore, this policy is redundant Changes will allow greater flexibility in terms of the function and design of the Urban Centre
9		Policies added to accommodate two neighbourhood hubs	<ul style="list-style-type: none"> See Comment #5
10	Section 4.4 Flex Area	Flex Area subsection deleted	<ul style="list-style-type: none"> See Comment #6
11	Section 4.6 Civic and Institutional	Policy added to address the need for school sites	<ul style="list-style-type: none"> See Comment #4

12	Section 5.1 Transportation	Policies for directing the design and function of peripheral intersections/interchanges added	See Comment #1
13		Road network has been reconfigured	See Comment #1
14	Section 5.2 Water	Water network plan revised to follow new road network plan and water master plan	<ul style="list-style-type: none"> • Water network plan supported by Coopertown Servicing Report transposed to new road network configuration • Pressure zone boundaries changed to reflect new water master plan
15	Section 5.3 Waste Water	Wastewater network plan revised to follow new road network plan	<ul style="list-style-type: none"> • Wastewater network plan supported by Coopertown Servicing Report transposed to new road network configuration
16	Section 5.4 Storm Water	Alignment of storm water drainage channel revised	<ul style="list-style-type: none"> • To reflect continuation of straight alignment east of Courtney Street and known configuration along north periphery of Rosewood Park Concept Plan (alignment is conceptual only – north-south alignment can vary)
17	Section 6.0 Implementation	Amend Figure 14 by reconfiguring phasing boundaries	<ul style="list-style-type: none"> • Phasing boundaries better align with neighbourhood units equating to ¼ section area (policy allows City to consider alternate phasing scheme without an amendment to the Neighbourhood Plan being required)
18		Policy added to allow exception to phasing and concept plan requirements	<ul style="list-style-type: none"> • Exception would only apply to existing developments (e.g. existing residential properties) and public uses and infrastructure
19	Section 7.0 - Appendices	ESA information moved to Section 2	<ul style="list-style-type: none"> • More user-friendly to have supplemental information combined with descriptive text
20		Figure relating to transit route options removed	<ul style="list-style-type: none"> • The proposed grid network will support efficient transit service and allows for many options • The transit route will be phased in over time , in accordance with City standards