

OCTOBER 10, 2021

FORMAL SUBMISSION LONG LAKE INVESTMENTS INC

RE: CR 21 - 143 OFFICIAL COMMUNITY PLAN AMENDMENT - HARBOUR LANDING WEST PL 201900072

Long Lake Investments Inc has been an active developer/landowner participant in the Official Community Plan (OCP) adoption, Phasing and Fiscal Plan Amendment and SE Neighborhood Plan where they own 70 ha of Phase 3 residential land. They have invested over \$10 million in the Chuka Creek Business Park and developed the 30 acre CN InterMobil container site. They sold major blocks of land to the City and Province for the Bypass and Pacer Park. All of these decisions and actions have been made within the word and intent of the OCP development Policies that have provided clear and predictable direction.

The partners in Long Lake, all Regina based successful business leaders, have accepted that their future residential land west of the Bypass abutting the Towns, Eastbrook and Greens on Gardiner would be Phase 3 designation and that changes would be considered as part of regular cyclical consultative processes for review as development and market conditions, servicing capacity and fiscal positions shifted. The current application in Harbour Landing is a significant deviation from the comprehensive OCP policies and anticipated process. It is predicated solely on the need for a new school, a need Long Lake supports and submits can and should be accomplished as a single site as the report recommends. It is not close to sufficient rationale for major change in Phasing and Development Policy that is thoroughly documented and supported in the OCP.

Long Lake supports a comprehensive update and review of the Policies. Major changes are occurring in the City development market. The Bypass has added new considerations...the Long Lake land is west of the Bypass and now isolated beside existing residential land and services that together would constitute a complete neighborhood supported by an existing new school, Pacer Park, Acre 21 and Aurora commercial Centers. Servicing capacity for wastewater is acknowledged as a factor to be addressed but that point is equally identified as concern for this Harbour Landing proposal. Complex interrelated factors make up the City servicing, phasing, land use and fiscal strategies. They should be comprehensively reviewed, not initiated by one off or single purpose considerations. Long Lake has not advanced their land for Phasing review as they respected the current process and OCP content with the understanding regular comprehensive review would occur when Phase 1 Land was approaching 75% development...the latest City report shows that to be less than 35% but over 70% in southeast Regina arguing for consideration of the southeast area for accelerated phasing to maintain the desired market geographic distribution of new residential development.

The Report before you is thorough and unequivocally compelling in its analysis and conclusion. It assesses the application against the documented policies and concludes decisively that it falls well short

of compliance on basic criteria for orderly growth, efficient servicing and fiscal sustainability. Substantial negative impact could harm other landowner developers who have relied on the predictability and stability of the City policies and process for their investment decisions and expectations. Long Lake commends the administration for their professional and comprehensive policy based review and recommendations.

This proposal was first circulated to Long Lake in August 2020. At that time this same presentation was submitted to the administration as part of their consultative process. Several recommendations were made:

- This Harbour Landing application not be approved and be deferred to the contemplated regular comprehensive review and consultation to be undertaken by the City for the phasing designation in the OCP taking into consideration all relevant factors and interests
- A stand alone school site be approved through the necessary amendments

Governments establish stable, predictable and impartial policies to support investment and community interests. The current OCP and Phasing Policies do just that and have served the City and all parties well. Developers accept and assess risk...they know they must bear the market economic risk. The current challenging environment has increased the risk which is exacerbated if City Policies or process are altered outside established and stated processes. Long Lake respectfully urges the City Council to support the recommendations of the administration report and Planning Commission before them. Long Lake is committed to commit the resources and time to support participation in continuing City Policy review and updates.

Respectfully submitted

Bob Linner Project Manager

Long Lake Investments Inc

October 10, 2021