

Harbour Landing West (PL201900072)**Official Community Plan Amendment, Concept Plan and Rezoning Application****City Council Presentation - Beaudry Family**

- Good afternoon Your Worship and members of City Council, my name is Louise Mohr and I am speaking on behalf of the Beaudry family.
- Our family owns approximately 56 hectares (138.54 acres) of land directly north of the existing Harbour Landing neighbourhood. Beaucorp Ventures Limited is our holding name for the lands and you may hear these lands referred to as the “Beaucorp Lands” or “Harbour Landing North”.
- The lands were annexed into the city in 1953 (almost 70 years ago) and our family has owned the land since 1965. It is the largest contiguous parcel of undeveloped land annexed for urban development purposes remaining undeveloped from this era.
- According to the Design Regina OCP, the western half of our land is designated as ‘Employment Area’ and the eastern half is designated as ‘Special Study Area’ as determined by the NEF boundary.
- Our family has been working with the City of Regina over the past 50 years to ready the land for urban development and we have been trying to initiate a Concept Plan since 2014. Previous servicing infrastructure decisions during the development of Harbour Landing ignored our lands which has resulted in a very challenging servicing situation for our property and played a role in the current ‘Special Study Area’ designation.
- Following the completion of the Design Regina OCP in 2013 and the Phasing and Finance Project in 2015, B&A and Associated Engineering were retained by the Beaudry family in 2016 to assist with City engagement on planning policy and technical matters and directed to work collaboratively with City administration and key stakeholders to advance policy amendments and planning entitlements to support future development.
- In November, 2019, we were advised by City Administration that an OCP phasing amendment application for the subject lands would be considered subject to the completion and submission of a comprehensive concept plan and supportive technical evaluations.
- B&A, in collaboration with our project partners developed and filed a comprehensive current state report and design briefs in February 2020 and following City review and subsequent refinements to these reports, filed a comprehensive OCP amendment and concept plan application in December 2020. Since the filing of this application, we have been working with City administration and stakeholders to address and resolve comments received through the circulation process.
- **It is important for you to know that it has always been our understanding that the Special Study Area designation allows for near term development of our property.**
- During the Concept Plan process for the Beaucorp lands, we requested that both the Beaucorp and Dream Concept Plan’s and Phasing applications receive concurrent consideration to ensure a fair and equitable approach to these applications, notably as it relates to infrastructure solutions to support both projects and to ensure the viability of near-term development of the Beaucorp lands.

Our Planning and Engineering consultants will speak briefly to the details of Dream's Harbour Landing West Concept Plan and Phasing application in a subsequent presentation.

- While concurrent consideration of the two applications has not occurred, we remain supportive of contiguous neighbourhood development in the southwest sector of the city and the provision of new and beneficial services, such as employment lands, school sites, and recreational amenities.
- As a long-term landowner in this sector of the city, we have seen the exponential growth of the southwest sector over the past 15 years. Harbour Landing has developed into a complete community with a range of housing options, employment uses, services, strong transportation and mobility systems, and parks and recreation facilities. These strong community attributes support and promote new contiguous urban development that will continue to enhance Harbour Landing as a desirable neighborhood for Regina residents to live, work and play.
- With near-term build-out of Harbour Landing, there will be a demand for new housing supply in the southwest sector to accommodate the desire for living in this quadrant of the city. While new development is proposed in all other areas of the city, there is currently no new planned residential land in the southwest. This eliminates the short to medium term residential supply in this area and reduces the locational choice of residents in the city.
- **We believe it has always been the intention of the OCP that there would be continued expansion of the Harbour Landing community in the near term.**
- In summary:
 - The Beaudry family believes the OCP clearly contemplates that 120 ha of land within the Special Study Area can be considered for development in the near term.
 - The Beaudry family supports Dream's Harbour Landing West proposal contingent upon equitable consideration being undertaken for the Beaucorp Harbour Landing North Concept Plan.
 - The Beaudry family supports the Harbour Landing West application if no further negative servicing implications or capacity issues are created that impact the development of the Beaucorp lands.
- Thank you for your time.

Sincerely,

Louise Mohr



On Behalf of the Beaudry Family (Beaucorp Ventures Ltd.)



Data Sources: City of Regina, Geogritis; Imagery: City of Regina (2018)
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-  Subject Site
-  Municipal Boundary

Harbour Landing North Concept Plan

Context

Beaucorp Ventures Ltd.
 Regina, Saskatchewan

Map and data for informational and planning purposes only.