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City of Regina
Queen Elizabeth II Court
2476 Victoria Avenue
Regina, SK Canada
S4P 3C8

Attention: **Mayor and Council**

Re: **Official Community Plan Amendment, Concept Plan and Rezoning Application**
Harbour Landing West (PL201900072)
NE 3-Twp17-Rge20-W2M; Pt. SE 3-Twp17-Rge20-W2M

Introduction and Context

Good evening your worship, members of Council; my name is Nathan Petherick, Partner at B&A Planning Group (B&A). In attendance with me this evening are my colleagues Nancy Sanborn of B&A and Jacob Froh of Associated Engineering. Thank you for the opportunity to to speak to the applications filed in support of the proposed Harbour Landing West (HLW) neighbourhood.

Beaudry Lands and Harbour Landing North (HLN)

B&A Planning Group and Associated Engineering are representing Beaucorp Ventures Ltd. (Beaudry family) with respect to this matter. B&A was retained by the Beaudry family in 2016 to advance policy amendments and planning entitlements to support future urban development of these lands.

Harbour Landing North (HLN) - OCP Amendment and Concept Plan Application (PL202000033)

At the direction of City administration, B&A, in collaboration with our project partners developed and filed a comprehensive current state reports and design briefs in February 2020. An OCP amendment and concept plan application was filed in December 2020 and remains in progress.

Please refer to Attachment 01: Harbour Landing North - Land Use Concept (December 2020)

Servicing Constraints on HLN and Special Study Area Policy Implications

Servicing constraints (i.e., stormwater, sanitary) that exist on the Beaucorp lands today are in part attributable to the manner in which Harbour Landing has been approved and subsequently developed. These **existing servicing constraints, in part, contributed to the application of a "Special Study Area" designation on a portion of the Beaucorp property intended to accommodate future residential development.**

Official Community Plan Special Study Area Policy Direction

According to the OCP, a special study area is defined as **"an area which requires further, more detailed study to determine future land use and phasing or timing of development based on impact to the City"** and **"must be assigned a phasing designation before proceeding with development" (Policy 14.20 D.3, p. 65)**.

The OCP also notes **"only 120 hectares of the lands designated as Special Study Area located within the southwest part of the City, ... may be considered for development; however, the City may consider allowing additional land to be developed following the substantial build-out of the initial 120 hectares, in accordance with Policy 2.14" (Policy 2.15.1, p. 21).**

Special Study Area Policy Interpretation and Recent OCP Phasing Amendment

It is our assessment that the OCP clearly contemplates a phasing designation may be considered for lands in the SSA subject to the undertaking, completion and approval of supportive planning instruments and technical evaluation. The OCP directs that **either a secondary plan or concept plan as an acceptable planning instrument coupled with technical study to inform and rationalize phasing amendment requests.** One such example would be the completion of the Southeast Regina Sector Plan (2016) where upon adoption by Council informed updates to the OCP new neighbourhood phasing strategy.

Existing Utility Systems and In-Line Wastewater Storage as a Significant Infrastructure Upgrade

Both Harbor Landing North and Harbour Landing West neighbourhoods propose to utilize the City's existing water and wastewater systems and in-line wastewater storage to mitigate the impact of additional flow during peak rain events so the existing system's level of service can be maintained.

In Administration's presentation to the RPC and their responses to RPC Committee questions on October 6, 2021, it was communicated that additional development beyond the

proposed new school site in HLW would be impactful to the existing system due to downstream capacity deficiencies in the southwest sector. **This is a simply incorrect understanding as both Harbour Landing North and Harbour Landing West are proposing wastewater storage in accordance with the City's Design Standard, which protects new development from impacting existing levels-of-service and prevents the addition of "at-risk" properties throughout the City.**

Contrary to Administration's position, it is the opinion of our engineering representatives that in-line wastewater storage does not constitute a "significant" infrastructure upgrade. Extending gravity services and installing wet-weather storage should be considered an efficient and responsible means of servicing as this utilizes existing infrastructure without the need for major system improvements.

Providing wastewater storage is an established practice in the city and has enabled many major developments including Harbour Landing, The Creeks, The Greens, The Towns, Eastbrook, Aurora, and Rosewood Park to develop.

Impacts of Development on Existing Neighbourhoods and South Trunk Upgrades

We acknowledge the design of significant capacity upgrades to the City's South Trunk is underway and that the phased improvements will be constructed over the next several years till the planned completion by 2029. The focus of these upgrades is to alleviate existing level-of-service issues within the City. While it is anticipated the South Trunk Upgrades will increase downstream system capacity and improve the Harbour Landing pump station performance, we expect in-line wastewater storage will continue to be required for Harbour Landing West and Harbour Landing North, regardless of the timing of these upgrades.

Other Considerations Relevant to Applications within Special Study Area

In addition to utilizing existing utility networks with the application of servicing solutions accepted elsewhere in the City, **there are a number of other policy factors that may warrant consideration in the evaluation of this and future applications with the Special Study Area which are contemplated under the Official Community Plan (Policy 14.19.1 – 14.19.11, p. 65). It should be noted that there is no reference of evaluation of the Harbor Landing West application against Section 14.19 of the OCP.**

These matters may include but are not limited the relationship of the proposal to such factors as proximity and connectivity to mobility systems (i.e., provincial highways, major roadways, pathway systems), proximity to established parks and open space systems /

schools, as well as proximity to such soft services such as recreational services, fire, transit and emergency service. It should also be noted Council may wish to consider the impacts / benefits of accommodating additional housing (people) and employment (jobs) land uses in immediate proximity to established retail, office, professional service and public / institutional uses and the benefits this may afford to advancing complete community and contiguous development.

Please refer to Attachment 02: Existing Community Amenities and Services in Proximity

Conclusion and Our Request of Council

We wish to offer Council the following summary points with respect to the HLW application:

- The OCP clearly contemplates 120 ha of land within the SSA for future development;
- The OCP accepts either a secondary or / concept plan to rationalize a phasing application;
- The OCP phasing strategy has been amended by Council based on approved plans;
- The OCP policy directives (Section 14.19.1 – 14.19.11) warrant consideration;
- In-line wastewater storage should not be regarded a significant infrastructure upgrade;
- Equitable infrastructure approaches for proponents within the SSA should be undertaken.

In consideration of these factors and on behalf of the Beaudry family we respectfully request Council give consideration to approval of the HLW application in accordance with:

Administrative Report Alternative Options No. 1 or No. 2:

1. *Approve the applications submitted by the Applicant by approving:*

    a) An amendment to the OCP by assigning a New Neighbourhood (300K) and Phase One designation to the Subject Property.

    b) The proposed Harbour Landing West Phase 1 Concept Plan (Appendix D).

    c) The proposed Harbour Landing West Phase 1, Stage 1 rezoning (Appendix E).

2. *Approve a variation to the applications submitted by the Applicant by approving:*

    a) An amendment to the OCP by assigning a New Neighbourhood (300K) and Phase One designation to the Subject Property and by revising the phasing designation of other lands owned by the Applicant, in the Coopertown area to Phase Three, so that there is no net increase in citywide Phase One, Two or Three land areas.

b) The proposed Harbour Landing West Phase One Concept Plan (Appendix D).

c) The proposed Harbour Landing West Phase One, Stage One rezoning (Appendix E).

Sincerely,

Nathan Petherick

NATHAN PETHERICK

Partner

BA, MA, RPP, MCIP

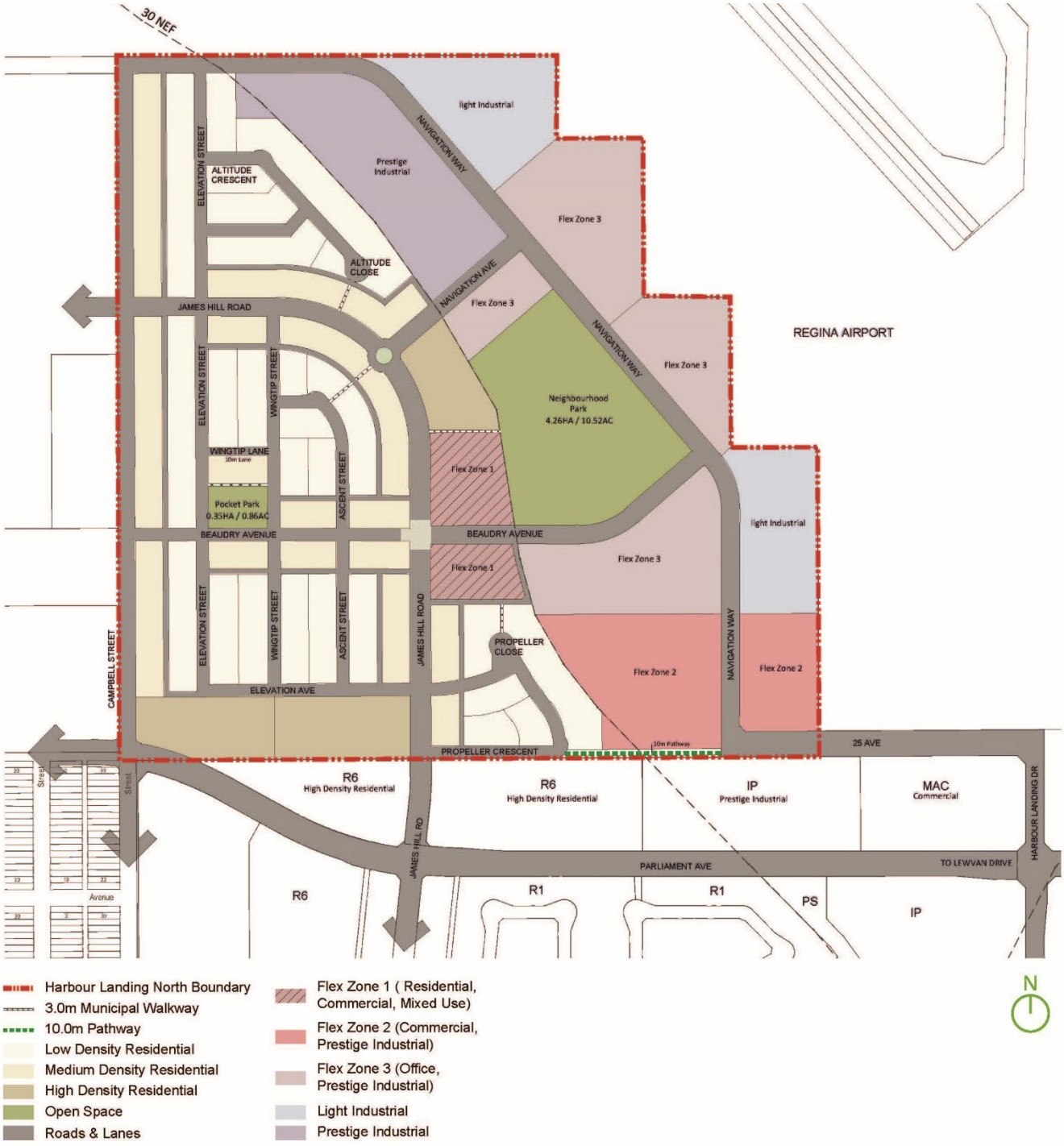
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Supportive Attachments:

Attachment 01: Harbour Landing North - Land Use Concept (December 2020)
Attachment 02: Existing Community Amenities and Services in Proximity

Attachment 01: Harbour Landing North - Land Use Concept (December 2020)



Attachment 02: Existing Community Amenities and Services in Proximity

