

Proposed Official Community Plan (OCP) Amendments

Amend Part A – Citywide Plan of *Design Regina: The Official Community Plan Bylaw 2013-48* as follows:

(Note: Deleted policy/text shown with strikethroughs and new policy/text shown with bold blue coloured font)

Section/ Policy	Proposed Amendment	Rationale
Section C, Policy 2.11	<p>2.11 Require NEW NEIGHBOURHOODS and NEW MIXED-USE NEIGHBOURHOODS, as identified on Map 1 – Growth Plan, to:</p> <p>2.11.1 Be designed and planned as <i>complete neighbourhoods</i> in accordance with Policy 7.1;</p> <p>2.11.2 Achieve a minimum gross population density of 50 persons per hectare (pph).</p> <p>2.11A City Council may, at its discretion, waive the requirements of Policy 2.11 where it can be demonstrated through a secondary plan or concept plan that achieving the density target and <i>complete neighbourhoods</i>’ policies would be challenging and/or undesirable due to unique circumstances (i.e. smaller scale development areas that lack connection to transit and other local services/ amenities).</p>	<p>The proposed amendments add flexibility to consider unique situations where Council may wish to consider residential development areas at densities below 50 persons per hectare.</p> <p>The deleted text is a housekeeping correction to remove a term that no longer exists in the OCP.</p>