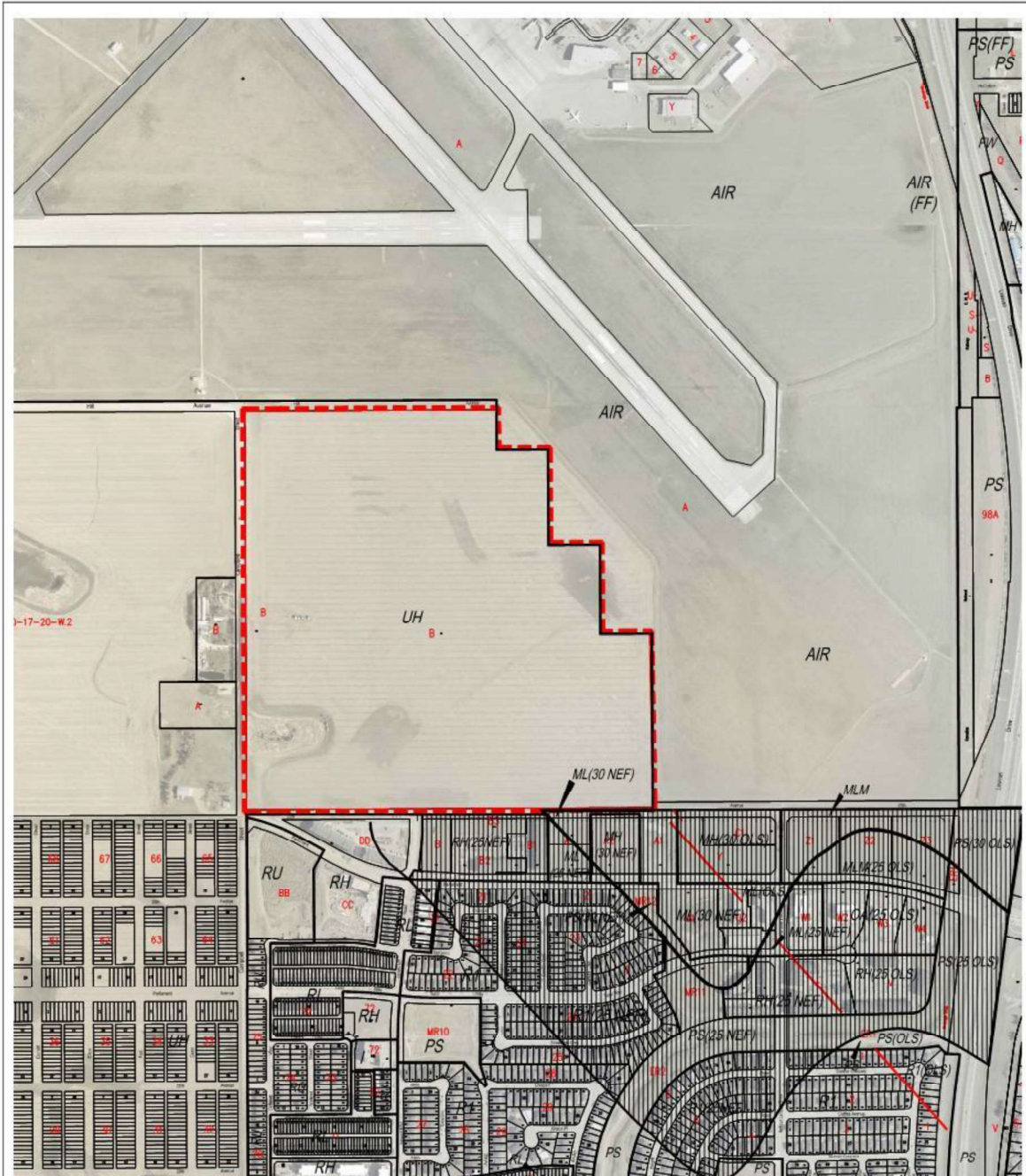


Appendix A-1

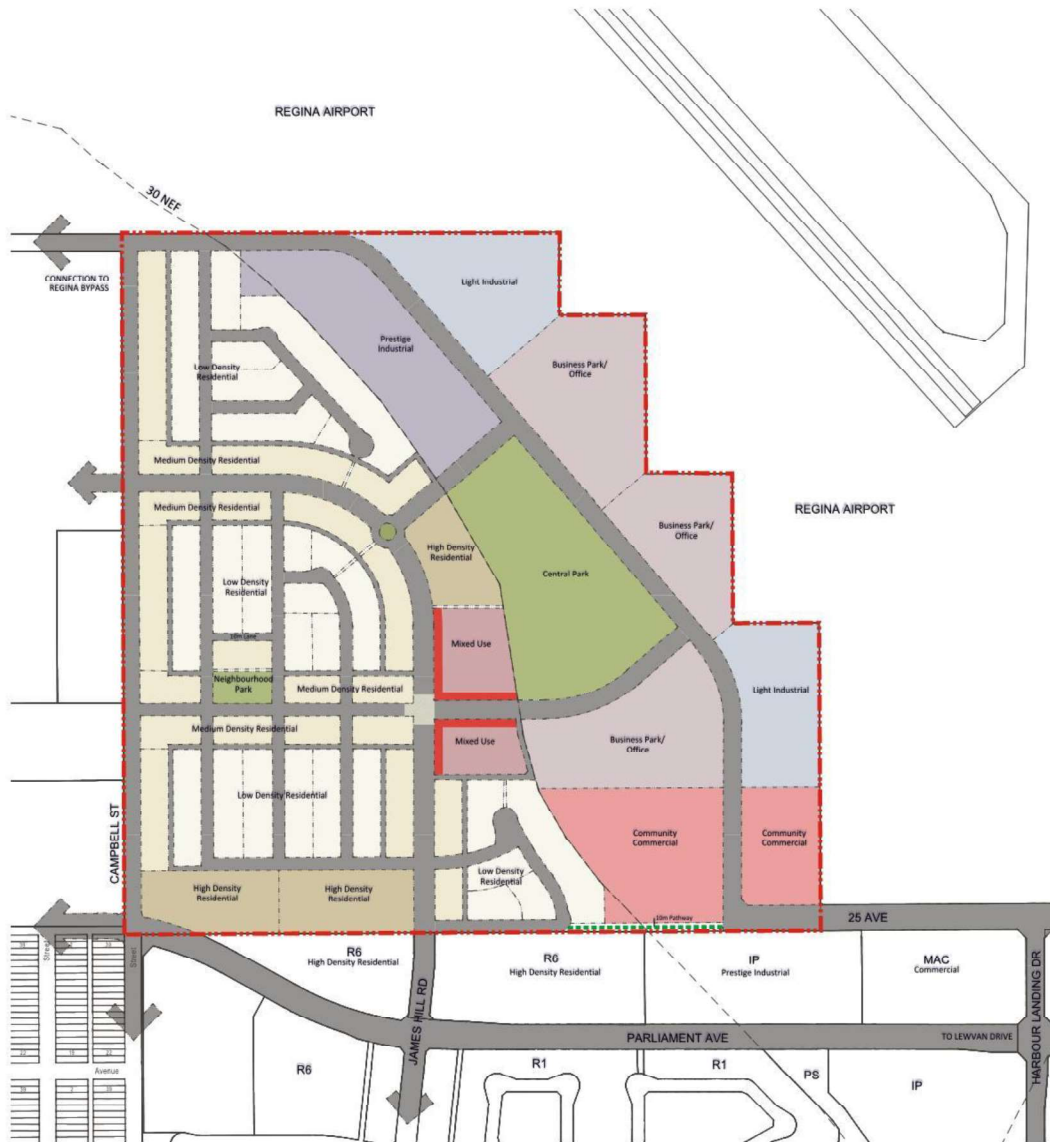


 Subject Property

Date of Photography : 2018

Project PL202000033 Civic Address/Subdivision 3301 Campbell Street
Project PL202000038

Appendix A-2 – Concept Plan (proposed)



OUTLINE PLAN STATISTICS				
	ha	ac	units	population/jobs
Total Area	58.63	145.36	100%	
Residential Gross Development Area	33.64	82.63		
Non-Residential Gross Development Area	25.39	62.73		
SRP Requirement Area (100% Residential, 3% Non-residential)	4.61	11.38		
Residential	21.20	56.58	35%	
Low Density Residential	20.82	26.72	18%	270 units / 822 people
Medium Density Residential	7.33	17.83	12%	357 units / 709 people
High Density Residential	2.95	7.04	6%	225 units / 553 people
Mixed-use Sites	1.70	4.20	3%	170 units / 289 people
Total				1122 units / 2462 people
Density of Residential Area			34 units/ha	14 units/ha
Employment	19.81	47.72	33%	
Business Park/ Office	7.52	18.58	13%	302 jobs
Commercial	4.20	10.39	7%	252 jobs
Mixed-Use Commercial (50% of mixed-use sites)	0.95	2.32	4%	51 jobs
Light Industrial	4.42	10.90	7%	66 jobs
Prestige Industrial	3.38	7.83	5%	48 jobs
Total				639 jobs
Parks	4.61	11.38	8%	
Roads & Lane Area	12.01	29.68	20%	
Total Population & Jobs				3721 people & jobs
Population & Jobs / gross hectare				63 people & jobs/ha

Legend

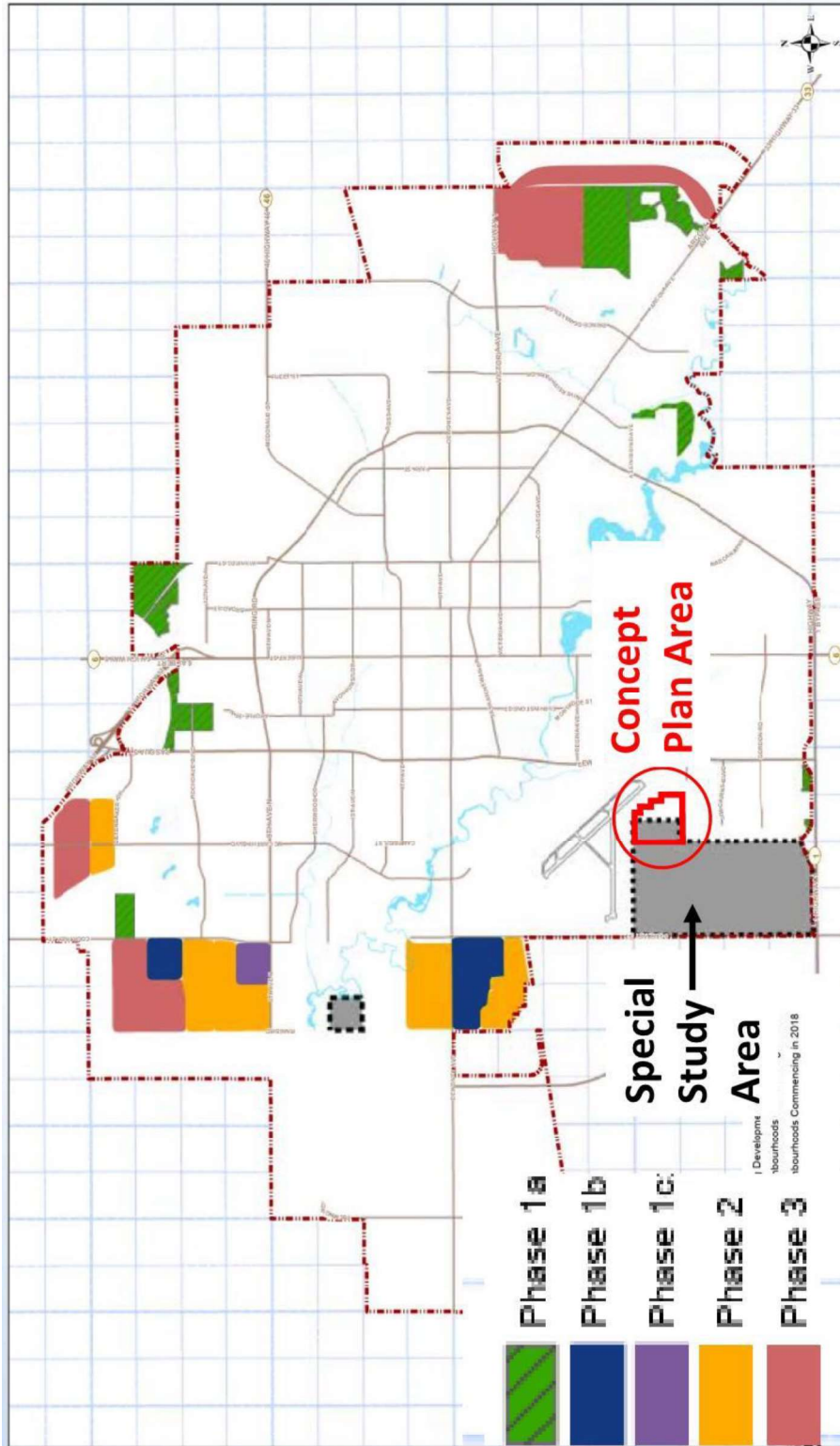
- Beaucorp Lands Boundary
- 10.0m Pathway
- 3.0m Walkway
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use
- Business Park/ Office
- Commercial
- Light Industrial
- Prestige Industrial
- Open Space
- Roads & Lanes
- Potential Commercial Frontage



1:5,000

Appendix A-3 – Phasing Context

MAP 1b: PHASING OF NEW NEIGHBOURHOODS AND NEW MIXED-USE NEIGHBOURHOODS



Information Sheet

Application	
<ul style="list-style-type: none"> • Official Community Plan Amendment (File No.: PL202000038) • Proposed Concept Plan (File No.: PL202000033) • Location: Blk/Par B-Plan 102185827 (Appendix A-1) • Development: Proposed residential neighbourhood 	
Background	
<ul style="list-style-type: none"> • The City of Regina (City) is reviewing a concept plan application and Official Community Plan (OCP) amendment application submitted by B and A Planning Inc. (Applicant) • Concept plans illustrate the layout (e.g. streets, land-use, parks) of proposed new residential and commercial areas and are used to direct subsequent rezoning and subdivision applications • An amendment to the OCP is required in order to assign a phasing designation to the concept plan area 	
Proposal (concept plan)	
<ul style="list-style-type: none"> • The proposed neighbourhood will be 59 hectares (gross developable area) and will have, at full build-out, a population of, approximately, 2,400 people • The proposed neighbourhood will consist of: residential (varying densities); park(s); Light industrial and employment land (Appendix A-2) • Primary access will be via Parliament street ; James Hill Road • The Applicant is proposing to close 25th Avenue West of James Hill Road, and convert the right-of-way into residential lots; however, internal roadway will provide new travel options and the closure will be staged over time to ensure that access is maintained 	
Proposal (OCP amendment)	
<ul style="list-style-type: none"> • The Applicant proposes to amend the phasing strategy of the OCP (Maps 1 and 1[b]) by having a Phase 1 designation assigned to the residential portion of concept plan area • The phasing strategy requires the peripheral, undeveloped areas of the city be developed in a sequential manner (Phase 1 areas to be developed first, followed by Phase 2 and then Phase 3) • The concept plan area forms part of a “Special Study Area” (Appendix A-3), which does not have a phasing designation assigned, but has the potential for inclusion in the phasing strategy (up to 120 hectares only) through consideration of criteria set out in Sections 2.14 and 2.15 of the OCP • The OCP may be accessed via the following link: www.regina.ca/about-regina/official-community-plan/ 	
Process	
<ul style="list-style-type: none"> • The City is in the process of evaluation the applications, including resident and stakeholder feedback • After the evaluation, a report, with recommendation, will be prepared and submitted to the Regina Planning Commission for their consideration, followed by submission to City Council • Any person is free to address Regina Planning Commission or City Council. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information 	
Regina Planning Commission / City Council Meeting	Visit www.Regina.ca/proposeddevelopment for updates on this application.
Contact	Binod Poudyal, City Planner II Planning and Development Services Department BPOUDYAL@regina.ca / 306.535.9531

Process Summary

