

Richel Nixon

From: Jeremy Fenton
Sent: Wednesday, June 30, 2021 10:43 AM
To: Autumn Dawson; Yves Richard
Cc: Fred Searle; Munir Haque
Subject: HLW Developer Comments
Attachments: HLWestCP_Ltr_20200720_OCP_Phasing.pdf; HLWestCP_Ref_20210630_FeedbackSummary.docx; OPC_Phasing_ProposedRevisions_City.pdf

Hello

Attached is:

- Summary of landowner feedback
- Notice that went to landowners
- Proposed revisions to Mab 1b (as proposed by City Planner – JF)
 - Scenario shown allows a Phase 1 designation to be applied to HL West CP area without any increase to Phase 2 or Phase 3 area
 - [REDACTED]

Landowner communication files are located here:

17(1)(b) [REDACTED]

(folder has restricted access)

Please let me know if you need anything else

Thank you
Jeremy

From: Autumn Dawson <ADAWSON@regina.ca>
Sent: Tuesday, June 29, 2021 4:17 PM
To: Jeremy Fenton <JFENTON@regina.ca>; Yves Richard <YRICHARD@regina.ca>
Cc: Fred Searle <FSEARLE@regina.ca>; Munir Haque <MHAQUE@regina.ca>
Subject: RE: HLW Developer Comments

Thank you Jeremy, I would like to request a summary of the comments so that I can provide [REDACTED]. If I could get this by end of week that would be great.

Autumn

From: Jeremy Fenton <JFENTON@regina.ca>
Sent: Monday, June 28, 2021 3:08 PM
To: Autumn Dawson <ADAWSON@regina.ca>; Yves Richard <YRICHARD@regina.ca>
Cc: Fred Searle <FSEARLE@regina.ca>; Munir Haque <MHAQUE@regina.ca>
Subject: RE: HLW Developer Comments

Hello

The feedback we received from the development community is saved here:

17(1)(b)

Please let me know if you need anything else

Thank you

From: Autumn Dawson <ADAWSON@regina.ca>
Sent: Monday, June 28, 2021 11:01 AM
To: Yves Richard <YRICHARD@regina.ca>; Jeremy Fenton <JFENTON@regina.ca>
Cc: Fred Searle <FSEARLE@regina.ca>; Munir Haque <MHAQUE@regina.ca>
Subject: HLW Developer Comments

Good morning,

With regards to the comments from the development community for Harbour Landing West, I am hoping to get the link to where the comments are saved or a copy of the comments so that I may review. If you have summarized the comments in a document, I would like to request a copy of that as well.

My plan is to touch base with [REDACTED] on this item this week, as well as an update him on where we are at in the review process.

Thank you.

Autumn Dawson, RPP
Director
Planning & Development Services

306-552-3763
adawson@regina.ca
Regina.ca



Treaty 4 Territory and homeland of the Métis.

**Proposed OCP Amendment (Map 1b) – Harbour Landing West Concept Plan
Summary of Landowner (Phasing Areas) Feedback**

As part of the review associated with Dream’s concept plan (HL West CP) and OCP amendment applications, City staff communicated with “Phasing Area Landowners”. The purpose of this initial communication was to alert them of the following proposed OCP amendment:



Application by Dream to amend Map 1b (Phasing Plan) of the OCP by redesignating 70 hectares of their land in the SW from “Special Study Area” to “Phase 1”.

“Phasing Area Landowners” are deemed to be landowners that own at least 16 contiguous hectares of land within areas subject to phasing or Special Study Area policy. This list includes:

- | | |
|---|-----------------------------|
| Barry More Curtis John Grohs | Gary Roy Miller |
| Beaucorp Ventures Ltd. (BAPG) | KKTLE Holding Corp. |
| Dbr Developments Ltd. | Long Lake Investment Inc. |
| Canadian Midwest District of the Christian and Missionary Alliance (Troika) | Lynda Jean Mearns |
| City of Regina – Real Estate | Mark Geiger |
| Darrell Andrew Weinberger | Sharon Ottenbreit |
| David Albert Will | Westbrook Developments |
| Dream Development | Yagar Development |
| Forster-Harvard Development Corp. | 101259367 Saskatchewan Ltd. |

This communication was also provided to: RM of Sherwood; RRHBA
The following, is a summary of comments received:

17(1)(d)



July 20, 2020

To Whom it May Concern:

RE: Application: Official Community Plan Amendment File No.: PL201900072
Legal Address: NE-03-17-20-02
Civic Address: Not Applicable

As an individual or organization with interest in the City of Regina growth and phasing strategy, as outlined in the City's Official Community Plan (OCP), we are bringing to your attention a proposed amendment to the strategy. The purpose of the proposed amendment is to accommodate a new residential neighbourhood on lands that currently do not have a phasing designation applied to it. Through this consultation, we are providing you with an opportunity to identify comments or concerns you may have regarding this proposal.

Background

The phasing strategy was implemented via approval of the OCP in 2014. To summarize: the strategy applies to undeveloped areas on the City's periphery and the intent is to build-out specified areas in a sequential manner (Phase 1 first, followed by Phase 2, etc.). Further, the policy requires that 75 percent of a phase be built-out before the succeeding phase may commence.

Additionally, the strategy recognizes two "Special Study Areas" (SSA), which do not have a phasing designation assigned, but have the potential for inclusion in the phasing strategy (up to 120 hectares only) through consideration of specified criteria and an amendment to the Growth Plan Map (Map 1) and the Phasing Plan Map (Map 1[b]) of the OCP.

The phasing strategy is outlined in Section E – 14.19-14.20 and the SSA policies are outlined in Section C - 2.14-2.15 of the OCP. Areas subject to phasing and SSA designations are shown on Maps 1 and 1(b) of the OCP. The OCP may be accessed via the following link:

<https://www.regina.ca/about-regina/official-community-plan/>

Proposal

The Proponent intends to develop a new residential neighbourhood on 70 hectares of land (gross developable area) within the southwest SSA (Appendix A-1; A-2). The population associated with this would be, approximately, 3,800. In order to pursue this, the Proponent proposes to amend Maps 1 and 1(b) of the OCP by having a Phase 1 designation applied. If the Proponent is successful, they will also be seeking concept plan approval.

Rationale

- A new school for Harbour Landing is deemed to be a priority by the Government of Saskatchewan and the affected school authorities and there is no available land in Harbour Landing to accommodate this.
- Some of the “235K” areas identified on Map 1(b) have yet to experience development.
- Sections 2.14; 2.15 of the OCP, which allows up to 120 hectares of land to be developed in the SSA where specified criteria are met.
- Cost associated with the provision of infrastructure services.

Discussion

Sections 2.14; 2.15 of the OCP authorizes the City to consider bringing up to 120 hectares of SSA land into the areas subject to phasing where specified criteria are met. Section 14.20D.3 of the OCP, however, requires that, as a prerequisite for development, a phasing designation must first be assigned. The City, therefore, will be evaluating the proposal relative to Sections 2.14; 2.15 to determine what phasing designation might be suitable. As part of this evaluation, the City will be taking into consideration the feedback gathered through this consultation.

Any amendment to the phasing strategy would be an interim measure until the City undertakes a comprehensive review of the phasing strategy. As the City recently concluded the first “5 year review” of the OCP, a comprehensive review of the phasing strategy will not occur until the next 5 year review (2024-2025).

If you have any questions or comments, please provide these by August 7, 2020. Additionally, we would be happy to meet (via online video) or discuss this (phone or email) anytime that is mutually convenient. My contact information is: 306-751-4228 or jfention@regina.ca

Thank you,



Jeremy Fenton
Senior City Planner
Planning & Development Services

cc: Fred Searle, Director, Planning & Development Services
Yves Richard, Manager, West Planning

Attachments:


- A-1 – Context Map - Location
- A-2 – Context Map - Phasing

Appendix A-1 – Location Context



Areas with blue lines are historic subdivisions and are not developed and are not part of any current application

Concept Plan Area

 Subject Property

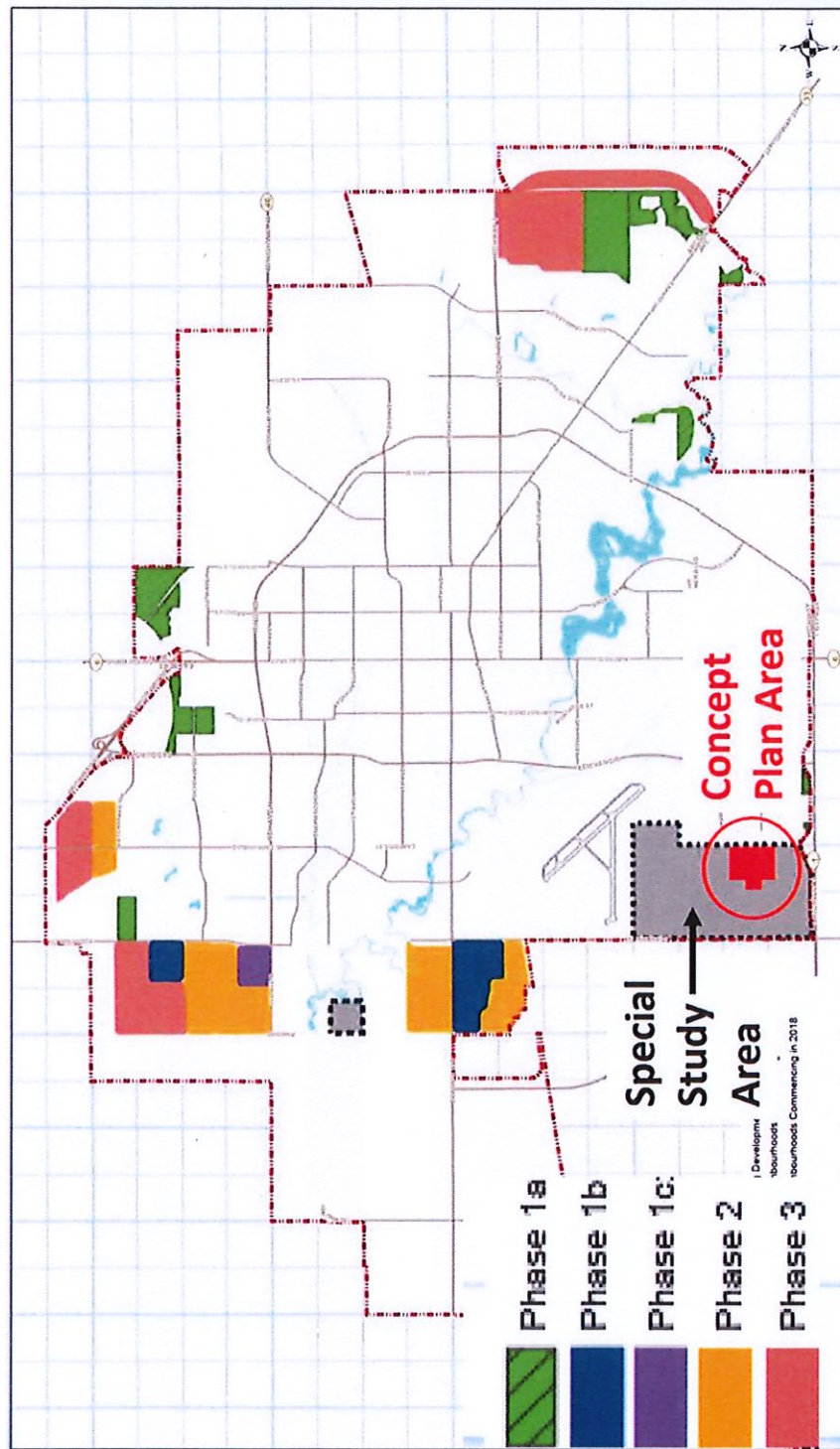
Date of Photography: 2018



Project PL201900070 Civic Address/Subdivision Harbour Landing West

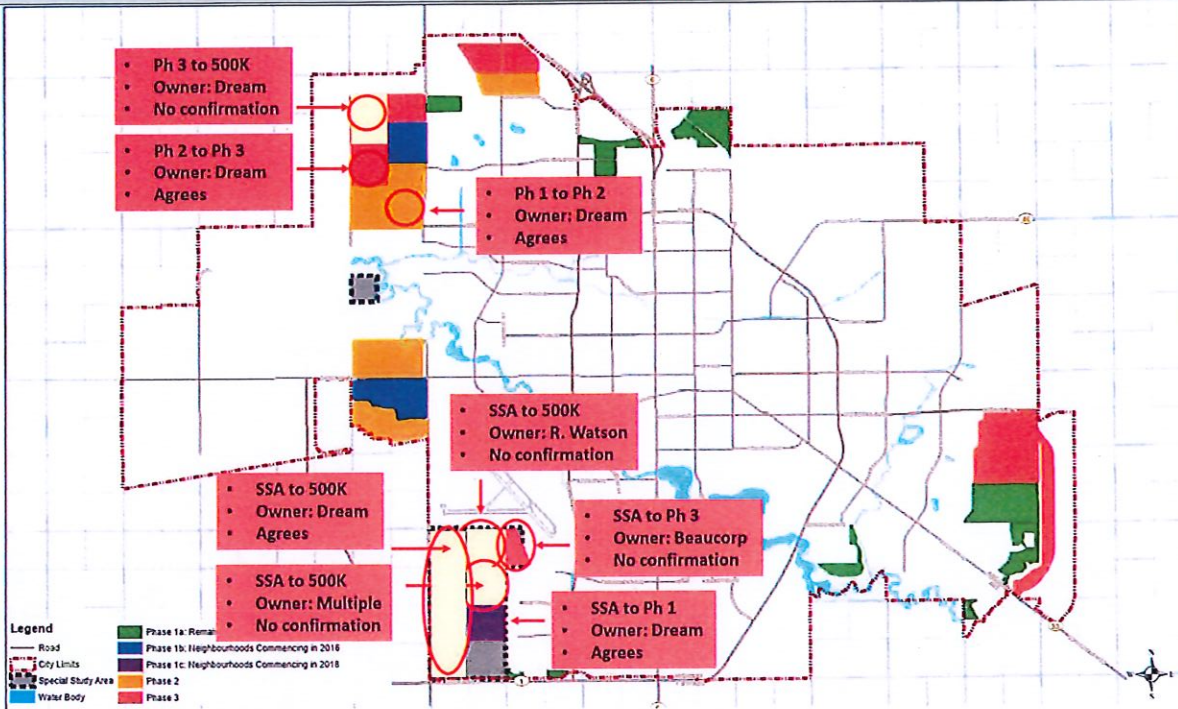
Appendix A-2 – Phasing Context

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



Proposed Revisions to Map 1b (Phasing Plan) of Design Regina OCP

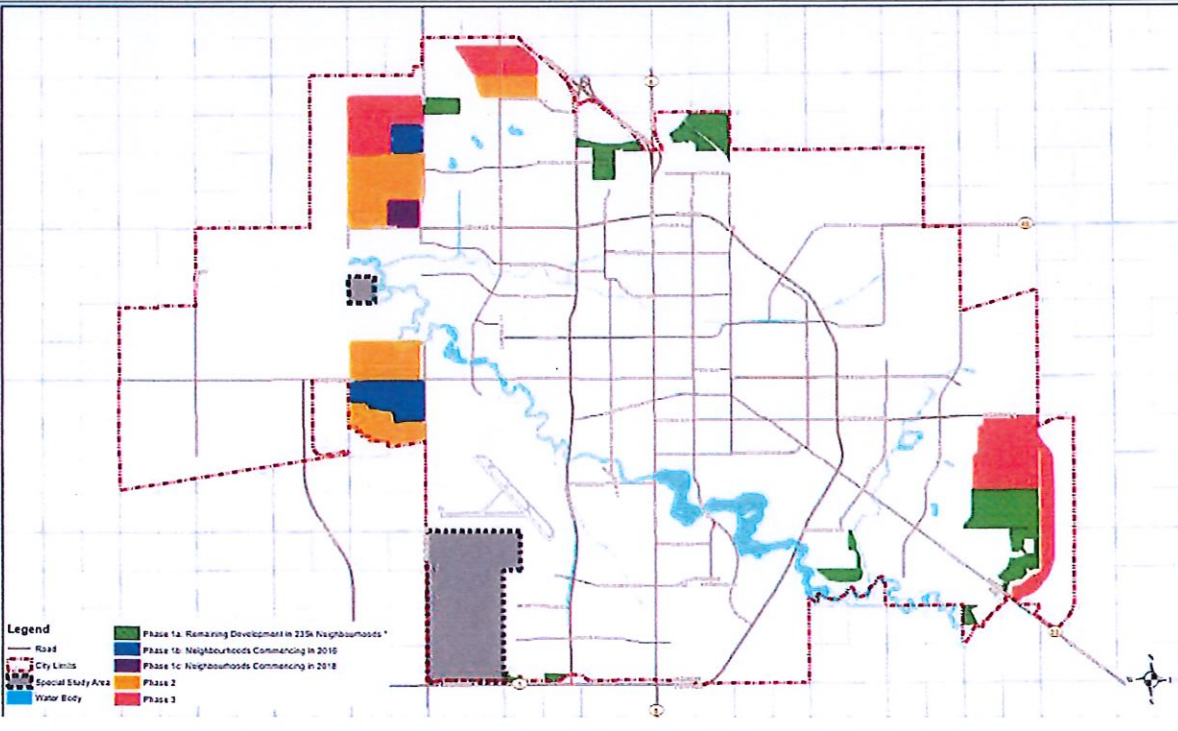
Phasing Map - Revisions



This revision scenario results in the following:

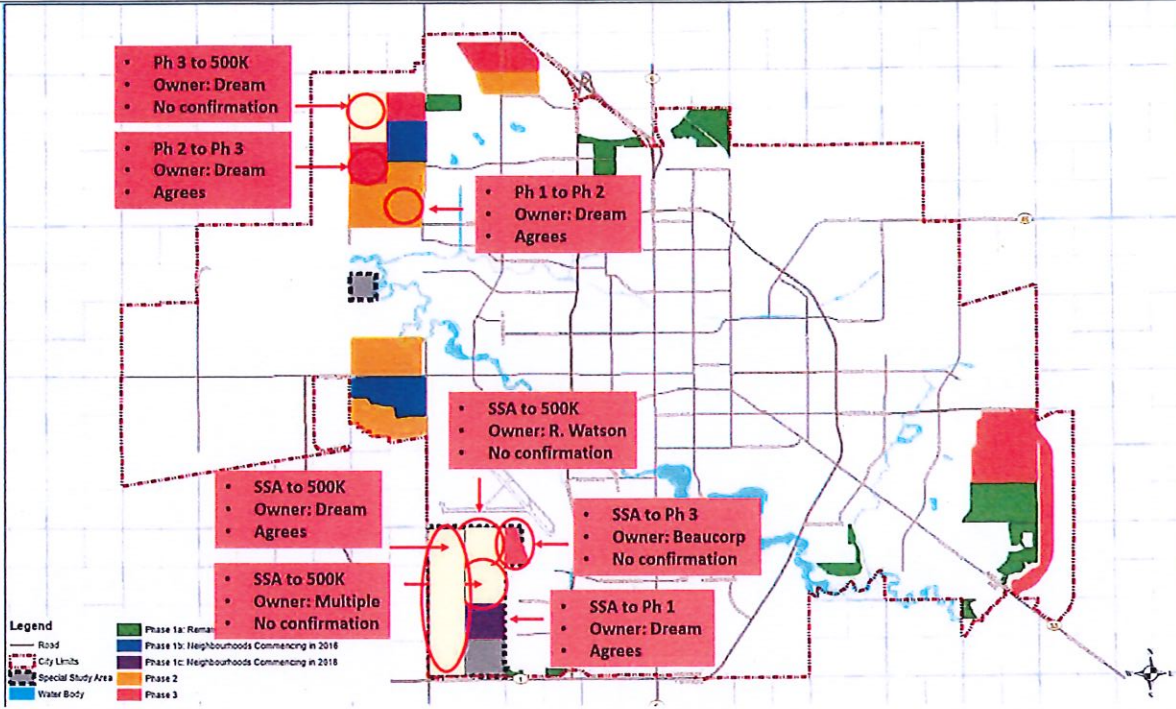
- 33.5 ha of land added to 300K area
 - Represents Beaucorp CP (SSA - Ph 3)
 - HL West CP will not result in new land added to any 300K phase due to Coopertown phasing reconfiguration
- Most of the SW SSA transitioning to 500K area
 - Only 120 ha of SSA can be developed; therefore, SSA can be reduced
 - If phasing is assigned to HL West; Beaucorp CPs, only 22.5 ha of SSA remains
 - Remaining 120 ha potential (22.5 ha) can go to lands south of HL West CP area (to allow arterial connection to Hwy. 1)
- If phasing is assigned to HL West and Beaucorp CPs, Policy 2.14; 2.15 of OCP should be revised

Phasing Map - Current



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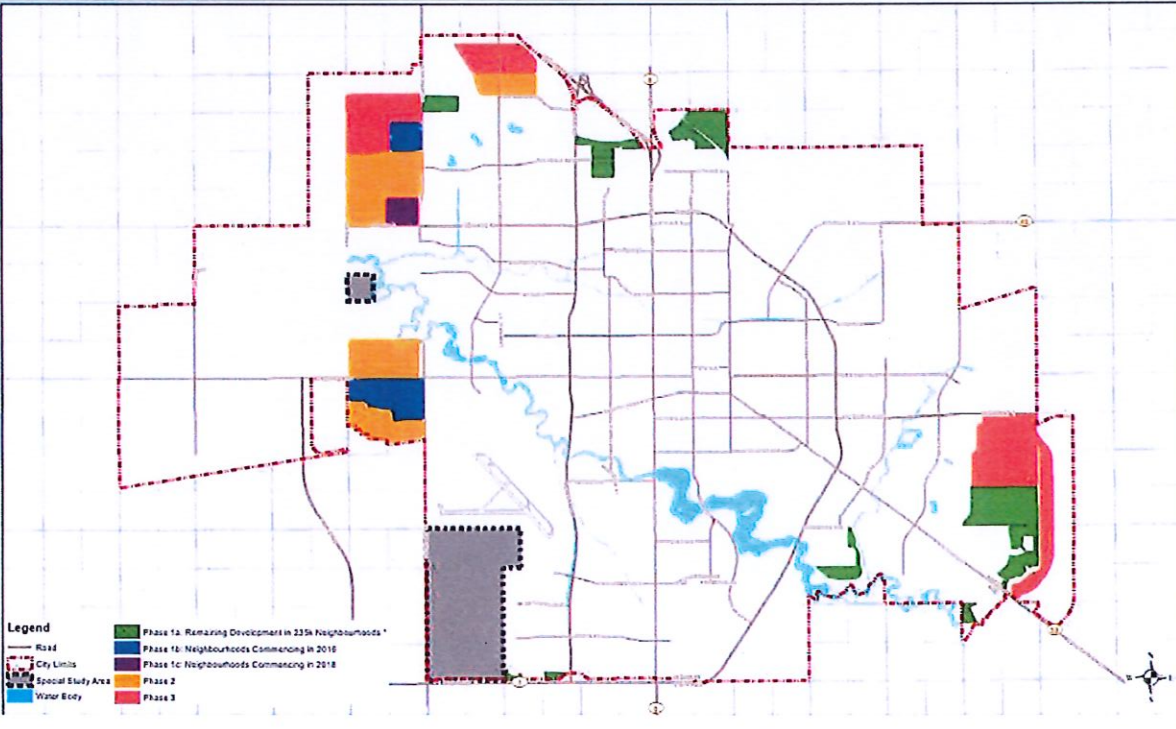
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Thank you,



Jeremy Fenton
Senior City Planner
Planning & Development Services

cc: Fred Searle, Director, Planning & Development Services
Yves Richard, Manager, West Planning

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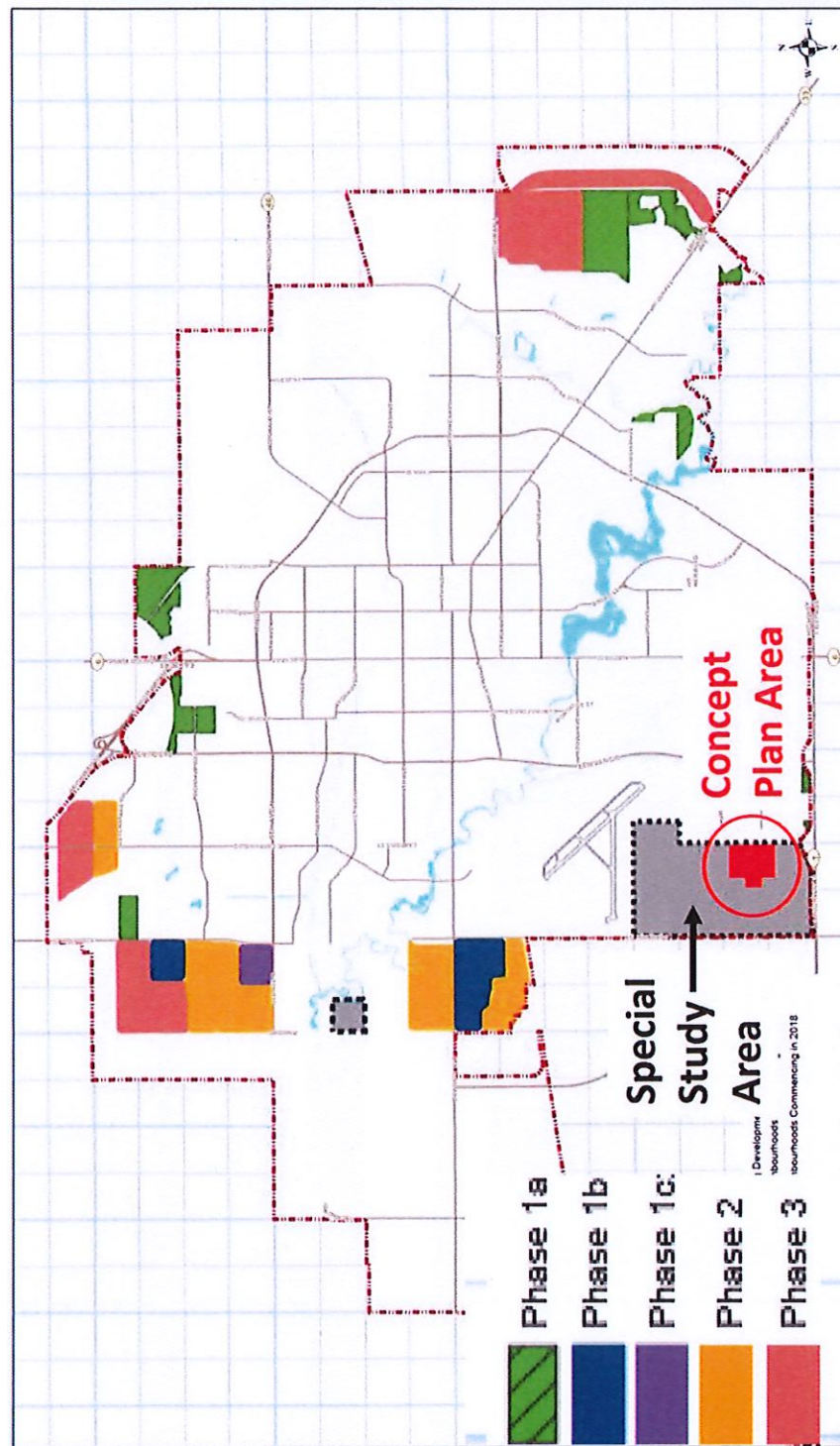
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Project PL201900070 Civic Address/Subdivision Harbour Landing West

Appendix A-2 – Phasing Context

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



Richel Nixon

From: Jeremy Fenton
Sent: Monday, July 20, 2020 3:37 PM
To: Jeremy Fenton
Cc: Yves Richard; Munir Haque
Subject: OCP_Amend_Phasing
Attachments: HLWestCP_Ltr_20200720_OCP_Phasing.pdf

Hello and Good Day

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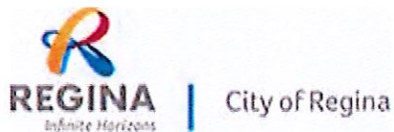
Jeremy Fenton

Jeremy Fenton, MCIP, RPP
Senior City Planner
Planning Sector West
Planning & Development Services Department
City Planning & Community Development Division

P: 306.751.4228

F: 306.777.6998

E: jfenton@regina.ca



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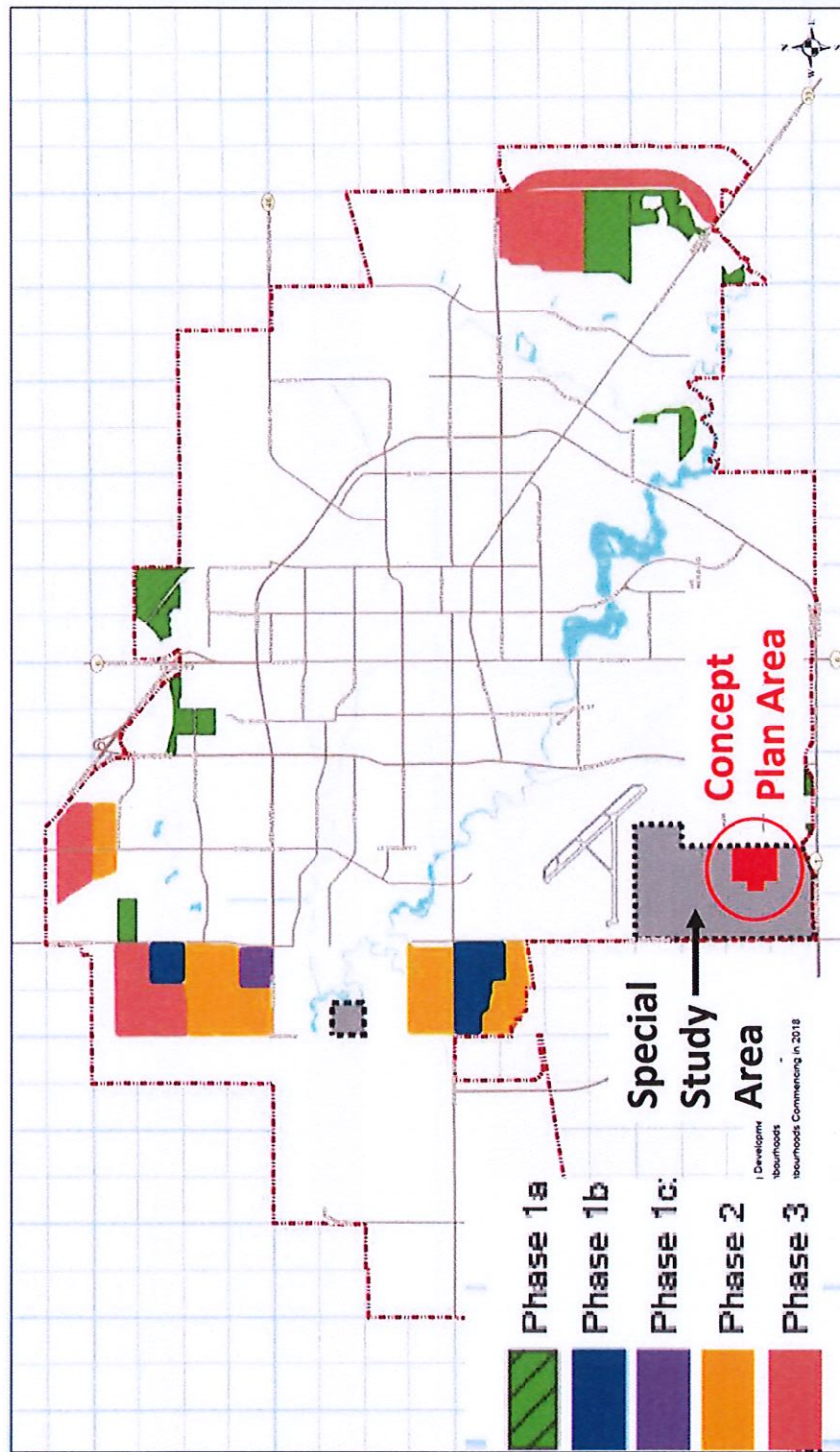
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Project PL201900070 Civic Address/Subdivision Harbour Landing West

Appendix A-2 – Phasing Context

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



Richel Nixon

From: Chad Jedlic <chad@forsterharvard.ca>
Sent: Wednesday, July 29, 2020 10:39 AM
To: Jeremy Fenton
Cc: Yves Richard; Munir Haque; Blair Forster
Subject: [External email] RE: OCP_Amend_Phasing

Hi Jeremy,

We received your email on the proposed changes to the Phasing Strategy. The proposal is a major deviation from the approved phasing plan which took years to develop. We are considering the consequences of the proposal. We will provide comments to the City on this matter, however we will not have them prepared by August 7th. We will endeavour to submit them by mid-August.

Regards,
Chad



Chad Jedlic

Vice President, Development
Forster Harvard Development Corp.
(306) 551-7669
ForsterHarvard.ca
Chad@ForsterHarvard.ca

From: Jeremy Fenton <JFENTON@regina.ca>
Sent: July 20, 2020 3:37 PM
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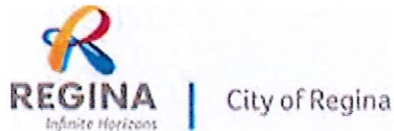
Jeremy Fenton

Jeremy Fenton, MCIP, RPP
Senior City Planner
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