

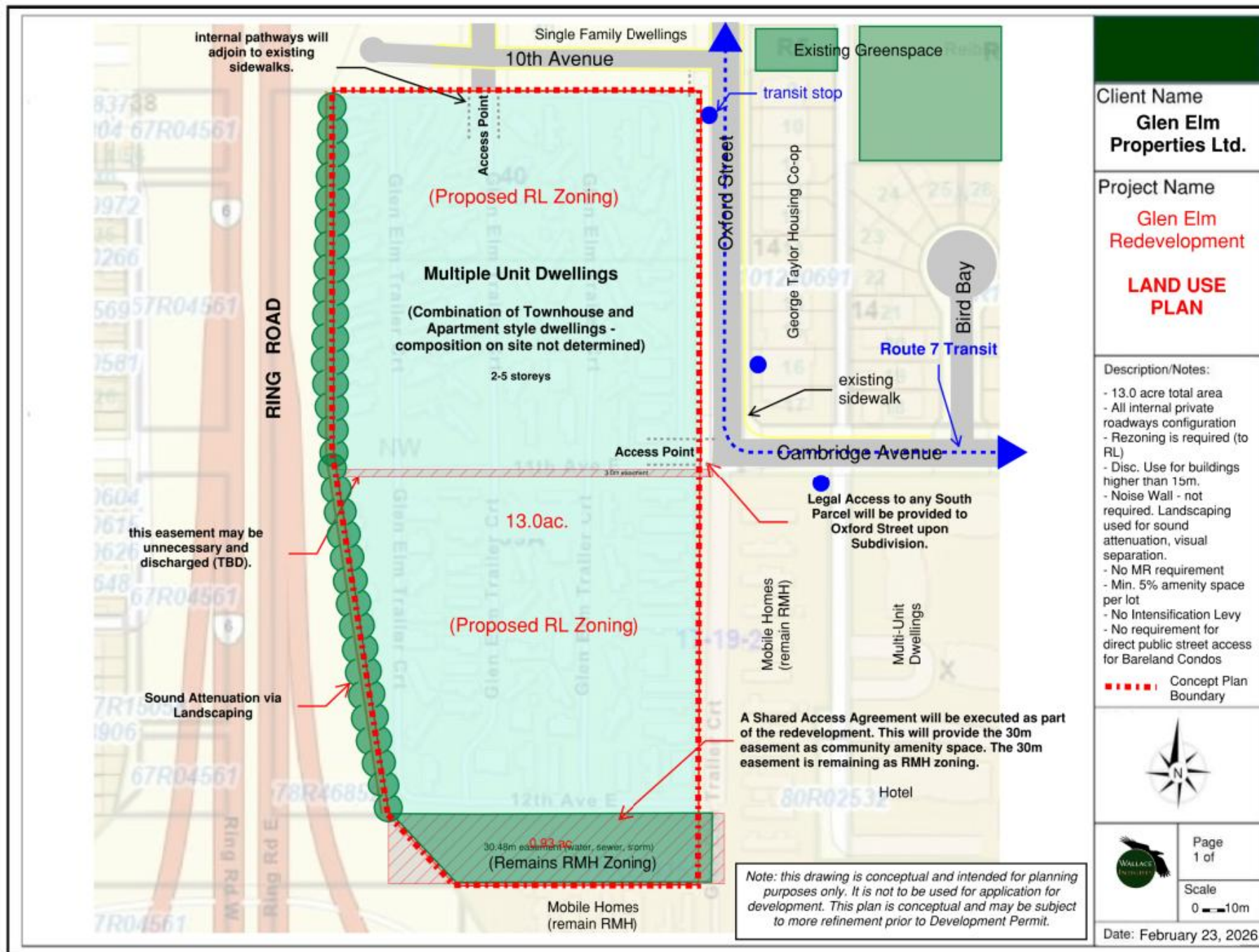


CONTEXT PLAN

Notes:

1. Glen Elm is located within the Glen Cairn Neighbourhood.
2. The neighbourhood contains modest homes in good condition.
3. To the west is Ring Road, to the south is Victoria Avenue (Hwy 1), to the north are single family homes and to the east are multiple unit dwellings.
4. Arterial commercial uses are located along Victoria Avenue.
5. The neighbourhood contains greenspace and institutional uses within walking distance.
6. Public Transit (Route 7) is provided with convenient access to four transit stops on Cambridge Avenue and Oxford Street. The south end of Glen Elm is only 230m to a transit stop on Cambridge Avenue.





LAND USE PLAN

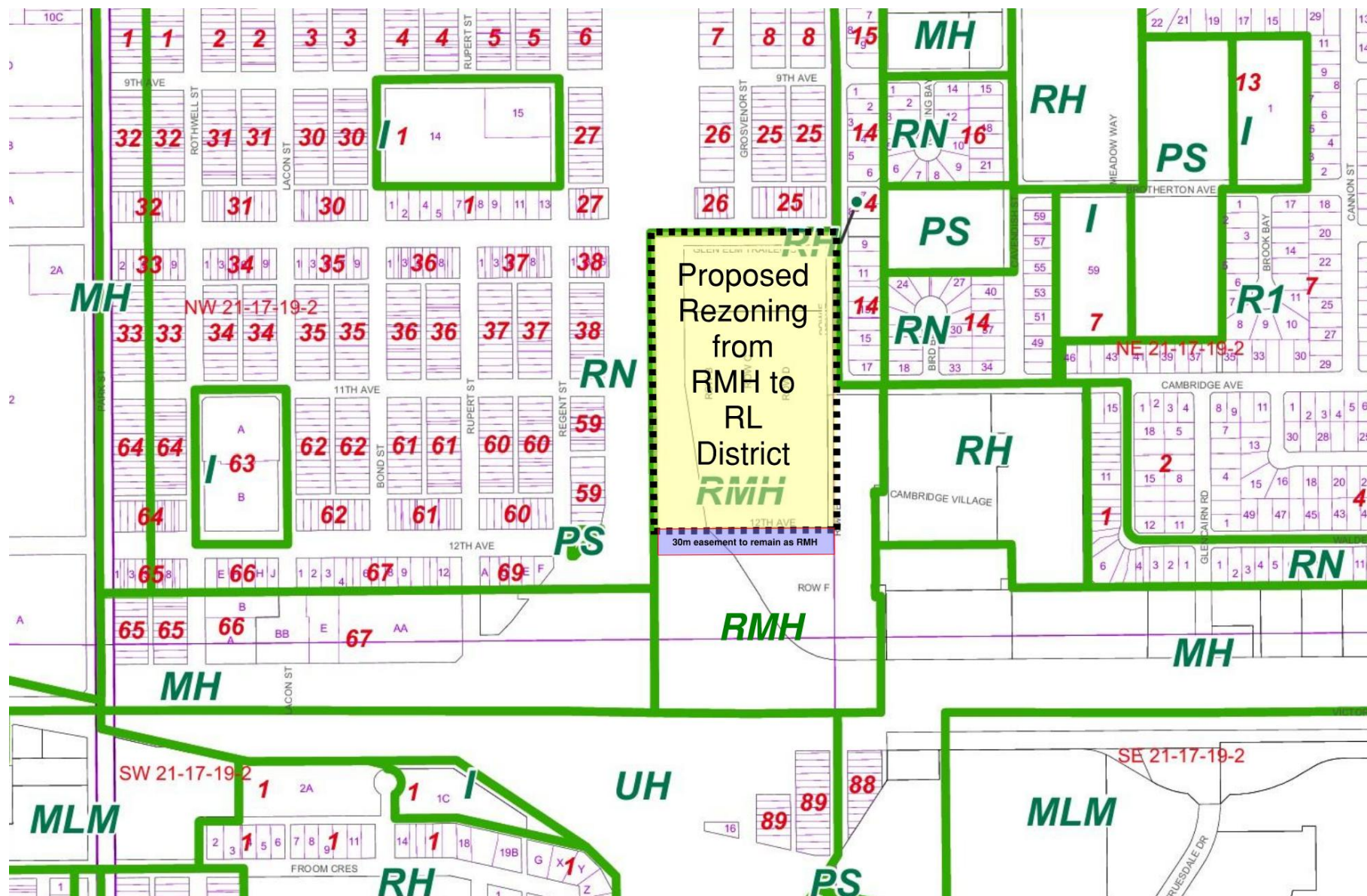
Notes:

1. 13.32 acre total site
2. North Parcel 6.09 acres (for planning purposes)
3. South Parcel 7.23 acres (for planning purposes)
4. Rezoning to RL required
5. Internal Roads – TBD upon design (10m -12m widths)
6. Discretionary Use for buildings over 15m (4 storeys)
7. Noise wall not required by City, will use landscaping instead
8. MR dedication not required
9. 5% amenity space required per site, to be included in design
10. Parking is site specific. Each development parcel will include both resident and visitor parking
11. Pathways/walkways will adjoin to existing city pedestrian infrastructure.

— ■ — Development Site Boundary



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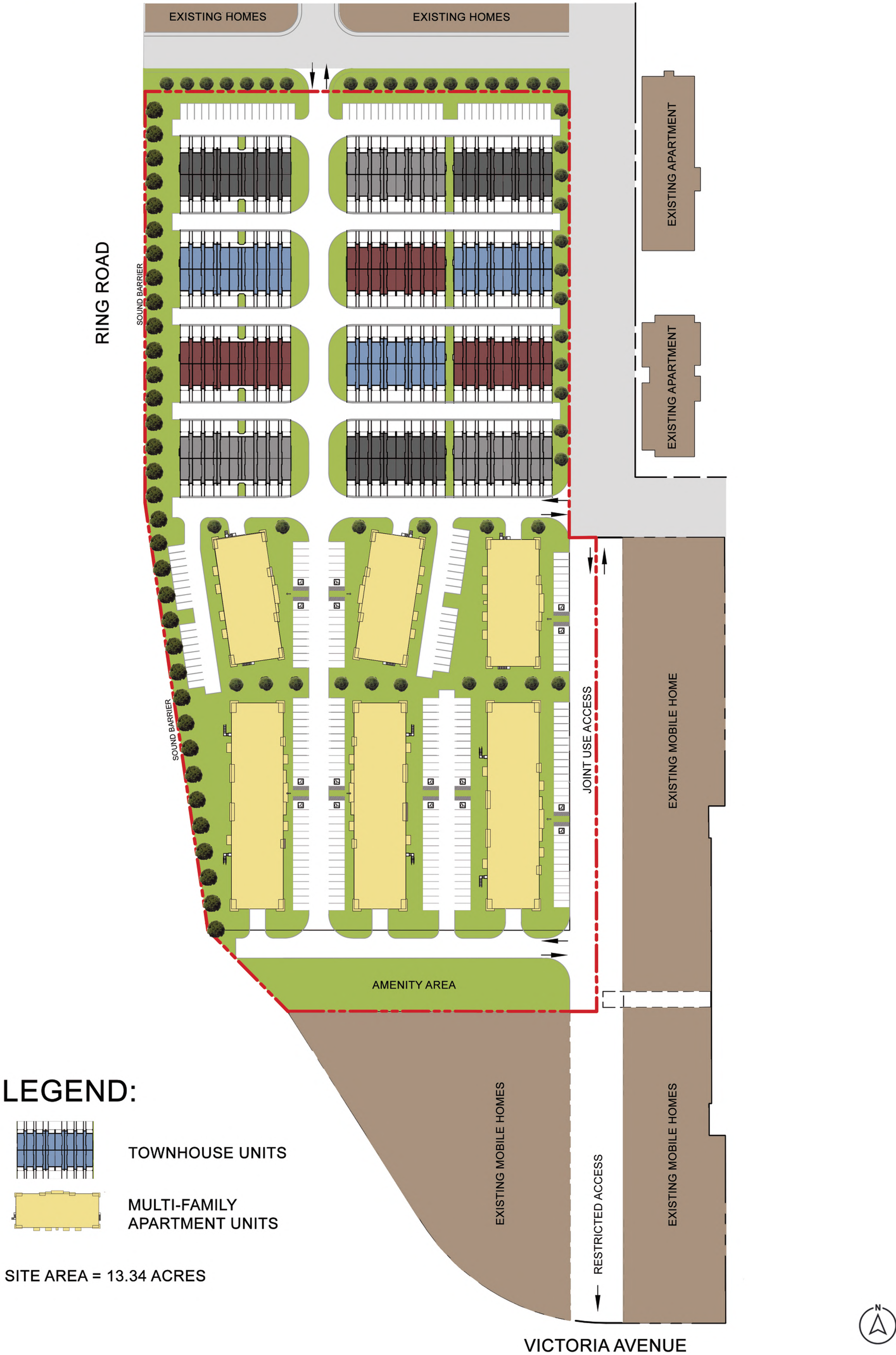
PROPOSED ZONING

Notes:

1. Area in dashed black line would be rezoned from RMH to RL-Residential Low-Rise Zone.
2. The balance of the Glen Elm mobile home park would remain as RMH and are not subject to redevelopment as part of this plan.
3. The 30m easement is intended to remain as RMH zoning, but will be included in the redevelopment concept for amenity space (subject to a Shared Access Agreement).

(Note: this drawing uses the City's existing zoning district lines which run down middle of streets where possible.)





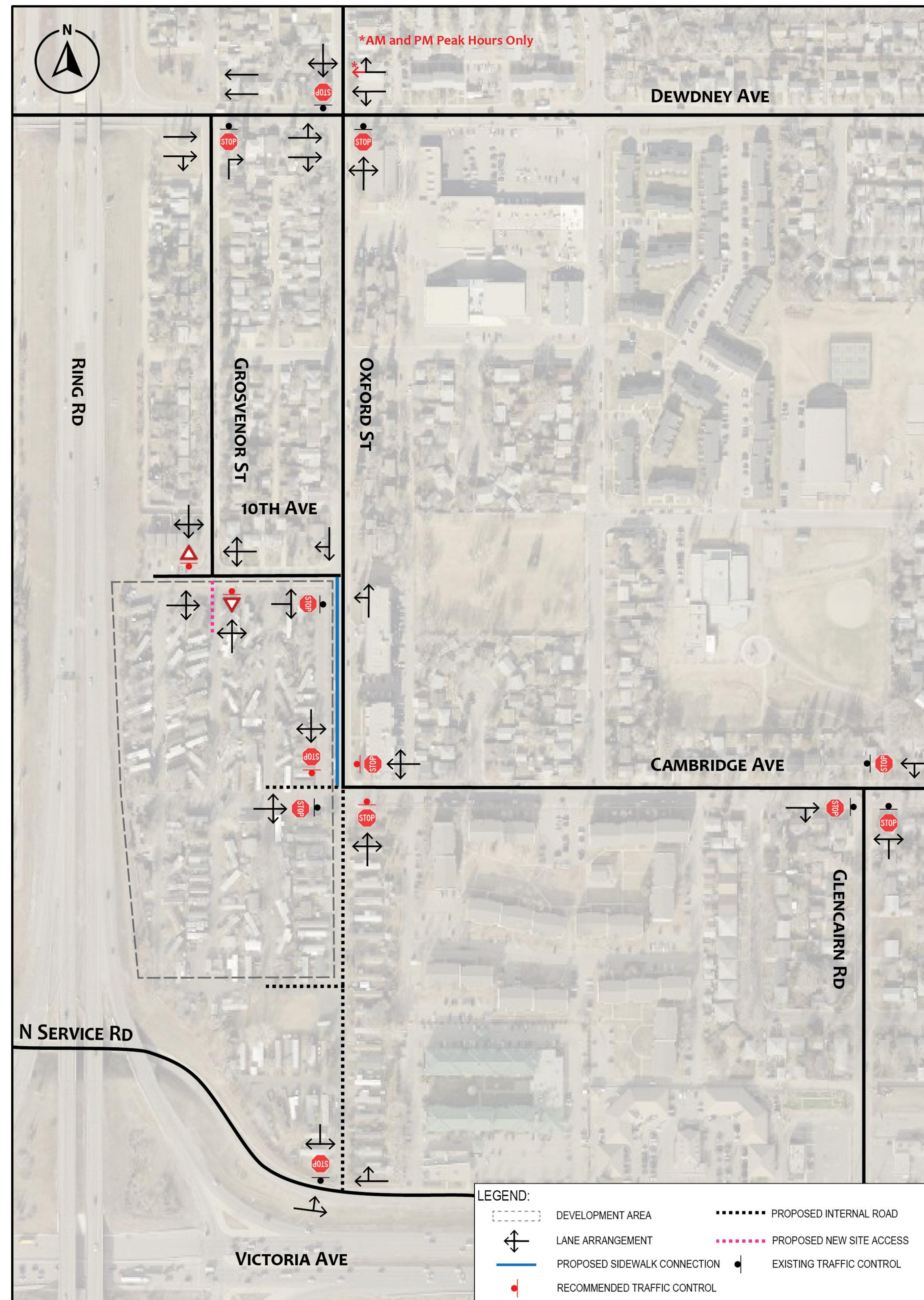
IMPORTANT NOTE: This graphic does not represent what will be built on the Glen Elm site, only what can be built using the RH Zoning District. It is for illustrative purposes only and should not be interpreted or used as an illustration of actual development which may occur.



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TRANSPORTATION SERVICES

PROPOSED NETWORK MODIFICATIONS



KEY FINDINGS

- Approximately 260 site-generated trips are anticipated during the morning and afternoon peak hours
- Parking will be accommodated on-site and include:
 - accessible parking
 - short- and long-term bicycle parking
- Limited delays are expected for the adjacent intersections with the proposed network modifications
- The northbound approach at the Dewdney Avenue and Oxford Street intersection will continue to operate with delays in future scenarios
 - The intersection volumes will not meet the thresholds required to warrant traffic signals



WATER SERVICES

PROPOSED WATER SERVICING PLAN



KEY FINDINGS

- Water serviceability was modelled to assess the potential impacts on City infrastructure caused by the proposed Glen Elm Redevelopment
- Modelling was completed assuming a population of 1,115 people
- Results indicate that water demand, fire flow, and pressure requirements meet the City of Regina Water Design Standards
- Disruptions to surrounding water service during construction will be dependant on the location of tie-ins to existing infrastructure



WASTEWATER SERVICES



Note: Arrows indicate the flow direction of surrounding wastewater infrastructure.

KEY FINDINGS

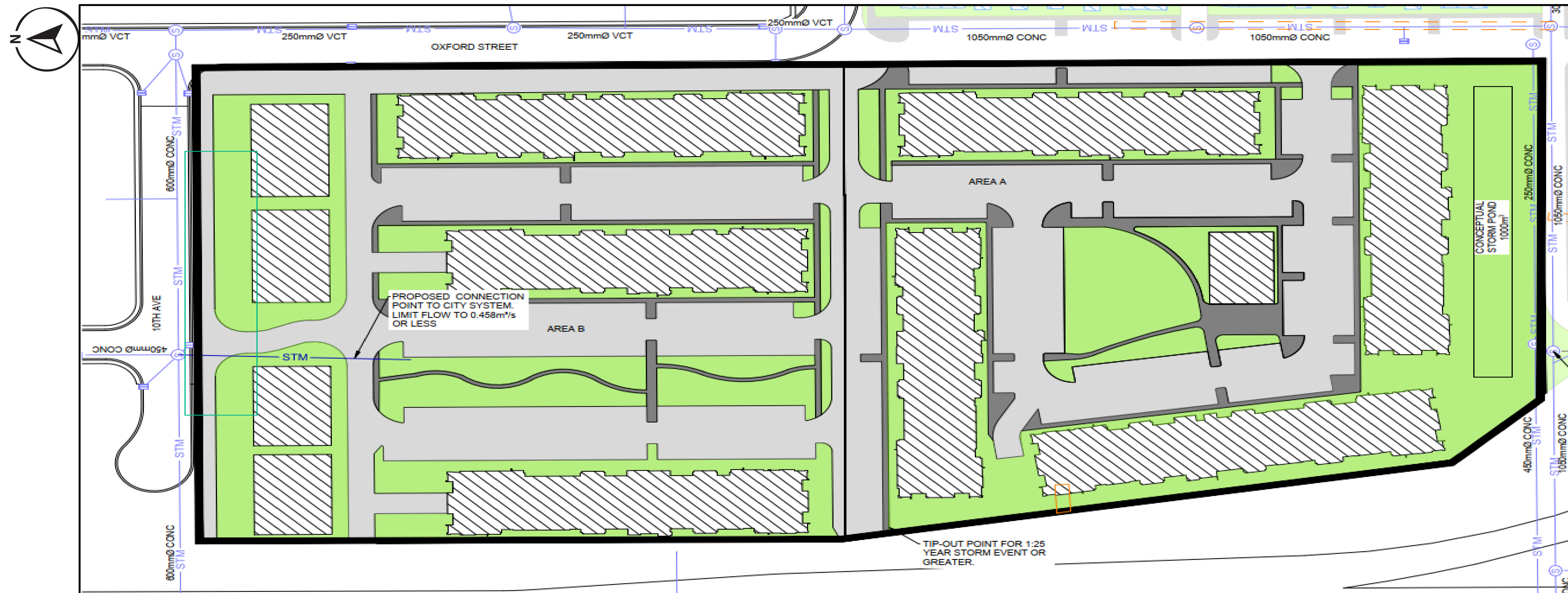
- Wastewater servicing was evaluated by modelling the City of Regina's sanitary infrastructure including the Glen Elm Redevelopment and other planned future neighborhoods
- Capacity constraints were identified within the existing sanitary system based on the full redevelopment population
- Additional wastewater storage in the form of a larger diameter pipe will be installed with appropriate release controls for protection of the City's existing collection system.



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STORMWATER SERVICES



Note: The picture shows preliminary layout of parking lot.

KEY FINDINGS

- A stormwater analysis was conducted in accordance with the City of Regina Design Guidelines
- Pre and Post development conditions were evaluated, and it was identified that additional storage is required to managed stormwater in the post development.
- Runoff water can be temporarily collected and stored within the development's surface lots and stormwater detention facility before discharging to the City's stormwater system



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