### Overview

#### Background
- The subject property is located within the Westerra neighbourhood and is currently vacant.
- These applications are in support of the development of the Westerra subdivision, which is within the Westerra Concept Plan and Westerra Neighbourhood Plan area.
- Concept plans illustrate the specific location of land-uses, streets and open space for proposed new developments and amendments require the City Council's review and approval before the development can occur.
- The surrounding uses are future commercial development to the north, high-density residential to the east, future development land to the south and Pinkie Road to the west.

#### Proposal
The applicant proposes to amend an area of the concept plan, as labelled in Appendix A-5. The proposed changes would reconfigure 6.5 hectares of Large Format Retail land to Low and Medium density residential as shown in Appendix A-3:
- The amendment will increase the Westerra neighbourhood's projected population by 364 people.

The subject property is currently zoned MLM - Mixed Large Market and is intended for mixed-use commercial development. Subject to the approval of the concept plan, the proposed Zoning Bylaw amendment intends to accommodate low and medium-density residential development (detached homes and row townhouses).
- The application proposes to rezone the subject property as shown in Appendix A-1 from MLM – Mixed Large Market Zone to:
  - RU-Residential Urban Zone; and
  - RL- Residential Low Rise Zone

### Additional Information

#### Review Process
- Refer to the Application Review Process on the back of the page
- Applications requiring City Council's consideration will be sent to Regina Planning Commission for review. Anyone is free to address Regina Planning Commission or City Council.
- If you wish to be kept informed about the date and time of meetings (if any) or the outcome this application, be sure to give the City your contact information.

#### Status Updates
Visit [Regina.ca/proposeddevelopment](https://Regina.ca/proposeddevelopment) for updates on this application

#### Contact
Binod Poudyal, City Planner II
Planning and Development Services
proposeddevelopment@regina.ca / 306-777-7000
Application is submitted

City initiates Review Process

Technical Review (Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

- Learn about proposed development
- Further public consultation (if applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council
Westerra Phase 1 Concept Plan - (Land Use) (Proposed)

Legend
- Plan Area
- Ph1 Concept Plan Boundary 113.44ha (100.0%)
- Large Format Retail 9.42ha (8.3%)
- Mixed-Use Community Retail 7.34ha (6.5%)
- Main Street Retail 2.79ha (2.5%)
- Business Park 12.80ha (11.3%)
- High Density Residential 12.53ha (11.0%)
- Medium Density Residential 10.97ha (9.7%)
- Low Density Residential 17.79ha (15.7%)
- Live Work Residential 1.20ha (1.1%)

Parks & Open Space
- Municipal Reserve 6.82ha (6.0%)
- Municipal Buffer 0.09ha (0.1%)
- Municipal Utility Parcel 1.25ha (1.1%)
- Road Widening 1.36ha (1.2%)
- Courtney Street ROW Dedication 3.39ha (3.0%)
- Roads 25.71ha (22.7%)
- Existing Right of Way Easement

- Neighbourhood Park
- Neighbourhood Park / Plaza
- Potential Fire Hall Site
- Stormwater Facility
- Entry Feature
- Devonian Pathway
- Local Pathway
Westerra Phase 1 Concept Plan - (Circulation)  (Proposed)

Legend
- Phase 1 Boundary
- Arterial
- Expressway Arterial
- 33.0m Minor Arterial
- 33.0m Main Street Collector
- ±31m Main Entrance Collector w/ Varying Greenway
- 25.0m Live-Work Collector
- 23.5m Collector - Inner Loop
- 22.0m Collector
- 23.5m Local Road
- 18.0m Local Road
- 17.0m Local Road
- 15.0m Local Road
- 7.5m Lane
- 6.0m Lane

Potential Tie-in to RCMP Training Centre
Devonian Pathway
Local Pathway
Transit Hub
Signalized Intersection

Portion of Existing Courtney Street to be closed
0.93 ha± (2.31 ac±)

Note: The City, at its discretion, may allow variations to the ROW widths without an amendment to the Concept Plan being required.
Westerra Phase 1 Concept Plan – Circulation Plan

Legend
- Dashed Line: Phase 1 Boundary
- Solid Black Line: Arterial
- Purple Line: Expressway Arterial
- Orange Line: 33.0m Minor Arterial
- Red Line: 33.0m Main Street Collector
- Blue Line: ±31m Main Entrance Collector w/ Varying Greenway
- Brown Line: 25.0m Live-Work Collector
- Purple Line: 23.5m Collector - Inner Loop
- Green Line: 22.0m Collector
- Green Line: 23.5m Local Road
- Red Line: 16.0m Local Road
- Yellow Line: 17.0m Local Road
- Yellow Line: 15.0m Local Road
- Dark Green Line: 7.5m Lane
- Green Line: 6.0m Lane

- Dotted Red Line: Potential Tie-in to RCMP Training Centre
- Red Circle: Devonian Pathway
- Blue Circle: Local Pathway
- Transit Hub
- Signalized Intersection
- Grey Area: Portion of Existing Courtney Street to be closed
  0.93 ha (2.31 ac)

Note: The City, at its discretion, may allow variations to the ROW widths without an amendment to the Concept Plan being required.