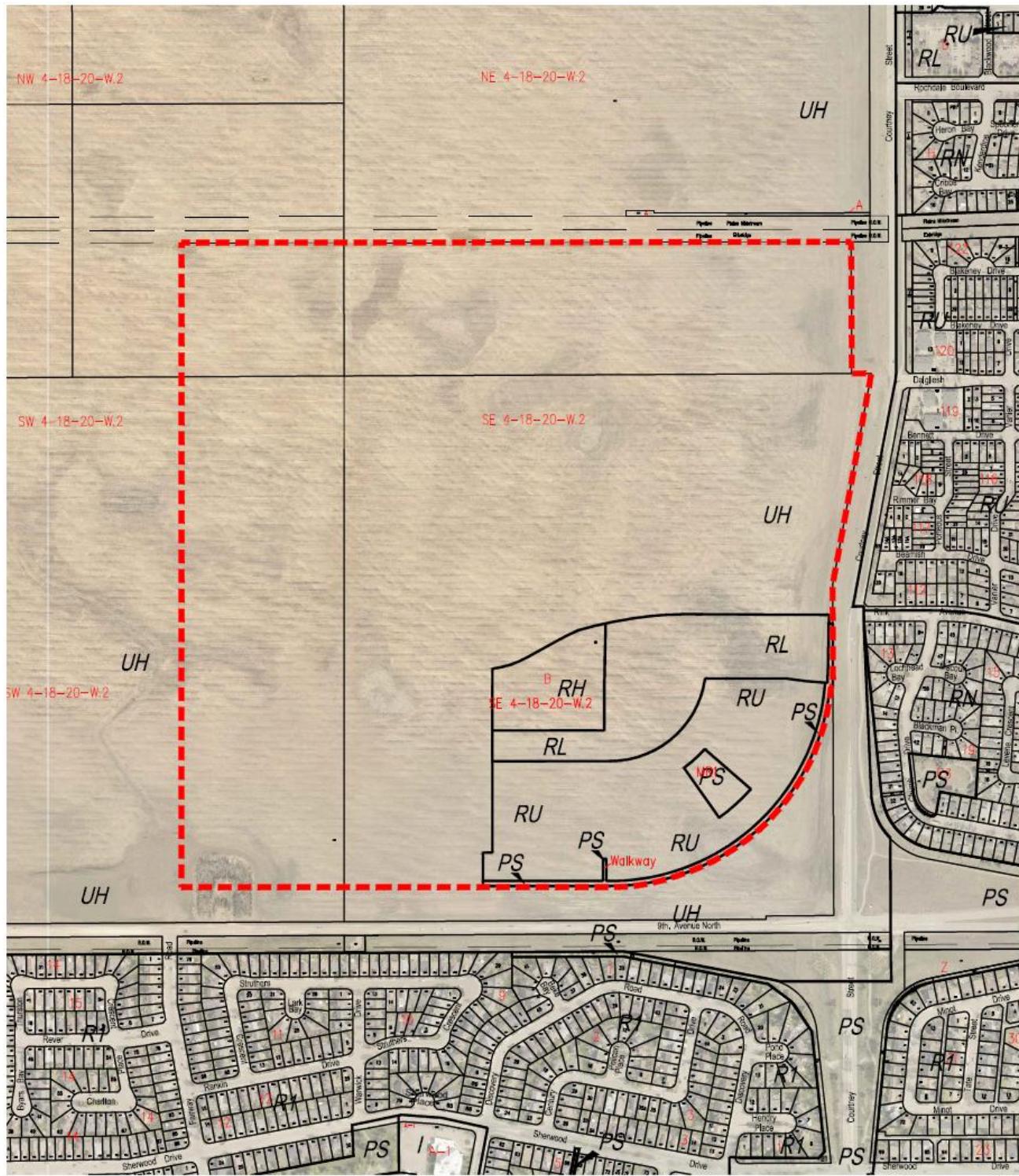


Overview

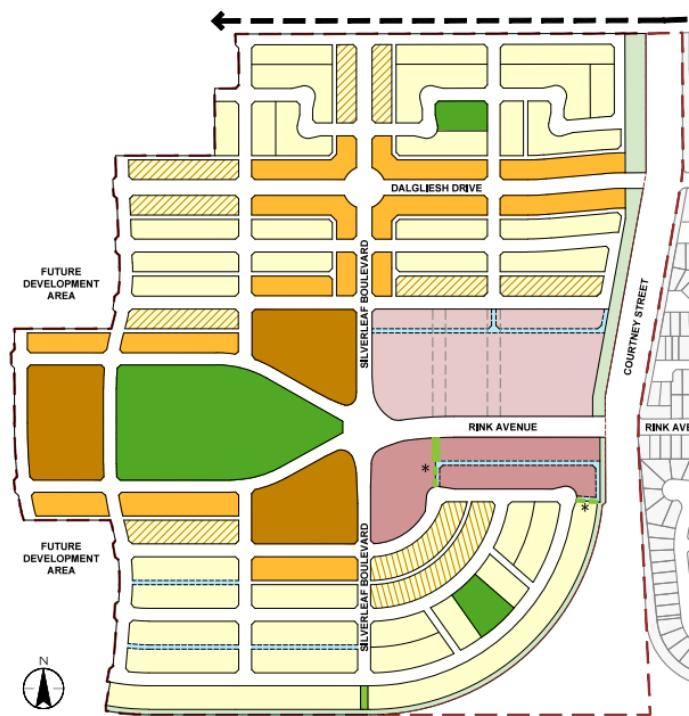
Proposal	<p>The Applicant proposes to amend the <i>Coopertown Concept Plan</i>, which affects the proposed Coopertown Neighbourhood (Subject Property).</p> <p>Additionally, the Applicant proposes to amend the Zoning Bylaw by rezoning part of the Subject Property to various zones that support the proposed Concept Plan amendment.</p> <p>To understand land-use and development types potentially allowable in respective zones, as shown on Appendix D & E, please review the City's Zoning Bylaw: https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019.</p> <p>The City is not reviewing an application for a proposed development at this time.</p>
Additional Information	<p>Concept plans are used by the City to establish future land use patterns, and to guide subsequent rezoning applications, for new neighbourhoods.</p> <p>The <i>Coopertown Concept Plan</i> was approved in 2018; however, no development has occurred.</p> <p>The Applicant proposes to amend the <i>Coopertown Concept Plan</i> by:</p> <ul style="list-style-type: none"> • Expanding the overall area (neighbourhood boundary). • Reconfiguring land use dedicated to residential, commercial and open space • Including a site for a potential new school (confirmation pending) <p>Appendices B and C show the existing (currently approved) Concept Plan and what is proposed.</p> <p>The proposed (revised) Concept Plan included as Appendices B and C are simplified versions.</p> <ul style="list-style-type: none"> - The full versions are available for view on the City's website via link noted below.
Process	
Review / Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration's recommendation.</p> <p>The Decision Authority respecting Concept Plan and Zoning Bylaw amendments is the Regina City Council. Applications directed to Council will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to Council.</p> <p>Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation or speak directly to the RPC or Council. Please refer to the Application Review Process on back of page.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
Updates	Visit Regina.ca/ProposedDevelopment for updates on this application.
Contact	Zoey Drimmie, City Planner II Planning & Development Services ProposedDevelopment@regina.ca / 306-777-7000

Appendix A – Location & Existing Zoning

Subject Property
Date of Photography : 2024

Appendix B – Concept Plan Comparison
Existing

Area 73 ha.
Population 3568 *

- Low Density Units
- Low or Medium Density Units
- Medium Density Units
- High Density Units
- Flex Area 1 (Limited to: Commercial, Mixed-Use, Office, Low, Medium, and High Density Residential)
- Flex Area 2 (Limited to: Mixed-Use, Office, Low, Medium, and High Density Residential)
- Municipal Reserve
- Municipal Buffer
- Municipal Walkway


Proposed

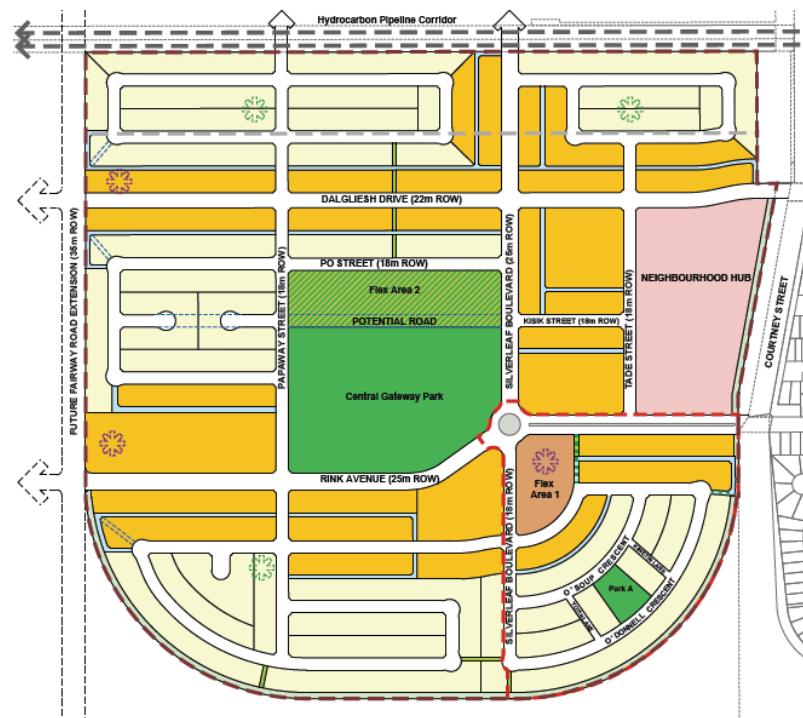
Area 90 ha.
Population 5600 *

* Increased area and density

- Low Density Residential
- Medium Density Residential
- Neighbourhood Hub
- Flex Area 1
- Flex Area 2
- Municipal Reserve
- Municipal Buffer
- Potential Municipal Reserve Parks
- Potential Mixed-Use Node (Local Commercial, Residential, Office)

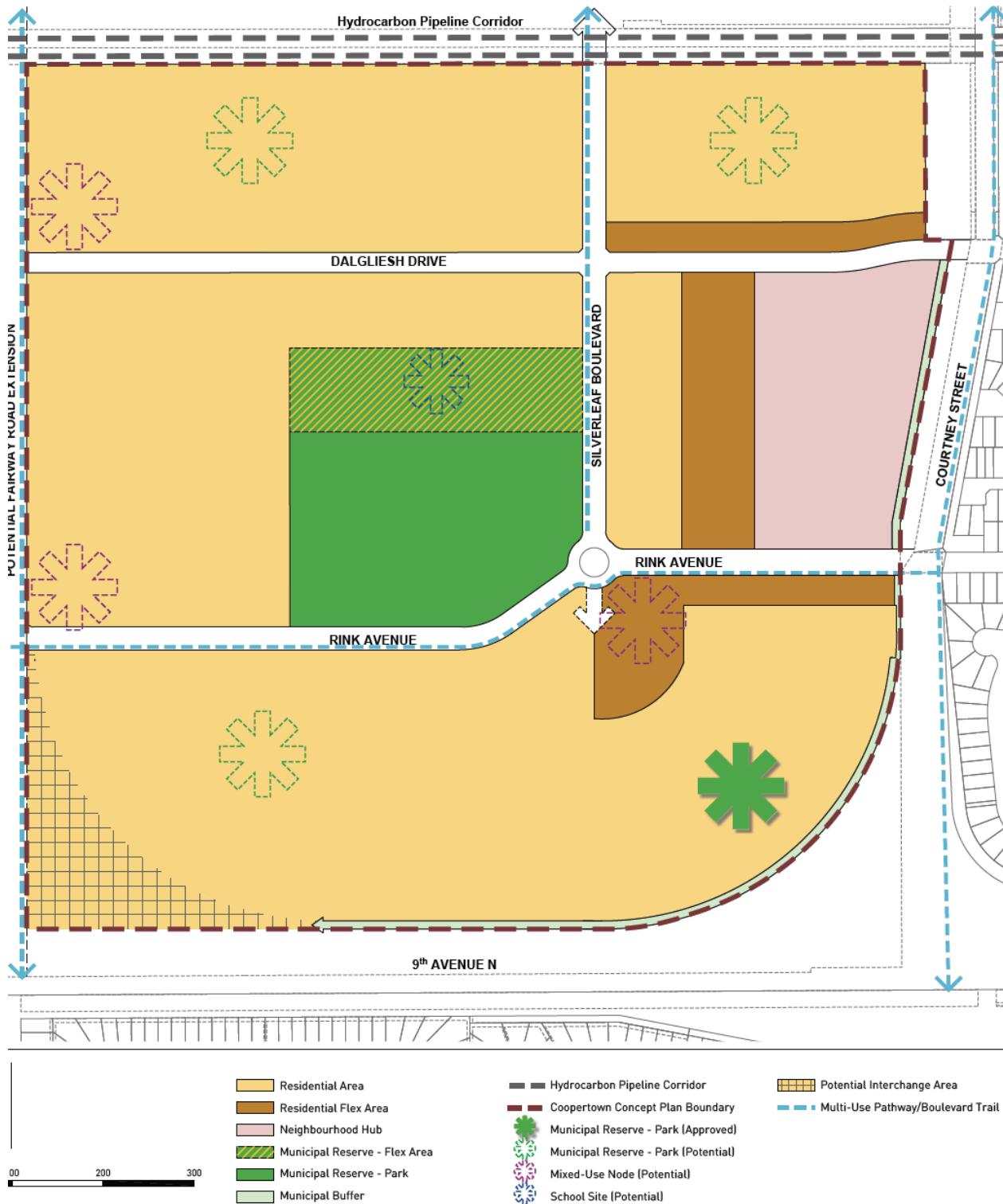
Note "Demonstration Plan" only, showing potential layout

Appendix C is final version



Appendix C – Concept Plan (Proposed)

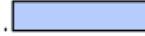
Note: This is the version that Council will consider for approval

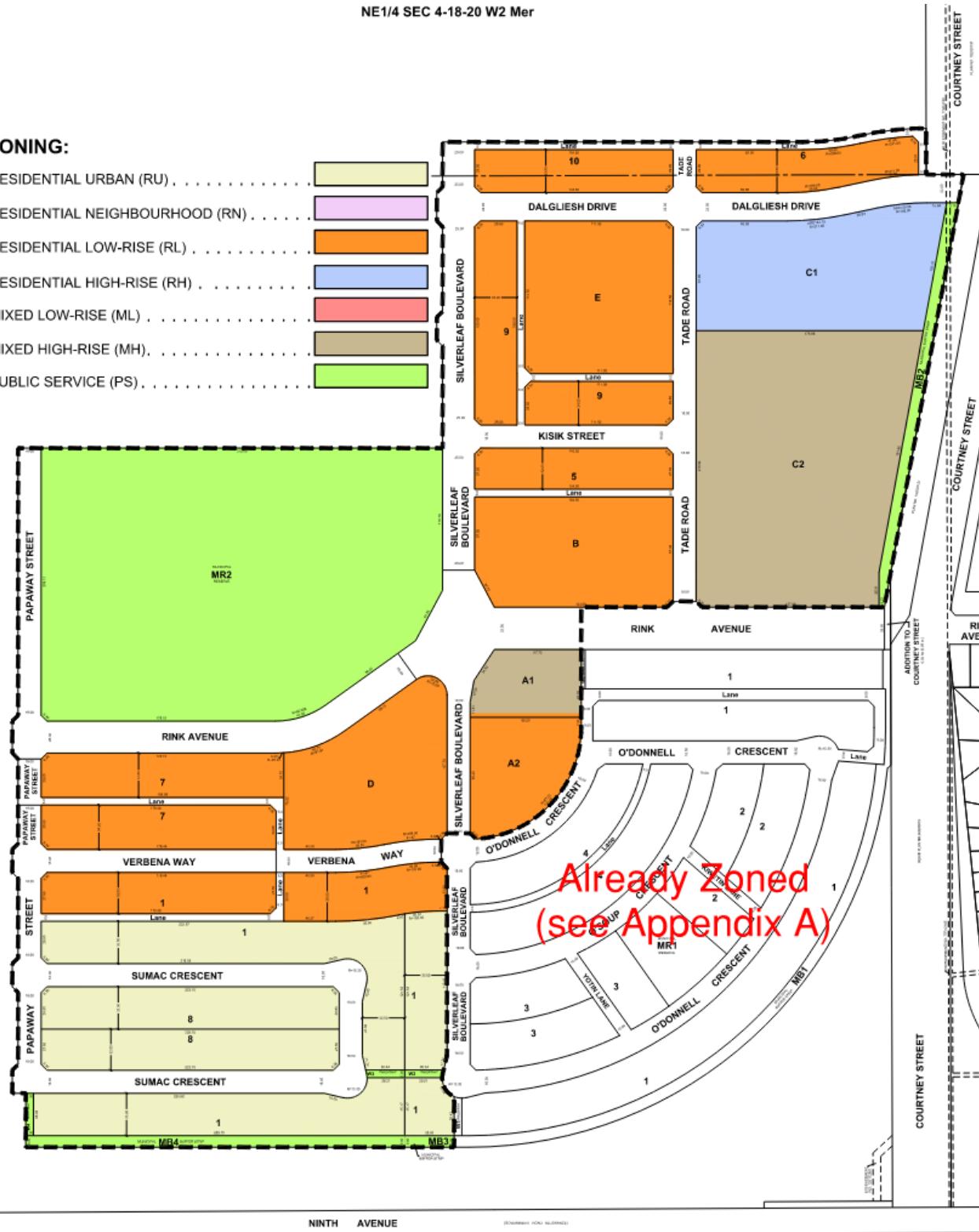


Appendix D – Zoning Plan (Proposed)

NE1/4 SEC 4-18-20 W2 Mer

ZONING:

RESIDENTIAL URBAN (RU)	
RESIDENTIAL NEIGHBOURHOOD (RN)	
RESIDENTIAL LOW-RISE (RL)	
RESIDENTIAL HIGH-RISE (RH)	
MIXED LOW-RISE (ML)	
MIXED HIGH-RISE (MH)	
PUBLIC SERVICE (PS)	



Appendix E – Process Summary