Public Notice

March 15, 2021

Dear Property Owner / Occupants:

RE: APPLICATION NUMBER: PL202000238
APPLICATION TYPE: CONCEPT PLAN AMENDMENT
LOCATION: “THE TOWNS” NEIGHBOURHOOD AREA

The City of Regina is currently reviewing an Concept Plan Amendment application to amend the Towns Concept Plan. Please find attached copy of an aerial photograph, information sheet, and the applicant’s plans.

If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Your comments would be appreciated by April 15, 2021. A comment sheet has been included should you wish to send written comments through mail or fax. An electronic version can be found at www.regina.ca/proposeddevelopment under the project name.

Electronic correspondence is encouraged.

Notice of this Concept Plan Amendment is provided to the owners & occupants of properties located within the vicinity of the subject property.

Sincerely,

Binod Poudyal
City Planner II
# The Towns Concept Plan

## Overview

### Background
- The subject property is a 25-hectare portion of land within the Towns subdivision, generally bounded by Buckingham Drive, Woodland Grove Drive, Arens Road, and an existing property line to the east, as shown on the attached aerial photo.
- Concept plans illustrate the layout (e.g. streets, land-use, parks) of proposed residential and commercial areas and are used to direct subsequent rezoning and subdivision applications.

### Proposal
- The existing and proposed Towns concept plans are attached for reference and include the following changes:
  - Removal of some lanes/laned homes and replace with front attached homes;
  - Reconfiguration of land use areas, with intent to accommodate mostly single detached or attached row housing units;
  - Reconfiguration of proposed street network;
  - Removal of 1.5 Ha of Municipal Reserve (Park) from the plan area and defer it to the future development to the north.
- Separate rezoning applications will be processed concurrently and are subject to approval of this concept plan amendment application.

## Additional Information

### Process
- Refer to the Application Review Process on the back of the page
- 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](http://www.Regina.ca/proposeddevelopment) for updates on this application

### Contact
- Binod Poudyal, City Planner II
- Planning and Development Services Department
- [proposeddevelopment@regina.ca](mailto: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
The Towns Land Use Areas

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Hectares</th>
<th>Acres</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Density Single Family Detached Dwellings</td>
<td>41.5</td>
<td>102.0</td>
<td>32.8%</td>
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<tr>
<td>Medium Density Multi Unit Dwellings</td>
<td>24.0</td>
<td>99.3</td>
<td>18.8%</td>
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<tr>
<td>High Density Multi Unit Dwellings</td>
<td>3.7</td>
<td>9.1</td>
<td>2.9%</td>
</tr>
<tr>
<td>Flex Use</td>
<td>4.3</td>
<td>10.6</td>
<td>3.4%</td>
</tr>
<tr>
<td>Mixed Use or High Density Residential</td>
<td>2.2</td>
<td>5.7</td>
<td>2.8%</td>
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<tr>
<td>Total Residential</td>
<td>75.6</td>
<td>186.7</td>
<td>59.2%</td>
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<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal Reserve</td>
<td>9.1</td>
<td>22.5</td>
<td>7.1%</td>
</tr>
<tr>
<td>Linear Detention</td>
<td>5.1</td>
<td>12.6</td>
<td>4.0%</td>
</tr>
<tr>
<td>Municipal Walkway</td>
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<td>0.2</td>
<td>0.0%</td>
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<tr>
<td>Roadways</td>
<td>57.0</td>
<td>91.4</td>
<td>29.0%</td>
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<tr>
<td>Total</td>
<td>127.7</td>
<td>315.4</td>
<td>100.0%</td>
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<tr>
<td>Linear Detention Extension</td>
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<td>4.7</td>
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<tr>
<td>Total Area &amp; Linear Detention Extension</td>
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<td>320.1</td>
<td>N/A</td>
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