

OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT

Notice to amend *Design Regina: The Official Community Plan Bylaw 2013-48* is given pursuant to section 207 of *The Planning and Development Act, 2007*.

The proposed Bylaw No. 2018-12 may be viewed at City Hall:

March 19, 2018	1 - 4:45 p.m.
March 20 - 23, 2018	8 a.m. - 4:45 p.m.
March 26, 2018	8 a.m. - 4:45 p.m.

Residents can speak to the Bylaw at a public hearing during the City Council meeting on **March 26, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit Regina.ca/appear-before-council or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **10th** day of **March, 2018**.

Proposed Bylaw No. 2018-12

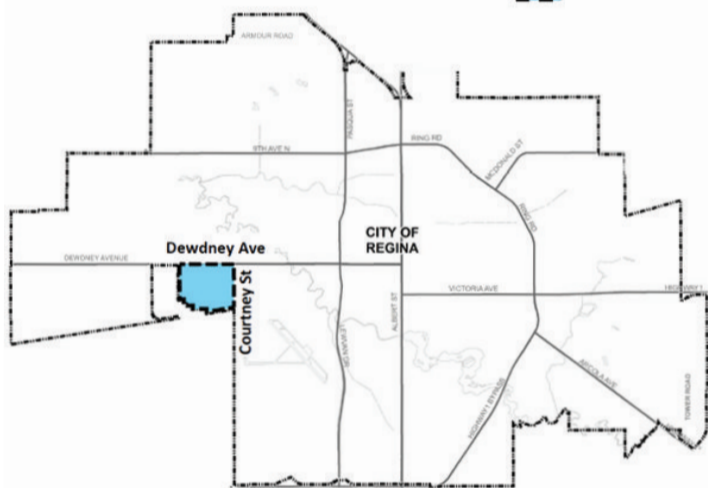
Amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48*

The purpose and effect of the proposed bylaw is to amend Part B of *Design Regina: The Official Community Plan Bylaw No. 2013-48* by replacing Part B.14 (Westerra Neighbourhood Plan), in its entirety, with a new version.

Part B.14 (Westerra Neighbourhood Plan) serves as a policy framework for guiding the growth, development and servicing of lands located in the west part of the City – between Pinkie Road and Courtney Street (west-east) and between Dewdney Avenue and the City boundary (north-south). The proposed new Part B.14 (Westerra Neighbourhood Plan) differs from the existing version by:

- Including a revised open space (park) strategy;
- Including revised policy relating to the concept plan approval process;
- Addressing other miscellaneous matters.

Westerra Neighbourhood Plan Location



CONCEPT PLAN APPROVAL

Notice to adopt or amend a concept plan is given pursuant to section 44 of *The Planning and Development Act, 2007*. Concept plans provide a framework for future development and land-use distribution within their respective areas.

The proposed concept plan may be viewed at City Hall:

March 19, 2018	1 - 4:45 p.m.
March 20-23, 2018	8 a.m. - 4:45 p.m.
March 26, 2018	8 a.m. - 4:45 p.m.

Resident can speak to the proposed concept plan during the City Council meeting on **March 26, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit Regina.ca/appear-before-council or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

Dated at the City of Regina, in the Province of Saskatchewan, this **10th** day of **March, 2018**.

Proposed Concept Plan for Westerra Phase 1 (15-CP-01)

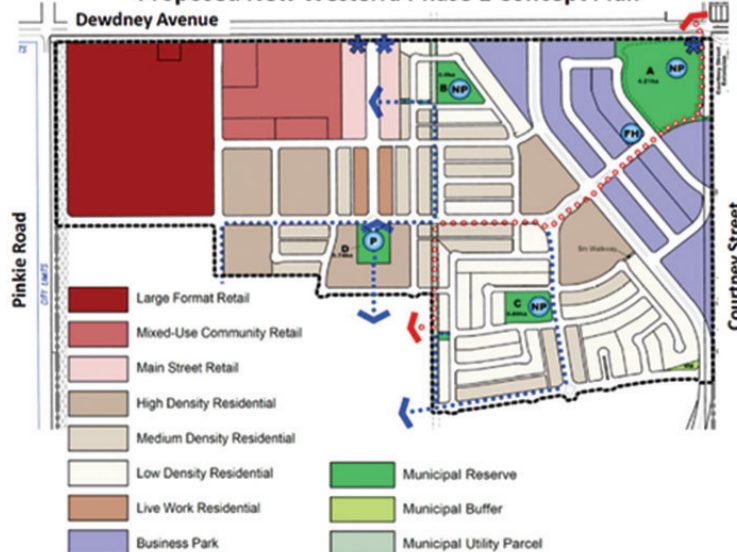
The proposed Concept Plan area:

- Is approximately 110 hectares in size and is located in the west part of the City – between Pinkie Road and Courtney Street (west-east) and between Dewdney Avenue and the City boundary (north-south)
- Will accommodate a new neighbourhood, which will have the potential to provide homes for approximately 3,800 people as well as commercial and industrial development
- Is approximately 50 per cent subdivided, currently, with the other 50 per cent constituting farmland that is earmarked for near-term neighbourhood development.

The proposed Westerra Phase 1 Concept Plan replaces the existing Westerra Phase 1 Concept Plan, which was approved by City Council in January 2015 and differs from the existing version as follows:

- Adjustments to the open space (park) network
- Adjustments to land-use and block/street pattern

Proposed New Westerra Phase 1 Concept Plan



ZONING BYLAW AMENDMENTS

Notice to amend *Regina Zoning Bylaw No. 9250* is given pursuant to section 207 of *The Planning and Development Act, 2007*.

The proposed Bylaw Nos. 2018-9, 2018-10 and 2018-11 may be viewed at City Hall:

March 19, 2018	1 - 4:45 p.m.
March 20 - 23, 2018	8 a.m. - 4:45 p.m.
March 26, 2018	8 a.m. - 4:45 p.m.

Residents can speak to the Bylaws at a public hearing during the City Council meeting on **March 26, 2018** at 5:30 p.m. in Henry Baker Hall, Main Floor, City Hall.

If any person wishes to appear before City Council, please visit Regina.ca/appear-before-council or call the Office of the City Clerk at 306-777-7262 for more information on the requirements to appear.

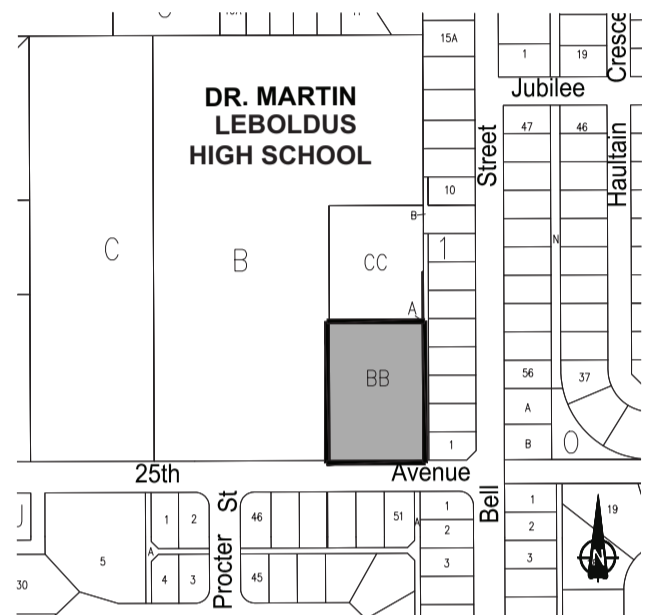
Dated at the City of Regina, in the Province of Saskatchewan, this **10th** day of **March, 2018**.

Proposed Bylaw No. 2018-9

Amendment to *Regina Zoning Bylaw No. 9250* – Chapter 19–Zoning Maps (Map No. 2685).

The properties identified and as shown on the map below will be considered for rezoning as follows:

Project: 17-Z-19 (17-DU-16)



Legal Address: Parcel BB, Plan No. 102164992

Civic Address: 2200 25th Avenue

Current Zoning: I-Institutional

Proposed Zoning: MX-Mixed Business Residential

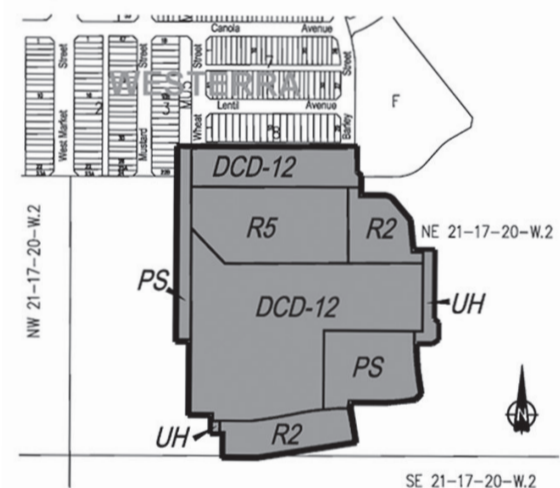
Reason: To accommodate the redevelopment and reuse of the subject property by converting a portion of the former convent dormitory units into 15 dwelling units.

Proposed Bylaw No. 2018-10

Amendment to *Regina Zoning Bylaw No. 9250* – Chapter 19–Zoning Maps (Map No. 2088).

The properties identified and as shown on the map below will be considered for rezoning as follows:

Project: 17-Z-26



Legal Address: Ptn. of NE -21-17-20-W2M

Civic Address: 8101 Dewdney Avenue

Current Zoning: UH

Proposed Zoning: DCD 12 – Suburban Narrow-Lot Residential, R2 – Residential, Semi-Detached Zone, R5 – Medium Density Residential Zone and PS – Public Service Zone.

Reason: The rezoning will allow for the development of the next stage of the Westerra Neighbourhood. The rezoning will provide for multiple lots for low and medium density residential development as well as a neighbourhood park.

Proposed Bylaw No. 2018-11

Amendment to *Regina Zoning Bylaw No. 9250* – Chapter 19–Zoning Maps (Map No. 2689).

The properties identified and as shown on the map below will be considered for rezoning as follows:

Project 15-CZ-04:



Legal Address: Lots 11-20, Block 182, Plan No. OLD 33

Civic Address: 1377 Hamilton Street

Current Zoning: Contract Zone

Proposed Zoning: Contract Zone

Reason: The proposal is to amend the Zoning Bylaw to allow for the existing C – Contract Zone and associated contract zone agreement at 1377 and 1350 Hamilton Street to include the list of permitted uses in the underlying IA1 – Light Industrial Zone.